

Secretary's initials of approval Y

Preparer's initials OB

BRUNSWICK COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

Board of Directors Meeting

100 Athletic Field Road

Brunswick County Conference Center

July 11, 2023 at 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. Quintin Kelly, Powellton District
Dr. Ronald Thornhill, Totaro District
Mrs. Jean Moody, Meherrin District

Also Present:

Mr. Michael Dotti, Executive Director
Ms. Anne Williams, Town Council, Town of Lawrenceville
Ms. Sylvia Allen, Brunswick Gazette, Reporter
Ms. Beverly Ambs, Executive Director, Chamber of Commerce
Mr. Eric Brazeal, Citizen
Ms. Monica McMillan, Citizen
Ms. Timothy Puryear, Brunswick County School Board, Totaro District

The following were absent:

Dr. Arthur Jarrett Jr., At-Large
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. Lawanda Tatum, Mayor of Lawrenceville
Mayor Don Dugger, Town of Brodnax Mayor
Mr. 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. Ronald Thornhill gave the Invocation and Pledge of Allegiance

III. Election of Officers

Motion: Mr. Quintin Kelly motioned, seconded by Dr. Ronald Thornhill to approve the Chair, Vice-Chair and Secretary/Treasurer remain the same.

Upon vote of those present motion was unanimously carried.

IV. Approval of Agenda

Motion: Mr. Ray Thomas motioned, seconded by Mr. Quintin Kelly to remove item ii under New Business and item I under Old Business.

Upon vote of those present motion was unanimously carried.

V. Approval of Minutes

- *Regularly Scheduled Meeting & Motions- June 6, 2023*

Motion: Dr. Ronald Thornhill, seconded by Mr. Quintin Kelly to approve the regularly scheduled meeting & motions for June 6, 2023 Board Meeting.

Upon vote of those present motion was unanimously carried.

VI. Consent Agenda

- *June 2023 Bank Reconciliation*
- *June 2023 Check Register*
- *June 2023 Deposits*

Motion: Mr. Ray Thomas motioned, seconded by Mr. Quintin Kelly to approve the Consent Agenda for June 2023 Bank Reconciliation, Check Register and Deposits.

Upon vote of those present motion was unanimously carried.

VII. Directors Report

The Executive Director explained to the Board about site readiness and Environmental, Social and Governance (ESG). An ESG score is a way to assign a quantitative metric, such as a numerical score or letter rating to the ESG efforts undertaken by a specific organization. ESG efforts have become increasingly important in recent years as awareness around the topic has grown.

Why an ESG score is important to companies looking for land? ESG scores can aid with overall corporate governance and company management and are important to companies for the following reasons: Validation, Peer Comparison, Benchmarking, Managing Progress, Investor Attraction and Risk Management.

The IDA is currently advertising 5 separate Request for Bids and Request for Proposals for our projects and studies.

1) RFB for Sledge & Barkley Masonry and Roof bids are due in on July 14, 2023. 2) RFB for Brunswick County Produce packing bids are due in on July 20, 2023. 3) RFP for Sledge AE Design proposals are due in on July 20, 2023. 4) RFP for Sledge Marketing Study bids are due in on July 21, 2023. 5) RFP for In-house Contractor are due Aug 15, 2023. Addition information is available on www.bcida.org website.

The Executive Director attended the Virginia Brownfields Conference June 13-15 2023. Anytime there is an opportunity to network and learn with this group of professionals he will. DEQ and Brownfields are familiar with Brunswick County. During the event there was a clean vehicle expo focusing on opportunities in EV charging stations. He was able to make a connection with the Deputy Director of Virginia Clean Cities to begin the process

of partnering with them. Mr. Dotti met with Dr. Julie Brown, Interim Project Director, Director of Advanced Learning, Institute for Advanced Learning and Research and Jacob Taylor, Technical and Training Manager to tour the GO TEC Lab which led to the GO TEC Tour Bus visiting Brunswick County.

The Executive Director went on a number of good tours and workshops to see what Danville is doing to be successful in the regrowth of their counties through redevelopment. The two keys were partnerships and that Danville-Pittsylvania County put away their differences and egos and moved forward together. Their progress is undeniable. The Dan River Falls project is a perfect example of what can happen. Just over a year ago you would not go to the site of the Danville Falls river project it was dangerous and terrible. This is the large building on the right that you see when you go past Danville on Hwy 58. This is where the \$85 million Dan River Falls project, the former White Mill will be redeveloped into a multi-use project that will initially feature 147,000 square feet of commercial space and 150 apartments. Another 56 units are planned in a future phase. All of Danville died as a result in the loss of textile jobs. Like here very few people saw a positive future for Danville-Pittsylvania County. It was clearly demonstrated what character and hard work together can build.

There were informative workshops that included insights on grant writing and proper layering of grants. The networking is always important and as usual Mr. Dotti walked away with another funding opportunity and a promise to bring the GO TEC Representatives and Tour Bus to Brunswick County. Mr. Dotti is always mindful that grant dollars are tax dollars paid by our citizens and most of these grants have already been funded and his job is to bring as many of these dollars back to Brunswick County as he can.

The Executive Director met Matthew Wade, Deputy Director of Virginia Clean Cities, to discuss Electric Vehicle Charging Stations, they met at a past Brownfield event at the Institute for Advanced Learning and Research. Brunswick County has many locations available that will help fill the EV charging station gap for travelers. The IDA is considering owning three locations to place the chargers, there will be a presentation at a future Board Meeting.

The Executive Director received the results of total trihalomethane (TTHM) and haloacetic acid (HAA5) analyses that were performed on water samples recently collected on June 13, 2023.

The TTHM maximum contaminant level is 0.080 mg/L and the HAA5 maximum contaminant level is 0.060 mg/L. Compliance with the TTHM and HAA5 maximum contaminant levels is based on the four quarter locational running annual average(s) (LRAA). The operational evaluation level (OEL) is also calculated on a quarterly basis and compared to the maximum contaminant levels as an early warning sign. Based on the results, the waterworks is in compliance with the TTHM and HAAS maxi contaminant levels. In addition, the waterworks has not exceeded a TTHM or HAA5 operational evaluation level.

Samples for ITHM and HAA5 are due for collection in the fourth week of September 2023.

VIII. Presentation – GO TEC Bus Tour -Jacob Taylor, GO TEC Technical and Training Manager & Janelle “Jan” Ball Brooks, GO TEC Program Manager (Great Opportunities in Technology and Engineering Careers (GO TEC))

Jacob and Jan visited Brunswick County to demonstrate the high-tech, hands-on equipment used to inspire middle school students to pursue careers in technology and engineering. The lab is used by Jacob to help teachers master the GO TEC equipment and tools before implementing them in the classroom. The labs have various equipment in them that addresses different career paths in demand identified by Go Virginia Regions. The GO TEC classrooms are setup with; *Robotics and automation resources like Dobot Magician, Conveyor, and Vision.*

IT coding tools like CanaKit Raspberry Pi, Scratch. Precision machining equipment like a Haas CNC Milling Machine. Metrology tools like a steel rule, micrometer, and caliper. Mechanical engineering resources like Fusion 360, a 3D printer, a laser cutter. Electrical engineering tools like a digital multimeter. Manufacturing engineering resources

like a lean simulation kit. Virtual welding tools like the Lincoln VRTEX Welding Simulator. Precision Agriculture, indoor Ag farming and vertical hydroponics unit. GO TEC gives hands on experience with the equipment that is very relevant and translates into what the students in high school CTE classes and community college classes would be doing. GO TEC is funded through Go Virginia Grants and other various government affiliated agencies. There is a \$1.4 million grant in place that will go before the State Board September on 13th, for Region Three that currently do not implement GO TEC in the following counties Amelia County, Buckingham County and Brunswick County. Dr. Julie Brown, VP of Engineering at the Institute, is scheduled to speak at the next school board meeting on August 16th, and some of the GO TEC staff maybe there for support.

IX. Citizens Comments

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

Ms. Anne Williams, stated Lawrenceville is the “Brunswick County Seat” and while a separate jurisdiction it gives visitors a cursory idea of our county.

Over the years the County has taken pride in maintaining the frequently visited buildings in town property, such as the Court House, Administrative buildings, Sheriff's Office Etc. These buildings are located in the town and as such are located in amongst a somewhat decaying town.

We have an IDA (Industrial Development Authority) that has a location within the town and in itself owns several buildings that it has or is in the process of reclaiming for further business viability. Her concern is that we are missing many opportunities to engage our citizens in partnering with government to ensure the county and town become an economic force that moves all of us forward.

Ms. Williams applaud the energy of the Future Business Leaders of America (FBLA) and all the energies of people who have vision for the future. Her biggest concern is how we disrupt the apathy of near sixteen thousand people. Are we doing enough to remind the citizens that they must engage and participate in the vision of our community?

In closing Ms. Williams stated, Brunswick County has a Caboose that has sat for nearly three years in a decaying state. There are businesses that come and go and we seemingly have no strategic and cohesive plan for socio-economic development that taps the surrounding area development! I point to a simple less than half acre plot in the town. In a year and a half, High Street garden has received over three thousand dollars, in value that moves that location forward. This garden should tell you that with vision and work things can change quickly!

We are not the only poor county in the country! Can we stop being a victim and roll up our sleeves and move this county forward!

X. New Business

i. RFP for in-house Contractor

The Executive Director mentioned to the Board that he was going to do an RFP for the in-house contractor position. The final contract once the bids are received is subject to IDA approval. The position mainly does maintenance and emergency repairs on IDA owned property.

ii. Committee/ Workgroups

The Brunswick County IDA and Brunswick County Board of Supervisors met a month ago and decided to form committee's where they can both work together in groups. Water Sewer/Waste Water, I-85 Projects, Revitalization, 58 Industrial Park, IDA property not in town limits and County Liaison, Personnel, and Executive/Finance Committee.

iii. **IDA Funding**

The Brunswick County Board of Supervisor decided not to fund the IDA after the approval of the county budget.

iv. **Chamber of Commerce Support**

The Executive Director expressed to the Board, the IDA made a decision to support the Chamber of Commerce in the 2022-23 fiscal year's budget. The IDA has provided a workspace and emergency funds. Due to the IDA not receiving funds from the County, which resulted in removing items from our FY 23-24 budget which unfortunately includes many small business and student program funds. As part of the new budget and the IDA will address any issues one by one. The Chamber of Commerce is now headed in the right direction, making changes, fully incorporated and has increased membership with a steadily growing payroll. The Executive Director informed the Board of Director's that the Executive Director of the Chamber of Commerce is requesting \$5,000 for immediate support and the IDA will continue to support the Chamber but not at the proposed amount summited in FY 22-23 budget level we had hoped.

The Executive Director asked the Board for a motion to approve the Chamber of Commerce request. Mr. Ray Thomas recused himself from the motion.

Motion: Mr. Quintin Kelly motioned, Dr. Ronald Thornhill seconded, for the IDA to support the Chamber of Commerce with a 5k donation.

Upon vote of those present motion was unanimously carried.

v. **Extra Signer for checks**

The Executive Director asked for an additional signer that is local in case the current signers are not available. The current signers are the Chair, the Secretary/Treasurer and the Vice-Chair is a backup. The Executive Director ask that The Chair designate a local board member as a fourth signer for backup.

Motion: Mr. Ray Thomas moved, Mr. Quintin Kelly seconded, for Dr. Ronald Thornhill to be the fourth signer for checks.

Upon vote of those present motion was unanimously carried.

XI. **Old Business**

i. **Commonwealth Preservation Group Contract**

The Executive Director mentioned to the Board that Commonwealth Preservation Group's contract has expired and is in need of a renewal. He received the bid and the IDA's Attorney is reviewing the contract and has asked the Board for approval contingent upon the attorney approval.

Motion: Mr. Ray Thomas moved, Dr. Ronald Thornhill seconded, that IDA will be renegotiating a contract with CPG once approved by the IDA Attorney the Chair will sign the contract.

Upon vote of those present motion was unanimously carried.

XII. IDA Board of Directors Comments

New Board of Directors Member Mrs. Jean Moody, Meherrin District introduced herself to the Board and Citizen. She is married to Tracy Moody for 19 years, a third generation dairy farmer. The Dairy farm has been in operation for 97 years, one of Virginia's finest in quality milk. She stated they are now an Organic Farm. She is originally from Texas, and graduated from Texas A&M with a Bachelor's degree in Animal Science and a degree in Agriculture and Nursing. She resides in South Brunswick, Meherrin District. Between her knowledge in agriculture, being raised on a Ranch in Texas and plus being married to a farmer, she is hoping to bring her experience in agriculture as well as knowledge in animal science to help the IDA boost agriculture programs in Brunswick County. She has been a nurse for 30 years, currently working at the hospital. Mr. & Mrs. Moody have a 31 year old son.

The Chair mentioned the meals for tonight's meeting are from Dot's County Store.

XIII. Closed Session

MOTION TO CONVENE CLOSED MEETING

July 11, 2023

Mr. Ray Thomas motioned, seconded by Dr. 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 creation of a New Position.
- ii. As permitted by Virginia Code Section 2.2-3711 (a) (3), a matter involving the acquisition of real property for a public purpose and disposition of publicly held real property.
- iii. As permitted by Virginia Code Section 2.2-3711(a) (5), discussion concerning a prospective 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.

Roll Call Vote: Ms. Gloria Menyweather-Woods, Chair, Sturgeon District | Mr. Morris Taylor, Vice-Chair, Red Oak District
Mr. Ray Thomas, Secretary / Treasurer, At-Large | Mr. Quintin Kelly, Powellton District | Dr. Ronald Thornhill, Totaro District
Mrs. Jean Moody, Meherrin District

Voting Aye: Ms. Gloria Menyweather-Woods, Chair, Sturgeon District | Mr. Morris Taylor, Vice-Chair, Red Oak District
Mr. Ray Thomas, Secretary / Treasurer, At-Large | Mr. Quintin Kelly, Powellton District | Dr. Ronald Thornhill, Totaro District
Mrs. Jean Moody, Meherrin District

Voting Nay:

Absent During Vote: Dr. Arthur Jarrett Jr., At-Large

Absent During Meeting: Dr. Arthur Jarrett Jr., At-Large

Motion: Mr. Ray Thomas motioned, seconded by Mr. Quintin Kelly to approve the engineering proposal for Sledge & Barkley and the additional engineering required for joint Ag Project and authorize the chair to sign the contract.
Upon vote of those present the motion was unanimously carried.

Motion: Mr. Ray Thomas motioned, seconded by Mr. Quintin Kelly to approve the SBA 2012 TC Asset LLC, a Delaware limited liability company or affiliate, to be granted the option to enter into an exclusive perpetual communications easement for existing tower located in the I-58 Industrial Park IDA for the agreed upon sum.
Upon vote of those present the motion was unanimously carried.

Motion: Mr. Ray Thomas motioned, seconded by Mr. Quintin Kelly for the Executive Director to advertise and fill a position for a project administrator and file clerk.
Upon vote of those present the motion was unanimously carried.

Motion: Mr. Ray Thomas motioned, seconded by Mr. Quintin Kelly to purchase the 85.9 acre land in I-85 Park for 200K and authorize the chair to sign the contract.
Upon vote of those present the motion was unanimously carried.

XIV. Adjournment

Motion: Mr. Ray Thomas motioned, seconded by Mr. Morris Taylor that the meeting be adjourned.
Upon vote of those present the motion was unanimously carried.

The July 11, 2023, Board of Directors meeting of the Industrial Development Authority of Brunswick County was adjourned at 7:51 p.m.