



## MEETING OF THE ECONOMIC DEVELOPMENT AUTHORITY BOARD OF DIRECTORS

### Agenda

Tuesday, May 30<sup>th</sup>, 2023 @ 6:30 pm  
Stanardsville Townhall  
19 Celt Rd, Stanardsville, VA 22973

#### I. Call to Order

- A meeting of the Economic Development Authority Board of Directors was held at Town Hall on Tuesday, May 30<sup>th</sup>, 2023. Call to order at 6:30 pm with Mr. James Tsikerdanos, Chairman, presiding.

#### II. Record of Attendance

- Members in Attendance: Corey Jacober, Mike Payne, Whitt Ledford, Paul Reickart, Rachel Clancy, Matthew Sweetanos
- Members Absent: None
- Non-Members in Attendance: Alan Yost

#### III. Acceptance of Minutes

- No meeting was held in May so no minutes needed approval

#### IV. Review Financials

- Mr. Tsikerdanos asked if all members had an opportunity to review the financials for the EDA. Mr. Tsikerdanos asked if there were any questions or comments about the financials. Mr. Ledford made a motion to accept the financials. Mr. Sweetanos made a second motion to accept the financials. A roll call vote was taken. The financials were approved unanimously.

#### V. Reports of Officers, Committees and the Economic Development Department Director

- **Business Update-** Mr. Yost gave updates on the various new businesses under construction. Sunbelt and Clayton Homes are being developed next to Tractor Supply off RT. 33. A Dollar General and Urgent Care facility will be built next to the Visitor Center off 29 S. The Villages of Terrace Greene has had their site plan approved and will begin breaking ground in July. Mr. Tsikerdanos reminded the board about how the EDA provided funding for the design concept for that development. Mr. Tsikerdanos inquired about whether there would be a ground breaking ceremony and Mr. Yost said he would let the board know. Mr. Tsikerdanos asked about Sojourners Glamping and if there were any updates. Mr. Yost let everyone know that the litigation is still waiting on the judge's decision. They are also going to the Planning Commission to adjust their SUP for it to expand over an additional 70 acres purchased next to the property. Mr. Ledford asked if it would expand the number of units and Mr. Yost said they would keep the same number of units but that they would be built farther away from adjacent homeowners.
- **CBL Grant Update-** Mr. Yost let the board know that we are waiting on our grant application. That would provide an additional \$20,000 for disbursement for those who compete in the community business incubator. The goal would be to get a few start up businesses put into Stanardsville.

## **VI. Comments from the Public**

- Mr. Payne mentioned about the Town having a clean up day on Saturday and invited the board to the event.

## **VII. New Business**

### **a. Officer Elections**

- Mr. Payne made a motion to nominate Mr. Tsikerdanos to remain as Chair. Mr. Ledford made a second motion. The board voted unanimously in favor.
- Mr. Ledford made a motion to nominate Mr. Payne to remain as Vice Chair. Mr. Reickart made a second motion. The board voted unanimously in favor.
- Mr. Ledford made a motion to nominate Mr. Sweetanos to remain as Secretary-Treasurer. Mr. Jacober made a second motion. The board voted unanimously in favor.

### **b. Industrial Park Discussion**

- Mr. Yost informed the board of the recent large parcel purchase by Albemarle County to acquire the surrounding area around NGIC. The investment was over a billion dollars and would provide a buffer for NGICs continued expansion. With the expectation of growth the board discussed what our position should be on whether or not we should begin to take a serious look at acquiring property for the purpose of business development. Mr. Yost discussed the new zoning areas in the comprehensive plan. The board agreed that the growth of NGIC would lead to growth in Greene regardless of whether or not it did anything and that they needed to look at getting involved in steering that growth to prevent urban sprawl. The board asked Mr. Yost to explore having a consultant group provide a comprehensive package on what direction we should go to develop a research park and help prepare information for the Board of Supervisors on what a bond note might look like to do that.

## **VIII. Next Meeting**

Mr. Tsikerdanos let everyone know the next meeting would be Tuesday, July 18<sup>th</sup>, 2021 at 6:30 pm at Town Hall.

## **IX. Adjournment**

The board voted unanimously to adjourn.