



## GREENE COUNTY ECONOMIC DEVELOPMENT AUTHORITY

### Board Meeting Minutes

Tuesday, April 17, 2018, @ 6:30 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 April 17, 2018. Call to order at 6:30 p.m., with Mrs. Julia Roberts, Chairman, presiding.

#### RECORD OF ATTENDANCE

- **Members in Attendance:** Julia Roberts, Steve Kruskamp, Whitt Ledford, Gretchen Scheuermann, Don Pamenter, Michael Payne, Matt Dillon
- **Non-Members in Attendance:** Alan Yost, Diana Gamma, Jay Willer, Bill Martin

#### ACCEPTANCE OF MINUTES

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

#### FINANCIALS

- P & L and Balance sheets for EDA and Tourism were distributed electronically. No questions.

#### REPORTS OF OFFICERS OR COMMITTEES

- No reports of officers or committees

#### OLD BUSINESS

- Motion to amend EDA bylaws
  - Mr. Willer prepared a draft of suggested changes & clarifications to the current EDA bylaws based on discussion at the March EDA Board meeting
  - The changes were presented to the board as follows:
    - addition: *Of the ex-officio members, only the County's Director of the Economic Development Department shall participate in any Executive Session of the Authority*
    - change: Members who miss ~~three~~ two or more meetings in succession...
    - change: Meetings shall be held at ~~6:00~~ 6:30 pm on the third Tuesday of ~~each month~~ January, March, May, July, September, and November

- addition: *Votes at special meetings may be cast and recorded telephonically or by other electronic means. All actions taken at special meetings held telephonically or by other electronic means will be entered into the record at the next regular meeting.*
  - additions and changes: All meeting notices, *both regular and special*, shall include a draft agenda. Special meetings may be held without such *three(3)-day* notice if all of the Directors are present, *in person or by electronic means*, or those not present waive, *via written or electronic communication submitted to the Chair, the three(3)-day notice requirement before ~~or after~~ the meeting.*
- Mr. Pamenter commented that the move to bi-monthly meetings reflects the change in orientation of the EDA and the narrowing of its mission. He noted that with this narrowed focus, it's easier to move to bi-monthly meetings but he questioned if this is the direction the EDA wants to go. With the County now having an Economic Development department and director, it's no longer necessary for the EDA to define the direction but rather to assist the Director with the direction of economic development. The mission statement was reviewed to confirm the EDA mission and discussion was had as to how EDA is still necessary for the community. Mr. Martin noted that this can always be considered a "pilot" and changes to the bylaws can be made in the future if these changes are not successful. Mr. Ledford noted that he feels the role of the EDA is to challenge, offer new ideas, question, support, etc. the director of economic development.
  - Mrs. Roberts made a motion to change the bylaws as indicated. Mr. Ledford moved to accept the motion, Ms. Scheuermann seconded. All ayes; no opposed. Motion passed.

## **NEW BUSINESS**

- Bonding Incentive Program
  - Mr. Yost is interested in developing a performance agreement program offered as an incentive to a new business. Mr. Yost would like to formalize such an incentive with an MOU and the Board of Supervisors. Mr. Yost is asking the EDA to aid in the designing and writing of such an incentive. Multiple question arose regarding how this would work, what the EDA's role would be, etc. An informal work session following the May 15 EDA Board meeting was scheduled to discuss the possibilities of a bond incentive program and how to make it work.
- Mrs. Roberts encourages all member to email her, another board member, or Mr. Yost with questions, clarifications, etc. about the EDA
- Mr. Pamenter mentioned a meeting on Thursday, May 19, at 7:00 pm to discuss the two major projects in Stanardsville
- Mr. Pamenter and STAR submitted a grant to develop a planning & marketing strategy for the farmers market and farmers. A contractor must be hired to be an operating manager first and then hopefully transition to an employee of the market. Mr. Pamenter hopes that the vendor fees, etc. will sustain the employment of a manager and is looking for support from the Tourism Council with the local match.

- Mr. Yost noted that the first Farmers Market of the season will be May 5 and mentioned ideas for special events, musicians, etc. Mr. Ledford added ideas his daughter implemented to grow a farmers market; he will compile these ideas and share them with Mr. Yost.

### **COMMENTS FROM THE PUBLIC**

- Mr. Martin had 3 comments:
  1. the industrial park maintenance is looking good
  2. Mr. Svoboda has resigned and will be leaving Greene County and moving to Albemarle Planning and Zoning effective May 11
  3. alert – hearing sentiment from certain quarters (including social media) regarding an anti-growth element: growth is bad, Greene Co. government is doing too much to encourage growth, etc. Mr. Martin would like to remind the public and ask the EDA board to be alert to the fact that we have a small growth area and are focusing on that area only in order to protect the larger rural areas.

### **NEXT MEETING DATE**

The next meeting will be on Tuesday, May 15, 2018, at 6:30 p.m.

### **ADJOURNMENT**

Mrs. Roberts adjourned the meeting at 7:44 p.m.