

**JOINT INDUSTRIAL DEVELOPMENT AUTHORITY**  
**Minutes of Meeting**  
**April 27, 2023**

The Joint Industrial Development Authority of Wythe County, Wytheville, and Rural Retreat held its regular meeting on Thursday, April 27, 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  
David Carpenter, Treasurer  
Sherri Case  
Michael Cole  
Jeff Lucas  
Dennis Manuel

**MEMBERS ABSENT**

Matt Clarke

**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

**JOINT IDA STAFF ABSENT**

Jessica DeHart, Administrative Assistant

## 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 Beth Taylor, Mayor, Town of Wytheville, Cathy Pattison, Vice Mayor, Town of Wytheville, Brian Freeman, Town Manager, Town of Wytheville, and Alison Pollard, Executive Director of Wytheville-Wythe-Bland Chamber of Commerce. Chairman Kause asked if anyone would like to address the Board. There being none, Chairman Kause continued with the meeting.

## APPROVAL OF MINUTES— April 27, 2023

Chairman Kause asked if there were any questions or concerns regarding the minutes from April 27, 2023. There being none, he asked for a motion to approve the minutes as presented. Mr. Cole made the motion, which was seconded by Ms. Case. 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 March 24, 2023, through April 27, 2023, as presented. Ms. Case made the motion to approve the financial statements as presented, which was seconded by Mr. Cole. With no further discussion, the motion passed unanimously.

**Joint IDA of Wythe County  
Check Register  
March 24, 2023, through April 27, 2023**

Check #	Date	Payee	Amount
8044	04/03/23	VOID	\$ 0.00
8045	04/03/23	AAUW Wytheville Branch	\$ 250.00
8046	04/26/23	CowanPerry PC	\$ 2,098.00
8047	04/26/23	Great Events by Debra's Catering	\$ 8,153.80
8048	04/26/23	Joshua Neal	\$ 60.00
8049	04/26/23	Town of Wytheville	\$ 32,023.83
8050	04/26/23	Wytheville Meeting Center	\$ 616.00
8051	04/26/23	Wytheville Office Supply	\$ 396.00
8053	04/26/23	Klockner Pentaplast of America- Pass Through Grant	\$ 100,000.00
8052	04/27/23	David Manley- Reimbursement	\$ 300.00
EFT	04/27/23	Brightspeed/CenturyLink	\$ 164.68
EFT	04/27/23	Robert G. Moore	\$ 1,100.00
EFT	04/27/23	Xerox Corporation	\$ 108.68
EFT	04/27/23	First Bank- Mastercard	\$ 3,740.00
EFT	04/27/23	Appalachian Power Company	\$ 173.58

**Total**

**\$ 149,184.57**

## **STAFF REPORTS**

### **STAFF REPORT – EXECUTIVE DIRECTOR**

Mr. Manley said there have been a few RFI's since the last meeting, but without a large site to promote, that type of activity will remain minimal. He said he will continue to pursue funding options for site development on properties in Progress Park.

Mr. Manley mentioned that Mr. Matthews has been working diligently on his duties as well as the duties of Mrs. DeHart in her absence. He wanted to thank Mr. Matthews for his efforts.

He also noted planning is underway for a roundtable event with the Federal Reserve Bank of Richmond on the Wednesday before the next board meeting.

### **PROJECT BRIEFING**

Mr. Manley said Blue Star's Phase 1 of construction is still underway and should be near completion in the next few weeks.

### **LOAN UPDATES**

Mr. Manley reported that all active borrowers are current.

### **OLD OR ONGOING BUSINESS**

#### **SOUTHWEST VA REGIONAL HOUSING SUMMIT**

Mr. Carpenter entered the meeting at 3:10 pm.

Mr. Matthews recounted partners involved with the planning of and presentations at the summit, they include but are not limited to: Virginia Housing, Virginia Department of Housing and Community Development, City of Danville housing department, S. Patz & Associates (housing study author), the Federal Reserve Bank of Richmond, and various locality partners.

Mr. Manley said the response to the Housing Summit has been extremely positive and felt as though the event was a tremendous success with over 200 people in attendance from across the region. He thanked Mr. Matthews for all his hard work in organizing the event.

Mr. Matthews mentioned the fundraising goal for the event was \$15,000, which was well exceeded at \$19,500. The major funder was Virginia Housing, but other partners participated financially, including regional banks, realtors' associations, builders' groups, developers, Mount Rogers Regional Partnership, Wytheville Community College, and more. Mr. Matthews said the presentations for the event were from 9:00 am to 4:00 pm and a reception followed at Seven Sisters Brewery.

Mr. Manley said most of the localities in our area made presentations to attendees, which was a good opportunity for them to showcase their areas and to highlight any competitive advantages. He noted that Mr. Matthews had designed the event so that each community could share information in the best way to address their needs.

Mr. Matthews mentioned the regional housing study was also presented which had a lot of great feedback. Ariel Goldring, president of the consulting firm S. Patz & Associates made an in-depth presentation of the region's housing needs but also individual localities and their challenges and opportunities. It is available on the Made Wythe Pride website at <https://www.madewythepride.org/southwest-va-housing-summit>.

Mr. Manley added that of all the localities studied, only Wythe County has grown its employment base past pre-pandemic levels. It not only has recovered to job levels as they were before COVID, but an additional 346 jobs have been added in Wythe County since.

Mr. Matthews and Mr. Manley answered questions from the board about presenters, the event, and next steps.

### **TENURE AWARDS**

Mr. Manley mentioned the tenure awards were a success with the following eight businesses being recognized: Klockner Pentaplast of America, Pepsi, Premier Building Solutions Systems, Boxley Materials, Farmers Milling & Supply, Creative Glass, Southern Pharmacy, and Wabtec Longwood. The board and staff thanked Wytheville Office Supply for their contributing sponsorship for the luncheon.

Mr. Bear entered the meeting at 3:35 pm.

### **OTHER**

None

### **NEW BUSINESS**

#### **INDUSTRY APPRECIATION GOLF TOURNAMENT- MAY 18, 2023**

Mr. Manley said the golf tournament will be held May 18<sup>th</sup> at the Wytheville Golf Club with several teams registered at this time with a reception and prizes following.

### **OTHER**

**Closed Session as permitted by Code of Virginia sections: §2.2-3711 (A)(3): Acquisition or disposition of real property and §2.2-3711(A)(7): Staff briefing on litigation.**

Mr. Carpenter moved that the Board of Directors of the Joint IDA of Wythe County enter closed session as pursuant to the CODE OF VIRGINIA sections: §2.2-3711 (A)(3): Discussion relating to the acquisition or disposition of real property and §2.2-3711(A)(7): Consultation with staff or counsel on certain legal matters relating to actual or probable litigation.

The motion was seconded by Mr. Lucas.

Roll Call Vote:

Yea – David Kause, Chairman  
David Carpenter, Treasurer  
Sherri Case  
Jeff Lucas  
Michael Cole  
Dennis Manuel

Nay – None

Absent during vote: Matt Clarke

The board entered a closed session discussion at 3:43 pm.

At 4:08 PM, Mr. Carpenter then moved that the Board of Directors of the Joint IDA of Wythe County return to open session pursuant to the previously announced exceptions of Virginia’s Open Meetings Law and further would certify that only identified matters were discussed in closed session.

The motion was seconded by Ms. Case.

Roll Call Vote:

Yea – David Kause, Chairman  
David Carpenter, Treasurer  
Sherri Case  
Jeff Lucas  
Michael Cole  
Dennis Manuel

Nay – None

Absent during vote: Matt Clarke

Mr. Bear mentioned the County staff recently toured Blue Star’s NBR site in Progress Park.

**ADJOURNMENT**

There being no other business, Chairman Kause adjourned the meeting at 4:30 PM.

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David Kause, Chairman

Attest:

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John Matthews, Interim Secretary