

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

November 12, 2024, at 6:00 P.M.

IDA Board Meeting Minutes

The following Board Members were present:

Mr. 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
Ms. Gloria Menyweather-Woods, Sturgeon District
Dr. Ronald Thornhill, Totaro District

Also Present:

Ms. Tessie Bacon, IDA Attorney
Dr. Barbara Jarrett-Harris, Board Liaison, Brunswick County Board of Supervisors
Ms. Alfreda Jarrett-Reynolds, Economic Director, Brunswick County
Ms. Ann Williams, Town Council, Town of Lawrenceville
Ms. Sylvia Allen, Brunswick Gazette, Reporter

The following were absent:

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

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 remove item two (ii) under New Business and approve the board meeting agenda.

Upon vote of those present motion was unanimously carried.

IV. Approval Of Minutes

Motion: Mrs. Jean Moody motioned, seconded by Dr. Ronald Thornhill to approve October 8, 2024 Regular Schedule Board Meeting Minutes, October 28, 2024, Special Board Meeting Minutes and October Board Meeting Motions.

Upon vote of those present motion was unanimously carried.

V. Consent Agenda

Motion: Mrs. Gloria Menyweather-Woods motioned, seconded by Dr. Arthur Jarrett Jr to approve the September 2024 Financial Statement and October 2024 Bank Reconciliations, Check List & Deposit List.

Upon vote of those present motion was unanimously carried.

VI. Project Associate Director Report

Greenhouse Project: The addendum to the property purchase agreement, which included additional fees for purchasing environmental credits, was fully executed on October 31, 2024.

DEQ will be notified this week to update their records and complete the Storm Water Management and Joint Permit Application, finalizing all permitting requirements now that payments for mitigation credits have been received. The anticipated beginning of construction is still slated for March 2025.

Brunswick County Packing Project: Bidding was opened November 7, 2024. There were 2 bids received. Lowest bid: \$7,670,500 and highest: \$9,486,329. Current EDA grant award: \$2,184,000, an addendum is being submitted to the EDA grant for an additional \$2,155,675. The new total project budget is \$8,564,675. Pending additional funding for the project from EDA, construction will begin in early January 2025. Project site lease is in your packet for review. It will be added to the agenda for the December Board meeting for discussion.

Turntable Park: On October 24th, the Project Committee met with a representative from a prominent company in Southern Virginia to discuss potential funding for the Turntable Park project. We toured the proposed park location, allowing for a hands-on view of the project's planned features. The concept and goals of the park were very well received. The representative expressed enthusiasm about the project's potential to benefit the community and highlighted its alignment with the company's vision for empowering sustainable communities. The representative indicated he would share our project concepts with his department head to evaluate how this initiative aligns with their community development goals. This marks a promising step toward potential funding support or other resources for the park. We discussed specific funding needs for the park's development. Should this company choose to support the project, their involvement could greatly enhance our efforts to make the park a central community asset. A meeting is scheduled this month with a local health care provider in the region for assistance in funding the project. The IDA's goal is to ensure the citizens of Brunswick County have access to healthy foods and recreational activities to improve their quality of life.

Community Engagement: Ms. April Beaty and Mrs. Cherie Nielsen participated in the Lawrenceville's Trunk or Treat event where so many little ones enjoyed a special night to get their sugar fixes. The children were well-mannered, and the IDA staff thoroughly enjoyed being out in the community. Mrs. Cherie Nielsen participated in the community viewing of the "Forest Industry"

filmed by VPM's life in the Heartland presented by the Brunswick County Economic Director. It was wonderful to see the County's hardworking logging industry showcased.

VII. Citizens Comments
(Citizens are allotted three (3) minutes to speak)

Ms. Ann Williams, of Lawrenceville, Virginia, addressed the Board of Directors and IDA staff, she stated the County and IDA are responsible for Economic and Industrial Development for our locality. She asked if we are aware of the number of citizens concerned about the seemingly lack meaningful development or lack of attention to environmental protections. Many citizens feel left out or concerned about transparency and the future impacts on the next generation. Ms. Williams mentioned, a petition is currently circulated voicing concerns over massive solar fields planned for a rural community and that long term impact. Is the efficacy of low cost, technological solar energy worth the environmental impact of soil and ground water?

Ms. Ann Williams stated, we have a landfill that takes in Municipal Solid Waste (MSW) from urban localities outside the state of Virginia! While the citizens are told of the Virginia Department of Environmental Quality (DEQ), US Environmental Protection Agency (EPA) and other entities monitoring potential environmental hazards, what provisions have been made for emergency and catastrophic events as occurred in Ashville and Western Virginia? Ms. Williams stated she firmly believes in the benefits of capitalism and technological growth but also believes in the responsibility of government to protect and serve its citizens. In business development, she urged the IDA to seek symbiotic businesses that will also keep our next generation safe!

VIII. New Business

i. Brunswick County Packaging Plant Bids

The Project Associate Director reported that the bids were opened on November 7, 2024. The newly revised budget total for the project is \$8,564,675.00. The project received only 2 bids. The lowest bid came in at \$7,670,500.00. Construction is set to start in early January.

ii. Incentive for Business(es)

The Project Associate Director explained the document was created to ascertain pertinent information from business owners seeking agency assistance from the IDA. It will be utilized for the Board's determination to all who seek agency assistance once implemented. The Chair stated he and other Board members would like to take some time to review the document and discuss it at the next board meeting.

IX. Old Business

i. Southeast Crescent Regional Commissions

This was an agreement between Southside Planning District Commission and the IDA for administering the SCRC Grant. This particular agreement is an addendum to the first approved agreement between the two. The scope of the agreement is for SPDC to assist

the IDA with administering the grant administration activities (e.g., preparing all required reports, plans, funds and any other supporting documents) pertinent to the grant.

X. IDA Board Comments

Dr. Ronald Thornhill suggested adding tabs to the board packet to assist board members in locating each document in accordance with the Board Meeting Agenda. Ms. April Beaty appreciated his suggestion and in response stated the board packets are typically in the order with the Board Meeting Agenda.

Dr. Thornhill stated he as well as the other board members would like to be notified when there is bidding going on for all projects, whether they choose to or not to attend the bidding process. The fact that a board member heard about it from people in the community was unsettling. The Project Associate Director appreciated his concern and in response stated the project committee was present at the bidding, if there were more than 3 board members attending that would have been considered a board meeting. The Project Associate Director also stated the bidding information was included in her monthly/weekly report that is sent to the organization's board members emails addresses.

Mr. Morris Taylor reminded the board members to please check their BCIDA email accounts. It is the organization's official email to receive correspondence and to and from each other.

The Chairman noted the meals for the meeting tonight where from Charr'd LLC by Gary Peterson local native in Brunswick County.

Mr. Evin Moore made a statement recognizing veterans, "There's only two entities that are willing to die for your freedom and that's our Veteran's and our lord and savior Jesus Christ.

XI. Closed Session

MOTION TO CONVENE CLOSED MEETING

November 12, 2024

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) (1), a personnel matter involving, consideration or interviews of candidates for employment, and performance evaluation or job assignments of specific employees-Administration.
- ii. As permitted by Virginia Code Section 2.2-3711(a) (3), a matter involving the disposition of publicly held real property.
- iii. As permitted by Virginia Code Section 2.2-3711(a) (7), consultation with legal counsel, pertaining to 304 New Hicks Street and Invoices with 804 Builders & related parties, and 317/319 Main Street issues with unpaid taxes.

CERTIFICATION AFTER CLOSED SESSION

Motion by Mr. Quintin Kelly 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: 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 | Ms. Gloria Menyweather-Woods, Sturgeon District | Dr. Ronald Thornhill, Totaro 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 | Ms. Gloria Menyweather-Woods, Sturgeon District | Dr. Ronald Thornhill, Totaro District

Voting Nay:

Absent During Vote:

Absent During Meeting:

XII. 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 unanimously carried.

The November 12, 2024, Board of Directors meeting of the Industrial Development Authority of Brunswick County was adjourned at 8:00 p.m.