

**BRUNSWICK COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY**

Board of Directors Meeting

100 Athletic Field Road – Brunswick County Conference Center

July 13, 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  
Mr. Will Ford, Member, Meherrin District  
Ms. Anne Williams, Ex-Officio Member, Town of Lawrenceville

**Also present:**

Mr. Michael Dotti, Business Director

**The following were absent:**

Ms. Arnika Green, Member, Powellton District  
Dr. Arthur Jarrett Jr., Member, At-Large  
Mayor Curt Williams, Ex-Officio Member, Town of Alberta  
Mayor Don Dugger, Ex-Officio Member, Town of Brodnax  
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).

**I. Call to Order**

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

**II. Invocation**

The Chair began the meeting with asking the Business Director to give the Invocation.

**III. Appointment of Chair, Vice Chair, Secretary Treasurer for Fiscal year 2021-2022**

**Motion:** Mr. Ray Thomas moved, seconded by Mr. George Smith to approve the same slate of officers as last year.

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

**IV. Appointment of IDA Committees by Chair**

- **Executive Committee:** Chair, Vice Chair & Director
- **Personnel Committee:** Chair, Mr. Ray Thomas
- **Finance Committee:** Chair, Director, Finance Manager
- **Property/Project Committee:** Mr. Ray Thomas, Ms. Arnika Green
- **Land/Park Management:** Director, Mr. Will Ford, & Mr. George Smith
- **Prospect Review:** Director, Mr. Ray Thomas, & Dr. Arthur Jarrett
- **Public Service Authority:** Vice Chair, Mr. Ray Thomas
- **St. Paul's:** Chair
- **Scholarships:** Vice Chair, Dr. Arthur Jarrett

**V. Approval of Agenda**

The Chair requested the following item be removed from the Agenda: Item “IX. New Business Item A. VOF Grant Next Steps.”

**Motion:** Mr. Ray Thomas moved, seconded by Mr. Will Ford to approve the Agenda with changes made.

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

**VI. Citizens Comments**

Ms. Anne Williams, Ex-Officio Member, Town of Lawrenceville commented to the Board about the need for support for the Main Street Market.

**VII. Approval of Minutes**

*Regularly Scheduled Meeting – June 8, 2021*

**Motion:** Mr. Ray Thomas moved, seconded by Mr. Will Ford to approve the minutes of the June 8, 2021 regularly Scheduled Board meeting.

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

**VIII. Consent Agenda**

- Cash Register June 2021
- Checkbook Register June 2021

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

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

**IX. New Business**

**A. VOF Grant Next Steps**

Removed from the agenda.

**B. Dominion Agreement**

The Business Director said to the Board that the time is up to renew the water agreement. There has been a 34.6% increase in water revenue to the IDA to be paid for by Dominion. That represents approximately \$35,000 in additional annual Dominion income to the IDA. The agreement has been approved by the Town, County and IDA attorneys.

**Motion:** Mr. Ray Thomas moved, seconded by Mr. Morris Taylor to approve the Chair to sign the Dominion Addendum.

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

**X. Old Business**

**A. Timber Deed**

The Business Director told the Board that the attorney has prepared the Timber Deed. The IDA will receive approximately \$117,000 for the sale of the timber and \$25,000 will go back to the replant of the trees.

**Motion:** Mr. Ray Thomas moved, seconded by Mr. Will Ford to approve the Timber Deed and have the Chair sign it.

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

**B. IDA Parking Lot Lights**

The Business Director informed the Board that there are 7 lights in the back parking lot and 3 are not working and the paint is peeling from the poles. Extreme Signs can complete the project for \$850.

**C. Upgrade to IDA North**

The Business Director said that as you know the IDA entered a consent order and have been looking at the I-85 North. This month the IDA passed the water test. The cost to the IDA to upgrade the system is approximately \$128,000. This cost will be covered by the \$35,000 annual increase in water revenue.

**Motion:** Mr. George Smith moved, seconded by Mr. Ray Thomas to approve the upgrades to the IDA North water system.

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

**D. Sledge & Barkley Development**

**a. Outside Deck Area & Environmental Clean Up Grant \$50,000**

The Business Director said that the IDA did receive the \$50,000 grant to do the outside work and the remediation of asbestos at Sledge & Barkley. In the process of receiving estimates. Phase 1 and Phase 2 Environmental have been completed. 100% covered by grants. The IDA has until December 31, 2021 to complete the work.

**b. Virginia Housing**

The Business Director has had conversations with Virginia Housing Authority about grants and low cost loans.

**c. Project Management**

The Business Director has been working with different companies to look at the scope of managing projects.

**XI. Directors Report**

**Lawrenceville Revitalization Update**

Less than two years ago, the Brunswick County IDA convened a group of professionals from around Virginia to address the business community and share with us their advice about how we could revitalize our downtown. We welcomed over 75 attendees, who gave insightful guidance about the challenges to opening and operating businesses in Lawrenceville. We left the daylong event energized, with a clear picture of the opportunities available as well as strong feedback on the needs of the business community. Key areas of discussion included access to broadband internet, connectivity to interstates and highways, and a need for downtown residents to support businesses. We heard from experts that we have the ingredients for a successful downtown, and we needed to focus on a roadmap to success.

Just 10 days later, we invited the residents of the community for a similar event so that we could gauge the opinion and priorities of those stakeholders. The community expressed a focus on reopening St. Paul's College, connecting with heritage tourism, access to convenient local goods and services, and high-quality apartments downtown.

We were thrilled with the overlap in priorities between our business community and leaders, and our residents. We have spent the time since those meetings putting together the pieces for a successful revitalization. We are well overdue to update the community, and so want to provide this summary with a promise of more regular quarterly reports moving forward.

The work we have undertaken has required many partners, including the Town of Lawrenceville, Brunswick County, the Chamber of Commerce, as well as individual business owners and residents.

The most visible accomplishments have been helping to open successful locally owned and operated business in our downtown, including a florist and gift shop, a general store, sports bar, a health business as well as the early stages of a Community Center.

We have updated our National Register nomination for the Town of Lawrenceville to make historic tax credits, a critical financial incentive for revitalization, available to the maximum number of eligible properties. We hope to fund an expansion of the historic district in the future, which will mean more areas of Lawrenceville can benefit from the tax credits. At present, the tax credit program is utilized for the renovation of Pop's

Restaurant, and is an important tool for the upcoming work at the Sledge & Barkley building. We have also secured a large grant to help with exterior repairs at Sledge & Barkley. You will see activity underway there in the coming months.

To help add downtown residents, we started with a small upper floor apartment project over the Butterfly Rose Florist and Gift Shop. Upon completion of this project, these formerly vacant eyesores, were sold to an investor and returned the properties to the tax rolls. Based on the overwhelming interest, we are working to finalize the construction of 18 planned apartments over Sledge & Barkley. Construction is not yet underway, so those will not be available for rent until sometime in the next few years.

We have also visited other successful communities, including St. Paul's, Virginia, to see how they have achieved success. Based on what we have learned, we have been working on a plan to create a formal Main Street program that will help businesses, property owners and residents achieve their individual goals for the greater good of the Town of Lawrenceville. This project will take a couple of years to implement once we have a plan and support in place but it will provide critical support as we grow more local businesses in our community.

Lastly, we have recently participated in a tour of St. Paul's College, and provided data from our files to support a grant application for oral history interviews and a National Register update for James Solomon Russell/Saint Paul's College Museum and Archives. We have not yet learned when the grant application will be funded, but we are pleased that the work we did for the Lawrenceville Historic District was helpful in development of the St. Pauls' College Grant application.

In the last two years, we have learned that our historic buildings, small town character and relationships within the community are the keys to our success. We are working to maximize our partnerships and build on our potential. We have found that historic preservation is the key to our future – for every 0.25 cents spent on historic preservation projects, we are getting a return of approximately 0.75 cents that we can put right back into the community and its revitalization. We appreciate your time reading about our recent activities, and look forward to sharing more in the next update! As always, please contact our office at 434-848-0248 if you have any suggestions, questions, or concerns.

### **Public Comments Lawrenceville Projects**

At our last meeting in June Lawrenceville/IDA Liaison Anne Williams had questions. The questions made it into the Brunswick Times Gazette; however, the information I provided to the Editor in response were not printed.

The IDA is legally authorized to do what we are doing. Our activities are reviewed before we move forward and through an annual audit. Our goal is to provide an environment conducive to economic development. I am also working to make the properties as appealing to investors as I can. This is one reason that we work so hard for make our County Available to any possible grants we can get. We cannot operate residential properties but we can create them. We apply strong measures of due diligence to ensure

that we stay within the Code Guidelines. <https://law.lis.virginia.gov/authorities/industrial-development-and-revenue-bond-act/>. Granting agencies are very careful to make sure that the law is followed before providing funds.

I direct you to the BCIDA website where our available documents, such as the Industrial Development and revenue Bond Act and bi-laws are on our website. You can utilize this link for direct access <https://www.bcida.org/documents/>

Our budget is public information and is available upon request to anyone who wishes a copy. It is currently being formatted to make it add to the website. Our website was designed to keep the public informed. I also welcome any citizen to contact the office and set a time to meet with me. If necessary, I am available outside of typical business hours. I understand that many people have jobs that do not make them available 9-5 Monday-Friday.

**XII. Committee Reports**

None

**XIII. IDA Board of Directors Comments**

The Chair said to the Board that the meal provided tonight was from Moseley's Country Store. The Chair also mentioned how great the Pop's Grand Opening Event turned out.

**XIV. Closed Session**

**MOTION TO CONVENE CLOSED MEETING**

July 13, 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 and other specific personnel matter involving future planning

As permitted by Virginia Code Section 2.2-3711(a)(5), discussion concerning a prospective business or industry.

**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. Ray Thomas, Mr. George Smith, Mr. Morris Taylor, Mr. Will Ford.

**Voting Nay:** None

**Absent During Vote:** Dr. Arthur Jarrett, Ms. Arnika Green

**Absent During Meeting:** Dr. Arthur Jarrett, Ms. Arnika Green

**Motion:** Mr. Ray Thomas moved, seconded by Mr. Morris Taylor to accept Jed's Juice Bar Proposal and for the Business Director to proceed with the contract subject to cancelation upon review, approval, and Chair's signature.

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

**Motion:** Mr. Ray Thomas moved, seconded by Mr. Will Ford for the Business Director to proceed with the creation of a project/grant position.

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

**Motion:** Mr. Ray Thomas moved, seconded by Mr. Will Ford to accept the Business Director Comp Pay/Contract changes.

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

**XV. 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 July 13, 2021 Board of Directors meeting of the Brunswick County Industrial Development Authority was adjourned at 6:50p.m.