

**BRUNSWICK COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY**

Board of Directors Meeting  
116 W. Hicks Street – IDA Office  
August 11, 2020  
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  
Mr. George Smith, Totaro District  
Ms. Arnika Green, Powellton District  
Mr. Buck Brockwell, Ex-Officio Member, Town of Lawrenceville

**Also present:**

Mr. Michael Dotti, Business Director  
Ms. Rebecca Spengler, Vice-Mayor, Town of Alberta  
Ms. Tessie Bacon, IDA Attorney

**The following were absent:**

Mr. Andrew Dugger, Ex-Officio Member, Town of Brodnax  
Mr. Will Ford, Member, Meherrin District  
Dr. Charlette Woolridge, County Administrator  
Ex-Officio Member  
Mayor Curt Williams, Ex-Officio Member, Town of Alberta  
Dr. Alfonzo R. Seward, Board of Supervisors,  
Sturgeon District  
Ms. Alfreda Jarrett Reynolds, Economic Director, Brunswick County

**I. Call to Order**

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

**II. Invocation**

The Chair began the meeting with the Invocation and Pledge of Allegiance to the United States flag.

**III. Approval of Agenda**

The Chair requested the following item be removed from the Agenda: Item “XI. Closed Session:” She said FOIA training will be held over Zoom by Alan Gernhardt, Executive Director of the FOIA Advisory Counsel, in a public forum.

**Motion:** Mr. Ray Thomas moved, seconded by Mr. George Smith to approve the Agenda with the change as requested.

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

**IV. Citizens Comments**

No citizen comments

**V. Approval of Minutes**

*Regularly Scheduled Meeting – July 14, 2020*

**Motion:** Mr. Ray Thomas moved, seconded by Mr. George Smith that the minutes of the *July 14, 2020 Regular Scheduled Meeting* be approved.

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

**VI. Consent Agenda**

**A. June 2020 Financial Report**

The IDA Finance Manager Ms. Melissa Boucher informed the Board that the monthly Checkbook Register was not included in packets due to adjustments being made by the new accounting firm for the IDA effective July 1, 2020.

**Motion:** Mr. Ray Thomas moved, seconded by Mr. Morris Taylor to approve the June 2020 Financial Report.

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

**VII. New Business**

**A. Essay Contest**

The Business Director presented to the Board the idea of an Essay Contest titled “What The 300<sup>th</sup> Anniversary of Brunswick County Means To You.” The contest will be for a monetary scholarship with all the prizes adding up to \$5,000. The details will be worked out at a later time.

**VIII. Old Business**

**A. 315 N Main Apartment Pricing Vote**

The Business Director informed the Board that the turn key cost for the apartment repair came back as \$132,000.

**B. Walker Drugstore Roof Repair**

The Business Director informed the Board that roof repairs will begin the last week of August at the former Walker Drugstore building and the signs will be taken down as well.

**C. Pop’s Update**

The Business Director said Pop’s is tentatively scheduled to open by mid-September. The restaurant is essentially complete and they are waiting on a back ordered dishwasher. A General Manager has been hired. He said final Grand Opening plans are underway. He went on to say that the project is nearing completion and under budget with only two surprises. Building inspector required reinforcement of the floors (estimated cost of \$6,500) and a walk-in malfunction. The surprises were part of the original budget as a contingency. We will be reserving \$5,000.00 for possible equipment repairs.

**D. Joint BOS IDA Meeting**

The Business Director said that the Joint BOS/IDA has been scheduled for September 3<sup>rd</sup> 2020 beginning at 6pm in the County Government Building.

### **E. Echo World Update**

The Business Director said that COVID has made this start up very difficult. He said we have worked past all of the issues including the replacement of two sets of investors and last minute issues with internet.

The IDA has facilitated meetings with Community Leaders and pastors. Veritas is signing up clients for their patient monitoring services. The Business Director said he has provided each Board member with a flyer. Ms. Alfreda Reynolds and Supervisor Harris have been a huge help. COVID still limits the ability of the Call Center to fully operate and the lack of proper internet in the county makes working from home very difficult. Despite all this the IDA staff aided by the County is moving the process along. He went on to say that great progress is being made with churches signing up patients. Timing has been much slower than promised. Please keep in mind that Echo World has received no tax dollars from the IDA other than a loan on which they are paying interest. Their only financial support will come from the state after they create jobs.

### **F. Flowers on Main Update**

The Business Director told the Board that there have been some additions to the contractors' scope of work on the building, about \$4,000 of additional work needs to be done. The building inspector said that there needs to be 4 layers of drywall added to the ceiling as a firewall.

### **G. Finance/Accounting Update**

The IDA Finance Manager Ms. Melissa Boucher gave the finance update under the Consent Agenda portion of the meeting.

## **IX. Directors Report**

The IDA's current goal is to empower new business and support existing ones. We will do this throughout Brunswick County. We are currently working with more than 6 potential new businesses. We provide mentoring, financial training, business development, practical experience and in some cases financial support. We are working with food trucks, florists, community centers, recreation, health clinics and many others. We are meeting with folks from White Plains, Lawrenceville, Freeman, Alberta, Brodnax and other parts of the county. Large or small if you have an idea we want to hear it. We do not have unlimited resources and we are not a blank check. We can help in many ways. We can help you with your ideas, we can help you understand the many sources of help and introduce you to our partners who can help in many ways including praying and cheer leading for your new business. Our financial assistance is considered on a case-by-case basis and must be approved by the IDA Board of Directors. The IDA has purchased and updated many buildings. We have space for your ideas. Contact us to set up an appointment. If you have a question about any of our programs or what we have done, or can do to work with a business just let us know.

**Echo World/Veritas:** COVID has made this start up very difficult. We have worked past all of the issues including the replacement of two sets of investors and last minute issues with internet.

Please watch this short presentation from Echo Worlds staff on the IDA website. The IDA has facilitated meetings with Community Leaders and pastors. Veritas is signing up

clients for their patient monitoring services. I have provided each of you with a flyer. Alfreda Reynolds and Supervisor Harris have been a huge help. COVID still limits the ability of the Call Center to fully operate and the lack of proper internet in the county makes working from home very difficult. Despite all this the IDA staff aided by the County is moving the process along. We are making great progress with churches signing up patients. Timing has been much slower than promised and we are not thrilled with this. We continue to move forward keeping our eyes on the prize. Please keep in mind that Echo World has received no tax dollars from the IDA other than a loan on which they are paying interest. Their only financial support will come from the state after they create jobs.

**Pop's Sports Bar:** Opening Soon: The restaurant is essentially complete we are waiting on a back ordered dishwasher. General Manager is hired. Final Grand Opening plans are underway. We have completed the project under budget with only two surprises. Building inspector required reinforcement of the floors and a walk-in malfunction. The surprises were part of the original budget as a contingency. We will be reserving \$5,000.00 for possible equipment repairs. Closing on the adjacent building is underway.

**Flowers on Main:** All agreements signed with IDA Executive Committee review and approval of the agreements. Installation of required fire rated barrier starts tomorrow. Apartments will follow shortly after. Owners are very excited about the future and are getting many client inquiries. They should hit the ground running. They hope to be open by mid-September. Any hold ups will be limited to construction timing.

**I-85 Park:** We are working with T & T Properties, Southside Planning District, Alfreda Reynolds, the Town of Alberta and Dominion Power on possible solutions for the business ready park. There was an inspection conducted by DEQ that found some deficiencies, addressed by T & T Properties. We are in the process of transferring the permits from the IDA to T&T properties.

**Other:** Harrison Jamison is Brunswick County's Building Official. Harrison has been incredible to work with as we develop the buildings in Lawrenceville. It is not easy to figure out all the twists and turns created when updating historic neglected buildings. Harrison has always made himself available and is always there to make sure we are going in the right direction.

This concludes the IDA Business Director's report for August 2020.

**X. IDA Board of Directors Comments**

Mr. Ray Thomas mentioned the article that appeared in the Mecklenburg Sun regarding the work being done by the Brunswick County Industrial Development Authority to move Brunswick County forward.

The FOIA Training was held by Alan Gernhardt, Executive Director of the FOIA Advisory Council via Zoom.

**XI. Closed Session**

None

## **XII. Adjournment**

**Motion:** Mr. Ray Thomas moved, seconded by Mr. Morris Taylor, that the meeting be adjourned.

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

The August 11, 2020 Board of Directors electronic meeting of the Brunswick County Industrial Development Authority was adjourned at 7:30p.m.