



GREENE COUNTY ECONOMIC DEVELOPMENT AUTHORITY

Board Meeting Minutes

Tuesday, January 19, 2021, @ 6:30 p.m.

Due to Covid-19, this meeting was held via Zoom Video Conference

CALL TO ORDER

- A meeting of the Economic Development Authority Board of Directors was held via Zoom Video Conference on Tuesday, January 19, 2021. Call to order at 6:30 pm with Mr. James Tsikerdanso, Chairman, presiding.

RECORD OF ATTENDANCE

- Members in Attendance: Matt Sweetanos, Abbey Heflin, Julia Roberts, James Tsikerdanos, Michael Payne, Whitt Ledford, Paul Reickart
- Non-Members in Attendance: Bill Martin, Jay Willer, Alan Yost, Diana Gamma

ACCEPTANCE OF MINUTES

- Minutes from November 17, 2020 were distributed electronically to all board members. Mr. Payne moved to approve the minutes. Mr. Ledford seconded. Motion Passed unanimously.

FINANCIALS

- P & L and Balance sheets for EDA and Tourism were distributed electronically to all board members. Mrs. Roberts moved to accept the financials. Mr. Sweetanos seconded. Motion Passed unanimously.

REPORTS OF OFFICERS, COMMITTEES, and the ECONOMIC DEVELOPMENT and TOURISM DIRECTOR

- Mr. Yost provided the following updates:
 - Mr. Yost is continuing to discuss & research the possibility of bringing a YMCA to Greene
 - Significant Industrial inquiries have been coming in but inventory is limited in Greene. How do we increase the inventory?

COMMENTS FROM THE PUBLIC

- No comments

OLD BUSINESS

- Review American Legion Loan Request
 - Mr. Payne has had positive conversations and will continue conversations over the next few months with the American Legion. He is unsure as to whether or not they will continue with the application process. Mr. Payne is researching grant opportunities.

NEW BUSINESS

- Vote on covenant adjustment for Business Park resident
 - Mr. Tsikerdanos explained that Mr. Saad, a developer in the Business Park, would like permission to encroach on the 50 ft set-back for an employee parking lot. Mr. Yost suggested to Mr. Saad that an aesthetically pleasing buffer with bushes and trees to hide the fencing around the parking lot. Mr. Yost encourages the EDA to allow the parking to encroach on the buffer and to request visually pleasing landscaping with evergreen plantings.

- Mrs. Roberts would ask that the developer updates the drawing, showing exactly where the landscaping buffer would be.
- Mr. Ledford asked if there is a set distance within which they can/cannot encroach? Mrs. Roberts asked for distance measurements on their drawing. Mr. Yost noted that they cannot encroach on the VDOT right of way and that their request is not out of character with the other buildings in the park; he suggested that the EDA require the plantings be in front of the fence and within the property (not in the VDOT right of way)
- Mr. Willer asked where the utility easements are on the road which would govern the planting of trees.
- Mr. Yost recommended that the EDA makes a motion for the chairman to negotiate this in good faith or to schedule a special meeting in the next week or two. Mr. Tsikerdanos agrees. Mr. Willer suggested including language that stated they could expand into the easement as long as they paid attention to any utility easements along the road. Mr. Payne also suggested language that requires they maintain the green boundary and any other plantings.
- Mr. Payne made a motion to give the Chairman the authority to negotiate this further. Mr. Ledford seconded. Further discussion ensued. Mr. Reickart suggest having someone monitoring the process of marking lines, etc. so that someone is their seeing that power lines, utility easements, driveways, etc. are marked. Mr. Yost explained that the county monitors this and signs off on the final site plan.
- Mr. Payne withdrew his motion
- Mr. Payne moved to give the Chairman the authority to negotiate on the EDA's behalf and to have authority to approve the final plan. Mr. Reickart seconded. Motion Passed unanimously.
- Mr. Yost wanted to make the EDA aware that the comprehensive plan review is coming up and for them to be active in the process as this is critical for the growth of the county.
- Peter DeForth, from the American Legion, called in and apologized for his late appearance. He thanked the board for reviewing the American Legion's original proposal and asked for an executive session to discuss details that can not be discussed in a public meeting.

NEXT MEETING DATE

- The next regular meeting of the EDA will be on Tuesday, March 16, 2021, at 6:30 p.m. via Zoom

ADJOURNMENT

- Mr. Ledford moved to adjourn the meeting. Mr. Sweetanos seconded. Motion passed unanimously. Meeting adjourned at 7:09 pm.