

BRUNSWICK COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

Board of Directors Meeting

100 Athletic Field Road – Brunswick County Conference Center

June 8, 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
Mr. Will Ford, Member, Meherrin District
Ms. Arnika Green, Member, Powellton District
Ms. Anne Williams, Ex-Officio Member, Town of Lawrenceville

Also present:

Mr. Michael Dotti, Business Director
Ms. Tessie Bacon, IDA Attorney
Dr. Alfonzo R. Seward, Board of Supervisors, Sturgeon District
Ms. Alfreda Jarrett Reynolds, Economic Director, Brunswick County (on behalf of
Dr. Charlette Woolridge, County Administrator Ex-Officio Member, County of
Brunswick).
Dr. Barbara Jarrett Harris, Board of Supervisors, Totaro District

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 with the Invocation and Pledge of Allegiance.

III. Approval of Agenda

The Chair requested the following item be added to the Agenda: Item “VIII. Old Business Item B. Meeting Location.”

Motion: Mr. Ray Thomas moved, seconded by Mr. George Smith to approve the Agenda.

Upon vote of those present the motion was unanimously carried.

IV. Citizens Comments

Ms. Anne Williams presented the Board with a statement as quoted:

1. Robert Rules of Order
Ex-Officio may not be included in count for quorum but are entitled to Board packets, notes, etc voting and any other member specifics unless specifically stated otherwise in the entity's by-laws.
2. Publication of Budgets for the public. It should be available on the website and local newspaper.
3. Because Authorities are not allowed to own residential properties in obtaining grants from Southside Planning, wouldn't that preclude grants negating residential property?
4. Still haven't had a definitive answer on County and Town Jurisdiction team efforts in assessing strategic long and short term goals on partnering with the EDA.

The IDA Chair recommended that Ms. Anne Williams schedule a time to go to the IDA office and discuss the current by-laws and grants with the Business Director and Office Manager.

V. Approval of Minutes

Regularly Scheduled Meeting – May 11, 2021

Motion: Mr. George Smith moved, seconded by Mr. Ray Thomas to approve the minutes of the May 11, 2021 regularly Scheduled Board meeting.

Upon vote of those present the motion was unanimously carried.

VI. Consent Agenda

A. Cash Register May 2021

B. Checkbook Register May 2021

Motion: Mr. Ray Thomas moved, seconded by Ms. Arnika Green to approve the Consent Agenda as presented.

Upon vote of those present the motion was unanimously carried.

C. Approval of Audit Report Yr. Ending 2020

Motion: Mr. Ray Thomas moved, seconded by Mr. Will Ford to approve the Audit Report Yr. Ending 2020.

Upon vote of those present the motion was unanimously carried.

VII. New Business

A. Taste of Brunswick Ad

The Business Director told the Board that the IDA normally purchases a \$300 ad for the Taste of Brunswick Festival and would like to request a motion purchase a half page ad for 2021.

Motion: Mr. Ray Thomas moved, seconded by Mr. Will Ford to approve the ad for the Taste of Brunswick Festival.

Upon vote of those present the motion was unanimously carried.

B. HVAC in White's Shoes

The Business Director said Holistic Safe Space has opened in the old White Shoes building and the HVAC system needs to be replaced due to the age breaking down of the system. The cost will be around \$5,000.

C. IDA North Water System/PSA Conversations

The Business Director said that the Town of Lawrenceville sent a letter to the IDA stating that they are not interested in working on a public water authority. The IDA is continuing to have conversations with Brunswick County.

D. Business Directory Postcard

The Business Director said that the IDA has a business directory on the IDA website. The IDA is inviting all Brunswick County businesses to advertise for free on our website. The postcard will go out to all the businesses in Brunswick County.

Motion: Mr. Ray Thomas moved, seconded by Mr. Will Ford to approve the business directory postcard.

Upon vote of those present the motion was unanimously carried.

VIII. Old Business

A. 315 & 317 Closings

The Business Director told the Board that Flowers on Main and James River Cardiology sale has closed to a private investor. Three out of the four apartments have been rented.

B. Meeting Location

The IDA Chair requested the Boards honest and open opinion on where the future IDA meetings should be held.

Mr. Morris Taylor said that he thinks the meetings should continue at the Brunswick County Conference Center. He said there is more space and more opportunity for citizens to come to the IDA meetings.

Dr. Arthur Jarrett said that he is in alignment with what Mr. Taylor said. He continued saying the IDA is working for the public and needs to have ample space for the meetings and the publics participation.

Mr. George Smith said that he agrees with what was said.

Motion: Mr. Morris Taylor moved, seconded by Dr. Arthur Jarrett that the IDA maintain the monthly meetings at the Brunswick County Conference Center.

Upon vote of those present the motion was unanimously carried.

Mr. Ray Thomas asked if there would be a charge to continue to meet at the Brunswick County Conference Center.

The Business Director said that he would look into it.

IX. Directors Report

Good Evening. Since our last meeting, we have been very busy at the IDA.

Our timber bid for 90 Acres of Timber at our 418 Acre St. Paul's property. Because of Will Ford's volunteered time and expertise, the sale went smoothly. The winning bid was 117,300.00. I feel it is important to note that due to the Boards wise investment we are seeing nice return on investment. The money utilized to purchase St. Paul's back in 2019 was sitting in a CD earning less than ½ percent of interest. Managing the timber does not significantly reduce the overall value of the track as a future business site but it does return money back to the IDA and used on other projects. Tessie Bacon is preparing the contracts. We will receive the funds prior to the timber harvest. Purchaser will have approximately 1 year to remove the timber. We will plant new trees. Our net should be +/- 90,000.00 representing a 10% ROI.

We received a remittance on our Sledge and Barkley Grant for \$12,665.62. We also received a \$50,000.00 deposit for the Brownfield Grant to solve environmental issues with the Sledge and Barkley Building. We have begun the Phase I and Phase II Environmental Work. This Grant will help remediate the environmental issues with the Building. We will be utilizing the remainder of the initial S&B grant as matching funds for the new grant. This will reduce the expenditure of IDA funds. We are still waiting for the funding of the large Grant for building. I anticipate 60 more days for the Federal review Requirements. I am working with Virginia Housing on funds for market rate housing. Sledge and Barkley will be a very large project. We have new advertising signs and I am pushing hard for a corporate investor. I am beginning a round of one on one meetings with Commercial real Estate companies in an effort to find investors.

317 and 319 North Main Street closed last Friday. The sales price was \$440,000.00. This is in line with our plan to refurbish buildings and then selling them to private investors. Dominion Power updated the electrical including a new pole at the street, regraded the alleyway and replaced the 100 year old septic pipes. Taking into account prior rental payments and future interest our return on investment was close to break even. We help create two new businesses Flowers on Main and James River Cardiology and four apartments that have almost completely rented. We overcame the Historic tax Credit learning curve and we increased Lawrenceville and Brunswick County's tax base.

Pop's Grand Opening was delayed. This turned out to be a good decision as the weather would have made the event uncomfortable. The Grand Opening is now scheduled for June 27. The restaurant is staffed and the new management team is doing a very good job. Business is booming. If you have not been, please go check them out.

IDA and Brunswick County are discussing Public Water Authority. Lawrenceville and IDA are discussing maintenance and the effects of increased water usage. Our relationships are stronger and are getting stronger.

X. Committee Reports

None

XI. IDA Board of Directors Comments

Mr. Ray Thomas mentioned the Chamber of Commerce meeting 6/9/21 with the new Chief of Police as the speaker. He also said that he would like to see the IDA/EDA start recruitment for doctors, dentists, and veterinarians to come to Brunswick County.

XII. Closed Session

MOTION TO CONVENE CLOSED MEETING

June 8, 2021

Mr. Ray Thomas moved, seconded by Mr. Morris Taylor 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)(7), consultation with legal counsel, or another matter requiring the provision of legal advice by counsel.

CERTIFICATION AFTER CLOSED SESSION

Motion by Mr. Ray Thomas and seconded by Mr. Morris Taylor 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. Will Ford, Mr. Ray Thomas, Mr. George Smith, Dr. Arthur Jarrett, Ms. Arnika Green.

Voting Nay: None

Absent During Vote: None

Absent During Meeting: None

Motion: Mr. Ray Thomas moved, seconded by Dr. Arthur Jarrett to give the Business Director permission to sign the consent order for water quality remediation.

Upon vote of those present the motion was unanimously carried.

Motion: Mr. Ray Thomas moved, seconded by Mr. Morris Taylor to approve the raise for the staff.

Upon vote of those present the motion was unanimously carried.

XIII. Adjournment

Motion: Mr. Ray Thomas moved, seconded by Mr. George Smith that the meeting be adjourned.

Upon vote of those present the motion was unanimously carried.

The June 8, 2021 Board of Directors meeting of the Brunswick County Industrial Development Authority was adjourned at 6:50p.m.