

Secretary's initials of approval 

Preparer's initials 

**BRUNSWICK COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY**

**Board of Directors Meeting**

100 Athletic Field Road  
Brunswick County Conference Center  
June 6, 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  
Dr. Arthur Jarrett Jr., At-Large  
Mr. Quintin Kelly, Powellton District  
Mr. Will Ford, Meherrin District

**Also Present:**

Mr. Michael Dotti, Executive Director  
Ms. Tessie Bacon, IDA Attorney  
Ms. Alfreda Jarrett-Reynolds, Economic Director, Brunswick County  
Ms. Anne Williams, Town Council, Town of Lawrenceville  
Ms. Sylvia Allen, Brunswick Gazette, Reporter  
Ms. Beverly Ambs, Executive Director, Chamber of Commerce

**The following were absent:**

Dr. Ronald Thornhill, Totaro District  
Dr. Barbara Jarrett-Harris, Board Liaison, Brunswick County Board of Supervisors  
Ms. Leslie Weddington, County Administrator, 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 Chair called the meeting to order at 6:00 p.m.

**II. Invocation and Pledge of Allegiance**

Ms. Gloria Menyweather-Woods gave the Invocation and Pledge of Allegiance

**III. Approval of Agenda**

**Motion:** Mr. Quintin Kelly motioned, seconded by Mr. Ray Thomas to add May 24, Joint Board Meeting minutes to Approval of Minutes and remove item ii. Under New Business from the Agenda.  
**Upon vote of those present motion was unanimously carried.**

#### IV. Approval of Minutes

- *Regularly Scheduled Meeting & Motions- May 9, 2023*
- *Joint BOS & IDA Board of Directors Meeting Minutes- May 24,2023*

**Motion:** Mr. Ray Thomas, seconded by Mr. Quintin Kelly to approve the regularly scheduled meeting & motions May 9, 2023 & May 24, 2023 Joint BOS & IDA Board of Directors Meeting Minutes.

**Upon vote of those present motion was unanimously carried.**

#### V. Consent Agenda

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

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

**Upon vote of those present motion was unanimously carried.**

#### VI. Directors Report

The Executive Director mentioned to the Board, in regards to the Roanoke River Regional Business Park (RRRBP) work continues on the Microsoft project. The timeline for opening has not been announced.

At the 85 Business Park in Alberta, work continues on selecting a contractor for the project.

The Executive Director along with the engineers are reviewing the final stages of the engineering at Sledge & Barkley. The IDA has been awarded a \$150,000 grant from the Virginia Housing Authority to be utilized for construction. Tessie Bacon, IDA Attorney and the Executive Director are working on the steps needed for the management of the property. Upon completion of the ongoing feasibility study the IDA will be in much better position to reapply for the IRF Grant through DHCD. The Executive Director met with members of the Lawrenceville Town Council to discuss logistics for the Sledge Project and to update them on a time line. It was a very collaborative conversation. Ann Williams asked about parking and he assured her that we have taken that into consideration and that he will provide Lawrenceville with a detailed response. Buck Brockwell provided LaVern with excellent ideas on a project she is working on.

On Wednesday May 24 The Board of Supervisors and the IDA Board of Directors met in a joint meeting for our Strategic Plan Workshop. During this meeting Paige Pollard with Commonwealth Preservation Group facilitated the discussion on best practices to collectively and effectively accomplish economic development. She spoke of the stakeholder survey and to the fact that there was confusion as to the roles of the IDA and Economic Development. She explained the state statutes and that there were differences in the roles and that there were a majority of areas where the roles were the same. It was a very good meeting which included an honest and open conversation. Everyone agreed that communication was key. It was agreed that Executive Director Michael Dotti will provide quarterly reports to the Board of Supervisors. Working groups will be developed for both Boards to share experiences and information on projects. The IDA Chairperson Gloria Menyweather-Woods made it very clear that Vision 2035 is our guiding document. BOS Chair Dr. Seward and County Administrator Leslie Weddington showed great leadership by making sure that this meeting happened. Dr. Seward allowed Alberta Mayor Robert Hayes, a citizen in attendance to speak. Mayor Hayes along with the Town Council and Town Manager were in attendance. Mayor Hayes provided input and expressed appreciation for the updates and opportunities to interaction with County Officials. Supervisor Welton Tyler summed up the purpose of the meeting by saying in regards to improving Brunswick County "the more people involved the better" It was agreed by everyone in attendance that

communication was the issue. The Board of Supervisors and the Industrial Development Authority Board are working towards making the County better. This is a big task and we can accomplish a lot by working together.

On May 16 & 17 the Executive Director attended the Virginia Consultants Forum in Virginia Beach. The primary focus of the event is how to make your location attractive to site selectors and to businesses. The key to this project is making your sites ready to go in the business environment. Quick moving businesses reacting to an ever changing market place do not have the time to wait for utility upgrades, zoning changes, tax incentive discussion all on top of permitting and construction. The fundamentals of what attracts site developers? Utilities and Accuracy, Site Readiness, Labor base. Dominion Energy will be undertaking site cleanup at the Western Mill Pump Station this upcoming month. This will include EPA approved herbicides, woody plant trimming. This work is generally limited to Dominions right of way.

**VII. Presentation – Justin Pope, Dominion**

Justin Pope presented to the Board a packet that contained the highlighted areas of I-85 Park in Alberta and 58 Industrial Park that shows the amount of electricity available and the different phases for upgrades. Justin also talked about the purpose of the Liquefied Natural Gas (LNG) storage facilities coming to the Brunswick-Greenville area. The storage will provide backup fuel supply to Greenville County Power Station. The reason for having this facility is to maintain a readily available, reliable fuel source for Greenville County Power Station and potentially others, in the event of a natural disaster, extreme weather, or other fuel supply disruptions or constraints.

**VIII. Citizens Comments**

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

No citizens commented.

**IX. New Business**

**i. Virginia Housing Grant / Loan**

The Executive Director mentioned to the Board, the IDA has been awarded a \$150,000 grant from the Virginia Housing Authority to be utilized for construction.

**X. Old Business**

**i. Strategic Plan Update**

Mr. Erik Pages, President of EntreWorks Consulting and Mr. Gary Evans, Xcel Innovation, spoke to the Board about the feasibility analysis on the Sledge and Barkley building in hopes of turning it into an innovation hub. Mr. Pages and Mr. Evans visited Brunswick County today to speak with some of the elected officials to gain input on the Sledge and Barkley project. They were able take a tour inside the building, he stated the feasibility analysis process should take about 6-8 weeks. Once complete Mr. Pages will share the Economic Analysis with everyone. The next phase would be to continue the interview process and get input from the community. Everyone input is very valuable.

**ii. Small Purchase Policy**

The Executive Director mentioned we are currently reviewing and updating.

**iii. Budget Approval**

The Executive Director presented the 2023-24 FY Budget to the Board and asked for an approval.

**Motion:** Mr. Ray Thomas motioned, seconded by Quintin Kelly to approve the 2023-24 FY Budget.

**Upon vote of those present motion was unanimously carried.**

**iv. By-Laws**

The Executive Director mentioned the documents are being reviewed, before approval.

**XI. IDA Board of Directors Comments**

Ms. Gloria Menyweather-Woods, Chair, stated the meals for tonight were done by Dot's Country Store located in Alberta, Virginia. She also read a letter from the owner.

May 18, 20223

Dear Ms. Menyweather- Woods

*We want to Thank You guys for getting us a freezer so quickly when ours went down. Mike Dotti and everybody worked hard to get it to us when we were in dire need. Thank you so much. It's good to have people who will take care of the small business owners in the county.*

Sincerely Yours,

Chris and Bobbie Lugo

**XII. Closed Session**

**MOTION TO CONVENE CLOSED MEETING**

June 6, 2023

Mr. Ray Thomas motioned, seconded by Mr. Quintin Kelly 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, other specific personnel matter in renewal of Executive Director Contract.
- 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.
- iv. As permitted by Virginia Code Section 2.2-3711 (a) (7), Consultation with legal counsel, probable litigation.

**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 | Dr. Arthur Jarrett Jr., At-Large | Mr. Quintin Kelly, Powellton District | Mr. Will Ford, 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 | Dr. Arthur Jarrett Jr., At-Large | Mr. Quintin Kelly, Powellton District | Mr. Will Ford, Meherrin District

**Voting Nay:**

**Absent During Vote:** Dr. Ronald Thornhill, Totaro District

**Absent During Meeting:**

**Motion:** Mr. Ray Thomas motioned, seconded by Mr. Quintin Kelly to allow the Executive Director to move forward with site preparation prep work planning for Project Green in the amount of \$25,000.

**Upon vote of those present motion was unanimously carried.**

**Motion:** Mr. Ray Thomas motioned, seconded by Mr. Quintin Kelly to go forward with the Executive Director to purchase the park property with council approval of contract and give the Chair authority to sign the contract.

**Upon vote of those present motion was unanimously carried.**

**Motion:** Mr. Ray Thomas motioned, seconded by Mr. Quintin Kelly to extend the Executive Director's contract for another year.

**Upon vote of those present motion was unanimously carried.**

### **XIII. 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 June 6, 2023, Board of Directors meeting of the Industrial Development Authority of Brunswick County was adjourned at 7:13 p.m.