

JOINT INDUSTRIAL DEVELOPMENT AUTHORITY
Minutes of Meeting
May 26, 2022

The Joint Industrial Development Authority of Wythe County, Wytheville, and Rural Retreat held its regular meeting on Thursday, May 26, 2022, at 3:00 p.m., 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
David Carpenter, Treasurer
Matt Clarke
Dicky Morgan
Michael Cole
Jeff Lucas

MEMBERS ABSENT

None

EX-OFFICIO MEMBERS PRESENT

Brian Freeman, Wytheville Town Manager

EX-OFFICIO MEMBERS ABSENT

Stephen Bear, Wythe County Administrator
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 Brian Freeman, Town Manager, Town of Wytheville, Alison Pollard, Wytheville-Wythe-Bland Chamber of Commerce Assistant Executive Director, and Linda Batchelor, Virginia Employment Commission. Chairman Kause asked if anyone would like to address the Board. There being none, Chairman Kause continued with the meeting.

APPROVAL OF MINUTES— April 28, 2022

Chairman Kause asked if there were any questions or concerns regarding the minutes from April 28th, 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. Cole. With no further discussion, the motion passed unanimously.

FINANCIAL REPORTS AND APPROVAL OF INVOICES

Chairman Kause requested a motion to approve the financial statements for April 29th, 2022, through May 26th, 2022, as presented. Mr. Carpenter 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 29, 2022, through May 26, 2022**

Check #	Date	Payee	Amount
CASH	05/19/22	Jason Stevens/SESCO Group	\$ 45.00
EFT	05/26/22	Xerox Corporation	\$ 144.31
EFT	05/26/22	Robert G. Moore	\$ 1,100.00
EFT	05/26/22	CenturyLink	\$ 169.98
EFT	05/26/22	Appalachian Power Company	\$ 84.54
EFT	05/26/22	Verizon	\$ 55.63
EFT	05/26/22	First Bank- Master Card	\$ 4,762.15
7976	05/26/22	Town of Wytheville	\$ 30,241.29
7977	05/26/22	Joshua Neal	\$ 60.00
7978	05/26/22	Cowan Perry PC	\$ 3,775.00
7979	05/26/22	Newspapers in Education	\$ 150.00
7980	05/26/22	Wytheville Office Supply	\$ 156.84
7981	05/26/22	Wytheville Golf Club	\$ 5,678.20
Total			\$ 46,422.94

STAFF ACTIVITY REPORTS

STAFF REPORT – DEPUTY DIRECTOR

Mark Bloomfield entered the meeting at 3:14 pm.

Activity

Continued work with Blue Star and STS

Generations in the Workplace- Workshop at the Wytheville Meeting Center

Industry Appreciation Golf Tournament

Projects- Jersey

Unnamed Projects

Properties- Property Search

Property Owners

Database Update

Site Visits – Klockner

Small Business Assistance

Strategic Planning

Virginia Economic Development Association's (VEDA) impactED (training), Public Policy Network – Co-Chair, Summer Membership Meeting Planning (to be held in Wytheville – June 6 & 7), Business Retention and Expansion (BRE) special interest group

Virginia Rural Leadership Institute- Year-long leadership program presented by the Virginia Rural Center
Wytheville-Wythe-Bland Chamber of Commerce- Real Estate Search

STAFF REPORT – EXECUTIVE DIRECTOR

Business Activity

- Light prospect activity
- Early investigation of sites to prepare underway including seeking funding partners
- Expansions being discussed at an early stage.

Noteworthy Activities

- Visit by Secretary of Commerce and Trade Caren Merrick and VEDP CEO Jason El Koubi on May 13. Breakfast meeting at Bolling Wilson Hotel followed by visit to Lot 24 Blue Star site.
- Blue Star performance agreement with their legal counsel; looking for conformity with state agreement
- Ongoing leadership and technical meetings w/ Blue Star team
- Planning for June 6-7 VEDA Summer Membership Meeting in Wytheville. Agenda to hand out.
- Led ImpactED webinar with CEO of Virginia Tourism, Rita McClenny, and CEO of Virginia Restaurant, Lodging, and Travel Association, Eric Terry.
- Met with CEO and team from Agracel, developer of STS project on Lot 1B.
 - Groundbreaking planning underway; tentative date June 21- mark your calendars

- Met with CEO of Virginia Community Capital- looking to work more in SWVA, partner with us in capital efforts when appropriate
- Attended Tobacco Commission meeting in Bristol- JIDA awarded \$800K grant for funding rail expansion in Progress Park. Quality time with several commissioners and legislators.
- SWVA Economic Forum at UVA Wise earlier this week. Good networking, sessions on economic future, housing, etc.
- Successful golf tournament- great feedback
- Etc.

PROJECT BRIEFING

STS GROUP

Mr. Manley mentioned a tentative date for the STS groundbreaking has been set for the morning of June 21. He also mentioned the STS performance agreement has been completed, the land transfer is still in process, and STS has made their first draw on the JIDA loan which is reflected in the financial reports.

BLUE STAR

Mr. Manley stated the Blue Star performance agreement is with the company's attorney. He said Blue Star is undertaking an ALTA survey to get the title insurance for the property, which is delaying the land transfer slightly. He continued that the construction site has been very active with the company moving more equipment and materials on to Lot 24. Mr. Freeman stated a water loop-line will be installed by the company on behalf of the Town of Wytheville to assist with pressures and improve fire flows for all of Progress Park and may call on the JIDA to assist in that process.

OLD OR ONGOING BUSINESS

LOAN UPDATES

Mr. Manley said the Sustainability Loan Fund has been completed with all borrowers having satisfied the loan on or before time. He felt as though the project, partnered by Joint IDA, Wytheville-Wythe-Bland Chamber of Commerce, and Downtown Wytheville, was very successful. All funding partners have been paid back the entirety of the startup funds to conclude the Sustainability Loan Fund program.

Concerning the Revolving Loan Fund, Mr. Manley stated all borrowers are current with the exception of Seven Sisters Brewery who are behind one month on payments. He also said collection recommendations will be discussed in closed session.

STRATEGIC PLANNING UPDATE

Mr. Manley stated that a draft report on strategic planning is forthcoming slated for early June. Once the report has been published, an in-person meeting will be held with the board to present their findings.

GOLF TOURNAMENT RECAP

Mr. Manley said the golf tournament was a success with a good response from those who attended. Mr. Mabe mentioned he thought the tournament was well-attended, well run, and showed good appreciation to the industries of Wythe County that participated in the event.

OTHER

None

NEW BUSINESS

VIRGINIA ECONOMIC DEVELOPERS ASSOCIATION SUMMER MEMBERSHIP MEETING- JUNE 6-7 IN WYTHEVILLE

Mr. Manley stated the VEDA Summer Membership Meeting will be held in Wytheville on June 6 & 7 at the Wytheville Meeting Center which includes a VEDA board meeting, an impactED+ meeting on new site development money and programs, a reception at Seven Sisters Brewery, and another general meeting on the second day. He went on to mention that 104 members have already registered for the meeting, with the expectation of adding a dozen more.

GRANT ACCEPTANCE FROM VIRGINIA TOBACCO REVITALIZATION COMMISSION FOR PROGRESS PARK RAIL EXTENSION

Mr. Manley reported the Joint IDA of Wythe County was awarded on May 12, 2022, an \$800,000 grant for extension of rail in Progress Park largely to support the Blue Star project. Mr. Carpenter made the motion to accept the grant funds of \$800,000 from the Virginia Tobacco Revitalization Commission for extension of rail in Progress Park, which was seconded by Mr. Cole. Upon no further discussion, the motion passed unanimously. Mr. Carpenter then made the motion to authorize the executive director to sign any documents or agreements to accept and distribute the \$800,000 grant from the Virginia Tobacco Revitalization Commission for extension of rail in Progress Park. The motion was seconded by Mr. Morgan. Upon no further discussion, the motion passed unanimously.

OTHER

Chairman Kause asked if the August board meeting has been scheduled at Wytheville Community College. Mr. Manley stated the board meeting scheduled for Thursday, August 25, will be held at the Wytheville Community

College in the conference room of the Manufacturing Technology Center at 3:00 pm followed by a tour of the new manufacturing labs.

Closed Session as permitted by Code of Virginia §2.2-3705.63 [Proprietary Business Information], §2.2-3711(A)(3) [Acquisition and Disposition of Real Property], §2.2-3711(A)(5) [Discussion of Unannounced Project] and §2.2-3711(A)(7) [Actual or probable 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 §2.2-3705.63 [Proprietary Business Information], §2.2-3711(A)(3) [Acquisition and Disposition of Real Property], §2.2-3711(A)(5) [Discussion of Unannounced Project], and §2.2-3711(A)(7) [Actual or probable litigation].

The motion was seconded by Mr. Carpenter.

Roll Call Vote:

Yea – David Kause, Chairman
Wes Mabe
David Carpenter
Matt Clarke
Dicky Morgan
Michael Cole
Jeff Lucas

Nay – None

Absent during vote:

The board entered a closed session discussion at 3:44 PM.

At 4:07 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. Morgan.

Roll Call Vote:

Yea – David Kause, Chairman
Wes Mabe
David Carpenter
Matt Clarke
Dicky Morgan
Michael Cole
Jeff Lucas

Nay – None

Absent during vote:

OTHER

ADJOURNMENT

There being no other business, Chairman Kause adjourned the meeting at 4:08 PM.

David Kause, Chairman

Attest:

Jessica E. DeHart, Secretary