

Secretary's initials of approval QOK

Preparer's initials AAB

BRUNSWICK COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
Board of Directors Meeting
100 Athletic Field Road
Brunswick County Conference Center
February 25, 2025, at 6:00 P.M.

IDA Board Meeting Minutes

The following Board Members were present:

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

Also Present:

Ms. Tessie Bacon, IDA Attorney
Ms. April Beaty, Office Manager
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
Mrs. Dora D. Hardy, Town Council, Town of Lawrenceville
Mrs. Shelby Brown-McDowney, Citizen

The following were absent:

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

Dr. Arthur Jarrett, Jr. gave the Invocation and Pledge of Allegiance

III. Approval of Agenda

Motion: Dr. Arthur Jarrett, Jr., motioned, seconded by Mrs. Jean Moody to move approve the board meeting agenda.

Upon vote of those present motion was unanimously carried.

IV. New Board Member Introduction

Mr. Floyd Moore, Jr. representing the Sturgeon District. He has lived in Brunswick County his entire life. Mr. Moore currently works for the federal government as a Director of Engineering. Prior to that, he worked on acquisition for so many years. He spent some time in pentagon, working for the Secretary of Defense as an Acquisition Professional. He has a lot of experience in finance, and used to negotiate contracts for public revenue. Mr. Moore used to work for Internal Revenue Service. He served on the Brunswick County School Board for 12 years, and he looks forward to the opportunity to serve on the IDA board to help the community grow.

V. Approval of Minutes

Motion: Dr. Ronald Thornhill motioned, seconded by Mrs. Jean Moody, to approve January 14, 2025, Regular Schedule Board Meeting Minutes.

Upon vote of those present motion was unanimously carried.

VI. Consent Agenda

Motion: Mrs. Jean Moody motioned, seconded by Dr. Arthur Jarrett, Jr., to approve the December 2024 Financial Statement and January 2025 Bank Reconciliations, Check List & Deposit List.

Upon vote of those present motion was unanimously carried.

VII. Citizens Comments

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

No Citizens Commented

VIII. Old Business

i. Sale 121 Hicks Street

Mrs. Shelby Brown-McDowney, owner of Story Café, presented a video to the Board, to show the growth and connections with the Brunswick County community since opening one year ago. Mrs. Brown-McDowney presented an offer to purchase the coffee shop for \$35,000 and a request for a rent-to-own agreement. Mrs. Brown-McDowney stated, over the past year, the Story Cafe has evolved into a vital community hub, opening our doors to all and providing essential resources to our neighbors. We have hosted free monthly workshops covering a variety of topics aimed at improving the lives of community members. These workshops include financial education, helping individuals and families understand Personal Financial Management, parent child workshops, credit repair seminars, educating young people on the importance of credit and how to build a positive

credit history. Grief workshops and mental health, facilitated by the healing place, a counseling center in Richmond. These sessions have proven to be very powerful and transformative, helping many attendees move towards healing. She also includes information on the USDA rural home repair grant program. She has successfully informed citizens about the program, enabling some community members to secure funding for crucial home repairs. By connecting aspiring small business owners with resources provided by the Metropolitan Business League, we have helped individuals leverage greater resources to start and scale and grow their businesses. Additionally, as a nearly 30-year veteran reporter of WTVR, CBS 6 news, it has been a joy to highlight and showcase positive stories from this community on our television station. I consider it an honor to help share the good news about the amazing things happening here in Lawrenceville and Brunswick County, both through CBS 6 news and our internal channel at the story cafe, I look forward to producing even more local stories that can be shared with our customers, further enriching our community connections. She believes that owning the building will enable us to enhance these services and continue to play an integral role in the revitalization of Lawrenceville and Brenton County. Mrs. Brown-McDowney asks that the IDA consider her proposal and would ask if a percentage of the total investment be used towards the purchase price and/or towards the down payment for this new purchase agreement.

ii. BCPP site Lease Agreement

Mrs. April Beaty stated, Per the Chair, the Board members were to review the agreement for this meeting's discussion. Mr. Ervin Moore asked for clarification on what the Latin term *Ad Valorem* Taxes meant as it pertains to real estate. And ask if it could be made simplified for explanation in the document. The attorney Mr. Hugh Brown stated the word is a commonly used and understood term in legal agreements and his recommendation would be to leave as is. Mr. Moore also wanted clarification on the monthly base rent as it pertains to the lessee's payments may exceed the total base rent cap. Mr. Hugh Brown stated there should not be any overage to deal with in the rent provision. The document is designed so that the base rent will be equal to the Debt Service that the IDA will pay in connection with a loan up to \$2 Million.

iii. Executive Director position

The Personnel Committee interviewed 9 candidates but decided on 3 qualified candidates for the Final Interview with the Board of Directors.

IX. IDA Board Comments

Dr. Ronald Thornhill commented on how great Mrs. Brown-Downey presentation was for the Board. He has had the privilege of visiting the coffee shop daily and sometimes on a weekly basis and not just for coffee but mentioned how great the environment is at the Story Café.

Dr. Arthur Jarrett, Jr. stated the atmosphere is great, had an opportunity to sit and have a conversation with Mrs. Brown-McDowney. He also mentioned she is doing great things in helping the county and bringing in fresh faces into the county.

Mr. Quintin Kelly mentioned there are a few projects to be under construction soon as April at the I-85 Industrial Business Park. We have received correspondence about approval of funding to get this project back on track.

X. Closed Session

MOTION TO CONVENE CLOSED MEETING

February 25, 2025

Mr. Quintin Kelly motioned, seconded by Mrs. Jean Moody, 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.
- ii. As permitted by Virginia Code Section 2.2-3711 (a) (3), a matter involving the disposition of publicly held real property, 139 Hicks Street, 121 Hicks Street and Sledge & Barkley Building.
- iii. As permitted by Virginia Code Section 2.2-3711(a) (8), a matter involving the provision of advice by legal counsel regarding the Moseley Country Store and Hotel Elle.

CERTIFICATION AFTER CLOSED SESSION

Motion by Mr. Quintin Kelly that the Board certifies 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 sessions 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 | Mr. Floyd Moore Jr. Sturgeon 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 | Mr. Floyd Moore Jr. Sturgeon District

Voting Nay:

Absent During Vote:

Absent During Meeting:

Motion: Mr. Quintin Kelly motioned, seconded by Dr. Ronald Thornhill to sale 121 Hicks Street with the option to rent-to-own to Mrs. Shelby Brown McDowney.

Motion: Mr. Quintin Kelly motioned, seconded by Dr. Arthur Jarrett Jr. to ratify the IDA take back 139 Hicks Street at the bided price 45K.

XI. 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 February 25, 2025, Board of Directors meeting of the Industrial Development Authority of Brunswick County was adjourned at 7:20 p.m.