

BRUNSWICK COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
Board of Directors Meeting
100 Athletic Field Road – Brunswick County Conference Center
April 12, 2022
6:30 P.M.

IDA Board Meeting Minutes

The following Board Members were present:

Ms. Gloria Menyweather-Woods, Chair, Sturgeon District
Mr. Morris Taylor, Member, Vice-Chair, Red Oak District
Mr. Ray Thomas, Member, Secretary/Treasurer, At-Large
Dr. Arthur Jarrett Jr., Member, At-Large
Mr. Will Ford, Member Meherrin District

Also present:

Mr. Michael Dotti, Executive Director
Ms. Tessie Bacon, IDA Attorney
Ms. Alfreda Jarrett Reynolds, Economic Director, Brunswick County
Ms. Anne Williams, Ex-Officio Member, Town of Lawrenceville
Dr. Alfonzo R. Seward, Business Liaison, Brunswick County

The following were absent:

Vacant, Powellton District
Mr. George Smith, Member, Totaro District
Ms. Leslie Weddington, Brunswick County Administrator
Mayor Don Dugger, Ex-Officio Member, Town of Brodnax
Ms. Rebecca Spengler, Acting Mayor of Alberta

I. Call to Order

The Chair called the meeting to order at 6:30 p.m.

II. Invocation and Pledge of Allegiance

The Chair asked the Secretary-Treasurer (Ray Thomas) to give the Invocation and the Pledge of Allegiance.

III. Approval of Agenda

Motion: Ray Thomas moved, seconded by Morris Taylor to approve the Agenda with the following addition, Roman Numeral IV – Closed Session add item a – Sledge Presentation and to New Business add item F Closed session with Brunswick County Board of Supervisors.

Upon vote of those present the motion was unanimously carried.

IV. Closed Session

a) *Sledge Presentation*

MOTION TO CONVENE CLOSED MEETING

April 12, 2022

Mr. Ray Thomas moved that the Board convene in closed meeting to discuss the following:

As permitted by Virginia Code Section 2.2-3711(a) (3) a matter involving the disposition of publicly held real property.

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.

Roll Call Vote:

Voting Aye: Ms. Gloria Menyweather-Woods, Mr. Morris Taylor, Mr. Ray Thomas, Dr. Arthur Jarrett, Jr. and Mr. Will Ford

Voting Nay: None

Absent During Vote: Powellton District, Mr. George Smith,

Absent During Meeting: Powellton District, Mr. George Smith,

Motion: Mr. Ray Thomas moved, seconded by Dr. Arthur Jarrett to approve the sale of properties discussed in closed session.

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

Motion: Mr. Ray Thomas moved, seconded by Dr. Arthur Jarrett to approve drafting a contract to be approved by the Board giving the Executive Director permission to move forward on contract subject to contingencies discussed in closed session.

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

V. Directors Report / Project Updates

The Executive Director informed the Board and Citizens on the progress of Sledge & Barkley and how the grant funds are being utilized. The Executive Director asked Mr. Charles Bennett, Ms. Paige Pollard and Ms. Ashleigh Zincone to share insights on the next phase of the project. Mr. Bennett shared with the Board and Citizens on the approval of the tax credits and the anticipated time line of project completion. Ms. Pollard also shared with the Board on the process of acquiring funds to keep the project moving and how important it is to put together a Strategic Plan. Ms. Ashleigh Zincone discussed the upcoming IRF Grants and the processes required which also requires a match in which the tax credits can

be used.

The Executive Director shared with the Board and Citizens the letter of condolences sent to the family of the Late Joan V. Moore, former Director of the Brunswick County Industrial Development Authority, along with her final Director's Report.

VI. Citizens Comments

(Citizens are allotted three (3) minutes to speak)

Ms. Carla Bailey with Transformational Developers wanted to introduce herself to the Board and express her interest in purchasing the St. Paul's Farm and don't have a formal presentation. Ms. Bailey and Transformational Developers are looking forward to some amazing opportunities in the Town of Lawrenceville and Brunswick County.

VII. Approval of Minutes

Regularly Scheduled Meeting – March 8, 2022

Motion: Mr. Ray Thomas moved, seconded by Mr. Will Ford to approve the March 8, 2022 regularly scheduled Board meeting.

Upon vote of those present the motion was unanimously carried.

VIII. Consent Agenda

- Cash Register March 2022
- Checkbook Register March 2022
- March Bank Reconciliations
- March Deposits

Motion: Dr. Arthur Jarrett moved, seconded by Mr. Morris Taylor to approve the Consent Agenda's for March 2022 Cash Register, Checkbook Register, Reconciliations and March Deposits.

Upon vote of those present the motion was unanimously carried.

IX. New Business

A. Strategic Plan

The Executive Director informed the Board that he has budget a sum of \$5,000 for strategic planning for Economic Development in which the IDA is involved. The budgeted amount will include the cost of Project Planning and Development. The Executive Director let the Board and Citizens know that the IDA will seek input from everyone (citizens, County and Town). He shared that with a lot of project going on how important it is to look into the future and plan the next steps.

B. Land Release

The Executive Director informed the Board that the Frito Lay Facility constructed by Saad Development is complete and there are some minor asphalt work to be completed. He also informed them of the Ribbon cutting tentatively scheduled for the third week in May. The Executive Director informed the board that as part of the initial sale, the IDA has a Writ of First Refusal on the property and it now needs to be released since Saad met the obligations and completed the warehouse. The Executive Director informed the Board that he will need the Boards approval to release the Writ of First Refusal so the developer and release the property to Frito Lay.

Motion: Mr. Ray Thomas moved, seconded by Mr. Will Ford to release the Writ of First

Refusal on Saad Development so the building can be released to Frito Lay.

Upon vote of those present the motion was unanimously carried.

C. Line of Credit

The Executive Director informed the Board that a line of credit was secured in the amount of \$500,000 for the Organic Processing Plant. He ensured the Board and Citizens that the project is a go and waiting on the Federal Grant funds. The Executive Director informed the Board that their approval is required before opening this line of credit for use on agriculture project and will require approval by the Board. Dr. Jarratt asked if there were any boundaries to the line of credit. The Executive Director assured Dr. Jarrett that \$500,000 is the amount that the Board will have to approve so paper work can be submitted to the bank. He reassured the Board and Dr. Jarrett that these fund will be used as backup to our agriculture project. The cost on construction is tumbling and not really sure how that will end.

Motion: Mr. Ray Thomas moved, seconded by Mr. Will Ford to open a line of credit for the Organic Produce Project.

Upon vote of those present the motion was unanimously carried.

D. Shell Building Sale

The Executive Director informed the Board and Citizens that the Shell Building in the Roanoke River Industrial Park was sold by Mecklenburg County IDA. He let the Board know that the IDA was not involved in the cost of constructing the building, However, Ms. Joan Moore did include a lien on the property and the IDA will receive a check in the sum of \$75,000 from Mecklenburg County IDA. He told the Board that the \$75,000 represents 50% of the value and the lien gives the IDA the ability have the property appraised to see if the \$150,000 is correct, however after consulting with Appraisers and speaking with the IDA's Attorney (Ms. Tessie Bacon), they feel we should accept the offer and the Board's approval is required.

Motion: Dr. Arthur Jarrett moved, seconded by Mr. Ray Thomas to accept the \$75,000 for 50% value of the Shell Building sold by the Mecklenburg County IDA.

Upon vote of those present the motion was unanimously carried.

E. Calendar Invites/Board Packets

The Executive Director informed the Board if they need assistance with Google Calendar and accepting calendar invites to reach out to the Administrative Service Coordinator, (LaVern Dillard). She will be happy to assist with any technical difficulties.

F. Board of Supervisors Discussion

The Brunswick County Board of Supervisors would like the IDA Board to attend a closed session concerning an upcoming project no other information to share. The IDA is limited with members and the date given was also limited. We're requested to appear at the Closed Session with the Brunswick County Board of Supervisors on April 19th at 6:00 pm in the Board of Supervisors Conference Room. The Executive Director asked if the meeting was moved to 5:30 pm would members have a problem, The Chair had no issue and Dr. Jarrett mentioned if known in advance there wouldn't be an issue. The Executive Director mentioned to the Board that he will let them know if time is changed but right now count on 6:00 pm and the meeting shouldn't be very long.

X. Old Business

A. THHM Solutions

The Executive Director discussed with the Board and Citizens that THHM that is the residual from chlorine treatment of organic material. The last three testing periods of the IDA 85 North Water lines as well as Lawrenceville lines are in compliance. However the cost to fixing some of the problems have gone up substantially from the original estimate of \$220,000 to around \$350,000. The Executive Director informed the Board that he may have funding will discuss with everyone once things are finalized. He also stated that even when the problem is fixed we still need to move forward with as changes in standards arise. Moving forward we want to make sure we're providing safe drinking water.

B. Budget Reviews

The Executive Director mentioned meeting with Board Members on the upcoming budget and still have a couple to meet with in order to gain approval at the next Board Meeting and we're ready to implement it July 1, 2022.

XI. Committee Reports

No report from either committee

(a) Personnel (no report)

(b) Finance (no report)

(c) **Property/Project** – covered with the tour of Sledge & Barkley along with the presentation.

(d) **Land Park Management** – Mr. Ray Thomas proposed the next time someone comes with a drone can fresh pictures of the Parks since some of them have change a bit. The Executive Director mentioned that Ms. Alfreda Reynolds with the Brunswick County Economic Development Department is training individuals on drones now. Ms. Reynolds committed to Mr. Thomas and the Board that she's got them covered. The Executive Director also let the Board know that we're working on our website gathering and collecting updated information.

(e) Prospect Review (no report)

(f) Education Review (no report)

XII. IDA Board of Directors Comments

The Chair announced that she has no specific comments but wanted to commend the IDA office staff ((Melissa & LaVern) for all the time dedicated to the refreshments for the Board by utilizing our local businesses and take the time to use someone different every meeting. The Chair that the meals tonight were from Bar 9. The Executive Director commented on the Chair's remarks and let everyone know that the staff is incredible with the amount of things they're hit with daily and also on the fact that the Town of Lawrenceville's Manager (Mr. Everette Gibson) and his assistant (Ms. Kim Martin) as well as Brunswick County's Director (Ms. Alfreda Reynolds) and her assistant (Ms. Beth Raney) have all been working together to ensure meeting rooms, food etc., are set up and ready to go and those attending the meetings are always blown away. He mentioned the meeting held at Southern States included lunch prepared by another local business Charr'd LLC, gift bags for the visitors and a birthday cake to celebrate Ms. Alfreda Reynolds birthday. He commented on how all are working together to include the Mayor of Alberta to revitalize Brunswick County. The Chair asked if any other director wanted to make a comment. Dr. Arthur Jarrett wanted everyone to know that change is hard and not easy, but sometimes change looks like trying to save a drowning man. When you say there is no sunlight between the different agencies, that's good and together we have to stay the course, as Board Member we have to stay the course and make sure we're focused on what's good for Brunswick County. So let's continue to work it's not going to get any easier, we know what we're doing and we have

the best interest of the county at heart, stay the course. Communication is key, there will be push backs from time to time but we do that to make sure we get another side of vision and another side of where we need to go. So we want to put a lot of time into strategic planning, don't want it to be something that's a fly by night. We need to put a lot of time in strategic planning because that our roadmap and guides us to where it is we need to go as an agency and as an IDA Board. Commends everyone on the job that's being done and that we're doing. We must make sure we stay the course and maintain great staff members that we have here. The Executive Director stated to Dr. Jarrett and the Board that he appreciated the pushbacks and explained that when someone comes in wanted to start a business, he gives them the things required and before returning be sure to fix the process. He also stated that a Board that doesn't challenge has very little value. He also commented that Mr. Ray Thomas, Ms. Alfreda Reynolds and he may seem to agree a lot but that's not how it always starts, a lot of conversations are being had before getting to that point and even additional comments after.

The Chair asked if there were any more comments and before entertaining a motion to adjourn, she wanted to say Happy Birthday to Ms. Alfreda Reynolds.

XIII. Adjournment

Motion: Mr. Ray Thomas moved, seconded by Dr. Arthur Jarrett that the meeting be adjourned.

Upon vote of those present the motion was unanimously carried.

The April 12, 2022, Board of Directors meeting of the Brunswick County Industrial Development Authority was adjourned at 7:40 p.m.