

JOINT INDUSTRIAL DEVELOPMENT AUTHORITY
Minutes of Meeting
August 25, 2022

The Joint Industrial Development Authority of Wythe County, Wytheville, and Rural Retreat held its regular meeting on Thursday, August 25, 2022, at 3:00 p.m., in the MTC Conference Room in Grayson Hall, Room 103 at Wytheville Community College at 1000 E Main 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

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 Brian Freeman, Town Manager, Town of Wytheville, and Cathy Pattison, Vice-Mayor, Town of Wytheville. Chairman Kause asked if anyone would like to address the Board. Mr. Manley recognized Dr. Dean Sprinkle, WCC President, and Mr. Perry Hughes, WCC Workforce VP, who welcomed the Joint IDA staff, board, and guests to Wytheville Community College prior to the meeting's commencement.

APPROVAL OF MINUTES— July 28, 2022

Chairman Kause asked if there were any questions or concerns about the minutes from July 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. Mabe. 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 July 29th, 2022, through August 25th, 2022, as presented. Mr. Cole 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 July 29, 2022, through August 25, 2022

Check #	Date	Payee	Amount
EFT	08/25/22	Xerox Corporation	\$ 24.25
EFT	08/25/22	Robert G. Moore	\$ 1,100.00
EFT	08/25/22	Appalachian Power Company	\$ 130.67
EFT	08/25/22	CenturyLink	\$ 167.46
EFT	08/25/22	Verizon	\$ 57.38
EFT	08/25/22	First Bank- MasterCard	\$ 2,275.46
7996	08/25/22	Town of Wytheville	\$ 23,010.94
7997	08/25/22	CowanPerry PC	\$ 1,289.00
7998	08/25/22	Joshua Neal	\$ 60.00
7999	08/25/22	Draper Aden Associates	\$ 5,000.00
8000	08/25/22	Wytheville Meeting Center	\$ 529.25
8001	08/25/22	David Manley	\$ 1,340.65
Total			\$ 34,985.06

STAFF REPORTS

STAFF REPORT – DEPUTY DIRECTOR

Alison Pollard entered the meeting at 3:04 pm.

Activity

Business Solutions Unit (Chair) –

Regular Meeting

Partner Professional Development – Business Retention and Expansion (BRE) training,

Business Workshop Development – Work Opportunity Tax Credits, Virginia Bonding Program

Department of Housing and Community Development (DHCD) – Rebecca Rowe: Mentorship

Industrial Revitalization Fund Planning Grant How-to-Apply Webinar - DHCD

New River/Mount Rogers Workforce Development Board Meeting – Wytheville Meeting Center

Properties- Database Update

Property Search

Property Owners

Reignite Tourism – Southwest Virginia Tourism Conference – Wytheville Meeting Center

Senator Mark Warner – Manufacturing Roundtable – Wytheville Meeting Center

Small Business Assistance

Southern Economic Development Council – Annual Conference – San Antonio, TX

Housing Meetings – Housing Summit

Virginia Housing

Mount Rogers Planning District Commission (PDC)

Virginia Economic Developers Association (VEDA) –

Business Retention and Expansion Special Interest Group

ImpactED – Workforce Focus

Leadership Retreat – Haymarket, VA

Public Policy Network – Chair

Workforce Special Interest Group

Young Professionals Wytheville Wine Festival

Mr. Bear entered the meeting at 3:15 pm.

STAFF REPORT – EXECUTIVE DIRECTOR

Business Activity

- Moderate project activity / 3 RFIs or equivalent
- One project is looking at existing buildings only now

Noteworthy Activities

- Final negotiations complete on various performance agreements and land transfers related to Blue Star; documents being circulated for signature to various parties.

- Ongoing leadership and technical meetings w/ Blue Star team
- Early discussions of website replacement with a couple of potential vendors
- Helped host a manufacturing roundtable at the request of Sen. Warner’s office – 30 attendees + from SWVA and into NRV.
- Business Ready sites pre-application was approved. The next week and a half will be heavy on preparing that full application. Postponed GO Virginia funding application until December 3.
- Working with multiple real estate developers, entrepreneurs, and prospective small businesspeople
- Review of strategic plan findings
- Etc.

PROJECT BRIEFINGS

Mr. Manley had mentioned in his staff report final negotiations have taken place on the various performance reports for Blue Star. It is expected that they will be executed in short order.

OLD OR ONGOING BUSINESS

LOAN UPDATE

Mr. Manley said collection activities have begun, and a lawsuit is being filed against one of the Joint IDA’s borrowers. He continued saying that our active borrowers are up to date except for Seven Sisters Brewery being late with their payment this month. Mr. Manley mentioned the Joint IDA staff met with Collin from The Grind, and that he and his leadership team have been blown away by the support they’ve seen in Wytheville for their business.

AUDIT FY 21-22

Mr. Manley mentioned the audit went extremely well and that the staff received fewer questions this year from the auditors during the process than ever before.

VIRGINIA BUSINESS READY SITES

Mr. Manley covered Business Ready Sites during his staff report saying that the pre-application was approved and that a lot of preparation and work will be forthcoming for the full application and the screening process.

OTHER

None

NEW BUSINESS

OTHER

None

Closed Session as allowed by Code of Virginia sections: §2.2-3711 (A)(3) [Acquisition or disposition of real property], §2.2-3711 (A)(5) [Unannounced prospective business], and §2.2-3711(A)(39) [Proprietary business information related to economic development]

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)(3) [Acquisition or disposition of real property], §2.2-3711(A)(5) [Unannounced prospective business], and §2.2-3711(A)(39) [Proprietary business information related to economic development].

The motion was seconded by Mr. Carpenter.

Roll Call Vote:

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

Nay – None

Absent during vote: None

The board entered a closed session discussion at 3:41 PM.

At 3:56 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 allowed by law and properly identified.

The motion was seconded by Mr. Carpenter.

Roll Call Vote:

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

Nay – None

Absent during vote: None

RECESS UNTIL AUGUST 26, 2022, AT 9:00 AM AT WYTHEVILLE MEETING CENTER- 333 COMMUNITY BLVD

At 3:57 PM Chairman Kause recessed until 9:00 AM on August 26, 2022, at the Wytheville Meeting Center located at 333 Community Boulevard, Wytheville, Virginia.

The Joint Industrial Development Authority of Wythe County, Wytheville, and Rural Retreat reconvened its regular meeting on Friday, August 26, 2022, at 9:00 a.m., at the Wytheville Meeting Center at 333 Community Blvd, Wytheville, Virginia.

MEMBERS PRESENT

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

MEMBERS ABSENT

Michael Cole

EX-OFFICIO MEMBERS PRESENT

Brian Freeman, Wytheville Town Manager
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David Manley, Executive Director
John Matthews, Deputy Director
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None

PRESENTATION OF UPDATED STRATEGIC PLAN

Chairman Kause determined a quorum to be present. Liz Povar of RiverLink Group and David Denny of Sanford Holshouser Economic Development Consulting presented their findings on Joint IDA’s strategic planning process. The presentation was very interactive allowing for much input from the staff, board, and members present. A final strategic plan will be prepared and circulated in the near future.

ADJOURNMENT

There being no other business, Chairman Kause adjourned the meeting at 12:24 PM.

David Kause, Chairman

Attest:

Jessica E. DeHart, Secretary