



**II. Invocation and Pledge of Allegiance**

Mr. Michael Dotti, Executive Director, gave the Invocation and Pledge of Allegiance

**III. Approval of Agenda**

The IDA Executive Director stated, under New Business, Item I, correct name is Virginia Passenger Rail Authority (VPRA) and under Old Business, Item ii, remove Closing on St. Paul's Farm.

**Motion:** Mr. Ray Thomas motioned, seconded by Dr. Arthur Jarrett Jr. to the correct name of Virginia Passenger Rail Authority (VPRA), item i, under New Business. Under Old Business, item ii, remove Closing on St. Paul's Farm.

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

**IV. Approval of Minutes**

- *Regularly Scheduled Meeting & Motions- September 12, 2023*

**Motion:** Dr. Ronald Thornhill, seconded by Mrs. Jean Moody, to approve the regularly scheduled meeting & motions for September 12, 2023 Board Meeting.

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

**V. Consent Agenda**

- *August 2023 Bank Reconciliation, Deposit List and Ledger*

**Motion:** Mr. Ray Thomas motioned, seconded by Dr. Ronald Thornhill to approve the Consent Agenda for August 2023.

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

**VI. Directors Report**

The Executive Director

Echo World tried to open a data center in the former Bank of America building which currently houses St. Paul's 4 Life. Echo World was unable to open as scheduled due to the regulations put in place by the Northam administration, to protect the public during the COVID pandemic. All of the incentives offered to them by the state were performance based. In short, if the hoped for jobs were not created they received zero State incentives. The IDA was able to secure a grant for Mecklenburg Electric to upgrade the Fiber Optic lines required for a data center. The only cash incentive they received was a loan from the Industrial Development Authority of Brunswick County. Like many businesses facing the additional burden of COVID 19 they were unable to open. Last week Echo World paid off the balance of the loan. Over the course of the loan ECHO World paid the IDA approximately \$8,500 in interest.

The sale of St. Paul's Farm closed on October 2, 2023. The Industrial Development Authority of Brunswick County received \$750,000 from the sale of the property. Last year the IDA harvested a tract of timber and, received \$117,300.

I attended the 2023 MD & VA Agricultural Marketing and Rural Development Conference, in Cecil County Maryland. Other than for traffic the conference was amazing as usual. This conference shows what is possible when Economic Development, IDA's, Chambers and Farmers/Businessmen work together outside of the box.

Some of the highlights from the conference include a presentation from Charlie Pendorf of the Hydro Farm – hydroponic farm specializing in herbs and microgreens also offering produce, eggs, firewood, and an emu breeding program. He spoke about and demonstrated some of the many possible ways to provide value added services.

Milburn Orchards has taken a 4 generation farm which has as greatly increased income through you pick, Agri tourism and a retail shop. They see in excess of 25,000 visitors during apple picking season. We toured Kolby Dairy farm. They have installed a methane digester which the methane is sent to a generator to produce all of the farms needs as well as enough to sell back to the utility. They also have a county wide comprehensive program which provides byproducts that are sold to Scotts Mulch as a top soil additive. Nothing is wasted. Everything on the farm is monetized.

What we heard at every farm and every networking session was that it all starts in the schools. Well organized and financed Agriculture programs from K-12 and on too community college provides student interest. These classes included animal husbandry, Controlled Environmental Agriculture, Cut Flowers, marketing, entrepreneurial ship aqua culture and many other programs. It is critical that we provide the education and the tools required to get our children ready for a vocational technical career. It is for this reason that we applaud Dr. Midgette and the Brunswick County School Board for their support for the GO-Tech program. The County and the IDA can create jobs openings. Education can help ensure that our citizens are ready to fill them.

Most of my time is spent coordination our two active projects and well as working with 3 potential industries. I hosted one such prospect who stayed at my house. While he was here he met with funding partners, local farmers, and others who gave them a real sense of the area even to pointing out some of the issues they will face. It is my goal to make sure prospects know what they are facing. My goal is not ribbon cuttings I am interested in 5 year anniversaries. It takes too much time and effort to put a project together to not make sure that the prospect has a good chance to prosper and create sustainable jobs.

We are unable to find locations ready for occupancy by prospective businesses. I receive at least 1-2 inquires per week from people looking for a place to put their business. Simply put there are none available. I already have a Letter of Intent for the Sledge & Barkley property which will not be completed for at least 12 months. I am confident that any property ready to rent would be scooped up very quickly. If anyone is thinking about renovating their building now may very well be the time to do it. This applies to Alberta, Lawrenceville, Brodnax as well as other areas of the County.

I hosted a prospect from England. Thanks to DEQ, DHCS and VDACS for coming here last minute and staying well past normal business hours.

Applied for a DEQ grant.

I completed the last process of the IDA Strategic Plan today. I anticipate that the final report will be printed prior to the next IDA Board meeting. The plan will be sent to everyone who participated and will be available on our website and Social Media. I want to sincerely thank everyone who participated. IDA staff made every effort to have as much citizen impute as possible. The response from the community was incredible. Thanks to the local and state leaders and the state funding agencies who participated.

I most especially want to thank the IDA Board of Director and their families. Each of you volunteer your time and much time was required to make the plan yours.

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

*No Citizens Commented*

**VIII. New Business**

**i. Virginia Passenger Rail Authority (VPRA)**

The Executive Director explained to the Board, in order to gain access to the back of the IDA's 85 Park land a license agreement to occupy the rail way must be obtained. The licensing is for five years and the cost is \$5,000. The five (5) year license is not ownership or permit easement, but can be extended if needed. It includes utility trucks entryway through the back side of the property. He stated that DHCD, Otto Waschmen and the Secretary of Transportation were very helpful in helping to getting the information needed. The IDA Executive Director asked for a Motion and vote to approve the licensee crossing.

**Motion:** Mr. Ray Thomas motioned, Dr. Arthur Jarrett Jr. approved to move forward with license agreement for VPRA and allow the Chair to sign after the attorney has approved the license agreement.

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

**ii. Change of Admin on Bank Accounts**

The Executive Director requested a Motion for the Board to approve April Beaty to serving as Administrator at Benchmark Bank and First Citizens Bank.

**Motion:** Mr. Ray Thomas moved, Dr. Ronald Thornhill seconded, to approve April Beaty to serving as Administrator at Benchmark Bank and First Citizens Bank.

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

**IX. Old Business**

**i. Update on Sledge & Barkley**

**i. Signing Architect Contract**

The Executive Director mentioned to the Board, he received the Architect's Contract about 2 months ago. He has reviewed it and the contract has been reduced approximately

\$400,000 from the original estimate. Mr. Dotti ask for a Motion to signing the Architect Contract.

**Motion:** Mr. Ray Thomas motioned, Dr. Ronald Thornhill seconded, for the chair to sign the Architect's Contract pending the approval from the attorney.

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

**ii. Status of Phase 1**

Dr. Thornhill asked the question where are we in the begin process and are we going according to plan. Mr. Dotti stated, we are in Phase I of construction. Pictures have been sent out. The roof has been repaired, the masonry is completed on the top and now they are securing the inside to stabilize the roof. The next step will be the bricking.

**iii. Resolution**

The Executive Director read the Resolution to the Board of Directors, which reads *WHEREAS, the Industrial Development Authority of Brunswick County ("BCIDA") is the owner of the Sledge and Barkley located at 307 N. Main Street, Lawrenceville, Virginia;*

*WHEREAS BCIDA desires to reconstruct and rehabilitate the Building with the following sources and amounts shall be available for the Project totaling \$7,540,917 as detailed below will be expended on the project.*

*DHR Hurricane Recovery Grant \$250,000, TRRC Grant, \$437,000, Virginia Housing Grant, \$150,000, Federal Historic Tax Credits, \$1,131,113, State Historic Tax Credits, \$1,472,804, Virginia Housing Loan, \$2,500,000, BCIDA, \$100,000, IRF Grant, \$1,500,000.*

*NOW THEREFORE, BE IT RESOLVED, that the BCIDA Board of Directors endorses and supports its Industrial Revitalization Fund application for funding assistance. It is projected that six new jobs will result from the implementation of the project.*

*BE IT FURTHER RESOLVED that BCIDA wishes to apply for \$1,500,000 of Industrial Revitalization Funds for the Sledge and Barkley IRF Project which will be converted into a mixed-use/adaptive reuse featuring two commercial spaces, and 24 residential apartments. IRF Funds will provide the necessary funds to bring this project to fruition. IRF Funds will be used toward construction renovations.*

*BE IT FURTHER RESOLVED that the Board of Directors of the BCIDA has authorized the IDA Executive Director, Mike Dotti, or BCIDA Chair, Gloria Menyweather-Woods, to sign and submit all documentation needed for the grant application and to administer the project if accepted by the BCIDA Board of Directors and to abide by the covenants contained in the agreements, documents, and forms required for the submittal of this Industrial Revitalization Fund proposal. It is the BCIDA Board of Directors' intent that this Resolution shall serve to indicate its support for the submission of the grant application and that it is not further binding on the BCIDA Board of Directors.*

The Executive Director asked for a Motion and a roll call from the Board of Director's.

**Motion:** Mr. Ray Thomas motioned, Mr. Quintin Kelly second to approve the Resolution to be signed by the Chair. A roll call was given, all Board of Directors approved.

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

**ii. ODO/Ag Park**

The Executive Director informed the Board that he is working with a few parties for this project and they are constantly trying to find ways to save on this project, and it has become very difficult. The first prices for the project too expensive, and the USDA approved the loan guarantee. The Farmers are completely on board with this and they understand the delays are out of the IDA's hands. Jordan Brandon and Mr. Dotti are speaking with Farmers every day. Mr. Dotti has prepared a presentation for the Board of Supervisors Finance Committee to update them on projects.

**i. Financing**

First Citizens and Southside Planning District Commissions are working as hard as they can. Other Economic Development professionals say that the USDA has really slowed down. SPDC has available funds as well as First Citizens.

**ii. Re-Bid of Project**

The IDA is planning to Re-bid the project once financially secured. The construction site was changed due to the cost, and are constantly coming up with some ideas that have been approved by the federal economic development grants for the last six months.

**X. IDA Board of Directors Comments**

The Chair thanked everyone for coming to tonight's Boards Meeting. Mr. Ray Thomas mentioned Mr. Dotti will be a speaker at the Chamber Meeting on Wednesday and welcomed all to come. The Chair stated the meals for tonight are by The Kitchen Table in Gasburg, Virginia.

**XI. Closed Session**

**MOTION TO CONVENE CLOSED MEETING**

**October 10, 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 Employment 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.
- iii. As permitted by Virginia Code Section 2.2-3711 (a) (5), discussion concerning a prospective business or industry and the expansion of an existing business or industry.

- iv. As permitted by Virginia Code Section 2.2-3711 (a) (7) consultation with legal counsel about probable litigation and another matter requiring the provision of legal advice by counsel

### 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 | 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 | Dr. Arthur Jarrett Jr., At-Large | Mr. Quintin Kelly, Powellton District | Dr. Ronald Thornhill, Totaro District | Mrs. Jean Moody, Meherrin District

**Voting Nay:**

**Absent During Vote:** None

**Absent During Meeting:** None

**Motion:** Mr. Ray Thomas motioned, seconded by Mr. Quintin Kelly, for the Board to approve an additional 50K in expense for the site preparation at the 85 park.

**Upon vote of those present the Motion was unanimously carried.**

**Motion:** Mr. Ray Thomas motioned, seconded by Dr. Ronald Thornhill, to allow the Executive Director to pursue sale of additional land in the 58 Brunswick Industrial Park to a prospect.

**Upon vote of those present the Motion was unanimously carried.**

## XII. Adjournment

**Motion:** Mr. Ray Thomas motioned, seconded by Dr. Arthur Jarett, Jr., that the meeting be adjourned.

**Upon vote of those present the Motion was unanimously carried.**

The October 10, 2023, Board of Directors meeting of the Industrial Development Authority of Brunswick County was adjourned at 7:49 p.m.

