

Secretary's initials of approval QK

Preparer's initials QB

BRUNSWICK COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

Board of Directors Meeting

100 Athletic Field Road

Brunswick County Conference Center

January 14, 2025, at 6:00 P.M.

IDA Board Meeting Minutes

The following Board Members were present:

Dr. Morris Taylor, Chairman, Red Oak 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

Ms. April Beaty, Office Manager

Dr. Barbara Jarrett-Harris, Board Liaison, Brunswick County Board of Supervisors

Dr. Alfonso Seward, 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

Mr. Ray Ferguson, Citizen

Mrs. Cherie Nielsen, Citizen

The following were absent:

Mrs. Jean Moody, Vice-Chair, Meherrin District

Vacant 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 Chair gave the Invocation and Pledge of Allegiance

III. Approval of Agenda

Motion: Dr. Ronald Thornhill motioned, seconded by Dr. Arthur Jarrett, Jr., to move Closed Session back to item X (ten).

Upon vote of those present motion was unanimously carried.

IV. Approval Of Minutes

Motion: Dr. Ronald Thornhill motioned, seconded by Dr. Arthur Jarrett, Jr., to approve December 10, 2024, Regular Schedule Board Meeting Minutes.

Upon vote of those present motion was unanimously carried.

V. Consent Agenda

Motion: Dr. Arthur Jarrett, Jr., motioned, seconded by Dr. Ronald Thornhill to approve the November 2024 Financial Statement and December 2024 Bank Reconciliations, Check List & Deposit List.

Upon vote of those present motion was unanimously carried.

VI. Citizens Comments

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

No Citizens Commented

VII. New Business

i. Sale IDA Carport

The Office Manager presented the Board with three (3) potential bids for the IDIA Carport. The carport has sustained minor damage and currently is not in use by the IDA. The IDA is willing to sale the carport to the highest bidder "as is."

Motion: Mr. Ervin Moore, Jr., motioned, seconded by Dr. Arthur Jarrett, Jr., to approve the sale of the carport to Mr. James Maclin for \$300.

Upon vote of these present motion was unanimously carried.

ii. Sale 127 & 129 Hicks Street

The Office Manager presented the Board with Shawn Denson & Magnolia Cole, owners of the Sweet Treats Boutique in Lawrenceville, offer letter in the amount of \$26,800 for the purchase of 127 & 129 Hicks Street property. As of January 2024, the buildings were assessed at \$24,800 & 31,500. The IDA purchased the buildings for \$73,620 in 2019.

Motion: Dr. Arthur Jarrett, Jr. motioned, seconded by Mr. Quintin Kelly to counter offer the sale of 127 & 129 Hicks Street for \$60,000.

Upon vote of these present motion was unanimously carried.

iii. **Sale 121 Hicks Street**

The Office Manager presented to the Board with Shelby Brown, owner of Story Café, offer letter in the amount of \$35,000, with the option to rent-to-own. In September 2017, the building was assessed at \$14,300 and in January 2024 it was assessed at \$46,900. The IDA purchased the building in 2019 for \$46,269. The current lessor stated she invested at least \$15,000 in improvements as the IDA has invested \$40,052.55 in improvements as well. The Board asked that Mrs. Brown provide the board members with documentation supporting \$15,000 in improvements. Mr. Ervin Moore asked if she was asking to continue paying the same amount as her monthly lease? The Board has agreed to table the decision until the next board meeting.

iv. **Support Letter for Jordan Brandon – Outdoor Public Access**

The Office Manager presented a drafted letter of support from the Board for Mr. Jordan Brandon’s Outdoor Public Access in which he presented his proposal before the board on December 10, 2024. Dr. Arthur Jarrett stated that Mr. Brandon was to go before the Board of Supervisors to get their support and then come back to the Brunswick County IDA Board. Mr. Quintin Kelly stated that it is just a letter of support, Mr. Brandon is not asking for funding, and is asking for support from different organizations, stating that this recreational site would be good for the County. Mr. Ervin Moore, Jr. asked the Board what’s the harm in sending a letter of recommendation if you think it may be a good thing, when neither the County nor the IDA is going to put any money towards development and maintenance. Dr. Arthur Jarrett, Jr. stated It may be a great project but there needs to be more clarity, and Mr. Brandon could not give the Board the clarity that is needed. Mr. Quintin Kelly stated that Mr. Brandon explained the project in its entirety when he came before the Board. The Chair asked for a vote.

Roll Call Vote: Mr. Morris Taylor, No | Mr. Quintin Kelly, Yes | Dr. Arthur Jarrett Jr., No | Mr. Ervin Moore, Jr., Yes | Dr. Ronald Thornhill, No | The Chair broke the tie vote.

v. **2025 COIA Statement of Economic Interests**

The Office Manager reminded the Board Members that the Statement of Economic Interests (SOEI) forms are due no later than February 3, 2025. If the forms are not completed and turned into Kim Hite at the County Office by the due date, there will be a \$250 fine.

VIII. Old Business

i. **Sale 304 New Hicks Street**

The Office Manager presented to the Board Lawrenceville Properties; LLC offer letter to purchase the building. Mr. Ray Ferguson and Mr. Michael Vanwyck of Lawrenceville Properties came before the Board and stated their desire to buy the building and start a business. The company has many different trades of work. They are contractors that do

roofing, HVAC, cleaning business and are getting into refurbishing homes. The goal for the building is to have a satellite office for contractors.

Motion: Mr. Quintin Kelly motioned, seconded by Dr. Ronald Thornhill, to approve the sale to Lawrenceville Properties LLC for \$135,000.

Upon vote of those present the motion was unanimously carried.

ii. BCPP Site Lease Agreement

Per the Chair, the Board members were to review the agreement for this meeting's discussion. Mr. Ervin Moore wanted 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. 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. The Chair advised the Board Members the approval of the contract will be put on hold until the questions and concerns are answered by the attorneys that drafted the agreement.

IX. IDA Board Comments

Dr. Morris Taylor, Chairman, announced to the Board Ms. Gloria Menyweather-Woods is no longer on the IDA Board of Directors. The dinner for tonight was provided by Simona's Italian Restaurant in Dundas, Virginia.

X. Closed Session

MOTION TO CONVENE CLOSED MEETING

January 14, 2025

Mr. Quintin Kelly motioned, seconded by Dr. Ronald Thornhill, 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, appointment or promotion of particular officer or employee, Office Manager and performance evaluation or job assignments of specific employees for the Office Manager.
- ii. As permitted by Virginia Code Section 2.2-3711(a) (7), consultation with legal counsel. Probable litigation regarding JED Equity and 804 Builders.
- iii. As permitted by Virginia Code Section 2.2-3711(a) (8), a matter involving consultation with legal counsel regarding the sale of the Sledge & Barkley building and payment of unemployment benefits to former personnel.

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 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 | | 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 | | 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: Mrs. Jean Moody, Vice-Chair, Meherrin District | Vacant Sturgeon District

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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 January 14, 2025, the Board of Directors meeting of the Industrial Development Authority of Brunswick County was adjourned at 7:18 p.m.