

## Greene County Economic Development Authority

### Board Meeting of Tuesday April 21, 2015

A meeting of the Economic Development Authority Board of Directors was held on April 21, 2015 in the EDA conference room at 8315 Seminole Trail, Ruckersville, at 6 pm.

Members Present: Dan Goff (Chairman), Karen Tucker, Amy Hollis, Don Pamerter

Ex officio Representatives Present: Jay Willer(Planning Commission), Bill Martin (Board of Supervisors), Alan Yost (Economic Development Director)

Dan noted that Doug Miller had notified the EDA that he would resign as a Board member. Alan will talk with Doug and determine whether he will continue.

Amy Hollis moved that the minutes of March be accepted, Karen Tucker seconded. Minutes for this meeting are based on notes by Amy Hollis and Don Pamerter.

Financial reports were accepted as distributed.

**Committee & Other Reports** - The Chairman asked for reports from the committees.

Data – no report

#### Marketing

- The Mountain Heritage festival was a success as seen by antique dealers and arts/craft vendors
- Food vendors in Ruckersville were disappointed and probably won't return
- Alan is considering some changes in the format for next year
- Dan suggested that we should follow-up with some of the news media to get better coverage of future events.

#### Finance

- Dan suggested that we should adopt accrual accounting to obtain a more realistic picture of our finances. Alan noted that available records show cash accounting has been used historically and suggested that accrual accounting would increase the administrative chores.
- A discussion ensued about the use of auditors. EDA has used the firm of Robinson, Farmer, Cox who are the County's auditors. However, they appear quite expensive for the small amount of work that the EDA represents. It was decided that other auditors would be considered, if the County had no strong objections. Karen moved and Amy seconded that we investigate options. Don will check with a local accountant to see what competitive rates might be.

#### Infrastructure

- A broadband company from the Shenandoah Valley has proposed to establish a signal from the observatory on Flat Top. This could address some of donut holes in service. Verizon and Comcast are unresponsive.
- An inventory of potential sites can be made. Dan suggested that it is possible to find the best and worst areas for service on the internet.
- Dan will follow-up.

## **Old Business**

- Dan will approach Business and Industrial Park owners to get them to assume the cost of mowing.
- The Tax Incentive Program got off to a slow start.
  - Since it is believed that the County can't make direct rebates, payments will be routed through the EDA. Don stated that other counties had found other solutions.
  - To-date, Performance Signs is the only applicant and their payment has been delayed.
  - The pilot Program approved by the Board of Supervisors will end on May 13, 2015 unless re-authorized.
  - There has been little publicity for the program. Don and Dan will develop a publicity program if the Board of Supervisors renews the plan.
  - Bill Martin agreed to follow-up with the Board of Supervisors and report at our next meeting.

## **New Business**

### Supporting New Businesses

There was an extensive discussion about whether and how the EDA should take an advocacy role with the public, the Board of Supervisors, and/or the Planning Commission in support of new businesses.

- Some businesses are likely to be more attractive than others
- Supporting one business and not others amounts to choosing winners and losers
- Choosing winners and losers requires substantial expertise and a detailed understanding of the business proposal
- A consistent set of principles and procedures would need to be developed and implemented if the EDA were to assume this role
- The EDA is unlikely to have the expertise or time to conduct a detailed analysis even with an established template
- It is not clear that the Planning Commission, the Board of Supervisors or the public either wants or would accept our input in their decision-making
- The general sentiment appeared to be that the EDA should not assume an advocacy role and no resolution was moved.

### Industrial Park Owner Request

The ED Director described a request that one of the property owners had made of the Board.

- The owner has subdivided his property and intends to sell two of the three pieces. He has sold one and made a variety of site modifications. It is not clear what uses these properties will be put to.
- Current regulations require substantial setbacks from property lines that limit the marketability of the properties. The Board seemed generally inclined to be flexible in this matter.
- The existing covenant appears to give authority to the EDA to relax some of the restrictions. Whether doing so in this case would set a precedent is an issue in the proposal.
- The existing and new property owners must be reminded of the covenants related to allowable uses, and we should consider how we should exercise our authority in the event of failure to comply.
- Alan agreed to email the covenants and the proposal to give the Board information required to make an informed decision.

Adjournment was moved by Karen and seconded by Amy.