

Secretary's initials of approval

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Preparer's initials

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BRUNSWICK COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

Board of Directors Meeting
100 Athletic Field Road
Brunswick County Conference Center
July 12, 2022 at 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

Also present:

Mr. Michael Dotti, Executive Director
Mr. Will Ford, Member Meherrin District
Ms. Anne Williams, Ex-Officio Member, Town of Lawrenceville
Dr. Alfonzo R. Seward, Business Liaison, Brunswick County

The following were absent:

Vacant, Powellton District
Dr. Arthur Jarrett Jr., Member, At-Large
Ms. Tessie Bacon, IDA Attorney
Ms. Alfreda Jarrett Reynolds, Economic Director, Brunswick County
Ms. Leslie Weddington, Brunswick County Administrator
Mayor Don Dugger, Ex-Officio Member, Town of Broadnax
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 gave the Invocation and Pledge of Allegiance.

III. Board Appointment

Motion: Mr. Will Ford moved, seconded by George Smith to approve the Office Chair, Vice Chair and Secretary/Treasurer remain the same.

Upon vote of those present the motion was unanimously carried.

IV. Approval of Agenda

Motion: Ray Thomas moved, seconded by Mr. Will Ford to approve the Agenda with the following addition, adding section III Board appointees of Chair, Vice Chair, and Secretary/Treasurer.

Upon vote of those present the motion was unanimously carried.

V. Directors Report / Project Updates

As the Executive Director I participated in a Food and Nutrition Security Roundtable. Will Tom Barkin President/CEO of the Federal Reserve Bank of Richmond and his colleague, Renee Haltom did a fact-finding tour of our region with the intent to learn more about our status with Nutrition and Food Security. This roundtable discussion including other representation from Virginia Community Capital, 4P Foods, Virginia Federation of Food Banks, Southern Virginia Vegetable Packing, LLC. Browntown Farms, VA Dept. of Education, Office of School Nutrition Programs, VA Dept. of Agriculture and Consumer Sciences, VA Food Access Investment Fund and Ms. Alfreda Reynolds of Brunswick County Economic Development. I informed them of the Agriculture task force created by the IDA Board of Directors 4 years ago. Ms. Alfreda Reynolds pointed out that all our public school students receive free lunch along with other accommodations. We discussed lack of access to fresh fruits and vegetables I updated them on the Organic Agriculture Project and on some projects the IDA, Town and County are working on along with some upcoming projects. Our region has struggled with nutrition and food security, Mr. Barkin was interested in plans the Economic Development team. Lawrenceville hosted the event at the Southern States Building. Everette Gibson and Kim Martin worked on Sunday to get the room set up.

Mr. Tom McDougal president of 4P foods emailed the attached note about the Roundtable

Everette, Mike,

Wanted to drop a quick note to say "thank you" for hosting today. Since our first connections, I have appreciated and admired the way you and your team welcome people into your community. The thoughtfulness in the food, the setup, the gift bags, the conversation... all of it. It is true hospitality and as I learn more about what Leadership looks like, I see it embodied in everyone I have interacted with in Brunswick County. Today was just another example of that, so please do pass along my gratitude to Alfreda, Laverne, Kim, and everyone else that is helping to make things happen. I feel blessed to be playing a small part in what feels like a very big moment of positive change.

More to come! And thank you again.

I also participated in the Tobacco Growers roundtable, held in South Hill Virginia. The panel included experienced tobacco farmers and Agriculture expert Dr. David Reed. It gave me an opportunity to listen to the issues that face Tobacco Farmers and other farmers. My take away is that our Tobacco face stiff international competition. Costs such as labor, fuel and fertilizers continue to rise. The lack of local labor was a key topic as well was the cost of H2A temporary workers visa programs.

At the conclusion of the round table, I asked to speak with the participants for a few minutes. Our discussion lasted almost 30 minutes. We talked about efforts that failed to provide profitable alternatives to raising tobacco. After speaking to this panel and the subsequent conversations, farmers are willing to grow produce or other crops. Their only requirement is buyers who can get them paid quickly when the product is delivered. In the case of some farmers, education and training can help with the change. I also think

education along with explained standards would also help farmers understand expectations. I know that Agriculture was our past, is our present and must be our future.

Chamber

I met with the Brunswick County Chamber Board of Directors and let them know that the IDA is willing to assist as they seek a new director. Ray Thomas is the current President of the Chamber of Commerce. After years of incredible service, Wendy Wright resigned as Director to pursue other opportunities. The IDA has budgeted funds for community development.

The Executive Director stated, "There are many other projects underway". Stay Tuned

VI. Citizens Comments **(Citizens are allotted three (3) minutes to speak)** There were no Citizens Commented.

VII. Approval of Minutes

Regularly Scheduled Meeting – June 14, 2022

Special Called Closed Meeting with Brunswick County Board of Supervisors – June 30, 2022

- *The Executive Director stated, we have received a draft which has been provided with the package of the minutes from that meeting. Once the Board of Supervisors response, we will do a follow up for you to have copies of that draft that will come out in the next Board of Supervisors meeting.*

Motion: Mr. Ray Thomas moved, seconded by Mr. George Smith to approve the June 14, 2022 regularly scheduled Board meeting.

Upon vote of those present the motion was unanimously carried.

VIII. Consent Agenda

- Cash Register June 2022
- Checkbook Register June 2022
- May Bank Reconciliations
- June Deposits

Motion: Mr. Ray Thomas moved, seconded by Mr. Will Ford to approve the Consent Agenda's for June 2022 Cash Register, Checkbook Register, May Reconciliations and June Deposits.

Upon vote of those present the motion was unanimously carried.

IX. New Business

A. Potential New Business

The Executive Director informed the Board, he has received a Memo of Understanding from exciting new prospects, he's not ready to the name just yet but something is in the works.

B. Special Audit

The Executive Director informed the Board, as a condition of our federal funding for the Ag project, we will be undergoing a Special Audit. The budget audit already occurs in the budget, (which was approved last month), will give us another opportunity to view our accounting practices. As a requirement of the Federal grants, this audit will be available for viewing to the public on the IDA website.

X. Old Business

A. Update on Ag project-Financials and Lease

The Executive Director mentioned to the Board that the Finance Committee will be meeting with the Board of Supervisors Finance Committee to review financing options for the Ag project, as directed by the IDA Board in the June meeting. This will be discussed in detail during closed session.

B. Comments or changes to Strategic Plan

The Chair apologized to the Board for not reaching out to each member to discuss volunteering to be on the Strategic Plan Committee. The Chair informed the Board members that the information will be available by the next board meeting. The Executive Director mentioned to the Board that a copy of the Strategic Plan outline is in the Board Packet and once the Ag bidding is concluded, the IDA will commence with the Strategic Planning, a meeting will take place with Paige and the Director, Lavern will coordinate the meetings and provide the detailed schedule. The two board members volunteering to be on the committee, which will consist of other people in the community, perhaps our liaison, and some others will be on the Committee and the Executive Director of the Industrial Development Authority will ask the Economic Development Director. There will be additional meetings as well as community meeting and opportunities, outside of our typical Board meetings. The Executive Director also stated we need to give as much access to the committee, citizens, and as many places as possible to include small meetings at the Fire House one of the place we're considering. The Executive Director asked if this time anyone on the Board would be interested in joining the Strategic Plan Committee. The Chair stated if someone wants to volunteer it will certainly help.

C. Audit Results

The Executive Director informed to the Board, the IDA have made edits and changes to the 2021 Audit, the final version will be available in a few weeks. We will be doing research for new auditors. The last few audits have taken much longer than it should. The IDA has worked hard to get them to give updates. We are going to interview other auditors and work on a contract. There were some clarifications as to the requirements on our initial audit, they were addressed.

D. Ag Project Bidding

The Executive Director stated the bidding documents for the Ag project are being reviewed by the EDA, (Economic Development Authority) and they are very easy to work with but are also very stringent. We have received valuable help from Southside Planning District Executive Director, Deborah Gosney and her with keeping everything correct. Leases are in the final stages of development all parties agree to the terms, the final cost are to be addressed, along with an address for the property. At this moment, we have a site address that was sent to all Board Members, along with a recorded plot that's ready to go. The IDA has a strong

Memorandum of Understanding from Old Dominion Organics. The Alberta Town Council that thanks to them it has been approved for zoning subdivision is 6.32 acres for the project Brunswick County has now assigned us an address when everything is complete we can move forward.

XI. IDA Board of Directors Comments

The Chair stated that a Thank you card from Lavern Dillard and Family for the Board during the loss of her mother. Tonight's meal comes from Food Lion. The Chair asked if any other Director had comments they might want to share. Mr. Ray Thomas mentioned, there would be a Blood Drive on Thursday June 13th, at the Elm Acers with the Red Cross from 1pm to 6pm. Mr. Thomas also stated it's too late to sign up for the Chamber of Commerce luncheon but you can still come, Delegate Otto Wachsman of the 75th District, will be the guest speaker. Mr. Thomas asked everyone to come out listen and ask questions.

XII. Closed Session

MOTION TO CONVENE CLOSED MEETING

July 12, 2022

Mr. Ray Thomas moved that The Industrial Development Authority of Brunswick County Virginia convene in closed meeting to discuss the following:

As permitted by Virginia Code Section 2.2-3711(a) (1) a personnel matter involving Finance Matters. As permitted by Virginia code section 2.2-3711(a) (3), a matter involving the disposition of publicly held real property. As permitted by Virginia code section 2.2-3711(a) (4) a matter requiring the protection of the privacy of an individual in a matter not related to public business.

CERTIFICATION AFTER CLOSED SESSION

Motion by Mr. Ray Thomas 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, and Mr. Will Ford, Mr. George Smith

Voting Nay: None

Absent During Vote: Dr. Arthur Jarrett Jr., Member, At-Large

Absent During Meeting: Dr. Arthur Jarrett Jr., Member, At-Large

Motion: Mr. Ray Thomas moved, seconded by Mr. Will Ford to approve the addendum to the land contract and authorize The Chair to sign that contract.

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

XIII. Adjournment

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

Upon vote of those present the motion was unanimously carried.

The July 12, 2022, Board of Directors meeting of the Brunswick County Industrial Development Authority was adjourned at 6:42 p.m.