



## **GREENE COUNTY ECONOMIC DEVELOPMENT AUTHORITY**

### **Board Meeting Minutes**

Tuesday, October, 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 October 17, 2017. Call to order at 6:00 p.m., with Mrs. Julia Roberts, Chairman, presiding.

#### **RECORD OF ATTENDANCE**

- **Members in Attendance:** Julia Roberts, Steve Kruskamp, Whitt Ledford, Don Pamerter, Gretchen Scheuermann, Michael Payne
- **Members not in Attendance:** Steven Davis
- **Non-Members in Attendance:** Alan Yost, Diana Gamma, Bill Martin, Jay Willer

#### **ACCEPTANCE OF MINUTES**

- Minutes from September were distributed electronically to all board members. There were no questions or concerns. Mr. Pamerter moved to accept the minutes. Mr. Ledford seconded. Motion passed.

#### **FINANCIALS**

- P & L and Balance sheets for EDA & Tourism were distributed via email to all board
- No comments

#### **REPORTS OF OFFICERS OR COMMITTEES**

- No reports of officers or committees

#### **OLD BUSINESS**

- EDA Loan Update: Mrs. Roberts updated the board on the sale of Haney-Ripley childcare; a potential buyer has been approved by BB&T and is currently waiting for an SB loan approval. The proposed closing date is November 15, 2017.
- William Mills House Update – Mr. Pamerter explained that STAR is no longer involved with the William Mills House. The owner of the property has a facilities manager in charge of renovations and will do the façade upgrades with the CDBG which they have to match. Mr. Martin noted that a business must be in the William Mills house within 6 months of completion in order to comply with the CDBG

guidelines. Mr. Pamerter also stated that the \$15,000 previously received from the EDA for the William Mills house renovations is now likely to be added to STAR's streetscape project.

- Stanardsville Community Development Block Grant Update: Mr. Pamerter stated that they are facing difficulty procuring contractors for the \$350,000 facilities façade upgrades. The low to moderate housing upgrades has a contractor in place and will begin shortly. The pavilion/farmers market/bandstand has been reworked with specs being developed and then sent out to bid.
- Farmers Market Update & Future: Mr. Yost noted that 3-4 new vendors have been added at the end of the season, adding to the diversity of the market. Kimmy Kruskamp has done a phenomenal job with Facebook and active participation; due to her efforts, the market has been extended through November 4. Mr. Martin stated a concern about the potential challenge for the vendors when the market is moved to Stanardsville in the future. Mr. Pamerter referred to the importance of a marketing program and having a part time manager that's able to devote time to developing it.
- Ruckersville Planning Meeting Follow-up: Mr. Yost noted that Monday, October 23, TJPDC will be hosting a meeting with a focus on the economic impact of the Ruckersville Area Plan. Invited guests include: EDA Board Member, Greene County Chamber member, small business representative, large business representative, and the Director of Economic Development & Tourism. The public is permitted to attend but discussion will be limited to invited guests.
  - The EDA Board discussed the following economic opportunities to present at the meeting:
    - Non-retail business activity (insurance company, small manufacturing business); develop an ordinance for B3 zoning which allows light manufacturing inside a building with a retail type façade; examine what can be done at the zoning/planning level to enable improvements
    - Family oriented, non-fast food type restaurants
    - Community space for new business development, incubators, start-ups; networking & education opportunities for independent businesses;
    - Develop a sense of place with one large area that feels like a town center
    - Transportation improvements in the form of parallel roads, creative/safer crossovers; possible Smart Scale funding
    - Research Community Development Block Grant for Ruckersville
    - Research EDA bonding opportunities

## **NEW BUSINESS**

## **COMMENTS FROM THE PUBLIC**

## **NEXT MEETING DATE**

Due to the upcoming holiday season, the next meeting will be on Tuesday, December 5, 2017, at 6:00 p.m. at the Economic Development Office Conference Room.

## **ADJOURNMENT**

Mr. Ledford moved to adjourn the meeting; all in favor. Mrs. Roberts adjourned the meeting at 7:02 p.m.