

BRUNSWICK COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

Board of Directors Meeting

100 Athletic Field Road – Brunswick County Conference Center

March 9, 2021

6:00 P.M.

IDA Board Meeting Minutes

The following Board Members were present:

Ms. Gloria Menyweather-Woods, Chair, Sturgeon District
Mr. Morris Taylor, Member, Vice-Chair, Red Oak District
Mr. Ray Thomas, Member, Secretary/Treasurer, At-Large
Mr. George Smith, Member, Totaro District
Dr. Arthur Jarrett Jr., Member, At-Large
Ms. Arnika Green, Member, Powellton District
Mr. Will Ford, Member, Meherrin District
Ms. Alfreda Jarrett Reynolds, Economic Director, Brunswick County (on behalf of
Dr. Charlette Woolridge, County Administrator Ex-Officio Member, County of
Brunswick).
Ms. Anne Williams, Ex-Officio Member, Town of Lawrenceville

Also present:

Mr. Michael Dotti, Business Director
Dr. Alfonzo R. Seward, Board of Supervisors, Sturgeon District
Ms. Tessie Bacon, IDA Attorney

The following were absent:

Mayor Curt Williams, Ex-Officio Member, Town of Alberta
Mayor Don Dugger, Ex-Officio Member, Town of Brodnax

I. Call to Order

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

II. Invocation

The Chair began the meeting requesting Dr. Arthur Jarrett give the Invocation and the Pledge of Allegiance to the United States flag.

The IDA Chair welcomed Ms. Anne Williams as the new Ex-Officio Member for the Town of Lawrenceville.

III. Approval of Agenda

The Chair requested the following items be added to the Agenda: Item “VI. Consent Agenda Item C. Trina from Stahl Accounting.”

Motion: Mr. Ray Thomas moved, seconded by Dr. Arthur Jarrett to approve the Agenda.
Upon vote of those present the motion was unanimously carried.

IV. Citizens Comments

No Citizen Comments

V. Approval of Minutes

Regularly Scheduled Meeting – February 9, 2021

Motion: Mr. Ray Thomas moved, seconded by Mr. George Smith to approve the minutes of the February 9, 2021 regularly Scheduled Board meeting.

Upon vote of those present the motion was unanimously carried.

VI. Consent Agenda

- A. Cash Register Feb 2021
- B. Checkbook Register Feb 2021
- C. Trina with Stahl Accounting

The Business Director introduced Ms. Trina Stahl with Stahl Accounting and informed the Board that she would attend two meetings to let the Board know of details on accounting.

Ms. Trina Stahl said that they are continuing to review the historical records to get the balance current. Stahl Accounting will continue to work on accounts receivable, notes, and rental properties.

Motion: Mr. Ray Thomas moved, seconded by Mr. Morris Taylor to approve the Consent Agenda as presented.

Upon vote of those present the motion was unanimously carried.

VII. New Business

A. Fire/EMS Grants

The IDA Chair said that she brought this item to the Boards attention. The Board discussed to donate \$500 to the local Fire and Rescue Departments for all of their hard work during the ice storm.

Motion: Mr. Ray Thomas moved, seconded by Mr. Morris Taylor to make a \$500 donation to the local Fire and Rescue Departments in Brunswick County.

Upon vote of those present the motion was unanimously carried.

B. Business Incubator

The Business Director informed the Board that the Chair sent him an article about small towns and Business Incubators that was included in their packets. He said that he would

like to discuss this topic further in the future as a possibility for the Sledge & Barkley Building.

C. 116 W Hicks Septic

The Business Director said the IDA office sewer lines need to be scoped and tested. The water pressure isn't up to par and the smell is continuing to get worse.

VIII. Old Business

A. Board Committee Assignments

The IDA Chair said that she sent the Board an email about serving on the Committees. Mr. Ray Thomas said that he is comfortable wherever he is needed to serve. The Business Director said a decision is not needed until the next meeting. Mr. Morris Taylor said he would like a list of the Committees with a better description of each one and said that he would help the IDA Chair create that list.

B. Sledge & Barkley Grants Update

The Business Director informed the Board that the IDA received approval for the \$50,000 Brownfield Grant and for the \$250,000 Historic Preservation Grant. That brings the total to \$370,000 in non-matching grants for the Sledge & Barkley building. He said he will be meeting this week with Commonwealth Preservation Group, Southside Planning, Stahl Accounting, and contractor to review the procedure and begin the process of planning.

C. AG Project

The Business Director said that all the information is complete and has increased in scope and jobs. Originally was going to bring 12 jobs to the County is now 60.

D. Dewberry Engineering

The Business Director informed the Board that Dewberry was selected as the IDA engineer. Dewberry has performed work for the IDA in the past.

IX. Directors Report

I will be updating the Lawrenceville Town Council on the status of our building projects. Based on an article in the Brunswick Times Gazette dated March 3, 2021 it is clear that there is still confusion as to what we are doing. This article contained inaccurate information that was not verified with me prior to publication. Ironically this same issue included detailed information and updates on what we are doing and our plans. The roll of the IDA is to improve the condition and environment of Brunswick County to recruit new businesses and support existing business. The IDA is purchasing buildings, making them safe, finding tenants and the putting them back onto the tax rolls. One of the first things this Board did was sell the Social Services Building to a private investor. This added in excess of \$10,000 to the tax rolls. Pop's pays restaurant taxes as well as sales taxes. Flowers on Main and James River Cardiology pay taxes and provide like Pop's much needed services. I think it is important to note that all of these buildings were vacant and in various degrees of disrepair.

We are open to working with Alberta and Brodnax and anywhere in the County we can help. We started in the County Seat but we are ready willing and able to go anywhere.

Brunswick County IDA and Brunswick County Economic Development are working together on many projects. Alfreda and I met with Everette Gibson and Scott Martin to discuss the Southern States Building and how best to recoup our investment. We agreed to meet on a regular basis to facilitate working together. We are hopeful that we will continue to improve our working relationship. My main goal as director is to work with all of the economic partners to create a plan to keep the ball rolling and for all of us to be working on the same plan.

I continue to work with the County Administrator to review our readiness for any increase in water treatment necessitated by new business coming to the area. Alfreda Reynolds is working hard to bring job creators to the county as well as increased services for our citizens. She and I have a great working relationship and will continue to move forward. We are also interested in reviewing the contracts and maintenance of our water systems. Working in conjunction with the County and the Town of Lawrenceville we continue to research the possibility of a Public Service Authority.

X. Committee Reports

A. Property/Land Management. Will Ford to Discuss Timber Cruise & Hunting Lease

Mr. Will Ford said that he did a Timber Cruise on the St. Paul's property and found that there is 331 acres of timber that can be cut on it with approximate value of \$238,000. He said that he suggest to cut 100 acres at a time over a 3 year time frame.

The Business Director said that he would like to discuss in the future on how to reinvest the timber profits back into renovating the St. Paul's property.

Dr. Arthur Jarrett asked when the timber was last harvested?

Mr. Will Ford said that a part was harvested in the early 90s, a part in the early 2000s, and the rest is over 40 years old.

The Business Director thanked Mr. Ford for doing the cruise on his own time.

Mr. Ray Thomas mentioned to make a Motion to get bids on the timber to lock in a price.

Motion: Mr. Ray Thomas moved, seconded by Ms. Arnika Green to move forward with timber management on the St. Paul's property.

Upon vote of those present the motion was unanimously carried.

XI. IDA Board of Directors Comments

Mr. Ray Thomas thanked everyone that helped with the March 3rd blood drive and said that there is another blood drive scheduled for April 29th. He mentioned in the past how the IDA was questioned for buying the St. Paul's property and now how much it is desired. He congratulated the IDA on the Grants received. He said if anyone questions what the IDA is doing, the IDA is not trying to buy Lawrenceville, it is all about working together for the betterment of the Town/County.

Dr. Arthur Jarrett said that the IDA has good projects and whether the IDA or the Town is behind the project, everyone wins.

Mr. Ray Thomas said the IDA put in new sewer lines behind Flowers on Main and all the businesses benefited from that project along the sewer line.

The Business Director said the power lines were replaced behind Flowers on Main as well. He also said that Chris Baird is going to be expanding his business and opening an ice cream shop as well as a deli.

The IDA Chair asked the Board whether to continue to meet in the Brunswick County Conference Center or to return to the IDA office. The Board gave their responses and it was decided to meet in the Brunswick County Conference Center until June 2021.

XII. Closed Session

MOTION TO CONVENE CLOSED MEETING

March 9, 2021

Mr. Ray Thomas moved, seconded by Dr. Arthur Jarrett that this Board convene in closed meeting to discuss the following:

As permitted by Virginia Code Section 2.2-3711 (a)(1), a personnel matter involving salary or other compensation of a specific employee

As permitted by Virginia Code Section 2.2-3711(a)(3), a matter involving the acquisition of real property for a public purpose and the disposition of publicly held real property

CERTIFICATION AFTER CLOSED SESSION

Motion by Mr. Ray Thomas and seconded by Dr. Arthur Jarrett 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:

Voting Aye: Ms. Gloria Menyweather-Woods, Mr. Morris Taylor, Mr. George Smith, Mr. Ray Thomas, Dr. Arthur Jarrett, Mr. Will Ford, Ms. Arnika Green.

Voting Nay: None

Absent During Vote: None

Absent During Meeting: None

Motion: Dr. Arthur Jarrett moved, Mr. Ray Thomas seconded by to approve the personnel information presented.

Upon vote of those present the motion was unanimously carried.

Motion: Mr. Ray Thomas moved, seconded by Mr. Will Ford to purchase 139 Hicks Street per the terms of the contract plus any changes that IDA Board may make.

Upon vote of those present the motion was unanimously carried.

Motion: Mr. Ray Thomas moved, seconded by Mr. Will Ford to sell the IDA buildings 315 & 319 Main Street per the terms of the contract formally agreed on February 9th and to ratify the contract.

Upon vote of those present the motion was unanimously carried.

XIII. Adjournment

Motion: Mr. Ray Thomas moved, seconded by Mr. Will Ford that the meeting be adjourned.

Upon vote of those present the motion was unanimously carried.

The March 9, 2021 Board of Directors meeting of the Brunswick County Industrial Development Authority was adjourned at 7:00p.m.