

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  
September 12, 2023 at 6:00 P.M.

### IDA Board Meeting Minutes

#### The following Board Members were present:

Ms. Gloria Menyweather-Woods, Chair, Sturgeon 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

#### Also Present:

Mr. Michael Dotti, Executive Director  
Mrs. Tessie Bacon, IDA Attorney  
Dr. Barbara Jarrett-Harris, Board Liaison, Brunswick County Board of Supervisors  
Ms. Leslie Weddington, County Administrator, Brunswick County  
Mrs. Alfreda Jarrett-Reynolds, Economic Director, Brunswick County  
Ms. Anne Williams, Town Council, Town of Lawrenceville  
Ms. Sylvia Allen, Brunswick Gazette, Reporter  
Mrs. Anne Moore, Citizen  
Mr. Erwin Moore, Citizen  
Mr. Chris Stevenson, Citizen

#### The following were absent:

Mr. Morris Taylor, Vice-Chair, Red Oak District  
Mrs. Lawanda Tatum, Town of Lawrenceville Mayor  
Mr. Don Dugger, Town of Brodnax Mayor  
Mr. Robert Hayes, Town of Alberta Mayor

#### I. Call to Order

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

II. Invocation and Pledge of Allegiance

Mr. Michael Dotti gave the Invocation and Pledge of Allegiance

III. Approval of Agenda

**Motion:** Mr. Ray Thomas motioned, seconded by Mrs. Jean Moody to add to Presentation- EV Charging Station item i. Next Steps

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

IV. Approval of Minutes

- *Regularly Scheduled Meeting & Motions- August 8, 2023*

**Motion:** Dr. Ronald Thornhill, seconded by Mr. Quintin Kelly, to approve the regularly scheduled meeting & motions for August 8, 2023 Board Meeting.

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

V. Consent Agenda

- *July 2023 Ledger*

**Motion:** Dr. Arthur Jarrett, Jr. motioned, seconded by Mrs. Jean Moody to approve the Consent Agenda for July 2023.

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

VI. Directors Report

The Executive Director held the **Turntable Park Stakeholder Meeting**, on August 31st, with Mr. Quintin Kelly in attendance, met with the Virginia Tech Design Assistance Center to share our vision and get familiar with the property. They measured the interior and exterior of the scale building, open-sided building, caboose, and Felton Brothers house/office building. They also took pictures and made notes. Thanks to Joe Morici of Stantec, Elizabeth Gilboy, Virginia Tech Director of CDAC, Lisa Tucker, Head of Apparel Housing and Resource Mgmt. Department, Landscape Design students Hayley Harrington & Kelci Nolen, Landscape Architecture, along with Joshua Protil and Emma Bowman, Interior Design students.

The Virginia Tech team later met with a stakeholder group consisting of myself, April Beaty, Randy Lynch, Kim Martin, Mrs. Regina Williams, FBLA advisor and 4 of her students Alease Cleaton, Davanie Reece, Jeremiah Harrison and Carlyzia Whitaker. We hope to add more people to the stakeholder group. If interested in joining, please contact me. The Community Design Assistance Center (CDAC) will work with the Stakeholders Committee to develop a conceptual Site Master Plan.

**The Chamber Picnic** was held on August 9<sup>th</sup> Ms. LaVern Dillard, Mr. Quintin Kelly and the Executive Director attended the Brunswick County Chamber of Commerce Picnic. The well attended event was held at Southern Grace Weddings and Events in White Plains, VA. The facility is very beautiful and the food was enjoyed by everyone. It is good to see that the Chamber of Commerce is once again hosting events in the wake of the recent pandemic. Hat's off to everyone involved in this event.

Sledge and Barkley's Phase 1 construction has begun. The work covered by Phase 1 will be roof repair, preservation of the sides and work to stabilize and support the building. The work on Phase 1 is expected to be completed in January of 2024. Conditionally Phase 2, will tentatively begin in February. Final details are being worked out on the loan and the IRF Grant application will be submitted in October. Once completed the Historic Sledge & Barkley project will create 21 apartments and 3,000 square feet of commercial space. If you have business ideas, please contact the IDA office. We are considering and qualifying of intent in anticipation of project completion. The Feasibility Study and the Marketing Study have also been completed. Copies will be available on our website once they have been published.

## VII. Presentation – Matthew Ward VA Clean Cities, EV Charging Stations

Mr. Matthew Ward explained to the Board, Virginia Clean Cities advances air quality improvement, economic opportunity, and energy security through deployment of alternative fuel vehicles and infrastructure, education programs, and other petroleum reduction activities. Mr. Ward stated Dominion Energy Smart Charging Infrastructure Pilot Program, which will provide financial and technical assistance to Dominion customers with the installation of level 2 charging stations and Direct Current Fast Charging (DCFC) at Workplaces, Multifamily Units, Public DCFC and Public Transit. Dominion also has new tariff of public or fleet EV charging that will provide equipment and installation at no cost to the site host but you will pay Dominion back on your monthly electricity bill. If you are a local government or state agency, EV chargers are available on a rideable state contract.

Mr. Quintin Kelly asked, have sites been identified? Ward responded, yes, sites have been identified, it will be 6 months to do site assessments and then 1-2 months of planning.

Mrs. Jean Moody asked, if they are not going to the local restaurants or to the parks, what else is there to do while the EV is charging? If you are a non-Dominion Energy customer how will it benefit? How many people can afford Electrical Vehicles? Mr. Ward responded, by providing a low cost EV station people can afford and there are affordable electrical vehicles.

Citizen, Chris Stevenson asked, how was the decision made or the priority of the considered possible site? SP4Life parking lot near Elms Acres, is an area that he felt could be used right away. It's easy access to the park and the county buildings. Mr. Stevenson stated, he feels like the IDA may be a bottleneck for things being dispersed, information is not available to the public. Mr. Kelly stated, in February when the decision was made about the considered sites, all parties including the Town and County, did not address the legal documentation that was necessary. Mr. Dotti responded to Mr. Stevenson, some locations have been considered, but there is no line of who gets what and where first. Dr. Thornhill, interjected and stated there is a section in the agenda for Citizens Comments. Ms. Menyweather-Woods stated that the IDA Board of Directors have not voted on a location for the charging stations as of yet and have not gone on record.

### i. Next Steps

Mr. Dotti explained the next steps moving forward will be reaching out to business and retail spots up and down 58 highway and I-85. The Executive Director have spoken with three different EV Charger companies and the attorney has reviewed the contracts back in February. The companies are prepared to move forward with this project. Mr. Dotti asked the board for a motion.

**Motion:** Mr. Ray Thomas motioned, Mr. Quintin Kelly seconded, to move forward contingent upon the contract.

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

## VIII. Citizens Comments

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

Ms. Ann Williams spoke about her concern that we haven't addressed the issue of the \$50 billion that is available for a chip manufacturing facility through the federal government. Chip manufacturing will crucial part of the United States, especially with the war in China. Ms. Williams also stated that she would like to see more symbiotic relationships with timber manufacturing. Wooden toys are portable and they are used in the United States, Europe and other countries. Wooden toys are a growing need, as people are getting away from plastics. She also would like to see our community engage in discussion like the solar power project. There are a lot of citizens that are opposed to having solar power, it has a lot of draw backs. She is fairly opposed to just jumping on the bandwagon for solar power.

Mr. Chris Stevenson of St. Paul's for Life, Thanked the Board for giving him the opportunity to speak. He stated, he was not trying to be out of order during the EV Charging Presentation. He said he 100% supports of the project. He explained he thought it was a time to take questions from the audience because there was a question taken from the Board of Directors. He just wanted to make that crystal clear, he wants to be a good neighbor. Mr. Stevenson wanted to offer the St. Paul's Leadership Institute Headquarters for a meeting place. He states, it has been fitted for audio and video for presentations. He wanted to let everyone aware.

Ann Moore asked a few questions about the EV Charging Stations. Is the County going to receive any revenue off the EV Charging Stations?

## IX. New Business

### i. Water / Waste Workshop

The Executive Director mentioned to the Board, on August 23, 2023 the newly formed Water & Wastewater Workshop met at the Brunswick County Conference Center. Representatives from the Town of Lawrenceville, The County and the IDA met to discuss water and wastewater needs. Randy Lynch provided valuable information on current and future waste water Capacity.

Alfreda Reynold, Leslie Weddington and himself, with the direction and leadership of Randy Lynch will meet as a smaller group to find a solution. They will report back to the larger work group to update.

The first step is to identify target industries and do our best to estimate what capacity that we should work towards. The Executive Director has begun his research on industries that use the most water and researching funding sources both grants and potential loans. Mr. Dotti spoke with Bryan David, Program Director of GO Virginia Region 3, who has been directly involved in water projects and provided a lot of actionable material.

Mr. Dotti asked the IDA Board of Directors to express their support for this process with a roll call vote.

X. Old Business

i. ODO Updates

The Executive Director informed the Board that the IDA continues to wait for the USDA to finalize the loan guarantee. The I-85 Work Group plan to meet in the next 10 days to discuss options. There will be meetings with our Grant partners to update them on the progress to make sure they understand the IDA is moving forward and that the only hold up is Bureaucracy. The Executive Director met with Joe Guthrie, Commissioner of Virginia Department of Agriculture and Consumer Service, to review our Agriculture Projects and thank him for all of the support.

XI. IDA Board of Directors Comments

The Chair thanked everyone for coming to tonight's Boards Meeting. The dinners for tonight is provided by The Kitchen Table located in Gasburg, VA. Ms. Menyweather-Woods mentioned Sylvia Allen and herself are proud to have Malcom Mitchell, bestselling author of "The Magician's Hat" & Super Bowl Champion for the New England Patriots, visit all the schools in Brunswick County to share his book.

XII. Closed Session

**MOTION TO CONVENE CLOSED MEETING**

**September 12, 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 consideration or interviews of candidates for employment and staff and other specific personnel matter
- 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) (4), a matter requiring the protection of the privacy of an individual in a matter not related to public business
- iv. As permitted by Virginia Code Section 2.2-3711 (a) (5), discussion concerning the expansion of an existing business or industry.
- v. As permitted by Virginia Code Section 2.2-3711 (a) (7) & (8), consultation with legal counsel or 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. 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. 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:** Mr. Morris Taylor, Vice-Chair, Red Oak District

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**Motion:** Mr. Ray Thomas motioned, seconded by Mr. Quintin Kelly, to accept the contract offer on 121 Hicks Street, for sale of the building and to allow counsel to review first the contract and then the Chair can sign.

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

**Motion:** Mr. Ray Thomas motioned, seconded by Mr. Quintin Kelly, to allow the Executive Director to reach out to a funding partner to seek grants and other assistance for business expansion and to allow the Executive Director to spend up to \$8,000 per survey site plan.

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

### **XIII. Adjournment**

**Motion:** Mr. Ray Thomas motioned, seconded by Mr. Quintin Kelly, the meeting be adjourned.

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

The September 12, 2023, Board of Directors meeting of the Industrial Development Authority of Brunswick County was adjourned at 7:23 p.m.