

JOINT INDUSTRIAL DEVELOPMENT AUTHORITY
Minutes of Meeting
August 28, 2008

The Joint Industrial Development Authority of Wythe County, Wytheville, and Rural Retreat held a regular meeting on Thursday, August 28, 2008, at 3:00 p.m. in the Council Room of the Wytheville Municipal Building located at 150 East Monroe Street, Wytheville, Virginia.

MEMBERS PRESENT

Joe Freeman, Chairman
William Snyder, Vice-Chairman
Linda DiYorio

Tom Jones
Foy Patton
David Elmore

MEMBERS ABSENT

Dana Pack

EX-OFFICIO MEMBERS PRESENT

None

EX-OFFICIO MEMBERS ABSENT

R. Cellell Dalton, Wythe County Administrator
Raymond E. Matney, Rural Retreat Town Manager
C. Wayne Sutherland, Jr., Wytheville Town Manager

DETERMINATION OF QUORUM

Chairman Freeman called the meeting to order and determined a quorum to be present. Dr. Snyder offered the invocation, and Mr. Freeman led the Pledge of Allegiance.

NEW ADMINISTRATIVE ASSISTANT INTRODUCTION

Dr. Hawthorne introduced and welcomed Virginia Goodwin as the new Administrative Assistant to the Joint IDA. Virginia began her position on August 1.

CITIZENS' TIME

Chairman Freeman welcomed Jennifer Jones, who was in the audience. Mr. Freeman asked if there were any persons present who wished to address the board during citizens' time. There being none, Chairman Freeman proceeded with the meeting.

APPROVAL OF MINUTES—July 24, 2008, meeting

Mr. Elmore made a motion, seconded by Mr. Patton, to adopt the minutes as presented. The motion passed unanimously.

APPROVAL OF INVOICES

Dr. Hawthorne presented the list of invoices. He indicated that there was a problem with the printer while processing the checks, which resulted in having to void numerous checks in order to complete the task. Dr. Hawthorne stated that there were valid checks at the beginning of the list, in the middle (5649, 5650, and 5651), and at the end of the list. Mr. Freeman inquired about the invoice for Media General, and Dr. Hawthorne stated that it was for advertising for the Administrative Assistant position. Dr. Hawthorne stated that the check for Sprint PCS was lower than usual due to an adjustment for incorrect charges on the June bill that was credited this month. Also, Dr. Hawthorne pointed out that this is the quarter that we pay our aCorridor dues. Dr. Snyder made a motion, seconded by Mr. Jones, to approve the invoices. With no further discussion, the motion passed unanimously.

Joint IDA. of Wythe County

Check Register

For the Period From July 25, 2008, through August 28, 2008

| Check # | Date | Payee | Amount |
|----------------|-------------|--|---------------|
| 5628 | 8/28/08 | Alan R. Hawthorne | 4,275.27 |
| 5629 | 8/28/08 | Patrick G. Burton | 2,464.74 |
| 5630 | 8/28/08 | Virginia M. Goodwin | 1,503.66 |
| 5631 | 8/28/08 | Appalachian Power | 85.71 |
| 5632 | 8/28/08 | Alan Hawthorne - Reimbursement | 344.81 |
| 5633 | 8/28/08 | Anthem Southeast Dental | 126.09 |
| 5634 | 8/28/08 | Anthem Blue Cross and Blue Shield | 1,949.65 |
| 5634V | 8/28/08 | Anthem Blue Cross and Blue Shield-VOID | -1,949.65 |
| 5635 | 8/28/08 | Embarq | 132.49 |
| 5635V | 8/28/08 | Embarq - VOID | -132.49 |
| 5636 | 8/28/08 | Media General - TC/SWVA | 383.11 |
| 5636V | 8/28/08 | Media General - TC/SWVA - VOID | -383.11 |
| 5637 | 8/28/08 | Mellon Trust of New England, NA | 850.00 |

| | | | |
|-------|---------|--|-----------|
| 5637V | 8/28/08 | Mellon Trust of New England, NA - VOID | -850.00 |
| 5638 | 8/28/08 | Patrick Burton - Reimbursement | 208.26 |
| 5638V | 8/28/08 | Patrick Burton - Reimbursement - VOID | -208.26 |
| 5639 | 8/28/08 | Robert G. Moore | 1,100.00 |
| 5639V | 8/28/08 | Robert G. Moore - VOID | -1,100.00 |
| 5640 | 8/28/08 | Sprint PCS | 28.49 |
| 5640V | 8/28/08 | Sprint PCS - VOID | -28.49 |
| 5641 | 8/28/08 | VA Economic Dev. Assoc. | 195.00 |
| 5641V | 8/28/08 | VA Economic Dev. Assoc. | -195.00 |
| 5642 | 8/28/08 | Bankcard Services | 267.21 |
| 5642V | 8/28/08 | Bankcard Services - VOID | -267.21 |
| 5643 | 8/28/08 | Xerox | 267.86 |
| 5643V | 8/28/08 | Xerox - VOID | -267.86 |
| 5644 | 8/28/08 | Sprint PCS | 28.49 |
| 5644V | 8/28/08 | Sprint PCS - VOID | -28.49 |
| 5645 | 8/28/08 | Sprint PCS | 28.49 |
| 5645V | 8/28/08 | Sprint PCS - VOID | -28.49 |
| 5646 | 8/28/08 | Sprint PCS | 28.49 |
| 5646V | 8/28/08 | Sprint PCS - VOID | -28.49 |
| 5647 | 8/28/08 | Sprint PCS | 28.49 |
| 5647V | 8/28/08 | Sprint PCS - VOID | -28.49 |
| 5648 | 8/28/08 | Sprint PCS | 28.49 |
| 5648V | 8/28/08 | Sprint PCS - VOID | -28.49 |
| 5649 | 8/28/08 | Anthem Blue Cross and Blue Shield | 1,949.85 |
| 5650 | 8/28/08 | Embarq | 132.49 |
| 5651 | 8/28/08 | First Bank of Virginia | 3,209.66 |
| 5652 | 8/28/08 | Media General - TC/SWVA | 383.11 |
| 5652V | 8/28/08 | Media General - TC/SWVA | -383.11 |
| 5653 | 8/28/08 | Mellon Trust of New England, NA | 850.00 |
| 5653V | 8/28/08 | Mellon Trust of New England, NA - VOID | -850.00 |
| 5654 | 8/28/08 | Patrick Burton - Reimbursement | 208.26 |
| 5654V | 8/28/08 | Patrick Burton - Reimbursement - VOID | -208.26 |
| 5655 | 8/28/08 | Robert G. Moore | 1,100.00 |
| 5655V | 8/28/08 | Robert G. Moore - VOID | -1,100.00 |
| 5656 | 8/28/08 | Sprint PCS | 28.49 |
| 5656V | 8/28/08 | Sprint PCS - VOID | -28.49 |
| 5657 | 8/28/08 | VA Dept. of Taxation | 524.21 |
| 5657V | 8/28/08 | VA Dept. of Taxation - VOID | -524.21 |
| 5658 | 8/28/08 | VA Economic Dev Assoc. | 195.00 |
| 5658V | 8/28/08 | VA Economic Dev Assoc - VOID | -195.00 |
| 5659 | 8/28/08 | Bankcard Services | 267.21 |
| 5659V | 8/28/08 | Bankcard Services - VOID | -267.21 |
| 5660 | 8/28/08 | Xerox | 267.86 |
| 5660V | 8/28/08 | Xerox - VOID | -267.86 |
| 5661 | 8/28/08 | Sprint PCS | 28.49 |

| | | | |
|--------------|---------|----------------------------------|--------------------|
| 5661V | 8/28/08 | Sprint PCS - VOID | -28.49 |
| 5662 | 8/28/08 | Sprint PCS | 28.49 |
| 5662V | 8/28/08 | Sprint PCS - VOID | -28.49 |
| 5663 | 8/28/08 | The Mount Rogers Dev Partnership | 6,899.75 |
| 5664 | 8/28/08 | Media General - TC/SWVA | 383.11 |
| 5665 | 8/28/08 | Mellon Trust of New England, NA | 850.00 |
| 5666 | 8/28/08 | Patrick Burton - Reimbursement | 208.26 |
| 5667 | 8/28/08 | Robert G. Moore | 1,100.00 |
| 5668 | 8/28/08 | Sprint PCS | 28.49 |
| 5669 | 8/28/08 | VA Dept of Taxation | 524.21 |
| 5670 | 8/28/08 | VA Economic Dev. Assoc | 195.00 |
| 5671 | 8/28/08 | Bankcard Services | 267.21 |
| 5672 | 8/28/08 | Xerox | 267.86 |
| Total | | | \$24,815.97 |

OLD BUSINESS

MULTI-AGENCY ONE-STOP OPPORTUNITY UPDATE

Dr. Hawthorne indicated that, as mentioned during the last meeting, there has been discussion about perhaps combining in the same facility the Wythe County Department of Social Services and the various partners that operate under the Virginia One-Stop concept (VEC, Department of Rehabilitative Services, etc.) with a total of around six or eight different agencies that will require a presence in the facility. Ms. Jennifer Jones, Mr. Elmore, and Dr. Hawthorne all sit on the NR/MR Workforce Investment Board site selection committee charged with identifying potential space for such a One-Stop facility here in Wytheville. One location being considered is the former Big Lots/Goody's facility. A significant portion of the combined facility will be needed to meet DSS space needs. The selection committee will be meeting next week in a joint meeting with Wythe County and the Lane Group to consider specific space needs. Dr. Hawthorne has had discussions with the owner of the property, who is very interested in trying to get the One-Stop located there. Dr. Hawthorne indicated that initial lease rate's discussions were encouraging. One of the options discussed was leasing it as is and doing an up-fit if we did not get competitive rates, but it appears that competitive rates are likely. This means that we will not have to deal with contractors. It looks like this option will be more cost effective than a new facility, and efforts are expected to continue to move forward. The actual decision date to let the Commonwealth know that Wythe County intends to move forward with such a facility is September 30th. It is expected that the Board of Supervisors will ask the Joint IDA to do a master lease for the facility and sublease a portion of the building to Wythe County for the Department of Social Services and the Virginia Department of General Services for the One-Stop agencies.

Mr. Elmore stated that it would be ideal to get all of these departments together in these buildings. There is still a no commitment from DSS, so the committee has to look at a contingency plan for another building. Also, there remains the options for Wythe County to construct a new building

large enough to house DSS and the other agencies or smaller just to house DSS.

Dr. Snyder mentioned that the Wytheville Planning Commission had considered at one time a proposal to subdivide the shopping center property. He asked Dr. Hawthorne if he knew if it had been subdivided and, if it had, would there be sufficient parking for the facility. Dr. Hawthorne indicated that he would follow-up on that point. He noted that the abundant parking was an attractive attribute for the One-Stop facility development. Improving the parking was included as part of the preproposal, but it did not say anything about reduction of space.

Mr. Elmore stated that if everything goes as hoped this would be a great asset for the town and county. It would be convenient for clients of all of these departments to be under one roof and save tax payers dollars. Dr. Hawthorne stated that it will also bring attention back to the retail business in this part of town and potentially encourage needed growth in this area. Mr. Jones stated that this location would be easy to find, especially for people who come from out-of-town.

FISCAL YEAR 2008-2009 BUDGET

Dr. Hawthorne stated that it was hoped that the budget had been taken care of as of the July meeting, but when invoicing for the full amount of the allocations, payments received were for the reduced amount from both the Town of Wytheville and Wythe County. Mr. Freeman stated that the executive director's recommendation was to approve an amended budget that would address the requested jurisdictional increase contained in the FY 08 budget passed last month (\$6,784.00). Dr. Hawthorne recommended that one-half of this amount (i.e., \$3,392.00) be cut from expenses and the remaining \$3,392.00 be funded from reserves. A credit will need to be issued to the Town of Rural Retreat for the overpayment portion of the first quarter allocation.

Mr. Freeman asked for a motion to approve the amended budget. Mr. Jones moved to approve the amended budget as presented, seconded by Dr. Snyder. With no further discussion, the motion passed unanimously. The amended budget is provided at the end of these minutes.

UNC BASIC ECONOMIC DEVELOPMENT COURSE

Dr. Hawthorne asked Patrick Burton to share some impressions from the Basic Economic Development Course at UNC. He also reminded the board that the Joint IDA will receive a scholarship in the amount of \$500.00 from the Virginia Economic Developers Association to offset most of Mr. Burton's registration fees.

Mr. Burton noted that there is a lot of competition from other localities, regions, and states; still mixed feelings in North Carolina over the size of incentive packages; and that the North Carolina Research Campus near Kannapolis is a major recent project announcement.

Patrick thanked Dr. Hawthorne and the Board for allowing him to attend the course.

OTHER

There was no other old business to discuss.

NEW BUSINESS

ENTERPRISE ZONE JOB CREATION CRITERIA

Dr. Hawthorne mentioned a reported concern that has been raised as to whether the new local EZ incentive qualification threshold for job creation should be 50 jobs instead of 25. He shared his concern that the change would negatively impact the community's ability to recruit a important segment of data center projects to Progress Park. He presented information on the range and distribution of employment figures for data center projects. A significant number of data center projects fall below 50 in employment yet make very large investments. Dr. Hawthorne noted that changing the qualification threshold could seriously damage Wythe County's ability to recruit many projects in the data center category. He further indicated that if flexibility is needed in an incentive package, the Wythe Opportunity Fund amount could be adjusted if jobs fall between 25 and 50. He asked for the Board's opinion on this issue. Dr. Snyder made a motion, seconded by Mr. Elmore, to share these concerns on the EZ job creation criteria issue with the Board of Supervisors or appropriate committee with a recommendation that the job creation threshold be left at 25 and that the Wythe Opportunity Fund incentive be used if more flexibility is needed. The motion passed unanimously.

ANALYSIS OF EZ INCENTIVES ON WASTEWATER OPERATIONS BUDGET

Dr. Hawthorne gave the Board a presentation on "Analysis of the Impact of Enterprise Zone Incentives on Wastewater Budgets." Dr. Hawthorne explained the importance of having a quality infrastructure and how important the roles of wastewater services are to many companies' infrastructure needs. The average wastewater rates for Wythe County, Wytheville, and other Virginia locations were compared along with rates of various other states. The Enterprise Zone usage rate schedule was shown giving information on what needs to be implemented to improve a competitive position at Progress Park. He discussed how lack of connection fee revenues prevented usage rates from being more competitive.

Dr. Hawthorne provided suggestions on how to accomplish both competitive rates and connection fee waivers. He indicated that the Enterprise Zone incentives should be considered part of economic development costs. The wastewater budget, operating as an enterprise fund, should not be expected to fund Enterprise Zone incentives. Prospect opportunities with significant economic impact view Progress Park rates as non-competitive. Progress Park will provide significant tax revenue, and some of this revenue should be directed to WWTP debt service. In summary, Dr. Hawthorne told the Board that it appears possible to provide more competitive wastewater rates if economic development funds are provided to partially offset reduced Enterprise Zone connection fees. Chairman Freeman, as well as other members of the Board, urged Dr. Hawthorne to give his presentation to the appropriate committee of the Board of Supervisors. There was a consensus

among the Joint IDA Board members that Dr. Hawthorne offer to make his presentation to such a BOS committee.

AUDIT COMMITTEE REPORT/AUDITOR COMMUNICATION TO BOARD

Dr. Hawthorne stated that there is a new standard involved in the accounting procedures that requires communication with the board regarding the engagement for services to be performed. Each board member was provided a copy of the engagement letter that was supplied by the auditors. This engagement letter is to make each member aware of what services the auditors will be performing. There is no change in the services provided. The engagement letter is the same that has been used for several years, but communicated with management. The difference now is board members are now being made aware of the engagement specifics for the audit. The on-site audit will begin on Tuesday, September 2nd.

Mr. Freeman reminded the board understands that there is nothing new about the engagement letter and that Ms. DiYorio, Dr. Snyder, and he were on the audit committee and had reviewed the letter and the financial statements. As usual the materials reviewed are in good order and are comprehensive. Mr. Freeman asked Ms. DiYorio and Dr. Snyder if they had any information to add. Dr. Snyder stated that the reports are always in good order and are easily understood.

Dr. Hawthorne indicated that he wanted to share the year end financial statements with the entire board, so each member was provided with a copy.

Mr. Freeman asked if there were any further questions or discussion regarding the audit. Mr. Freeman thanked Ms. DiYorio and Dr. Snyder for serving on the audit committee.

SEUS/JAPAN JOINT MEETING - RALEIGH/OCTOBER 18-21

Dr. Hawthorne reported that he received a letter from the Governor asking that he be a delegate at the 32nd Annual Joint Meeting of the Southeast U. S.–Japan convention to be held in October. He explained that the Joint IDA has not participated in this convention in the last four years. The convention is geared toward the industrial sector and individuals from various states are asked to attend as delegates. The conference will be held in Raleigh from October 18th through the 21st and the registration fee will be \$500.00. Dr. Hawthorne asked the board for guidance as to whether he should attend the conference. Dr. Hawthorne stated that his inclination is to attend the conference unless the board has reservations about doing so.

Mr. Freeman asked the board if there were any opinions or questions regarding the conference. Mr. Elmore stated that there should be funds in the budget to cover this conference and thinks that it should be evaluated among other opportunities to network and build relations. If Dr. Hawthorne thinks that this is one of the more important conferences then he should attend. Ms. DiYorio agreed. There was a consensus among the Board members that Dr. Hawthorne should attend the SEUS–Japan meeting.

APPOINTMENT TO VIRGINIA SCHOOL BOARD'S CAREER AND TECHNICAL EDUCATION ADVISORY COMMITTEE

Dr. Hawthorne explained that several months ago his name was submitted to serve on the State Board of Education's Advisory Committee for Career and Technical Education. They have a 15 member advisory committee with five members appointed each year. Dr. Hawthorne was asked to serve on the committee for a three year term and will be the only representative from this area of the state. His first meeting will be September 23rd in Roanoke.

Mr. Freeman congratulated him and mentioned that it was good timing to go along with all that is happening in Wythe County at this time. Dr. Hawthorne agreed and stated that Dr. White of Wytheville Community College and Dr. Armentrout from Wythe County Schools appreciated the fact that this area of Virginia would have representation on the committee. He thanked Ms. Stone for the school system's confidence in nominating him.

NEWSLETTER

Dr. Hawthorne stated that the Summer 2008 newsletter was now available. He indicated that a few e-mail recipients had trouble accessing the link to our website newsletter page. The error was solved and the contacts on our distribution list who were having trouble should be able to access it without any problems. There were also some individuals who let us know how much they enjoyed reading our newsletter. Dr. Hawthorne stated that Virginia will be going through our contacts, businesses, etc., to see if there is anyone who is not receiving it that should. He also asked that the board members send information to Virginia regarding persons whom they would like see added to the distribution list.

PROJECT UPDATES

Dr. Hawthorne noted there are several on-going projects and that a couple of significant projects are expected to make decisions shortly. For one of the projects, wastewater pretreatment and usage rates are still an issue of concern. He indicated there would be a site visit from a new prospect the following day, August 29th. This project involves a great deal of grading, which is certainly a negative for us, but there are still a lot of positives for us. He reminded the board that last spring was an especially slow time for prospect activity, but that activity has increased over the summer.

OTHER

Appalachian Power Company Briefing: Dr. Hawthorne, along with Jennifer Jones and various other business and government representatives, attended a meeting last week where the President of Appalachian Power Company give a briefing and update about what they are facing with the environment upgrades and fuel costs. He confirmed that rates will be increasing significantly. Some significant environmental investments are being made that will translate into higher rates. Higher coal and other fuel costs also play a significant role in these increases. The bottom line is that electricity will cost more, but that, in the long run, Appalachian Power will still remain among the five percent lowest cost producers in the country.

Ninth Congressional District Conference: Dr. Hawthorne mentioned that on September 15th, he and Mr. Burton will be attending a Ninth Congressional District Conference called “Unleashing the Celtic Tiger,” which will be hosted at the Wytheville Meeting Center.

Wythe Manufacturing Council Meeting: Dr. Hawthorne spoke about the Wythe Manufacturing Council Meeting that was held at Wytheville Community College on August 19th. He was glad to report that it was a good meeting and had the highest attendance for that group in a couple of years. The meeting focused on WCC’s new Industrial Technician Program. Dr. Hawthorne reported that the class made with 19 students. Sixteen students were from Longwood and Amcor with the remaining attendees being from elsewhere. Mr. Elmore asked about whether there was any scholarship money awarded to any of the students. Dr. Hawthorne stated that he had not received his report yet, but he would check on that information.

Environment, Safety, and Health Subgroup: The Environment, Safety, and Health subgroup of the Wythe Manufacturing Council will be meeting on Tuesday, September 16th at noon at the Gatorade facility. Ikey Davidson and Mike Hall from the Local Emergency Planning Committee will be speaking to this group.

Virginia Business Magazine: Each member of the board received a copy of an article from the *Virginia Business* magazine highlighting Wytheville as an attractive business location and following up on MTC Transformers’ recognition as a finalist in the 2007 Small Business Success Story of the Year program sponsored by the magazine.

Virginia Department of Transportation Environmental Assessment: Dr. Hawthorne talked about the meeting that was held today, August 28th, with the Virginia Department of Transportation and the consultant who is doing the environmental assessment for the I-81/ I-77 Overlap Tier 2 Study. VDOT and the consultant anticipate doing an environmental assessment and not a full environmental impact study. The key factor discussed was Progress Park. Public hearings will begin sometime in November. The entire project is planned to take approximately 18 months to complete.

Agri-business Town Hall Meeting: Mr. Burton, Mr. Jones, and Jennifer Jones attended an Agri-business Town Hall Meeting this week. The state will be releasing an updated study pertaining to the economic impact of agriculture on Virginia's economy. This study will be released sometime near the end of next month. There was a round table discussion regarding inputs costs, such as fuel and feed, skyrocketing. It was also noted that during the last session of the General Assembly funds were approved for farmland preservation. Also mentioned at the meeting was a bio-diesel project in the Martinsville-Henry County area. Mr. Jones mentioned that the discussions ranged broadly including beekeeping, fertilizer, and fuel. The Commissioner of Agriculture expects budget cuts of 8 to 12%. Ms. Jones commented that she found it interesting to learn that Virginia loses approximately 23,000 acres of farm land per year. Mr. Jones noted that land preservation and capital gains issues were also discussed.

ADJOURN

There being no other business, Mr. Freeman adjourned the meeting at 5:00 p.m.

Joseph W. Freeman, Chairman

Attest:

Alan R. Hawthorne, Secretary

REVISED AND APPROVED FY 2008-2009 Joint IDA Budget

| | <u>2007 Budget</u> | <u>2008 Budget</u> | <u>Change</u> | |
|------------------------------------|---------------------|---------------------|---------------|--------------|
| | | | <u>(%)</u> | <u>(\$)</u> |
| Appropriation - Wythe County | \$140,004.00 | \$140,004.00 | 0.00% | \$0.00 |
| Appropriation - Wytheville | \$71,148.00 | \$71,148.00 | 0.00% | \$0.00 |
| Appropriation - Rural Retreat | \$11,088.00 | \$11,088.00 | 0.00% | \$0.00 |
| Total Appropriations | \$222,240.00 | \$222,240.00 | 0.00% | \$0.00 |
| Other fees grants, and reserves | \$65,400.00 | \$70,192.00 | 7.33% | \$4,792.00 |
| Total Revenue | \$287,640.00 | \$292,432.00 | 1.67% | \$4,792.00 |
| Salaries | \$153,342.00 | \$157,788.00 | 2.90% | \$4,446.00 |
| Director compensation | \$6,300.00 | \$6,300.00 | 0.00% | \$0.00 |
| Salary related (FICA/ins/SIMPLE) | \$34,332.00 | \$36,978.00 | 7.71% | \$2,646.00 |
| Services (Act/legal/engin/other) | \$7,900.00 | \$8,000.00 | 1.27% | \$100.00 |
| Office (sup/post/phone/equip/subs) | \$27,300.00 | \$27,470.00 | 0.62% | \$170.00 |
| Advertising/printing | \$5,000.00 | \$2,500.00 | -50.00% | (\$2,500.00) |
| Dues/membership | \$29,000.00 | \$29,000.00 | 0.00% | \$0.00 |
| Insurance | \$2,966.00 | \$2,696.00 | -9.10% | (\$270.00) |
| Travel (mileage/hotel/conventions) | \$12,000.00 | \$12,100.00 | 0.83% | \$100.00 |
| Other (host/park/ind apprec/other) | \$6,500.00 | \$6,600.00 | 1.54% | \$100.00 |
| Capital equipment | \$3,000.00 | \$3,000.00 | 0.00% | \$0.00 |
| Total Expenses | \$287,640.00 | \$292,432.00 | 1.67% | \$4,792.00 |

[Note: The Budget Detail page creates a large .pdf file, hence is not included in the electronic version. A copy of the Budget Detailed page is available from the Joint IDA office upon request.]