

**JOINT INDUSTRIAL DEVELOPMENT AUTHORITY**  
**Minutes of Special Called Meeting**  
**March 10, 2022**

The Joint Industrial Development Authority of Wythe County, Wytheville, and Rural Retreat held a special called meeting on Thursday, March 10, 2022, at 3:00 p.m., in the conference room at the Joint Industrial Development Authority at 190 South 1<sup>st</sup> Street, Wytheville, Virginia.

**MEMBERS PRESENT**

David Kause, Chairman  
Wes Mabe, Vice Chairman  
David Carpenter, Treasurer  
Matt Clarke  
Dicky Morgan

**MEMBERS ABSENT**

Michael Cole  
Jeff Lucas

**EX-OFFICIO MEMBERS PRESENT**

Stephen Bear, Wythe County Administrator

**EX-OFFICIO MEMBERS ABSENT**

Brian Freeman, Wytheville Town Manager  
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 Dr. Beth Taylor led the Pledge of Allegiance.

## **INDUSTRY APPRECIATION EVENTS**

Ms. DeHart stated the Tenure Awards is scheduled for Thursday, April 28<sup>th</sup> in the ballroom of the Bolling Wilson Hotel and the Industry Appreciation Golf Tournament will be held on Thursday, May 19<sup>th</sup> with the lunch at 11am and shotgun start at 12pm.

**Closed Session as permitted by Code of Virginia §2.2-3711(A)(3) [Acquisition and Disposition of Real Property] and §2.2-3711(A)(29) [Terms of Contract Involving the Expenditure of Public Funds] as covered in the Code of Virginia section §2.2-3706.6.3.**

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 §2.2-3711(A)(3) [Acquisition and Disposition of Real Property] and §2.2-3711(A)(29) [Terms of Contract Involving the Expenditure of Public Funds] as covered in the Code of Virginia section §2.2-3705.6.3.

The motion was seconded by Mr. Morgan.

Roll Call Vote:

Yea – David Kause, Chairman  
Wes Mabe  
David Carpenter  
Matt Clarke  
Dicky Morgan

Nay – None

Absent during vote: Michael Cole  
Jeff Lucas

The board entered a closed session discussion at 3:06 PM.

At 4:14 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 and identified.

The motion was seconded by Mr. Carpenter.

Roll Call Vote:

Yea – David Kause, Chairman  
Wes Mabe  
David Carpenter  
Matt Clarke  
Dicky Morgan

Nay – None

Absent during vote: Michael Cole  
Jeff Lucas

**ADOPTION OF AGREEMENTS AND AUTHORIZATION OF SIGNATURES RELATED TO BLUE STAR, STS, AND KLOCKNER PROJECTS**

Mr. Carpenter moved that the Joint IDA of Wythe County approve the loan agreement with STS Group North America and authorize the chairman or executive director to execute any documents or agreements necessary to close and commence the loan with the company and carry out this motion. The motion was seconded by Mr. Mabe.

The motion passed by roll call vote unanimously with Mr. Cole and Mr. Lucas absent.

Mr. Morgan moved that the Joint IDA of Wythe County approve the performance agreement among the Joint IDA, Wythe County, and STS Group North America, and further authorize the chairman or executive director to sign any documents or agreements necessary to carry out this motion. The motion was seconded by Mr. Carpenter.

The motion passed by roll call vote unanimously with Mr. Cole and Mr. Lucas absent.

Mr. Mabe moved that the Joint IDA of Wythe County act to accept and transfer the property known as Lot 1B in Progress Park for the benefit of the STS Group North America economic development project and further authorize the chairman or executive director to execute any documents or agreements necessary to carry out this motion. The motion was seconded by Mr. Morgan.

The motion passed by roll call vote unanimously with Mr. Cole and Mr. Lucas absent.

Mr. Clarke moved that the Joint IDA of Wythe County approve the performance agreement among the Authority, The Tobacco Region Revitalization Commission, Wythe County, and Klockner Pentaplast, and further authorize the chairman or executive director to execute any documents or agreements necessary to carry out this motion. The motion was seconded by Mr. Carpenter.

The motion passed by roll call vote unanimously with Mr. Cole and Mr. Lucas absent.

Mr. Carpenter moved that the Joint IDA of Wythe County approve the performance agreement among the Authority, Wythe County, Blue Star NBR, and Blue Star Manufacturing, subject to final negotiations on issues identified and discussed during this meeting, and further authorize the chairman or executive director to

execute any documents or agreements necessary to carry out this motion. The motion was seconded by Mr. Clarke.

The motion passed by roll call vote unanimously with Mr. Cole and Mr. Lucas absent.

Mr. Morgan moved that the Joint IDA of Wythe County accept and transfer the properties known as Lot 24A and Lot 24B in Progress Park for the benefit of the Blue Star NBR and Blue Star Manufacturing economic development projects and further authorize the chairman or executive director to execute any documents or agreements necessary to carry out this motion. The motion was seconded by Mr. Mabe.

The motion passed by roll call vote unanimously with Mr. Cole and Mr. Lucas absent.

Mr. Mabe moved that the Joint IDA of Wythe County make application for, negotiate for, execute agreements for, and distribute any appropriate grand funding to support the Klockner Pentaplast, STS Group, Blue Star NBR, and/or Blue Star Manufacturing economic development projects as well in Wythe County include any site development grants and further authorize the chairman or executive director to execute any documents or agreements necessary to carry out this motion. The motion was seconded by Mr. Clarke.

The motion passed by roll call vote unanimously with Mr. Cole and Mr. Lucas absent.

**MARCH MEETING**

Mr. Carpenter made the motion to dispense of the board meeting scheduled for March 24<sup>th</sup>, 2022, which was seconded by Mr. Morgan. With no further discussion, the motion passed unanimously.

**ADJOURNMENT**

There being no other business, Chairman Kause adjourned the meeting at 4:27 PM.

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David Kause, Chairman

Attest:

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Jessica E. DeHart, Secretary