

*Secretary's initials of approval* QOK

*Preparer's initials* CCB

## BRUNSWICK COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

### Board of Directors Meeting

100 Athletic Field Road  
Brunswick County Conference Center  
June 10, 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. Arthur Jarrett Jr., At-Large  
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  
Ms. Leslie Weddington, County Administrator, Brunswick County  
Mrs. Glenda Gilliam, Brunswick County Board of Supervisors, Red Oak District  
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. Ronald Thornhill, Totaro District  
Dr. Barbara Jarrett-Harris, Board Liaison, Brunswick County Board of Supervisors  
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 Chair called the meeting to order at 6:00 p.m.

#### II. Invocation and Pledge of Allegiance

Mr. Floyd Moore gave the Invocation and Pledge of Allegiance

**III. Approval of Agenda**

**Motion:** Mrs. Jean Moody motioned, seconded by Mr. Floyd Moore, to move approve the June 10, 2025, board meeting agenda.

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

**IV. Approval Of Minutes**

**Motion:** Dr. Arthur Jarrett, Jr., motioned, seconded by Jean Moody to approve May 13, 2025, Regular Schedule Board Meeting Minutes with a correction noting Mrs. Jean Moody absence.

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

**V. Consent Agenda**

**Motion:** Mrs. Jean Moody, motioned, seconded by Mr. Floyd Moore to approve the May 2025 Financial Statement.

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

**VI. Executive Director’s Report**

Mr. Jeff Reed, IDA Executive Director

**Greenhouse Project**

- The Project has faced delays due to lengthy financing processes.
- Personal guarantees for financing are not feasible for this project.
- The current investment environment for the US agricultural project is challenging.

**Brunswick County Vegetable Packaging Plant Project**

- Spoke with Jordan Brandon on funding and budget constraints.
- Discussed the possibility of cutting costs by reducing the building's size and eliminating unnecessary features. The need for certain features and suggested alternative solutions.

**VII. Citizens Comments**

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

*No Citizens Commented*

**VIII. Old Business**

**i. 2025-2026 Board Meeting Dates**

The Office Manager presented to the Board the upcoming Board meeting dates.

**ii. Pinecrest Presentation**

Mike Graff, the Transcend Group Attorney, and Peter Wallace, a representative of the Transcend Group, discuss the Pinecrest Apartments Projects. Mr. Graff explained the concept of revenue bonds and the role of the IDA as a conduit for tax-exempt revenue

bonds financing. Mr. Wallace provided an overview of the Pinecrest Apartments, including its current state, the need for renovation, and the planned improvements, discussion about the importance of maintaining affordability and the role of HUD subsidies in the project. Mr. Wallace addressed concerns about the potential impact of changes in federal housing policies and the project's stability. Mr. Wallace explained the competitive bidding process for acquiring the property and the advantages of starting construction immediately. He outlined the specific renovation plans, including upgrades to unit interiors, community amenities, and HVAC systems. He also discussed the temporary relocation of residents during renovations and the support provided to them and the long-term viability of the project and the importance of maintaining affordable housing.

**IX. IDA Board of Directors Comments**

There were no Board Directors Comments

**X. Closed Session**

**MOTION TO CONVENE CLOSED MEETING**

**June 10, 2025**

Mr. Quintin Kelly motioned, seconded by Dr. Arthur Jarrett Jr., 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) (8), a matter involving the provision of legal advice, the contract regarding the website and hosting, and the budget of the Brunswick IDA.

**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 | 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 | Mr. Floyd Moore, 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 | Mr. Floyd Moore, Sturgeon District

**Voting Nay:**

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

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

Motion: Mr. Quintin Kelly motioned, seconded by Dr. Arthur Jarrett Jr., to approve the Executive Director to review proposals for redesigning the IDA website, and to approve a vendor and sign any necessary contracts for the website updates not to exceed \$20,000 in making the final decision.

**XI. Adjournment**

**Motion:** Mrs. Jean Moody motioned, seconded by Dr. Arthur Jarrett, Jr., that the meeting be adjourned.

**Upon voting of those present, the motion was carried.**

The June 10, 2025, the Board of Directors meeting of the Industrial Development Authority of Brunswick County was adjourned at 7:20 p.m.