

**BRUNSWICK COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY**

Board of Directors Meeting  
116 W. Hicks Street – IDA Office  
July 14, 2020  
6:00 P.M.

**IDA Board Meeting Minutes**

**The following Board Members were present:**

Ms. Gloria Menyweather-Woods, Chair, Sturgeon District  
Mr. Morris Taylor, Vice-Chair, Red Oak District  
Mr. Ray Thomas, Secretary/Treasurer, At-Large  
Mr. Will Ford, Member, Meherrin District  
Mr. George Smith, Totaro District  
Ms. Arnika Green, Powellton District  
Dr. Charlette Woolridge, County Administrator  
Ex-Officio Member  
Mr. Buck Brockwell, Ex-Officio Member, Town of Lawrenceville  
Mayor Curt Williams, Ex-Officio Member, Town of Alberta

**Also present:**

Mr. Michael Dotti, Business Director  
Dr. Alfonzo R. Seward, Board of Supervisors,  
Sturgeon District  
Ms. Rebecca Spengler, Vice-Mayor, Town of Alberta  
Ms. Alfreda Jarrett Reynolds, Economic Director, Brunswick County  
Ms. Tessie Bacon, IDA Attorney

**The following were absent:**

Mr. Andrew Dugger, Ex-Officio Member, Town of Brodnax

**I. Call to Order**

The Chair called the meeting to order at 6:00 p.m.

**II. Invocation**

The Chair asked the Business Director to begin the meeting with the Invocation. After the Invocation the IDA Chair introduced new Board member Mr. George Smith representing the Totaro District.

**III. Appointment of Chair, Vice-Chair, Secretary-Treasurer for Fiscal Year 2020-2021**

**Motion:** Mr. Ray Thomas moved, seconded by Mr. Morris Taylor that the Chair, Vice-Chair and Secretary-Treasurer currently serving in those positions continue for Fiscal Year 2020-2021.

**Upon vote of those present the motion was unanimously carried.**

#### **IV. IDA Committees**

The IDA Business Director said IDA committees for Fiscal Year 2020-2021 are as follows:

- Executive Committee – Chair, Vice-Chair, Business Director, Finance Manager (Executive Committee will meet the Friday prior to monthly IDA Board meetings)
- Personnel Committee – Chair, Vice-Chair
- Finance Committee – Chair, Finance Manager
- Property/Land Management – Business Director, Board members Will Ford and George Smith
- Prospect Review – Chair, Vice-Chair, Business Director

#### **V. Approval of Agenda**

The Business Director requested that the following item be removed from the Agenda: Item “IX. New Business:” G. Sale of 127 W. Hicks Street (former Blue Piano).

**Motion:** Mr. Ray Thomas moved, seconded by Mr. Morris Taylor to approve the Agenda with changes as requested.

**Upon vote of those present the motion was unanimously carried.**

#### **VI. Citizens Comments**

Ms. Rebecca Spengler, Vice-Mayor, Town of Alberta read a letter discussing how the Town of Alberta has been effected by the announcement of the cancellation of the Atlantic Coast Pipeline. She said the Town will continue to work closely with the Brunswick County IDA to move the Town of Alberta forward.

Mr. Otto Wachsmann stated he was impressed seeing progress being made in Brunswick County and the opening of new businesses in the Town of Lawrenceville.

#### **VII. Approval of Minutes**

*Electronic Meeting – June 9, 2020*

**Motion:** Mr. Ray Thomas moved, seconded by Mr. Will Ford that the minutes of the *June 9, 2020 Electronic Meeting* be approved.

#### **VIII. Consent Agenda**

**A. May 2020 Financial Report**

**B. June 2020 Checkbook Register**

**Motion:** Mr. Ray Thomas moved, seconded by Mr. Will Ford to approve the May 2020 Financial Report and June 2020 Checkbook register.

**Upon vote of those present the motion was unanimously carried.**

#### **IX. New Business**

##### **A. FOIA/COIA Training**

IDA Finance Manager Melissa Boucher informed the Board that effective July 1, 2020 it is now a State requirement that all EDA/IDA Directors and Board members complete FOIA/COIA training. She said she has arranged to have Mr. Alan Gernhardt, Esquire, Executive Director of the Virginia Freedom of Information Advisory Council provide

group training via Zoom at the August 11, 2020 IDA monthly Board meeting. She also said she plans to arrange COIA (Conflict of Interest Act) training at a future monthly Board meeting.

**B. SOEI Forms – Due by August 3, 2020**

The IDA Finance Manager reminded the Board that SOEI (Statement of Economic Interests) forms need to be completed and submitted to Kim Hite at the County Government building by Monday, August 3, 2020 to avoid a \$250 penalty. She said public access to the County Government buildings is limited due to the pandemic and Board members may drop off their completed SOEI forms to the IDA office and the Administrative Assistant would deliver to County Government building by the August 3, 2020 deadline.

**C. Extension of 804 Builders Contract through August 2021**

The IDA Business Director requested that the contract for 804 Builders be extended through August 2021.

**Motion:** Mr. Ray Thomas moved, seconded by Ms. Arnika Green to approve the contract for 804 Builders through August 2021 upon review by the IDA attorney.

**Upon vote of those present the motion was unanimously carried.**

**D. Extension of Commonwealth Preservation Contract through August 2021**

The IDA Business Director requested that the contract for Commonwealth Preservation be extended through August 2021 upon review by the IDA attorney.

**Motion:** Mr. Ray Thomas moved, seconded by Ms. Arnika Green to approve the contract for Commonwealth Preservation through August 2021 upon review by the IDA attorney.

**Upon vote of those present the motion was unanimously carried.**

**E. Joint Meeting – IDA/BOS**

The IDA Business Director said a Joint Meeting between the Brunswick County Board of Supervisors and the IDA Board is being tentatively planned for September.

**F. 304 N. Hicks Street roof (former Walker’s Drugstore)**

The IDA Business Director said three (3) bids were received for roof replacement at 304 N. Hicks Street in Lawrenceville, Virginia. He requested that the Board approve a bid of \$49,000.00 from Commercial Solutions to perform the roof replacement at 304 N. Hicks Street, Lawrenceville, Virginia.

**Motion:** Mr. Ray Thomas moved, seconded by Ms. Arnika Green to accept the bid from Commercial Solutions in the amount of \$49,000.00 to perform the roof replacement at 304 N. Hicks Street, Lawrenceville, Virginia.

**Upon vote of those present the motion was unanimously carried.**

**G. Sale of 127 W. Hicks Street (former Blue Piano)**

The IDA Business Director requested under Item V. Approval of Agenda that this Item be removed.

## **X. Old Business**

### **A. Alberta Projects**

The IDA Business Director informed everyone that the Atlantic Coast Pipeline Project has been cancelled. He said Brunswick Properties, LLC. has made approximately \$400,000 in improvements to the I-85 Park and the park will revert back to the IDA after a short period of time. He said Brunswick Properties, LLC is reviewing other options for making use of the I-85 Park in Alberta.

### **B. Florist**

The IDA Business Director said he has a potential prospect interested in opening a florist in one of the IDA owned buildings.

### **C. Echo World**

The IDA Business Director said he has met with area School Principals and Pastors of Brunswick County on marketing Echo World. He said the virtual health center now has 57 clients and currently has 10 employees working from home.

### **D. Pop's Bar and Grill**

The Business Director said work continues towards the opening of Pop's Bar and Grill in Lawrenceville, Virginia.

### **E. Consultant Update**

The Business Director said consultant Michael Byrne is no longer doing contractual work for the IDA.

### **F. Community Center**

The IDA Attorney said the Articles of Incorporation have been signed and will be filed online with the Virginia State Corporation Commission. She said after they are filed Community Center Board Members can sign the By-Laws and apply for 501-c3 status.

## **XI. Directors Report**

Bad news came to us a week ago Sunday by way of Dominion and Duke Energy. The environmental protesters were finally able to wear down Dominion Power and kill the Atlantic Coast Pipeline Project. 10's of millions of dollars of economic impact have been denied to our region. At least 12 million in tax dollars denied to Alberta alone.

This is terrible news for our County and our region. The good news is the Town of Alberta and the IDA have built a strong working relationship. The Town Council and I will continue to work together to solve the dilemma of what can be done to make Alberta vibrant again. The town already has citizens and leadership working together to grow their town. They are working together to move towards a positive future. Each month they take little steps forward. Their limited budget is well managed; meetings are inclusive, well managed and informative. The town even recycles.

Starting tomorrow meetings will begin on how best to utilize our I-85 park. How to build on the hard work and great expense put forward by Trey Howerton and Tim Tharpe. How to best Work with the Tobacco Heritage Trail to create opportunities for tourism. Our goal remains the same to somehow complete the RV Park, increase travel to the area and to create jobs and tax base for Alberta and our County.

We feel strongly that completing the Tobacco Heritage trail despite its many challenges will be a significant step forward. I along with my staff are currently compiling as complete a list as possible on all information that relates to the Trail. Sandra tanner with VA tourism has been a great asset as has Sangi Cooper and Deborah Gosney with South Side Planning Commission. They have spent years working to improve the Trail.

The IDA Chair gave an update on the St. Paul's Task Force. The IDA has money left over from the \$25,000 spent on the cost of David Denny's Contract. The surrounding 3 entities want to extend David Denny's contract for \$11,760. The IDA share is \$3,920.

**XII. IDA Board of Directors Comments**

Mr. Ray Thomas said there will be an American Red Cross blood drive on August 6<sup>th</sup> at Elm Acres sponsored by the Lawrenceville Rotary Club. Testing on antibodies will be done as well.

**XIII. Closed Session**

**MOTION TO CONVENE CLOSED MEETING**

July 14, 2020

Mr. Ray Thomas moved, seconded by Mr. George Smith that this Board convene in closed meeting to discuss the following:

As permitted by Virginia Code Section 2.2-3711 (a)(5), discussion concerning a prospective business or industry and the expansion of an existing business or industry.

**CERTIFICATION AFTER CLOSED SESSION**

Motion by Mr. Ray Thomas that the Board certify that to the best of each Board member's knowledge:

- (i) only public business matters lawfully exempted from the open session requirement by Virginia law were discussed in closed session to which this certification applies, and
- (ii) only such public business matters as were identified in the motion convening the closed session were heard, discussed or considered by the Board.

Motion seconded by Mr. Morris Taylor.

**Roll Call Vote:**

**Voting Aye:** Mr. Will Ford, Mr. Ray Thomas, Mr. George Smith, Mr. Morris Taylor, Ms. Gloria Menyweather-Woods, Ms. Arnika Green.

**Voting Nay:** None

**Absent During Vote:** None

**Absent During Meeting:** None

**Motion:** Mr. Ray Thomas moved, seconded by Mr. Will Ford to approve after review by the IDA Attorney the draft lease of the space for Flowers on Main contingent upon the Business Director, Chair and Vice-Chair monitoring the line of credit.  
**Upon vote of those present the motion was unanimously carried.**

**Motion:** Mr. Ray Thomas moved, seconded by Ms. Arnika Green to approve after review by the IDA Attorney a contract for leasing space to J & A Braiding.  
**Upon vote of those present the motion was unanimously carried.**

**Motion:** Mr. Ray Thomas moved, seconded by Ms. Arnika Green to approve changes in the terms of the contract for Pop's Restaurant and first right of refusal to sell 127 Hicks Street, Lawrenceville, Virginia.  
**Upon vote of those present the motion was unanimously carried.**

#### **XIV. Adjournment**

**Motion:** Mr. Ray Thomas moved, seconded by Mr. George Smith, that the meeting be adjourned.  
**Upon vote of those present the motion was unanimously carried.**

The July 14, 2020 Board of Directors electronic meeting of the Brunswick County Industrial Development Authority was adjourned at 7:30p.m.