

**JOINT INDUSTRIAL DEVELOPMENT AUTHORITY**  
**Minutes of Meeting**  
**May 25, 2023**

The Joint Industrial Development Authority of Wythe County, Wytheville, and Rural Retreat held its regular meeting on Thursday, May 25, 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  
Matt Clarke  
Jeff Lucas  
Dennis Manuel

**MEMBERS ABSENT**

Michael Cole  
Sherri Case

**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 Dr. Beth Taylor, Mayor, Town of Wytheville, Cathy Pattison, Vice-Mayor, Town of Wytheville, and Alison Pollard, Wytheville-Wythe-Bland Chamber of Commerce Executive Director. Chairman Kause asked Mayor Taylor if she would brief the board on the Run for the Wall event. Mayor Taylor mentioned it was a great success with more people attending than anticipated and looks forward to the growth of the event for next year.

## AMENDMENT OF MINUTES- MARCH 23, 2023, APPROVAL OF MINUTES- APRIL 27, 2023

Patricia Bevil from Virginia Employment Commission entered the meeting at 3:01 pm.

Chairman Kause asked about the amendment for the minutes from the March meeting. Mrs. DeHart explained a check approved at the March meeting was left out of the minutes and needed to be added. Chairman Kause asked if there was a motion to amend the March 23, 2023, minutes as presented. Mr. Carpenter made the motion, which was seconded by Mr. Lucas. 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. Carpenter made the motion, which was seconded by Mr. Lucas. With no further discussion, the motion passed unanimously.

## FINANCIAL REPORTS AND APPROVAL OF INVOICES

Mark Bloomfield entered the meeting at 3:04 pm.

Chairman Kause entertained a motion to approve the financial statements for April 28, 2023, through May 25, 2023, as presented. Mr. Manuel made the motion to approve the financial statements as presented, which was seconded by Mr. Clarke. Upon no further discussion, the motion passed unanimously.

### Joint IDA of Wythe County Check Register April 28, 2023, through May 25, 2023

Check #	Date	Payee	Amount
8054	05/25/23	Peed and Bortz, LLC	\$ 200.00
8062	05/25/23	Ariel Goldring	\$ 1,720.14
8063	05/25/23	Wytheville Meeting Center	\$ 310.00
EFT	05/25/23	Verizon	\$ 79.89
EFT	05/25/23	Brightspeed	\$ 163.18
EFT	05/25/23	Verizon	\$ 79.80
EFT	05/25/23	Appalachian Power Company	\$ 110.88

EFT	05/25/23	Robert G. Moore	\$	1,100.00
EFT	05/25/23	Xerox Corporation	\$	162.12
EFT	05/25/23	First Bank- Master Card	\$	7,385.13
8055	05/25/23	Petals of Wytheville	\$	244.17
8056	05/25/23	Wytheville Meeting Center	\$	105.30
8057	05/25/23	Town of Wytheville	\$	23,068.35
8058	05/25/23	Joshua Neal	\$	60.00
8059	05/25/23	VIAA Regional Economic Development	\$	14,145.00
8060	05/25/23	Whittington Consulting	\$	7,066.66
8061	05/25/23	CowanPerry PC	\$	320.00
8064	05/25/23	David Manley- Reimbursement	\$	686.63
<b>Total</b>			<b>\$</b>	<b>57,007.25</b>

### **REVOLVING LOAN FUND**

Mr. Manley mentioned current borrowers are up to date, and negotiations are underway with Lakes to Florida on a payment plan for their loan with the Revolving Loan Fund. He also mentioned there have been some early-stage inquiries into the Revolving Loan Fund, and he would need to put together a loan committee to handle those submissions when they come in.

### **STAFF REPORTS**

Mr. Bear entered the meeting at 3:07 pm.

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

### **INDUSTRY APPRECIATION GOLF TOURNAMENT**

Mr. Manley noted the golf tournament was held on May 18th. He said it was a great success with 20 teams and a large amount of sponsorships to cover the expenses. Mr. Matthews mentioned several employees of Mount Rogers Regional Partnership and Alison Pollard of the Wytheville-Wythe-Bland Chamber of Commerce volunteered their time to help the Joint IDA with the event.

### **VIRGINIA CONSULTANTS FORUM**

Mr. Freeman entered the meeting at 3:11 pm.

Mr. Manley stated that for the first time Virginia hosted its own site selection consultants forum sponsored by Team Virginia (an economic development partnership between the Virginia Chamber Foundation and a number of large private companies in Virginia), the Virginia Economic Development Partnership, and the Virginia Economic Developers Association. The 2-day event in Virginia Beach brought a dozen leading site selection consultants together from all over the country. There was opportunity for one-on-one discussion and Mr. Manley noted that Southwest Virginia was well-represented.

## **STRATEGIC PLAN CONSULTING**

Mr. Manley mentioned the strategic planning consultants are working with the Joint IDA for a free year to help carry out the work of the strategic plan that was previously adopted. They will be helping the Joint IDA to formalize the Business Retention and Expansion (BRE) processes and activities and to develop a MOU with the regional economic development organization, the Mt. Rogers Regional Partnership.

## **FEDERAL RESERVE BANK OF RICHMOND VISIT**

Mr. Manley said for the last several weeks he's been planning events in Wytheville and Wythe County with the staff of the Federal Reserve Bank of Richmond for a visit from the president of the Richmond Federal Reserve, Tom Barkin, on May 24. The first event was the business leaders' breakfast with remarks by Mr. Barkin at the Wytheville Meeting Center. Afterwards, there was a manufacturers' roundtable then a small luncheon at the Log House. The visit wrapped up with a tour of Wytheville and of Progress Park. Later that day, the team from the Fed hosted a focused discussion on housing in our area.

## **WEBSITE REFRESH**

Mr. Manley said the new website work by Whittington Consulting is underway and the Joint IDA should be seeing the new design of the homepage shortly with the hopes of the completed website by fall of this year.

## **STAFF REPORT – DEPUTY DIRECTOR**

### **Activity**

Business Solutions Unit (Chair) –

Career Fair- April 12

Partner Service Matrix Review

Business Resource Conference Planning- September 27

Department of Housing and Community Development (DHCD)

Rebecca Rowe: Mentorship

Enterprise Zone

Federal Reserve Bank of Richmond- Business Over Breakfast, Industry Roundtable

Housing Meetings – Housing Summit

Department of Housing and Community Development

Mount Rogers Planning District Commission (PDC)

Speakers

SWVA Localities

Virginia Housing

JIDA Administrative Duties

JIDA Golf Tournament- May 18

Mount Rogers Regional Partnership – Local Economic Developers Lunch (Smyth, Wythe, MRRP)

New River Mount Rogers Workforce Development Board/Consortium- Presentation May 17

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

Properties- Database Update  
Developers  
Property Owners  
Property Study and Development- DHCD, Virginia Housing, USDA, Virginia Community Capital  
Real Estate Agents

Site Visits- Amcor, Coperion, Shillig Site, Wabtec- Longwood Elastomers

Southern Economic Development Council- Annual Conference Planning for Williamsburg

Strategic Planning- Follow-up

Tenure Awards Luncheon- April 27

Virginia Department of Agriculture and Consumer Services (VDACS)- Michelle Bridges

Virginia Economic Developers Association (VEDA) –  
Board of Directors Meeting  
Business Retention and Expansion SIG (Special Interest Group)  
Downtown Development SIG  
Public Policy Network

Virginia Housing- Grant On-boarding

Website

Wythe Manufacturing Roundtable- Tour of Wytheville Community College programs

Wytheville Board of Zoning Appeals- Member

Wytheville Economic Development Authority- Presentation April 19

Wytheville-Wythe-Bland Chamber of Commerce – Planning Meeting, Community Connections Day

## **PROJECT BRIEFING**

Patricia Bevil left the meeting at 3:39 pm.

Mr. Manley noted the Joint IDA has been eliminated from consideration for Project Sparrow having been in the final three potential locations as a greenfield project. He continued that US Health and Human Services Department representatives visited the Blue Star site accompanied by Pandy Brazeau of VEDP as the project manager.

A discussion ensued about industrial buildings available within the county.

## **OLD OR ONGOING BUSINESS**

### **OTHER**

None

### **NEW BUSINESS**

**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)(6) [Discussion of contracting with public funds].**

Mr. Carpenter 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)(3) [Acquisition or disposition of real property] and §2.2-3711 (A)(6) [Discussion of contracting with public funds].

The motion was seconded by Mr. Clarke.

Roll Call Vote:

Yea – David Kause, Chairman  
David Carpenter, Treasurer  
Matt Clarke  
Jeff Lucas  
Dennis Manuel

Nay – None

Absent during vote: Michael Cole  
Sherri Case

The board entered a closed session discussion at 3:45 PM.

At 5:02 PM, Mr. Carpenter 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. Lucas.

Roll Call Vote:

Yea – David Kause, Chairman  
David Carpenter, Treasurer  
Matt Clarke  
Jeff Lucas  
Dennis Manuel

Nay – None

Absent during vote: Michael Cole  
Sherri Case

## **CONSIDERATION OF REAL ESTATE PROPOSAL**

Mr. Manley read a resolution for consideration by the board. Mr. Clarke made the motion to adopt the following resolution. Mr. Carpenter seconded the motion, which was passed unanimously. The resolution read:

### **RESOLUTION of THE BOARD OF DIRECTORS OF THE JOINT INDUSTRIAL DEVELOPMENT AUTHORITY OF**

**WYTHE COUNTY, WYTHEVILLE, AND RURAL RETREAT**

WHEREAS the Joint Industrial Development Authority of Wythe County, Wytheville, and Rural Retreat (“Joint IDA”) is a duly constituted political subdivision of the Commonwealth of Virginia established by joint ordinance and pursuant to the Code of Virginia §15.2-4903, and

WHEREAS the Joint IDA works to maximize the economic vitality of Wythe County and the Towns of Wytheville and Rural Retreat, and

WHEREAS the Joint IDA is empowered to acquire, improve, maintain, equip, and furnish any facility deemed necessary by the Board of Directors including real and personal properties by the Code of Virginia §15.2-4905.4, and

WHEREAS the Joint IDA has identified certain real property in the Town of Wytheville as being appropriate and necessary for acquisition and improvement, and

WHEREAS the real property identified is considered blighted and uninhabitable and has been targeted for redevelopment and rehabilitation, then

THEREFORE, BE IT RESOLVED that the Board of Directors of the Joint IDA authorizes the acquisition of the real property with the address of 140 S 1<sup>st</sup> Street in Wytheville, Virginia, and

BE IT FURTHER RESOLVED that the Board of Directors authorizes its Chairman and/or its Executive Director to negotiate and execute any necessary documents and agreements as well as to undertake any other activity necessary to carry out the intent of this duly adopted resolution, including but not limited to financing the purchase of the property.

Adopted on this 25<sup>th</sup> day of May 2023, at the regular monthly board meeting of the Joint IDA at 150 E. Monroe Street; Wytheville VA 24382.

Voting AYE:

Voting NO:

Absent:

**CERTIFICATION**

\_\_\_\_\_  
David A. Kause, Chairman

\_\_\_\_\_  
Jessica E. DeHart, Secretary

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

[SEAL]

Roll Call Vote:

Yea – David Kause, Chairman  
David Carpenter, Treasurer  
Matt Clarke  
Jeff Lucas  
Dennis Manuel

Nay – None

Absent during vote: Michael Cole  
Sherri Case

**CONSIDERATION OF PROPOSAL FOR SALE OF RLF CLIENT BUSINESS**

Mr. Manley stated to the board that the Joint IDA had received a request from one of the Revolving Loan Fund borrowers for permission for the sale of their business per the loan agreement with the Joint IDA. Mr. Manley circulated a letter from Mr. David Clark of Seven Sisters Brewery, LLC stating the Clark family is selling their interest in Seven Sisters Brewery as of May 31, 2023, and asking the board to approve the sale while also agreeing to continue repaying the loan pursuant to the agreement and the guarantees. Mr. Manley answered all questions from the board. Mr. Bear asked whether the Clarks would be responsible for the Tobacco Commission loan repayment as the Town of Wytheville had also signed that agreement. Mr. Manley said he was not familiar with all the terms of that agreement.

Mr. Carpenter made the motion to accept the proposal for sale of Seven Sisters Brewery by the Clark family effective June 1, 2023, which was seconded by Mr. Clarke. With no further discussion, the motion passed unanimously.

**ADJOURNMENT**

There being no other business, Chairman Kause adjourned the meeting at 5:12 PM.

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David Kause, Chairman

Attest:

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Jessica E. DeHart, Secretary