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BRUNSWICK COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
Board of Directors Meeting
100 Athletic Field Road
Brunswick County Conference Center
February 13, 2024 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, Vice-Chair, Red Oak District
Mr. Ray Thomas, Secretary / Treasurer, At-Large
Dr. Arthur Jarrett Jr., At-Large
Dr. Ronald Thornhill, Totaro District
Mr. Quintin Kelly, Powellton District
Mrs. Jean Moody, Meherrin District

Also Present:

Ms. Tessie Bacon, IDA Attorney
Dr. Barbara Jarrett-Harris, Board Liaison, Brunswick County Board of Supervisors, Totaro District
Ms. Alfreda Jarrett-Reynolds, Economic Director, Brunswick County
Ms. Leslie Weddington, County Administrator, Brunswick County
Ms. Beverly Ambs, Executive Director, Chamber of Commerce
Ms. Sylvia Allen, Brunswick Gazette, Reporter
Ms. Anne Williams, Town Council, Town of Lawrenceville
Mrs. Beth Crowder, Alberta Citizen
Mr. Erwin Moore, Citizen

The following were absent:

Dr. Alfonzo Seward, Brunswick County Board of Supervisors, Chair, Sturgeon District
Ms. Lawanda Tatum, Mayor of Lawrenceville
Ms. Robert Hayes, Mayor of Alberta
Mayor Don Dugger, Town of Brodnax Mayor

I. Call to Order

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

II. Invocation and Pledge of Allegiance

Dr. Arthur Jarrett, Jr. gave the Invocation

III. Approval of Agenda

Motion: Mr. Ray Thomas motioned, seconded by Mrs. Jean Moody to approve the Agenda.
Upon vote of those present motion was unanimously carried.

IV. Approval of Minutes

- Regularly Scheduled Meeting – January 9, 2024 Minutes & Motions

Motion: Mr. Ray Thomas motioned, seconded by Mr. Quintin Kelly to approve the regularly scheduled January 9th Meeting Minutes and Motions.

Upon vote of those present motion was unanimously carried.

V. Consent Agenda

- December 2023 Financial Statement

Motion: Dr. Arthur Jarrett, Jr. motioned, seconded by Mrs. Jean Moody to approve the November 2023 Consent Agenda.

Upon vote of those present motion was unanimously carried.

VI. Project Associate Directors Report

Cherie Nielsen, Project Associate Director for the Brunswick County IDA,

Greenhouse Project: The IDA is continuing to work to secure grant funding for the alternate roadway to alleviate the crossing of the railroad with the help of VEDP and VDOT.

We are continuing to try to resolve issues with needing a permanent address prior to Dominion Energy scheduling electric to the site. It is the County's requirement that all final drawing be approved before an address can be given. Dominion requires an address prior to scheduling work on site.

Mrs. Nielsen has completed the Information for Planning and Consulting (IPaC) survey for the Greenhouse Project. She stated there were some confusion concerning the timeline which we may cut timber at the site due to the US Department of Interior is requiring regulations to be adhered to beginning April 1st, 2024 for threatened and endangered species. The letters I submitted support the findings for the Greenhouse Project that there will be no impact on the listed species in the area.

ODO Project: On January 29th, Mrs. Nielsen attended a joint Project Committee meeting with the Brunswick County IDA Project Committee and the Brunswick County Board of Directors Project Committee to bring the new Board of Supervisor's up to date on the project and give an overview of the progress on the project. Mr. Brandon Jordan, along with several farmers and partners in the project, informed the attendees on how the project began and where we are today. It was a very open meeting where questions were answered pertaining to the needs for farmers in the area and the extent to which the project could benefit the community. On February 5th, at the Special Called IDA Board Meeting, Mr. Brandon Jordan and Mr. Richard Hite gave attendees an update on the project and reiterated the need for the project to move forward.

Sledge & Barkley: Phase I will be completed this month.

The IDA is still waiting on Grant award announcements from the Governor's Office for funding for Phase II work. In the board members packets there was a breakdown for Phase II of the Project.

The Prospects/Project Committee met with the Design Firm, WPA on January 31st virtually to discuss the placement of the stairwell and elevator location. Mrs. Nielsen stated, due to the findings in the boring samples, it was suggested to move the stairwell and elevator to the interior portion of the building, otherwise there would be a cost increase for the shoring of the north side of the building. WPA provided 2 different layouts which would potentially impact a couple of the 2nd and 3rd floor apartments. The Committee is reviewing the proposed changes currently. The supporting documents of the revised layouts are in your packet.

Within your packet are the meeting notes from the Prospects/Project Committee Meeting with Mr. Stephen Staats for your review.

Virginia Tech planning update for Turn Table Park: The IDA is currently are waiting on the closing date. The plat was approved by the Town Manager and recorded at the Clerk’s Office on Friday, February 2nd.

EV Charging Stations Project: Mrs. Nielsen met with the Chief Operating Officer of GreenSpot, Joseph Desimone, regarding the changes that have been submitted and Mrs. Bacon had made for him to review. Mr. Desimone agreed to change the indemnification to be mutual and law/jurisdiction to be in Virginia, however; would not change any other terms and conditions. The IDA has until February 26th to decide if we want to move forward with the signed agreement or cancel the agreement between the two parties.

VII. Presentation – James Solomon Russell / Saint Paul’s College Museum and Archives

The representatives did not show for presentation.

VIII. Citizens Comments

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

Ms. Anne Williams addressed the Board about citizens’ concerns in the County about children’s activities. She states she is aware the IDA has interested in the Turntable Park, which is a recreation and she thinks the County needs more than just recreation activities. Ms. Williams represents the Meherrin Music Makers with a total of 23 individuals involved in lessons. She stated there is a grown activity for music in the community and she strongly urge the IDA Board to look at programs and activities in the county to promote children’s activities.

IX. New Business

i. Town Of Lawrenceville Water Update Payment

Mr. Randy Lynch presented to the Board, Improvements were made to the Brunswick IDA North Water System and the old Town of Alberta Water System to make the booster station operate based on the cut-off water levels in the I-85 Elevated Tank. A solenoid valve was installed on the Jail Elevated Tank altitude valve, to prevent the Jail Tank from filling while the booster pumps are operating. An actuator was installed on the double check valve bypass gate valve with controls to open the actuator valve when the Jail Tank water level calls for the tank to fill. SolarBee mixers were installed in both the Lawrenceville Mayfield tank and the Lawrenceville Food Lion tank.

As of last week, Mr. Lynch received approval from the office of drinking water, the project is satisfied and the consent order has been lifted, the project is complete. The IDA will be responsible for half the cost of those improvements.

Motion: Mrs. Jean Moody motioned, seconded by Mr. Quintin Kelly to approve the IDA pay 50% (half the cost) of the contracted price for the water system improvement.

Upon vote of those present motion was unanimously carried.

ii. James Solomon Russell Day

The Chair recused herself. Mr. Morris Taylor, the members of the organization sent a letter to request a donation to the James Solomon Russell Day. This the 3rd Annual James Solomon Russell Day Dinner will be held at the Learning Center on the Campus of Virginia Union University on Saturday, March 23, 2024.

Motion: Mr. Quintin Kelly motioned, seconded by Mrs. Jean Moody to donate \$2,500 to the James Solomon Russell Day.

Upon vote of those present motion was unanimously carried.

iii. **Approve Next FY 2024–2025 Board Meeting Calendar**

Motion: Mr. Ray Thomas motioned, seconded by Dr. Ronald Thornhill to approve the FY 2024-2025 Board Meeting Calendar.

Upon vote of those present motion was unanimously carried.

X. **Old Business**

i. **EV Charging Station Agreement Update**

Motion: Dr. Ronald Thornhill motioned, seconded by Dr. Arthur Jarrett, Jr. to cancel the contract pending on additional information or revisiting and giving the Chair the authority to execute any documents.

Upon vote of those present motion was unanimously carried.

ii. **Railroad Authority Right of Way Agreement Approval**

Motion: Mr. Ray Thomas motioned, seconded by Dr. Ronald Thornhill approved to go ahead with the license agreement and authorize the Chair to sign.

Upon vote of those present motion was unanimously carried.

XI. **IDA Board of Directors Comments**

None of the Director's commented.

XII. **Closed Session**

MOTION TO CONVENE CLOSED MEETING

February 13, 2024

Mr. Ray Thomas motioned, seconded by Mr. Quintin Kelly that The Industrial Development Authority of Brunswick County Virginia Board Members convene in closed meeting to discuss the following:

- i. As permitted by Virginia Code Section 2.2-3711(a) (1), a personnel matter involving, Appointment or promotion of particular officers or employees and salary or other compensation of specific employee.
- ii. As permitted by Virginia Code Section 2.2-3711(a) (7), consultation with legal counsel, or probable litigation and another matter requiring the provision of legal advice by counsel.

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: Ms. Gloria Menyweather-Woods, Chair, Sturgeon District | Mr. Morris Taylor, Vice-Chair, Red Oak District | Mr. Ray Thomas, Secretary / Treasurer, At-Large | Mr. Quintin Kelly, Powellton District | Mrs. Jean Moody, Meherrin District | Dr. Arthur Jarrett Jr., At-Large | Dr. Ronald Thornhill, Totaro District

Voting Aye: Ms. Gloria Menyweather-Woods, Chair, Sturgeon District | Mr. Ray Thomas, Secretary / Treasurer, At-Large | Mr. Quintin Kelly, Powellton District | Mrs. Jean Moody, Meherrin District | Mr. Morris Taylor, Vice-Chair, Red Oak District | Dr. Arthur Jarrett Jr., At-Large | Dr. Ronald Thornhill, Totaro District

Voting Nay:

Absent During Vote:

Absent During Meeting:

Motion: Mr. Ray Thomas motioned, seconded by Mr. Quintin Kelly, to extend the probation period to 9 months for the Project Associate Directors contract.

Upon vote of those present the motion was unanimously carried.

Motion: Mr. Ray Thomas motioned, seconded by Mr. Quintin Kelly, to engage Michael Burns to sell the KASS equipment and to allow the Chair to sign Lake County Agreement subject to the attorneys review.

Upon vote of those present the motion was unanimously carried.

XIII. Adjournment

Motion: Mr. Ray Thomas motioned, seconded by Dr. Ronald Thornhill for the meeting be adjourned.

Upon vote of those present the motion was unanimously carried.

The February 13, 2024, Board of Directors meeting of the Industrial Development Authority of Brunswick County adjourned at 7:55 p.m.