

JOINT INDUSTRIAL DEVELOPMENT AUTHORITY
Minutes of Meeting
February 23, 2023

The Joint Industrial Development Authority of Wythe County, Wytheville, and Rural Retreat held its regular meeting on Thursday, February 23, 2023, at 3:00 PM, in the Council Room of the Wytheville Municipal Building at 150 East Monroe Street, Wytheville, Virginia.

MEMBERS PRESENT

David Kause, Chairman
Wes Mabe, Vice Chairman
Matt Clarke
Dicky Morgan
Michael Cole

MEMBERS ABSENT

David Carpenter, Treasurer
Jeff Lucas

EX-OFFICIO MEMBERS PRESENT

Stephen Bear, Wythe County Administrator
Brian Freeman, Wytheville Town Manager

EX-OFFICIO MEMBERS ABSENT

Jason Childers, Rural Retreat Town Manager

JOINT IDA STAFF PRESENT

David Manley, Executive Director
John Matthews, Deputy Director
Jessica DeHart, Administrative Assistant

JOINT IDA STAFF ABSENT

None

DETERMINATION OF QUORUM

Chairman Kause called the meeting to order and determined a quorum to be present. He then offered the invocation and led the Pledge of Allegiance.

CITIZENS' TIME

Chairman Kause welcomed Stephen Bear, County Administrator, Wythe County, Dr. Beth Taylor, Mayor, Town of Wytheville, Alison Pollard, Wytheville-Wythe-Bland Chamber of Commerce Executive Director, and Sherri Case, newly appointed Joint IDA board member. Chairman Kause asked if anyone would like to address the Board. There being none, Chairman Kause continued with the meeting.

SPECIAL PRESENTATION

Brian Freeman entered the meeting at 3:06 pm. Matt Hankins entered the meeting at 3:07 pm.

Mr. Manley introduced and welcomed Sherri Case, the newest board Wythe County appointee for the Joint IDA, who works for LifePoint's Wythe County Community Hospital in Physician & Industry Relations and as the Growth & Outreach Liaison. Mr. Manley mentioned the second appointee is Dennis Manuel, who is a recently retired local contractor from Fairview Contractors.

Mr. Manley then read and presented a resolution to Mr. Dicky Morgan for his service to the public and the Joint IDA on behalf of the Board of Directors and staff of the Joint Industrial Development Authority. Mr. Cole made the motion to adopt the following resolution as read by Mr. Manley. Mr. Clarke seconded the motion, which was passed unanimously. The resolution read:

A Resolution Honoring Dicky Morgan

WHEREAS, Joseph "Dicky" Morgan has faithfully served the Joint Industrial Development Authority of Wythe County, Wytheville, and Rural Retreat, since his appointment to the Board of Directors in 2015 by the Wythe County Board of Supervisors; and

WHEREAS, Mr. Morgan has fostered economic progress in all of Wythe County through his support of a variety of projects, initiatives, and work undertaken by the Authority and its staff, and

WHEREAS, Mr. Morgan has been as an appreciated voice of wisdom through his extensive experience in the construction industry and as an educator at the college level, while also contributing meaningfully to discussions, strategy, and responsible governance; and

WHEREAS, Mr. Morgan has been a faithful attendee at Joint IDA events and meetings with local leadership and used his position to advocate for economic vitality and for this organization, and

WHEREAS, through his public service to this organization and to the people of Wythe County, Wytheville, and Rural Retreat, Mr. Morgan has contributed to the greater good of our community and the quality of life of our citizens, and supported announced creation of over 2,800 jobs and the announced investment of nearly \$800 million; and

WHEREAS, Mr. Morgan’s term of service to the Joint IDA and the people of Wythe County is ending after two terms of diligent engagement; then

THEREFORE, BE IT RESOLVED by the Board of Directors and staff of the Joint Industrial Development Authority, that **DICKY MORGAN**, is recognized and honored for his many contributions to the economic success of our community, and that we all wish him the best for future success, health, and happiness.

Adopted this the 23rd day of February 2023.

David Kause, Chairman

David Manley, Executive Director

Mr. Manley then read and presented a resolution to Mr. Wes Mabe for his service to the public and the Joint IDA on behalf of the Board of Directors and staff of the Joint Industrial Development Authority. Mr. Cole made the motion to adopt the following resolution as read by Mr. Manley. Mr. Morgan seconded the motion, which was passed unanimously. The resolution read:

A Resolution Honoring Wes Mabe

WHEREAS, Wesley S. “Wes” Mabe has faithfully served the Joint Industrial Development Authority of Wythe County, Wytheville, and Rural Retreat, since his appointment to the Board of Directors in 2015 by the Wythe County Board of Supervisors, and

WHEREAS, Mr. Mabe supported economic progress for all Wythe Countians by being an engaged and contributing board member of the Joint IDA; and

WHEREAS, Mr. Mabe carried the message of Wythe County being open for business to people and places near and far, and

WHEREAS, Mr. Mabe took a special interest in good governance and the responsible management and long-term viability of the Revolving Loan Fund; and

WHEREAS, through his public service, Mr. Mabe has contributed substantially to the greater good of our community, the quality of life of our citizens, and he supported the announced creation of over 2,800 jobs and the announced investment of nearly \$800 million; and

WHEREAS, Mr. Mabe’s distinguished period of service to the Joint IDA and the people of Wythe County is ending after two terms, including his service as Vice Chairman of the Board since being elected by his fellow board members in January of 2016; then

THEREFORE, BE IT RESOLVED by the Board of Directors and staff of the Joint Industrial Development Authority, that **WES MABE**, is recognized and honored for his many contributions to the economic success of our community, and that we all wish him the best for future success, health, and happiness.

Adopted this the 23rd day of February 2023.

David Kause, Chairman

David Manley, Executive Director

Mr. Mabe commented it has been a privilege to work with the staff of the Joint IDA and will look back on his time serving the board with fond memories. Mr. Morgan mentioned he has enjoyed his eight years serving on the board and hopes to keep contributing to the economic development of the community.

APPROVAL OF MINUTES— December 8, 2022

Chairman Kause asked if there were any questions or concerns regarding the minutes from December 8, 2022. There being none, he asked for a motion to approve the minutes as presented. Mr. Morgan made the motion, which was seconded by Mr. Clarke. With no further discussion, the motion passed unanimously.

FINANCIAL REPORTS AND APPROVAL OF INVOICES

Chairman Kause entertained a motion to approve the financial statements for December 9, 2022, through February 23, 2023, as presented. Mr. Mabe made the motion to approve the financial statements as presented, which was seconded by Mr. Cole. Upon no further discussion, the motion passed unanimously.

**Joint IDA of Wythe County
Check Register
December 9, 2022, through January 26, 2023**

Check #	Date	Payee	Amount
EFT	12/31/22	Brightspeed/CenturyLink	\$ 162.00
EFT	12/31/22	First Bank- MasterCard	\$ 4,321.01
EFT	01/26/23	Xerox Corporation	\$ 93.93
EFT	01/26/23	Appalachian Power Company	\$ 284.85
EFT	01/26/23	Robert G. Moore	\$ 1,100.00
EFT	01/26/23	Verizon	\$ 94.81
EFT	01/26/23	Brightspeed/CenturyLink	\$ 163.12
EFT	01/26/23	First Bank- MasterCard	\$ 2,829.85
8026	01/26/23	CowanPerry PC	\$ 200.00
8027	01/26/23	Town of Wytheville	\$ 23,001.95
8028	01/26/23	VIAA Regional Economic Development	\$ 14,145.00
8029	01/26/23	SVAM	\$ 50.00
8030	01/26/23	SVAM	\$ 250.00
Total			\$ 46,696.52

**Joint IDA of Wythe County
Check Register
January 27, 2023, through February 23, 2023**

EFT	02/23/23	Xerox Corporation	\$ 23.33
EFT	02/23/23	Robert G. Moore	\$ 1,100.00
EFT	02/23/23	Verizon	\$ 94.89
EFT	02/23/23	Appalachian Power Company	\$ 271.55
EFT	02/23/23	Brightspeed/CenturyLink	\$ 164.68
EFT	02/23/23	First Bank- MasterCard	\$ 3,430.10
8031	02/23/23	Town of Wytheville	\$ 23,009.68
8032	02/23/23	CowanPerry PC	\$ 236.53
8033	02/23/23	VAcorp	\$ 1,728.00
8034	02/23/23	Klockner Pentaplast-Grant Pass Through	\$ 131,000.00
8035	02/23/23	David Manley	\$ 715.48
8036	02/21/23	JIDA Revolving Loan Fund	\$ 214,424.17
Total			\$ 376,198.41

STAFF REPORTS

STAFF REPORT – DEPUTY DIRECTOR

Activity

Business Service Organization Update- Downtown Wytheville, Friends of Southwest Virginia, Joint IDA, Mount Rogers Regional Partnership, Small Business Development Center (SBDC), Visit Wytheville- CVB, Wytheville-Wythe-Bland Chamber of Commerce

Business Solutions Unit (Chair) –

Annual Planning

Career Fair Planning- April 12

Partner Service Matrix Review

Regular Meeting

Department of Housing and Community Development (DHCD)

Rebecca Rowe: Mentorship

Enterprise Zone

Housing Meetings – Housing Summit

Department of Housing and Community Development

Mount Rogers Planning District Commission (PDC)

Virginia Housing

Virginia Housing Alliance

Virginia Manufactured and Modular Housing Association

Mount Rogers Regional Partnership – Planning Meeting, Legislative Reception

Performance Agreement Compliance- Appalachian Biomass, Klockner, Musser Lumber, Seven Sisters Brewery

Properties- Database Update, Property Search, Property Owners

Site Visits- Camrett Logistics

Gatorade

Klockner Pentaplast

Mitsubishi Chemical Advanced Materials

Musser Lumber

Small Business Assistance

Strategic Planning- Follow-up

Virginia Department of Agriculture and Consumer Services (VDACS)

Virginia Economic Developers Association (VEDA) –

Board of Directors Meeting

ImpactED- General Assembly Preview, VEDP Supply Chain Program

Public Policy- Legislative updates

Public Policy Network (Chair)- Legislative Day Organization: Legislator Engagement

Business Retention and Expansion (BRE), Downtown, Rural, and Workforce Special Interest Groups (SIG)

Website

Wytheville Community College- Perkins Advisory Council

Wytheville-Wythe-Bland Chamber of Commerce – Planning Meeting

Education/Workforce Committee

Tourism Committee

Upcoming Events

Career Fair- April 12 at the Wytheville Meeting Center
Southwest VA Regional Housing Summit- April 26 at the Wytheville Meeting Center
Tenure Awards Luncheon- April 27 at the Bolling Wilson Hotel
JIDA Industry Appreciation Golf Tournament- May 18 at the Wytheville Golf Club

STAFF REPORT – EXECUTIVE DIRECTOR

Mr. Manley mentioned he had made several trips to Richmond to meet with legislators with discussions about site funding and public policy. He stated prospect activity is limited at this time with a virtual site visit and one in-person visit which will be discussed in closed session. Mr. Manley said he has been re-engaging with the strategic plan consultants on a work plan which will be shared with the board once completed, as well as has been developing the budget for the next fiscal year. He mentioned in the coming year there will be some engineering work for Lot 10 in Progress Park and support for several housing initiatives and infrastructure projects.

PROJECT BRIEFING

Mr. Manley mentioned the first phase of the Blue Star project is under construction which is the chemical plant served by the rail spur. He said he was on site a few weeks ago to get footage of some crane activity and shared that footage with the board.

Mr. Bear added Norfolk Southern has agreed to put in the additional side ladder rail track on the site and the county has amended their contract with the company to reflect that.

LOAN UPDATES

Mr. Manley stated Branch Botanicals has fully paid off their Revolving Loan with the Joint IDA, and all other active borrowers are current. Mr. Mabe asked about the likelihood of receiving the money from other litigants. Mr. Manley mentioned the Joint IDA counsel will be making a report soon for the board discussing those cases.

OLD OR ONGOING BUSINESS

VIRGINIA BUSINESS READY SITES

Mr. Manley said we had received word the Joint IDA would not be funded in Virginia Business Ready Sites. There were twenty applicants funded out of thirty, and Mr. Manley mentioned his disappointment that Lot 1's application was not included in those funded.

OTHER

None

NEW BUSINESS

2023 PUBLIC POLICY LANDSCAPE

Mr. Manley stated the state may fund the Virginia Business Ready Sites program with up to \$200 million with the low end being \$0. Legislation was introduced where the state could develop a Site Acquisition Fund and Program with the possibility of it being funded over the Virginia Business Ready Sites program. Mr. Manley also mentioned the Inland Port funding was recommended by a VEDP study with Port of Virginia with two to three locations considered. He also said the Joint IDA went on record to support an employment bill to help with training for the Lego project in Chesterfield County. Mr. Manley also mentioned a bill that was introduced to strip Virginia Tourism Corporation in its authority in procurement and hiring which fortunately didn't make it out of committee as originally designed but will only have enhanced policies on those items.

MANDATORY FREEDOM OF INFORMATION ACT TRAINING REQUIREMENTS

Mr. Manley mentioned that the board will have to undergo mandatory FOIA training every two years, and he has been in contact with the Ethics Council on either bringing the training to our board or sending out a link to do so online.

SOUTHWEST VA REGIONAL HOUSING SUMMIT- APRIL 26, 2023

Mr. Matthews stated a save-the-date invite for the Southwest Virginia Regional Housing Summit has been sent out to a growing list of developers, builders, investors, lenders, community partners, and state agency and associations for the date of April 26th, 2023, at the Wytheville Meeting Center. He also said he has been in contact with the regional localities for them to make presentations and to focus on the available product for development or re-development. He mentioned the most recent Mount Rogers Regional Housing Study will be available and presented at the event to frame that need, and a reception after the event has been planned at Seven Sisters Brewery.

TENURE AWARDS- APRIL 27, 2023

Mr. Manley stated the Tenure Awards Luncheon will be on Thursday, April 27th in the ballroom of the Bolling Wilson Hotel with more information to come at later date.

PROJECT GRANTS

COMPLIANCE UPDATE

Mr. Matthews mentioned a calendar has been developed to easier track grant compliance. He has been working on several projects currently where the performance agreements have reached their compliance dates.

KLOCKNER PENTAPLAST DISTRIBUTION

Mr. Matthews stated Klockner will be receiving two of their grant awards based on their performance agreement through the Wythe Opportunity Fund and the Job Creation Grant for 2020.

OTHER

None

Closed Session as permitted by Code of Virginia sections: §2.2-3711 (A)(1) [Personnel], §2.2-3711 (A)(3) [Acquisition or disposition of real property], §2.2-3711 (A)(5) [Prospective business-Projects Sparrow and Leaf], and §2.2-3711(A)(7) [Briefing by staff on RLF-related litigation].

Mr. Mabe moved that the Board of Directors of the Joint IDA of Wythe County enter closed session as permitted by the CODE OF VIRGINIA sections: §2.2-3711 (A)(1) [Personnel], §2.2-3711 (A)(3) [Acquisition or disposition of real property], §2.2-3711 (A)(5) [Prospective business- Projects Sparrow and Leaf], and §2.2-3711(A)(7) [Briefing by staff on RLF-related litigation].

The motion was seconded by Mr. Cole.

Roll Call Vote:

Yea – David Kause, Chairman
Wes Mabe, Vice Chairman
Matt Clarke
Dicky Morgan
Michael Cole

Nay – None

Absent during vote: David Carpenter, Treasurer
Jeff Lucas

The board entered a closed session discussion at 4:04 PM.

At 4:44 PM, Mr. Mabe then moved that the Board of Directors of the Joint IDA of Wythe County re-enter open session and that the board further certifies that the only matters discussed in closed session were matters permitted by law and properly identified.

The motion was seconded by Mr. Morgan.

Roll Call Vote:

Yea – David Kause, Chairman
Wes Mabe, Vice Chairman
Matt Clarke

Dicky Morgan
Michael Cole

Nay – None

Absent during vote: David Carpenter, Treasurer
Jeff Lucas

Mr. Clarke left the meeting at 4:47 PM.

Mr. Mabe moved that the Joint Industrial Development Authority of Wythe County acknowledge payment of \$218,424.17 by Dan Tolley to satisfy the judgement from Wythe County Circuit Court and authorize dismissal of pending legal matters between the authority and Mr. Tolley. The motion was seconded by Mr. Cole.

Mr. Morgan moved that the Joint Industrial Development Authority of Wythe County acknowledge repayment of the outstanding balance of a loan made to STS Group and authorize staff to take any steps necessary to wind down any agreement with the company related to a now-discontinued project in Wythe County and, further, to authorize staff to de-obligate any state or local support or incentive for the now-discontinued project. The motion was seconded by Mr. Mabe.

Mr. Cole moved that the Joint Industrial Development Authority of Wythe County authorize staff to pursue funding to support the investigation, potential purchase, and restoration of certain real property in Wythe County otherwise identified in closed session under the Code of Virginia §2.2-3711 (A)(3) and further authorize the executive director or designee to sign any required documents and take necessary action to further the aim of this motion. The motion was seconded by Mr. Morgan.

Mr. Mabe moved that the Joint Industrial Development Authority of Wythe County staff develop and present a contingent offer on real property otherwise discussed in closed session under the Code of Virginia §2.2-3711 (A)(3) and authorize the executive director or designee to sign necessary documentation and take necessary action to further the aim of this motion. The motion was seconded by Mr. Cole.

Closed Session as permitted by Code of Virginia sections: §2.2-3711 (A)(1) [Personnel].

Mr. Mabe moved that the Board of Directors of the Joint IDA of Wythe County re-enter closed session as permitted by the CODE OF VIRGINIA sections: §2.2-3711 (A)(1) [Personnel].

The motion was seconded by Mr. Morgan.

Roll Call Vote:

Yea – David Kause, Chairman
Wes Mabe, Vice Chairman
Dicky Morgan
Michael Cole

Nay – None

Absent during vote: David Carpenter, Treasurer

Jeff Lucas
Matt Clarke

The board entered a closed session discussion at 4:50 PM.

At 5:01 PM, Mr. Mabe then moved that the Board of Directors of the Joint IDA of Wythe County re-enter open session and that the board further certifies that the only matters discussed in closed session were matters permitted by law and properly identified.

The motion was seconded by Mr. Morgan.

Roll Call Vote:

Yea – David Kause, Chairman
Wes Mabe, Vice Chairman
Dicky Morgan
Michael Cole

Nay – None

Absent during vote: David Carpenter, Treasurer
Jeff Lucas
Matt Clarke

ADJOURNMENT

There being no other business, Chairman Kause adjourned the meeting at 5:04 PM.

David Kause, Chairman

Attest:

Jessica E. DeHart, Secretary