

Secretary's initials of approval QOK

Preparer's initials CR

BRUNSWICK COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
Board of Directors Meeting
100 Athletic Field Road
Brunswick County Conference Center
December 10, 2024, at 6:00 P.M.

IDA Board Meeting Minutes

The following Board Members were present:

Mr. Morris Taylor, Chairman, Red Oak District
Mrs. Jean Moody, Vice-Chair, Meherrin District
Mr. Quintin Kelly, Secretary / Treasurer, Powellton District
Dr. Arthur Jarrett Jr., At-Large
Mr. Ervin Moore, At-Large
Dr. Ronald Thornhill, Totaro District

Also Present:

Ms. Tessie Bacon, IDA Attorney
Dr. Barbara Jarrett-Harris, Board Liaison, Brunswick County Board of Supervisors
Ms. Leslie Weddington, County Administrator, Brunswick County
Ms. Alfreda Jarrett-Reynolds, Economic Director, Brunswick County
Ms. Ann Williams, Town Council, Town of Lawrenceville
Ms. Sylvia Allen, Brunswick Gazette, Reporter

The following were absent:

Ms. Gloria Menyweather-Woods, Sturgeon District
Ms. Lawanda Tatum, Mayor of Lawrenceville
Mayor Don Dugger, Town of Brodnax Mayor
Ms. Robert Hayes, Mayor of Alberta

I. Call to Order

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

II. Invocation and Pledge of Allegiance

The Mrs. Jean Moody, Vice-Chair gave the Invocation and Pledge of Allegiance

III. Approval of Agenda

Motion: Mr. Ervin Moore motioned, seconded by Dr. Ronald Thornhill, to add the First Quarter Budget to item five (v) under New Business and approve the board meeting agenda.

Upon vote of those present motion was unanimously carried.

IV. Approval Of Minutes

Motion: Mrs. Jean Moody motioned, seconded by Dr. Ronald Thornhill to approve November 10, 2024, Regular Schedule Board Meeting Minutes.

Upon vote of those present motion was unanimously carried.

V. Consent Agenda

Motion: Dr. Ronald Thornhill motioned, seconded by Mrs. Jean Moody to approve the October 2024 Financial Statement and November 2024 Bank Reconciliations, Check List & Deposit List.

Upon vote of those present motion was unanimously carried.

VI. Project Associate Director Report

Greenhouse Project

Unforeseen additional stormwater credits are needed for 100' stream is being required by Department of Environmental Quality (DEQ). The requirement of 94 additional stream credits at \$175/Ea a total of \$16,450 provided by Bunrootis LLC will satisfy this requirement.

The Project Associate Director and Mr. Quintin Kelly met with Dewberry to discuss the necessity of the additional credits needed. It was explained that Dewberry had not anticipated the additional credits in their communication with DEQ, however; it was determined that the additional credits were required by DEQ. Dewberry's representative did apologize for their error and understands the strain it causes on the IDA. Reimbursement for \$96,910 is being submitted to TRRC.

Brunswick County Packing Project

A letter was sent to our US Economic Development Authority (EDA) formally requesting the additional funding for the \$2,155,675 funding gap needed to complete the project.

The total project cost is \$8,564,675.

Grants:

o Tobacco Region Revitalization Commission grant: \$1,000,000

o Tobacco Region Revitalization Commission loan: \$2,000,000

o VA Department of Agriculture & Consumer Services grant: \$435,000

o Southeast Crescent Regional Commission grant: \$500,000

o Brunswick County IDA local funding: \$90,000

o Brunswick County funding: \$200,000

Current EDA grant award: \$2,184,000.

Project site lease was given to the Board of Directors for their review.

Turntable Park

Pending an update from the Technical Assistance for Brownfields (TAB) team on the roadmap for funding. We are actively engaging with prominent corporations to explore potential funding opportunities for the Turntable Park Project. These efforts aim to establish strategic partnerships that align with the community's vision for development and sustainability. On November 20th, the Project Associate Director and Mr. Kelly met with a representative from VCU-CMH Public Relations representative to discuss the Turntable Park Project. Our message was well received, and she is excited about the project. Next step will be in January to schedule an additional meeting with the VCU-CMH Enterprise Marketing and Communications team to hear a presentation. We are working to get a meeting with Dominion Energy for potential funding.

Sledge & Barkley

The second amendment to the contract of sale was signed on November 21st, 2025.

Closing is anticipated in mid-January 2025.

EV Charing Station

Construction has begun and will take 2 weeks to complete followed by approximately 2 weeks for Dominion Energy to inspect and service power to the site.

JR Tharpe Gravel

Mr. Tim Tharpe of Tharpe Trucking has made an offer to the IDA for the IDA to purchase the gravel located at the 85 Business Center Park for \$2,500.00. Vulcan Material quoted a dump truck load of gravel delivered to the site would be \$1000.00 per load. The amount of gravel on site is much more than 3 truckloads, justifying the price, if the Board chooses to purchase the gravel and use it onsite for the upcoming construction at the location in 2025. The Project Associate Director is attempting to see if the gravel can be used for the BCPP project and determining what cost savings this will provide the IDA. The Project Associate Director will share the updates with the Board once she has heard back from Blair Construction.

VII. Presentation- Jordan Brandon/Letter of support, Outdoor Public Access

Mr. Jordan Brandon, CEO of ODO Farms, talked about having a new outdoor recreation area that could be constructed with private funds along the old railroad bed between Danielstown, Virginia and Dundas, Virginia. Mr. Brandon stated, Brunswick County is almost exclusively rural, it has far fewer public areas for residents to enjoy the outdoors and exercise than Virginia's inner cities. Brunswick has less than one mile of trail access and no public camping. Mr. Brandon is offering public access across the property that he owns, and to build out and maintain the trails between Danielstown and Dundas. To build walking trails that are not rail bed based, that are through woods, and ponds that would be a lovely place for bike rides. Mr. Brandon is asking for a letter of support from the IDA for this project.

VIII. Citizens Comments (Citizens are allotted three (3) minutes to speak)

Ms. Ann Williams, of Lawrenceville, Virginia, addressed the Board of Directors and IDA staff. Ms. Williams recommended that properties owned by IDA should have a placard in the window advertising the building is for lease or sale. Ms. Williams stated the reasoning is that in addition to properties being advertised on websites the public will know what is available for lease or sale when people drive through town.

IX. New Business

i. Purchasing the gravel at I-85 Business Center Park

The Project Associate Director reached out to Mr. JR Tharpe about his gravel that is stored at the I-85 Business Center Park. Mr. Tharpe offered to sale the gravel to the IDA for \$2,500. Vulcan material quoted a dump truck load of gravel delivered to the site would be approximately \$1,000 per load. The contractors for the Brunswick County Packing Project may be able to use the gravel if the board chooses to purchase the gravel. Mr. Quintin Kelly asked, how did the gravel end up on the site? Mrs. Nielsen answered Mr. Tharpe was told

a potential pipeline was coming through the area and he could use the site to store his gravel. The Project Committee tabled the decision, until it can be determined if the quality of the gravel is compatible with the site's construction needs.

ii. **Greenhouse Purchase Agreement**

The Project Associate Director explained the agreement has been completed by the attorney. As of November 20th, 2024, the agreement was sent to the client for review. Currently the agreement is still being reviewed by the client as he is finalizing financing the project. The Project Associate Director will update the board once the agreement is completed.

iii. **Brunswick County Packaging Plant Site Lease Agreement**

The Project Associate Director informed the Board the site lease agreement has been prepared by attorney Hugh Brown of Gentry Locke & Associates. The agreement is in the Board packets for review. She is seeking approval from the Board to move forward and have the tenants at Southern Virginia Vegetable Packing, LLC review and sign the agreement. Board Member were advised by the Chairman to review the document prior to next month's meeting.

iv. **DEQ VPDES Construction General Permit (VAR10) for Project Greenhouse Access Road and Mass Grading Plan**

The Project Associate Director notified Board Members Virginia Department of Environmental Quality (DEQ) asked that the IDA purchase a general permit for the greenhouse access road in the amount of \$4,500 as this will meet all DEQ requirements for the Greenhouse Project. The board approved this request at last month's meeting.

v. **First Quarter Budget**

Ms. April Beaty mentioned to the board the quarterly financial review is in their packets for review. Ms. Beaty stated we have a steady flow of revenue and going forward the IDA needs to be more observant with the expenditures as it relates to ongoing projects and contracts. With the upcoming 3rd Quarter, we will see a jolt of revenue flow with the sale of buildings and the beginnings phases of our projects.

X. **Old Business**

i. **Bunrootis, LLC. Stream Water Credits**

The Project Associate Director and Mr. Quintin Kelly met with Dewberry engineers to discuss the necessities of the additional credits needed. It was explained that Dewberry made a calculated decision concerning a 100-foot rainwater drainage ditch and hoped DEQ would not require additional credits for the drainage ditch. However, DEQ required additional environmental stream credits for the 100-foot rainwater drainage ditch. An

additional 94 stream credits at a cost of \$175 per credit for a total of \$16,450 provided by Bunrootis, LLC will satisfy this requirement.

Motion: Dr. Arthur Jarrett, Jr. motioned, seconded by Mr. Ervin Moore, Jr. to approve the additional 94 stream credits at \$175, totaling a cost of \$16,450 from Bunrootis, LLC.

Upon vote of those present the motion was unanimously carried.

ii. **Incentive for Businesses**

The Chairman stated the Board will revisit this matter at a later date.

XI. **IDA Board Comments**

Mr. Morris Taylor, Chairman, mentioned to the Board dinner for tonight was provided by Simona's Italian Restaurant in Dundas, Virginia. Mr. Taylor also announced to the board that he completed his dissertation and is now Dr. Morris Taylor.

XII. **Closed Session**

MOTION TO CONVENE CLOSED MEETING

December 10, 2024

Mr. Quintin Kelly motioned, seconded by Dr. Arthur Jarrett, Jr., that The Industrial Development Authority of Brunswick County Virginia Board Members convene in closed meeting to discuss the following:

- i. As permitted by Virginia Code Section 2.2-3711(a) (1), a personnel matter involving consideration or interviews of candidates for employment for Executive Director position, and performance evaluation or job assignments of specific employees for the Project Associate Director.
- ii. As permitted by Virginia Code Section 2.2-3711(a) (7), consultation with legal counsel. The pending case of JED Equity, probable litigation and a matter requiring the provision of legal advice by counsel.
- iii. As permitted by Virginia Code Section 2.2-3711(a) (8), a matter involving potential legal issues.

CERTIFICATION AFTER CLOSED SESSION

Motion by Mr. Quintin Kelly 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: Mr. Morris Taylor, Chair, Red Oak District | Mrs. Jean Moody, Vice-Chair, Meherrin District | Mr. Quintin Kelly, Powellton, District Secretary / Treasurer | Dr. Arthur Jarrett Jr., At-Large| Mr. Ervin Moore, Jr., At-Large | Dr. Ronald Thornhill, Totaro District

Voting Aye: Mr. Morris Taylor, Chair, Red Oak District | Mrs. Jean Moody, Vice-Chair, Meherrin District | Mr. Quintin Kelly, Powellton, District Secretary / Treasurer | Dr. Arthur Jarrett Jr., At-Large| Mr. Ervin Moore, Jr., At-Large | Dr. Ronald Thornhill, Totaro District

Voting Nay:

Absent During Vote: | Ms. Gloria Menyweather-Woods, Sturgeon District

Absent During Meeting: | Ms. Gloria Menyweather-Woods, Sturgeon District

Motion: Mr. Quintin Kelly motioned, seconded by Mrs. Jean Moody to authorize legal counsel to take action to recoup any debts owed from JED Equity to include but not limited to proceed with the foreclosure of the 139 Hicks Street building.

Upon vote of those present the motion was unanimously carried.

Motion: Mr. Quintin Kelly motioned, seconded by Dr. Arthur Jarrett, Jr. to not renew Project Associate Director's Mrs. Cheire Nielsen employment contract effective December 10, 2024.

Upon vote of those present the motion was unanimously carried.

XIII. Adjournment

Motion: Mr. Quintin Kelly motioned, seconded by Dr. Arthur Jarrett, Jr., that the meeting be adjourned.

Upon vote of those present the motion was carried.

The December 10, 2024, Board of Directors meeting of the Industrial Development Authority of Brunswick County was adjourned at 8:40 p.m.