

**JOINT INDUSTRIAL DEVELOPMENT AUTHORITY**  
**Minutes of Meeting**  
**September 26, 2013**

The Joint Industrial Development Authority of Wythe County, Wytheville, and Rural Retreat held a regular meeting on Thursday, September 26, 2013, at 3:00 p.m. in the Council Room of the Wytheville Municipal Building at 150 East Monroe Street, Wytheville, Virginia.

**MEMBERS PRESENT**

Linda DiYorio, Chairman  
William Dixon  
Foy Patton  
David Kause

Tom Jones  
Dana Pack

**MEMBERS ABSENT**

Jennifer Atwell

**EX-OFFICIO MEMBERS PRESENT**

C. Wayne Sutherland, Jr., Wytheville Town Manager

**EX-OFFICIO MEMBERS ABSENT**

R. Cellell Dalton, Wythe County Administrator  
Michael S. James, Rural Retreat Town Manager

**DETERMINATION OF QUORUM**

Chairman DiYorio called the meeting to order and determined a quorum to be present. Mr. Dixon offered the invocation, and Mr. Pack led the Pledge of Allegiance.

**CITIZENS' TIME**

Chairman DiYorio welcomed Tim Reeves, Wythe County Board of Supervisors member and Wayne Sutherland, Wytheville Town Manager to the meeting and asked if there was anyone present who would like to address the Board. There being none, Chairman DiYorio proceeded with the meeting.

## APPROVAL OF MINUTES—AUGUST 22, 2013

Chairman DiYorio asked if there were any corrections, additions, or questions regarding the minutes of the August 22, 2013, meeting and if there was a motion to approve the minutes as presented. There being none, Mr. Patton made a motion, seconded by Mr. Dixon, to approve the minutes as presented. With no further discussion, the motion passed unanimously.

## APPROVAL OF INVOICES

Chairman DiYorio asked if there were any questions or discussion regarding the invoices for August 2013. Mr. Dixon asked how many more payments would be made to Branch Highways, Inc. Dr. Hawthorne stated that there would be one or two regular invoices and that there were mitigation and retainage payments that would have to be made before all invoicing is complete. Chairman DiYorio asked if there were any further questions or discussion and asked if there was a motion to approve the invoices as presented. There being none, Mr. Pack made a motion, seconded by Mr. Kause, to approve the invoices for September 2013. With no further discussion, the motion passed unanimously.

### Joint IDA of Wythe County Check Register For the Period From August 29, 2013 through September 30, 2013

Check #	Date	Payee	Amount
6933	8-29-13	Town of Rural Retreat	\$ 3,033.00
6934	8-29-13	Town of Wytheville	19,443.00
6935	8-29-13	Treasurer, Wythe County	38,256.00
6936	9-26-13	Alan R. Hawthorne	4,354.95
6937	9-26-13	David A. Kause	207.79
6938	9-26-13	Dana R. Pack	207.79
6939	9-26-13	Foy W. Patton	207.79
6940	9-26-13	Jennifer W. Atwell	207.79
6941	9-26-13	Kimberly B. Simmons	2,579.35
6942	9-26-13	Linda DiYorio	207.79
6943	9-26-13	Tom Jones	207.79
6944	9-26-13	Virginia M. Goodwin	1,793.70
6945	9-26-13	William M. Dixon	207.79
6946	9-26-13	Appalachian Power	102.95
6947	9-26-13	Alan Hawthorne - Reimbursement	687.82
6948	9-26-13	Anthem Southeast Dental	69.78
6949	9-26-13	Anthem Blue Cross and Blue Shield	2,163.67
6950	9-26-13	Branch Highways, Inc.	220,600.00
6951	9-26-13	CenturyLink	144.86
6952	9-26-13	ACS/BNY Mellon HSA	850.00
6953	9-26-13	Principal Life Insurance Co.	42.81
6954	9-26-13	Robert G. Moore	1,100.00
6955	9-26-13	Virginia Economic Dev. Partnership	325.00

6956	9-26-13	Virginia Economic Dev. Partnership	-325.00
6957	9-26-13	Virginia Goodwin - Reimbursement	119.59
6958	9-26-13	Xerox	46.41
6959	9-26-13	Virginia Economic Dev. Association	325.00
<b>Total</b>			<b>\$ 297,167.42</b>

## **OLD BUSINESS**

### **LOT 24/LOT 30 /LOT 24 CELEBRATION EVENT UPDATES**

Chairman DiYorio asked the Board if they had any comments regarding the Lot 24 Celebration. Mr. Dixon and Mr. Patton both stated that they thought the event was well done. Mr. Dixon added that it was good to see representation from the jurisdictions and the state level attending. Dr. Hawthorne stated that he had received several emails and gotten positive feedback about how nice the celebration was. He added that Ms. DiYorio and the staff had worked hard on the event, as well as Branch Highways, who also sponsored the lunch. Mr. Kause asked if anyone had partaken in the tours. Dr. Hawthorne stated that no one took the tour, but he felt that they could see the lot very well from where the event was set up. Mr. Dixon mentioned that the busses worked out nicely. Mr. Sutherland, Wytheville Town Manager, and Tim Reeves, Wythe County Board of Supervisors member, stated that it was a nice celebration.

### **WORKING SESSION HIGHLIGHTS—STRATEGIC PLANNING, OCTOBER 2013**

Chairman DiYorio reminded the Board that there will be a working session held on October 10, 2013, in the Joint IDA conference room, and they would continue to discuss Strategic Planning. Dr. Hawthorne stated that he had a draft of the Strategic Plan, as well as job descriptions, to hand out that included the information that was compiled from the last meeting for them to look over prior to the Strategic Planning meeting.

### **HABITAT FOR HUMANITY HOUSE LEASE**

Dr. Hawthorne informed the Board that Habitat for Humanity will not renew their lease on the Fairview house this fall. He noted that the Board would need to decide what they would like to do with the house. Dr. Hawthorne stated that the house will no longer be insured and would be susceptible to vandalism and added that the options would be to find another non-profit organization to rent it, or rent it to someone as a dwelling. Chairman DiYorio asked what condition the house was in on the inside. Dr. Hawthorne stated that he did not know. Mr. Dixon asked if Habitat for Humanity was still functioning. Mr. Simmons stated that they would decide their status at their meeting in October. Mr. Pack asked if the Joint IDA owned the house and if the Joint IDA owned any other property. Dr. Hawthorne stated that the Fairview property at the entrance to the park and the Ivanhoe property were the only properties owned by the Joint IDA. Mr. Pack asked if the Joint IDA was still looking at selling the Ivanhoe property. Dr. Hawthorne stated that the Ivanhoe property will be included with some land that Wythe County plans to auction off at some point, but that it was currently still owned by the Joint IDA. Chairman DiYorio asked Mr. Reeves, Wythe County Board of Supervisors member, if he knew anything about the auction of the Ivanhoe property. Mr. Reeves stated that it had not been discussed lately.

by the Board. Mr. Dixon suggested that the house remain vacant and that the Joint IDA staff keep a watchful eye for someone to rent, but not to advertise for rent. Dr. Hawthorne noted that the insurance company will have to be notified to get the house covered for damage or destruction. Chairman DiYorio asked if there was anything wrong with the house on the outside, such as the roof. Dr. Hawthorne stated that the roof was repaired this past spring. Mr. Pack asked why the Joint IDA owned the property. Dr. Hawthorne explained that the property was part of a lot at the entrance of Fairview Park. He mentioned that there is also another home located on the property that has a lifetime estate right attached to it as a residence for the current inhabitants. Mr. Dixon asked if the Board was interested in having the house used as a family dwelling. Chairman DiYorio stated that the house would have to be inspected to see if it was up to standards to be inhabited by a family. Mr. Dixon agreed to visit with house with Dr. Hawthorne to tour the property.

## **OTHER**

None

## **NEW BUSINESS**

### **AUDIT REPORT**

Chairman DiYorio asked Dr. Hawthorne if the audit report needed to be accepted by the Board. Dr. Hawthorne stated that it would need to be accepted, but there was plenty of time for the Board members to take the reports with them to look over and the approval would be put on the October 2013 agenda. Dr. Hawthorne added that there were no issues or items of concern found by the auditors.

### **EXISTING INDUSTRY UPDATE - KIMBER SIMMONS**

Kimber Simmons, Associate Director of the Joint IDA, gave a quarterly report of activity surrounding the existing businesses in the area. She noted that there had been a slight increase in unemployment during the past several months and gave a list of visits and contacts she and Dr. Hawthorne had accomplished during the months of July through September. Ms. Simmons gave information regarding the industries visited. The highlights were that some have seen growth in existing product lines, incremental employment growth, new and expanded markets, expansion is foreseen by some in the future, and there was interest in internships with Wytheville Community College. The companies challenges were also mentioned, such as difficulty in employee retention, lack of interest in employment, and infrastructure issues. Other information was included in the Quarterly Activity Highlights Report distributed at the end of the meeting which included the industries visited and contacted, projects and potential projects, meetings and community events attended, and training and professional development programs attended in person or by webcast.

Chairman DiYorio referred back to the statement about the concerns relayed to the Board regarding sewer line and infrastructure problems. Mr. Kause mentioned that the speed limit exiting via Kent's Lane was one of the concerns because of employees and deliveries and shipments entering and departing from Lane Enterprises. Options regarding the speed limit were

discussed by the Board and Mr. Reeves to find a solution to the problem of speeding on that part of Kent's Lane. Dr. Hawthorne stated that the sewer issues have been a concern of Lane Enterprises since the company had been in Progress Park. A grant was obtained to install sewer service to the site, but the company declined to sign the grant not wanting the responsibility of the jobs liabilities tied into the grant. He noted that until Lot 30 is sold and an industry locates there that it would not be economically viable to make changes to the sewer service.

### **INDUSTRY OF THE YEAR AWARD COMMITTEE MEETING DATE**

Chairman DiYorio asked the Industry of the Year Award Committee, consisting of Mr. Patton, Mr. Pack, and Ms. Atwell, what day would possible for them to discuss the nominees for the Industry of the Year award. Virginia Goodwin suggested September 30 at 3:00 p.m. to allow enough time to meet and select the candidates to be presented to the Board during the October 2013 meeting. The committee members agreed and Chairman DiYorio asked the staff to contact Ms. Atwell about the meeting date and time.

### **ACA NOTIFICATION: "NEW HEALTH INSURANCE MARKETPLACE COVERAGE OPTIONS AND YOUR HEALTH COVERAGE"**

Dr. Hawthorne explained that the Board received in their handouts a copy of the ACA Notification forms for the health insurance marketplace coverage options. He noted that the Board was considered part-time employees and that they only needed to fill out the form acknowledging that they were notified about the insurance information and turn back into the Joint IDA office to be filed in the personnel files.

### **TENURE AWARDS LUNCHEON DATE—SET DATE TO BOOK MEETING ROOM AT THE WYTHEVILLE MEETING CENTER**

The Board set the date for the annual Tenure Awards Luncheon for February 27, 2014, at 12:00 noon at the Wytheville Meeting Center. The Joint IDA staff will book the room at the center, send out invitations to the recipients, and coordinate with a caterer for the meal.

### **GOLF TOURNAMENT DATE—SET DATE TO BOOK COUNTRY CLUB IN OCTOBER**

The Board set the date for the annual Industry Appreciation Golf Tournament for May 8, 2014. The Joint IDA staff will contact the Wytheville Golf Club to save the date for the course and restaurant.

### **NEWSLETTER**

The Board members received a copy of the Summer newsletter in their packet. Dr. Hawthorne noted that the newsletter had already been distributed publicly.

### **PROJECT UPDATES**

Dr. Hawthorne stated that there were a couple of projects on which he would like to give updates to the Board. He noted that one project mentioned in August is re-evaluating logistics and is on hold. He added that Tom Elliott, Executive Director of Virginia's aCorridor, will be touring the aCorridor with a site consultant on Monday, September 30 or Tuesday, October 1 and that he will

be highlighting Progress Park and Lot 24. Dr. Hawthorne reported that he and Cellell Dalton, Wythe County Administrator, have been working with the Tobacco Indemnification and Community Revitalization Commission (TICRC) in extending Evatran's Opportunity Fund Grant performance date. Dr. Hawthorne stated that the new performance date for Evatran will be in March of 2015.

## **OTHER**

American Electric Power - Dr. Hawthorne stated that American Electric Power (AEP) is currently engaged in economic development activities. He stated that he attended the Virginia Summit on Economic Competitiveness by the Virginia Chamber of Commerce with AEP as a sponsor on September 18 in Richmond. Dr. Hawthorne noted that the summit was related to economic development and education with various college personnel speaking at the event. He added that the community college system was working toward having approximately 100,000 new degrees earned by 2018. Presentations on topics varied by gubernatorial candidates.

Creative Economy Conference - Dr. Hawthorne mentioned that he attended the Southwest Virginia Creative Economy Conference held at Heartwood on September 19 and 20. He added that there was good information shared at the conference. He stated that he had received the status of various projects such as the Crooked Road, which has seen an increase in their activity, and Round the Mountain, which was created around the trails of the area highlighting local artisans. Dr. Hawthorne reported that an Appalachian Spring event is being planned that will focus on outdoor recreational activities centered around the Appalachian Trail, Blue Ridge Parkway, the Breaks Park—it will also include the Clinch and New Rivers. He noted that several organizations will be bringing their assets together to market the event heavily. Dr. Hawthorne told the Board that Senator Mark Warner, as well as the Executive Committee of the Tobacco Indemnification and Community Revitalization Commission were in attendance and were able to give input and suggestions to the conference presenters and participants. Chairman DiYorio noted that she found it interesting that tourism along Interstate 81 had stayed at a level stage while tourism in the coal areas had increased. She noted that people/tourists are getting off of the interstate in Wytheville, Pulaski, and Marion.

Tobacco Indemnification and Community Revitalization Commission report - Chairman DiYorio noted that Thursday, September 26 was her last meeting as part of the Tobacco Commission. She added that the prison in Grayson County had opened on September 25. Chairman DiYorio mentioned that the King College medical program would not be funded because there was no private funding available, but that the Emory and Henry physical therapy program was active. She stated that she was not sure if everyone had heard or not that there would be a movie made in Big Stone Gap, titled "Big Stone Gap," in which Whoopi Goldberg would be acting. She noted that since Ms. Goldberg did not fly and that the program "The View" would be taped at the University of Virginia at Wise during the filming of the movie.

Thank you - Dr. Hawthorne mentioned that since Linda had made her last trip to the TICRC meetings that the Joint IDA Board should thank her for all that she has done for Wytheville, Wythe County, and Rural Retreat during her tenure on the Commission. She has been a true asset to our area with her undying support and will be sorely missed.

Senator Ralph Smith - Chairman DiYorio mentioned to the Board at the beginning of the meeting that she had invited Senator Ralph Smith to come by the Joint IDA meeting. Senator Smith arrived and introduced himself and gave a brief description of his family history and his ties to Wythe County. Senator Smith thanked the Joint IDA for all of their hard work and asked if there were any questions or items of concern that the Board had for him. Tim Reeves, Wythe County Board of Supervisor's member, and Dr. Hawthorne took Senator Smith on a tour of Progress Park and Lot 24 after the meeting was completed.

## **ADJOURN**

There being no other business, Chairman DiYorio adjourned the meeting at 4:15 .m.

---

Linda DiYorio, Chairman

Attest:

---

Virginia M. Goodwin, Secretary