

**BRUNSWICK COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY**

Board of Directors Meeting

100 Athletic Field Road – Brunswick County Conference Center

December 14, 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

**Also present:**

- Mr. Michael Dotti, Executive Director
- Ms. Tessie Bacon, IDA Attorney
- Ms. Alfreda Jarrett Reynolds, Economic Director, Brunswick County
- Ms. Anne Williams, Ex-Officio Member, Town of Lawrenceville

**The following were absent:**

- Mr. Will Ford, Member, Meherrin District, Mayor Don Dugger, Ex-Officio Member, Town of Brodnax, Ms. Rebecca Spengler, Acting Mayor of Alberta

**I. Call to Order**

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

**II. Invocation and Pledge of Allegiance**

The Chair asked Mr. Ray Thomas to give the Invocation and the Pledge of Allegiance.

**III. Approval of Agenda**

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

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

**IV. Citizens Comments**

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

Ms. Anne Williams thanked the IDA Board for the presentation given at the November meeting by Mr. Charles Bennett on the Sledge & Barkley and about her concern after receiving a copy of the November minutes and finding that the issue of parking was not mentioned. Ms. Williams commented that for the Town of Lawrenceville; if you put in residential spaces the issue of parking needs to be addressed. Ms. Williams feels that at some point we need to get over building subsidized housing and start looking at more up-

scaled housing in the community. Her reference to other communities such as Fairfax County and Loudoun County and how they had low economic growth after some time passed how development increased with planning and things that inspire the people. Ms. Williams submitted a challenge to think outside the box and stop the negative attitude of low income housing and grow the community. Her reference to Norfolk and Virginia Beach for doing a line of development to bring their communities up.

Mr. Chris Stephenson, President of St. Paul's for Life was thankful and pleased to be in attendance as an organization and as a part of the community. Mr. Stephenson and St. Paul's for Life is looking forward to working with the IDA and bringing a spirit of togetherness, working in the spirit of love and doing it all in the moment.

**V. Approval of Minutes**

*Regularly Scheduled Meeting – November 12, 2021*

*Called Special Session – November 18, 2021*

**Motion:** Mr. Ray Thomas moved to approve the November 12<sup>th</sup>, scheduled Board Meeting minutes and the November 18<sup>th</sup> Called Special Session meeting minutes with a correction to the November 18 2021 Called Session, (Mr. Morris Taylor, Member, Vice Chair was absent during the session) seconded by Mr. George Smith.

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

**VI. Consent Agenda**

- Cash Register November 2021
- Checkbook Register November 2021
- Project Reconciliation – Not available

Before the Motion to approve the Cash Register and Checkbook Register for November 2021 a question was posed by Board Member Dr. Arthur Jarrett in reference to check# 10199 for \$40,840 payable to Jeffrey Hudgins. The IDA Executive Director informed the Board Members those funds were for the Dance Studio project, getting the studies, getting roof ready for painting, deposits and waiting for materials to arrive. The Executive Director said this was part of project the Board had approved up to \$125,000.

**Motion:** Mr. Ray Thomas moved, seconded by Mr. George Smith to approve the Consent Agenda's Cash and Checkbook Register for November 2021.

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

**VII. New Business**

**A. Director's Review**

The Chair informed the Board that the Finance Manager, Melissa Boucher will hand copies of the Executive Directors Performance Evaluation out tonight and they must be returned before the January 2022 Board Meeting.

**B. Brainstorming Session**

The Executive Director informed the Board of a brainstorming session to be held in January to look at ideas, have a more detailed discussion on plans and the big picture. With emphasis on creating vision statement, giving props to all that has been done in 2021 and focusing on his new saying "Lot's to do in 22". Ms. Paige Pollard, Commonwealth Preservation Group will be helping with this at our January 2022 Board Meeting.

### **C. Contract Template**

The Executive Director requested that a Motion be made to hire an attorney specializing in boiler plat contract templates and experience in public and private partnerships on an as needed basis for the IDA. He said the hiring of an attorney was within the \$10,000 procurement standards. The IDA Attorney, Ms. Tessie Bacon informed the Board that legal services are exempt and as long as it's under the small purchase procedures and meet certain qualifications stated in Section 2.2-300. She said she will advise the Board if it needs to be advertised. Dr. Arthur Jarrett wanted clarity that per the Motion the cost will be kept under \$10,000 and he also wanted to know the name of the law firm being considered. The Executive Director informed the Board that the name of the firm being considered was Eckerd Attorneys at Law.

**Motion:** Mr. Ray Thomas moved, seconded by Ms. Arnika Green to hire an attorney under the \$10,000 procurement standards to prepare boiler plate contract templates and work with public and private partnerships for the IDA.

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

## **VIII. Old Business**

### **A. Water Update**

The Executive Director mentioned the IDA is very close to working on some grants and dealing with some of the issues with the water. The projects are well underway, the engineering should be done and we're aware that under Biden's Build Back Better Program, we may be able to fund many of the issues through grants. We're working with Southside Planning and looking into those grants. You may be aware that several counties was awarded \$69 million towards high-speed internet and \$84,000 of leveraged funds. The IDA is looking into grants to pay for all these projects, including downtown development. There is a lot of work involved and a lot of money out there. The IDA is working to get these projects funded so the money the Board approved for these projects won't be disbursed.

### **B. Pop's**

The Executive Director informed the Board that Pop's Bar and Grill has met its contractual obligations. They were opened for the contracted period of time. Board Member Dr. Arthur Jarrett asked if Pop's was okay, the Executive Director let the Board know that Pop's is okay, not selling wings anymore because of profits. The owner is still open but looking at other ways to do it knowing it's not easy. The plans are the building will remain open as a restaurant. The Vice Chair asked about the contractual obligations, the Executive Director informed everyone that they were open for a year and the equipment the IDA provided belongs to Pop's Bar and Grill.

### **C. Moseley's Store**

The Executive Director let the Board know that Moseley's have had big time staffing and procurement issues. The products have gone through the roof. They've informed the Executive Director that they will close until February 1, 2022, while they re-staff and try to get things back together. The IDA has a set agreement that their equipment would come back to the IDA they didn't stay open. The IDA is well within our bounds, some of their struggles has to do with Robinson Road Ferry Bridge keeps getting closed and traffic is being detoured around it. The owners of Moseley's asked for some time and after speaking with the Chair, was it was okay. The Vice Chair asked about the

reimbursement from Moseley and if the IDA was spending those funds. The Executive Director let the Vice Chair and Board know that Moseley's will re-open and if it doesn't, conversations will be had. The Vice Chair, Mr. Morris Taylor wanted to know if the cash register show reimbursements monthly for businesses where the IDA has lent money and how it's being tracked? Board member Ray Thomas informed the Vice Chair that contracts are used and with equipment, it's based on the time period and once the time period is met, the equipment belongs to the owner, if the obligation is not met then the equipment reverts to IDA. The Executive Director informed the Vice Chair that reimbursements from funding lent by the IDA can be found in the deposits and separated by whomever writes the check.

#### **D. Alberta Loan**

The Executive Director answered an earlier question proposed by the Vice Chair, Mr. Morris Taylor letting the Board know that Alberta has paid back in full the amount of money loaned and the repayment will be reflected in next month's Cash Register. He also informed the Board that Ms. Rebecca Spangler, acting Mayor of Alberta wanted them to know that she regrets not being able to attend the meeting. Ms. Spangler along with the Town of Alberta are grateful for continued support and assistance from the IDA. She wants you to know that the town is closing in on the end of the Tobacco Heritage Trail Project, which would have remained unfinished if it had not been for the IDA's generosity and assistance. The Town of Alberta looks forward to working together for the betterment of Alberta as well as Brunswick County. The Town of Alberta had months left to reimburse the IDA but as soon as they received their funds, the first thing done was to reimburse the IDA for the money loaned. The Executive Director informed the Board that the Tobacco Heritage Trail Project is now almost complete because of help received from the IDA.

#### **IX. IDA Board of Directors Comments**

The Chair mentioned to the Board that the meal tonight was prepared by Gary Peterson, owner of Charred, LLC. The Chair also mentioned she had Christmas gifts for all the Board members and IDA Staff. The Chair wanted to show appreciation and thank the Board and IDA Staff for allowing her the privilege of being the Chair. Merry Christmas

Mr. Ray Thomas wanted to comment on apartments and parking brought up by Ms. Anne Williams, Citizen for Brunswick County. Mr. Thomas mentioned that years ago the Town of Lawrenceville proposed that if you had a business either you could live upstairs, or your workers could live upstairs. Mr. Thomas spoke against this years ago, but the old mayor wanted to push through and parking was an issue then. He feels maybe the town needs to address this and the Board and IDA are Economic Development trying to grow and agreed with Ms. Anne Williams that we all need to work together, but when it comes to ordinance or where things are done then it's the Town's decision to open it up, Mr. Thomas wanted to share some context in case anyone needed.

The Vice Chair, Mr. Morris Taylor wanted to wish all Board members a Merry Christmas and Happy New Year. He hopes everyone have a wonderful holiday season and how great it's been working with everyone this year and is looking forward to bigger and more exciting things next year as we continue to grow The Economic Development across the County. Have a happy holiday season.

Board Member, Dr. Arthur Jarrett wanted the Board members to know that he's very appreciative of being a part of the Board as well. He's looking forward to the plan for

exciting times 2022 with the Board getting down to the core assisting Brunswick County with Economic Development and doing things that are out of the box, non-traditional, to pivot and move to the next level. It's crucial that we work together, and have open honest discussions, ask questions and give input because it's time to step up and assist the county to where they need to be as far as Economic Development.

The Chair added that Dr. Arthur Jarrett and Vice Chair, Mr. Morris Taylor were appointed to a committee for recognition of youths and during the 300<sup>th</sup> Anniversary of Brunswick County, the students wrote essays. The Chair mentioned to Vice Chair, Mr. Taylor and Board Member Dr. Arthur Jarrett, she would like for them to come up with something in 2022 that can assist the youth.

The Executive Director wanted the Board to know that he and the Brunswick County Economic Development Director (Alfreda Reynolds) threw the box out and would like to thank the Board for their support. As they continue to move Brunswick County forward.

The Vice Chair, Mr. Morris Taylor mentioned the growth of Greenville County and Mecklenburg County and how recently Mecklenburg County got a new electric car cover. The new Rayon battery plant potentially to deal with and fix up electric cars. They're building one in Henrico and something like that would be great in Brunswick County.

The Chair mentioned that the Smithsonian workshop went very well and three people from Mecklenburg County and one person from Greenville County were in attendance at the workshop.

Board Member Mr. George Smith proposed a question about the Organic Produce Plant and when they may get started. The Executive Director mentioned that building permits are being worked on. Grants have been applied for and the bidding process in being started again the difficulty will be knowing the exact cost. The prices of material are constantly changing. The Executive Chair let the Board know that he had conversations with the banks if the grant is not forthcoming there are alternatives through low interest loans. There are no expectations that the grants are not going to come through and we're continually looking for additional grants. The Executive Director informed Mr. Smith and the Board that there is no exact start date it depends on the bidding process, but everything is completely on schedule.

## **X. Closed Session**

## **MOTION TO CONVENE CLOSED MEETING**

December 14, 2021

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

As permitted by Virginia Code Section 2.2-371183 a matter involving disposition publicly held real property.

As permitted by Virginia Code Section 2.2-37118 a matter involving contract review with our attorney.

### **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. Ray Thomas, Mr. George Smith, Ms. Arnika Green and Dr. Arthur Jarrett, Jr.

**Voting Nay:** None

**Absent During Vote:** Mr. Will Ford

**Absent During Meeting:** Mr. Will Ford

**Motion:** Mr. Ray Thomas moved, seconded by Dr. Arthur Jarrett to proceed with the sale of real property based on The IDA attorney making the changes and it being accepted by the other party.

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

## **XI. Adjournment**

**Motion:** Mr. Ray Thomas moved, seconded by Ms. Arnika Green that the meeting be adjourned.

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

The December 14, 2021 Board of Directors meeting of the Brunswick County Industrial Development Authority was adjourned at 7:22 p.m.