

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
July 8, 2025, at 6:00 P.M

IDA Board Meeting Minutes

The following Board Members were present:

Mrs. Jean Moody, Vice-Chair, Meherrin District
Mr. Quintin Kelly, Secretary / Treasurer, Powellton District
Mr. Ervin Moore, At-Large
Mr. Floyd Moore, Sturgeon District

Also Present:

Mr. Jeffery Reed, IDA Executive Director
Ms. Tessie Bacon, IDA Attorney
Ms. April Beaty, IDA Office Manager
Mrs. Dixie Daniels, Tourism, Marketing, and Social Media Manager
Ms. Ann Williams, Town Council, Town of Lawrenceville
Ms. Sylvia Allen, Brunswick Gazette, Reporter

The following were absent:

Dr. Morris Taylor, Chairman, Red Oak District
Dr. Arthur Jarrett Jr., At-Large
Dr. Ronald Thornhill, Totaro District
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
Ms. Robert Hayes, Mayor of Alberta

I. Call to Order

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

II. Invocation and Pledge of Allegiance

The Vice-Chair gave the Invocation and Pledge of Allegiance

III. Election of Officers

The current vice-chair asked the Board how they desire to vote for officers:

i. Chairman

Mr. Ervin Moore nominated Mr. Quintin Kelly and Mr. Floyd Moore nominated Dr. Morris Taylor

Voting for Mr. Quintin Kelly: Mr. Quintin Kelly, Powellton District | Mr. Ervin Moore, Jr., At-Large

Voting for Dr. Morris Taylor: Mrs. Jean Moody, Meherrin District | Mr. Floyd Moore, Sturgeon District

Tie Vote

ii. Vice-Chairperson

Mr. Floyd Moore nominated Mrs. Jean Moody.

Voice Roll Call Voting Aye: Mr. Quintin Kelly, Powellton District | Mr. Ervin Moore, Jr., At-Large | Mr. Floyd Moore, Sturgeon District

Voting Nay: (None)

Majority voted for Mrs. Jean Moody as Vice –Chair.

iii. Secretary / Treasurer

Mrs. Jean Moody nominated Mr. Quintin Kelly

Voice Roll Call Voting Aye: Mr. Quintin Kelly, Powellton District | Mr. Ervin Moore, Jr., At-Large | Mr. Floyd Moore, Sturgeon District

Voting Nay: (None)

Majority voted for Mr. Quintin Kelly as Secretary / Treasurer.

IV. Approval of Agenda

Motion: Mr. Quintin Kelly motioned, seconded by Mr. Floyd Moore, to approve the board meeting agenda.

Upon vote of those present motion was unanimously carried.

V. Approval Of Minutes

Motion: Mr. Quintin Kelly motioned, seconded by Mr. Floyd Moore, to approve June 12, 2025, Regular Schedule Board Meeting Minutes.

Upon vote of those present motion was unanimously carried.

VI. Consent Agenda

Motion: Mr. Floyd Moore, motioned, seconded by Mr. Quintin Kelly to approve the June 2025 Financial Statement.

Upon vote of those present motion was unanimously carried.

VII. Executive Director's Report

Mr. Jeff Reed, Executive Director, mentions to the board that there was a small increase in showings for the buildings and in order to list them they need to be cleaned up. An RFP has not generated any responses. He introduces the Commercial Property Assess Clean Energy Act as a potential financing mechanism for economic development projects and mentions the need for a workshop on industrial revenue bonds.

VIII. Citizens Comments

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

Ms. Anne Williams, a Town of Lawrenceville citizen read a letter that states,

All of us are concerned about ensuring economic growth throughout our county. As Business Development occurs in neighboring counties our goal is not to compete with those counties but to ensure that we are creating an environment that takes advantage of area growth while maintaining a healthy and friendly environment in our community.

In light of the recent events in Texas I think we do need to ensure that we are not contributing to flood plains but foster programs of efficient and wise water use. There is a greater water availability in the county that we don't always consider.

The Army Corps of Engineering built the reservoir at the Northern end but gave water rights to Blackstone but never negotiated meaningful rights with Brunswick County! We know that

water capacity is not always computed on availability but look at more of the potability issues.

Another factor we are able to forget in economic development is Railroads. At some point this was a major contributing factor to growth in the area. Last year the Biden Administration voted the funds for the commuter rail project from Richmond to Raleigh. Establishing this rail has been a fight for over 50 years! I remind you of the economic boom that the VRE and Dulles Airport commuter rail project did to enhance the economic growth in that region.

We are a rural community, but we are also a part of the Great State of Virginia. We lag in Educational Stability and in Economic Growth. As a private citizen my concern is that we do our share to be not only an economic powerhouse for the Southern Region, but we contribute our fair share to the STATE! We must use our BRAINS! Failure is not an option!

IX Old Business

i. Budget Approval

Motion: Mrs. Jean Moody motioned, seconded by Mr. Quintin Kelly, to approve the IDA's 2025-2026 Fiscal Year Budget.

Upon vote of those present the motion was unanimously carried.

ii. Committee Assignment

Per the Vice-Chair, we will revisit this item when board officers are elected and approved.

X IDA Board Comments

Mr. Ervin Moore thanked the Executive Director and April Beaty for working on the Budget diligently. Mr. Floyd Moore stated that physical stewardship is a major part of success in any organization. Great job reducing the amount in the budget. Mr. Floyd also thanked Mr. Reed for the efforts in proposing a workshop for Bonds.

XI. Closed Session

MOTION TO CONVENE CLOSED MEETING

July 8, 2025

Mr. Quintin Kelly motioned, seconded by Mr. Floyd Moore, 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) (3), a matter involving the disposition of publicly held real property, sale to Lawrenceville Properties.
- ii. As permitted by Virginia Code Section 2.2-3711(a) (7), consultation with legal counsel, regarding JED Equity and 804 Builders.

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: Mrs. Jean Moody, Vice-Chair, Meherrin District | Mr. Quintin Kelly, Powellton, District Secretary/ Treasurer | Mr. Ervin Moore, Jr., At-Large | Mr. Floyd Moore, Sturgeon District

Voting Aye: Mrs. Jean Moody, Vice-Chair, Meherrin District | Mr. Quintin Kelly, Powellton, District Secretary/ Treasurer | Mr. Ervin Moore, Jr., At-Large | Mr. Floyd Moore, Sturgeon District

Voting Nay:

Absent During Vote: Mr. Morris Taylor, Chair, Red Oak District | Dr. Arthur Jarrett Jr., At-Large | Dr. Ronald Thornhill, Totaro District

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Motion: Mr. Quintin Kelly motioned, seconded by, Mr. Floyd Moore, to approve the Executive Director to hire a surveyor to survey 304 New Hicks Street.

Motion: Mr. Ervin Moore motioned, seconded by Floyd Moore, that the meeting be continued August 12, 2025

Upon vote of those present the motion was carried.

The July 8, 2025, the Board of Directors meeting of the Industrial Development Authority of Brunswick County ended at 6:52 p.m.