



GREENE COUNTY ECONOMIC DEVELOPMENT AUTHORITY

Board Meeting Minutes

Tuesday, August 18, 2015, @ 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 August 18, 2015. Discussion began at 6:00 p.m., with Ms. Julia Morris, Chairman, presiding. A quorum was present at 6:48 pm; all motions/official actions listed below were voted on after this time.

RECORD OF ATTENDANCE

Members in Attendance: Julia Morris, Michael Payne, Karen Tucker, Amy Hollis

Members not in Attendance: Dan Goff, Don Pamerter

Non-Members in Attendance: Alan Yost, Diana Gamma, Jay Willer, Bill Martin

ACCEPTANCE OF MINUTES

Amy Hollis moved to accept the June minutes. **Karen Tucker** seconded. **Motion carried.**

FINANCIALS

P & L and Balance sheets were distributed via email to all board members and hard copies were available at the meeting. These reports were reviewed. Confirmation was received that a yearly audit is required if transactions are greater than \$20,000. The 2014-2015 audits took place on August 18, 2015.

REPORTS OF OFFICERS OR COMMITTEES

The following committees had no new information to report:

Data Committee

Marketing Committee

Finance Committee

Infrastructure Committee

OLD BUSINESS

Budget Discussions

The 2015-2016 Budget was presented. Discussions included continuing phone reimbursement for the Economic Development and Tourism Director, potential financial support of directional signage on Routes 33 Bypass and Business and the continued inclusion of bush hogging the EDA property. Currently, Mr. Bob Burkholder is doing the bush hogging for the EDA at no cost.

Michael Payne moved to accept the 2015-2016 budget. **Karen Tucker** seconded. **Motion carried.**

Industrial Park Variance Request Update:

Ms. Morris and Mr. Yost discussed the Industrial Park covenants at length prior to the EDA Board meeting. The owner of the property is asking for a variance on the inner lot line of the property. The following suggestions, thoughts, statements were brought up:

- **Mr. Yost** is waiting for a response from Bart Svoboda regarding the 40 foot greenbelt.
- **EDA board members** suggested specific language regarding what the expectations are for the land owner and timeline for completion.
- The 20 foot greenspace around the perimeter of the property must be adhered to; the inner lot line does not require the 20 foot greenspace as long as the two properties will be combined into one.
- A suggested timeline of 12 months to replace, repair and maintain the 20 foot perimeter.
- **Mr. Payne** suggested writing a binding covenant that states that the owner has a 2 year period to combine the properties.
- **Mr. Yost** will research and consult with Bart Svoboda as to whether or not the county can deny a building permit based on an owner not following the covenants of a specific property.
- **Mr. Payne** concluded that the EDA will grant a variance but are requesting that a building permit not be issued until the back greenbelt is repaired.
- **Ms. Morris** suggested the discussion be tabled until an answer is received from Mr. Svoboda.
- **Mr. Yost** noted that page 3 of the Industrial Park covenants details the types businesses eligible to be in the Industrial Park. Though this business is not on the list, it is an appropriate business for the park and suggested that it be allowed.
- **Mr. Payne** suggested that once the two properties are combined, they may not be divided in the future.
- **Ms. Morris** has asked **Mr. Yost** to write a variance to the covenants with appropriate language once all questions have been researched and answered and that an EDA review and vote will be taken via email. **Michael Payne** moved to accept this process. **Julia Morris** seconded. **Motion carried.**

NEW BUSINESS

Mr. Payne wondered if there was a way for Ruckersville to capitalize on the future traffic issues in Charlottesville and how to market Ruckersville as the place to be.

NEXT MEETING DATE

The next meeting will be on Tuesday, September 15, 2015, at 6:00 p.m. at the Economic Development Office Conference Room

ADJOURNMENT

Ms. Morris adjourned the meeting at 7:08 p.m. **Mr. Payne** moved to close the meeting. **Ms. Morris** seconded. **Motion Carried.**

COMMENTS FROM THE PUBLIC

None