



Secretary's initials of approval 
Preparer's initials 

BRUNSWICK COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
Emergency Special Call
Board of Directors Meeting
116 W. Hicks Street
Brunswick County IDA Office
November 17, 2023 at 10:30 A.M.

IDA Board Meeting Minutes

The following Board Members were present:

Ms. Gloria Menyweather-Woods, Chair, Sturgeon District
Mr. Ray Thomas, Secretary / Treasurer, At-Large
Mr. Quintin Kelly, Powellton District
Dr. Ronald Thornhill, Totaro District

Also Present:

Ms. Tessie Bacon, IDA Attorney, by Conference Call
Ms. Ann Taylor-Wright, Consultant, by Conference Call

The following were absent:

Mr. Morris Taylor, Vice-Chair, Red Oak District
Dr. Arthur Jarrett Jr., At-Large
Mrs. Jean Moody, Meherrin District

I. Call to Order

The Chair called the meeting to order at 10:30 a.m.

II. Invocation

Ms. Gloria Menyweather-Woods gave the Invocation

III. Old Business

i. Greenhouse Project

This meeting was had in efforts to save this project. The IDA Attorney, Tessie Bacon, stated The Greenhouse Project contract is contingent on us purchasing the property at the park. According to the land owner, the Ex-Executive Director promised to remove the stones and

gift it to the land owner, but that was not in the said contract agreement. The purchase price is \$200,000.00 for 85.99 acres. Mrs. Bacon stated there were a few issues with the contract that can be fixed. One, the pursuant to state code the IDA has to address the attorney fees in the event of default, the provision added would be the defaulting party would be responsible for attorney's fees. Second, provision would be to add you're selling the property as is and you aren't making any warranties, aside from the fact that it has marketable title. Third, provision would be added, this entire agreement between the parties and any modifications to the contract would have to be in writing. Lastly, the terms of owner financing of purchase price is stated, would be included in a note and presumably a deed of trust, which needs to be clarified in the contract. These changes would be done in order to have the IDA Board Chair sign the contract.

The Chair asked Mrs. Ann Taylor-Wright to explain why the urgency and reason to continue working on the Greenhouse Project.

Mrs. Taylor Wright, the company is out of England with multi-acre greenhouses on several different locations including, Japan, Europe and England. The company is wanting about 15 acres in the United States. They were decided on the I-85 Agricultural Park and somewhere in Florida. They choose Brunswick County, Virginia because of its proximity to I-85 & I-95, with 2/3 of the United States population within a 12 hour drive and excellent location for food distribution. This is a \$20 million total project, looking to hire approximately 50 people paying higher than minimum wage, average salary for their employees \$45,000.

The term sheet with the bank needs to be signed earlier during the week as well as waiting on the land purchase agreement signed in order to go fourth with the financing. The CEO of the company would need confirmation that the engineering company are actually authorized to proceed with the work. The company's CEO would need everything finalized by the close of business this day, as England is five hours ahead of us.

Motion: Mr. Ray Thomas motioned, seconded by Dr. Ronald Thornhill to approve the land purchase agreement with the IDA Attorney's changes and authorize our chair to sign the amended document.

Upon vote of those present the motion was unanimously carried.

IV. Adjournment

Motion: Ms. Gloria Menyweather-Woods motioned the meeting be adjourned.

Upon vote of those present the motion was unanimously carried.

The November 17, 2023, Board of Directors meeting of the Industrial Development Authority of Brunswick County was adjourned at 11:17 a.m.