



GREENE COUNTY ECONOMIC DEVELOPMENT AUTHORITY

Board Meeting Minutes

Tuesday, February 21, 2017, @ 6:00 p.m., Economic Development Office Conference Room

CALL TO ORDER

- A meeting of the Economic Development Authority Board of Directors was held at 8315 Seminole Trail, Ruckersville, Virginia on February 21, 2017. Call to order at 6:04 p.m., with Mrs. Julia Morris Roberts (Mrs. Roberts), Chairman, presiding.

RECORD OF ATTENDANCE

- **Members in Attendance:** Julia Roberts, Don Pamenter, Michael Payne, Amy Hollis, Steve Kruskamp
- **Members not in Attendance:** Whitt Ledford
- **Non-Members in Attendance:** Alan Yost, Diana Gamma, Jay Willard, Steve Davis

ACCEPTANCE OF MINUTES

- Minutes from January were distributed electronically to all board members and hard copies were available at the meeting. There were no questions or concerns. Michael Payne moved to accept. Don Pamenter seconded. Motion passed.

FINANCIALS

- P & L and Balance sheets were distributed via email to all board members and hard copies were available at the meeting. Mr. Pamenter would like to see the interest received from the Haney-Ripley and Bein Hospitality loans moved from "checking" to show in "other assets." Discussion regarding this move resulted in researching whether or not this was a correct entry change or not.

REPORTS OF OFFICERS OR COMMITTEES

- **Bonding Update:** No update

OLD BUSINESS

- Premier Vinyl – Building Status: In response to a concern regarding the façade of Premier Vinyl received from Michael Payne via email, Alan Yost noted that his previous conversation with Premier Vinyl was that the building would be "aesthetically pleasing" and that no specifics were discussed. He also noted that the County does not have an architectural review board and that construction has not been completed. Mrs. Roberts suggested that Mr. Yost meet with Bart Svoboda to see if the site plan indicated a porch or other aesthetic items and that contact should

be made with the owner and ask what the property and building will look like when completed. Mr. Pamenter was interested in asking if Premier Vinyl would be open to hanging 2 barn quilt blocks on the outside wall(s) to improve the look of the metal building. The quilts are painted on wood and are part of the Blue Ridge Barn Quilt tour project sponsored by the Art Guild of Greene; the project will hope promote tourism in Greene County. All donations for the quilts benefit the Art Guild and are tax deductible. Mr. Payne agrees that a private meeting with the owner to find out the final look would be a good idea. As a result of the added expenses this owner experienced during the construction phase, discussion was had regarding compiling a list of possible expenses for new businesses building in Greene.

- Industrial Park – Mrs. Roberts received an email from a law firm in Charlottesville representing Kirk Neal Properties regarding 384 Industrial Dr. and a contract to sell to Mundie’s LLC. Mr. Pamenter moved that the EDA does not exercise their right of first refusal. Mr. Payne seconded. Motion passed.

NEW BUSINESS

- Introduction of new board member Steve Kruskamp
- Mr. Yost would like to revise the current Tourism bylaws and requires input from the EDA board members. Mr. Pamenter, Mr. Payne, and Mrs. Roberts will be part of a subgroup to revise the bylaws. Mr. Pamenter would like to keep a link between Tourism and EDA and have a representative from Tourism.
- Mr. Payne, on behalf of the Town of Stanardsville and the 4th of July Committee asked EDA & Tourism for annual support of the 4th of July Celebration. Mrs. Roberts asked for an official written request in order to discuss the possibility of sponsorship. Mrs. Hollis noted that they already have many commitments from last year’s sponsors due to the great success of the event.

COMMENTS FROM THE PUBLIC

- Mr. Willis shared that at the planning commission meeting, they took a request from Stanardsville to rezone 5-6 properties in the town north of Main Street to Town RC zoning. The commission had a good discussion on how zoning impacts growth in town, including how it might affect water issues.
- Mrs. Roberts thanked Mrs. Hollis for her commitment to the EDA. Mrs. Hollis’ appointment expires March 1, 2017.

NEXT MEETING DATE

The next meeting will be on Tuesday, March 21, 2017, at 6:00 p.m. at the Economic Development Office Conference Room.

EXECUTIVE SESSION

- At 6:59 pm, the EDA Board members entered an executive session:

- Mrs. Roberts asked for a motion to enter into executive session pursuant to Section 2.2-3711(a, 1-7) of the Code of Virginia: The protection of the privacy of individuals in personal matters not related to public business.
- Mrs. Roberts moved to enter executive session. Michael Payne seconded. Motion passed
- At 8:03 pm, Mrs. Roberts asked for a motion to return to open session.
 - A vote was taken. All in favor
- Mrs. Roberts asked for a motion to make an extension of the Haney Ripley loan for a term of 6 months. A vote was taken. All in favor.
- Mrs. Roberts asked for a motion to approve an additional \$25,000 loan to Bein Hospitality LLC to be paid in interest only quarterly payments over the next 12 months. A vote was taken. All in favor.

ADJOURNMENT

Mrs. Roberts adjourned the meeting at 8:06 p.m.