

**JOINT INDUSTRIAL DEVELOPMENT AUTHORITY**  
**Minutes of Meeting**  
**October 28, 2021**

The Joint Industrial Development Authority of Wythe County, Wytheville, and Rural Retreat held its regular meeting on Thursday, October 28, 2021, 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  
Michael Cole  
Jeff Lucas

**MEMBERS ABSENT**

Dicky Morgan

**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

**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 Stephen Bear, County Administrator, Wythe County, Matt Hankins, Assistant County Administrator, Wythe County, Brian Freeman, Town Manager, Town of Wytheville, and Dr. Beth Taylor, Mayor, Town of Wytheville. Chairman Kause asked if anyone would like to address the Board. Mr. Hankins reported on the Wythe County broadband initiative where two applications are being considered, one with fiber optic cable and the other fixed wireless. The County is currently waiting on guidance from the Department of Housing & Community Development for funding for either application. Mr. Hankins answered all questions from the Board. Chairman Kause thanked Mr. Hankins for the update.

Patricia Bevil of the Virginia Employment Commission entered the meeting.

## APPROVAL OF MINUTES— August 26<sup>th</sup>, 2021 & September 30<sup>th</sup>, 2021

Chairman Kause asked if there were any questions or concerns regarding the minutes from August 26<sup>th</sup>, 2021, and September 30<sup>th</sup>, 2021. There being none, he asked for a motion to approve the minutes as presented. Mr. Carpenter 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 August 27<sup>th</sup>, 2021, through October 28<sup>th</sup>, 2021, as presented. Mr. Lucas 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 August 27, through September 30, 2021

Check #	Date	Payee	Amount
EFT	9/30/21	Xerox Corporation	\$ 48.46
EFT	9/30/21	Robert G Moore	\$ 1,100.00
EFT	9/30/21	First Bank- Master Card	\$ 3,598.55
EFT	9/30/21	Appalachian Power Company	\$ 123.33
EFT	9/30/21	Century Link	\$ 172.44
7907	9/30/21	Cowan Perry PC	\$ 5,126.50
7908	9/30/21	Brook Hill Lawn Care- Joshua Neal	\$ 60.00
7909	9/30/21	Robinson Farmer Cox Associates, PLLC	\$ 2,700.00
7910	9/30/21	Town of Wytheville	\$ 19,931.71
7911	9/30/21	Wytheville Meeting Center	\$ 707.96
7912	9/30/21	Wytheville Meeting Center	\$ 490.00
7913	9/30/21	Rural Retreat Winery & Vineyards, LLC	\$ 750.55
7914	9/30/21	Cowan Perry PC	\$ 2,771.14
7915	9/30/21	David Manley	\$ 563.66
7916	9/30/21	John Matthews	\$ 78.40
<b>Total</b>			<b>\$ 38,222.70</b>

**Joint IDA of Wythe County  
Check Register  
October 1, through October 28, 2021**

<b>Check #</b>	<b>Date</b>	<b>Payee</b>	<b>Amount</b>
EFT	10/28/21	Robert G Moore	\$ 1,100.00
EFT	10/28/21	Xerox Corporation	\$ 94.63
EFT	10/28/21	Appalachian Power Company	\$ 98.11
EFT	10/28/21	CenturyLink	\$ 172.44
EFT	10/28/21	First Bank – Master Card	\$ 2,005.78
7917	10/28/21	Brook Hill Lawncare- Joshua Neal	\$ 60.00
7918	10/28/21	Town of Wytheville	\$ 19,845.13
7919	10/28/21	VIAA Regional Economic Development	\$ 14,617.50
7920	10/28/21	Jessica DeHart- Reimbursement	\$ 118.47
7921	10/28/21	VOID	\$ 0.00
7922	10/28/21	Wytheville Meeting Center	\$ 579.25
7923	10/28/21	Wytheville Office Supply	\$ 68.41
7924	10/28/21	Cowan Perry PC	\$ 1,254.00
7925	10/28/21	Wytheville Golf Club	\$ 2,866.00
7926	10/28/21	W-W-B Chamber of Commerce, Inc.	\$ 600.00
7927	10/28/21	W-W-B Chamber of Commerce, Inc.	\$ 375.00
7928	10/28/21	John Matthews- Reimbursement	\$ 112.91
7929	10/28/21	David Manley- Reimbursement	\$ 87.03
<b>Total</b>			<b>\$ 44,054.66</b>

**STAFF ACTIVITY REPORTS**

**STAFF REPORT – DEPUTY DIRECTOR**

Activity

Business Continuity Program with GenEdge – JIDA is a Program Partner

Business Solutions Unit – (Chair)

Regular Meeting

Job Fair

Workforce Marketing

Developer Meetings – Industrial

Housing

Solar

Enterprise Zone

Entrepreneurial & Small Business Development Strategies - Webinar

Golf Tournament

Print and Digital Ads

Project Bow

Project Flow

Project Palm

Project Quarter

Properties - Property Search  
Property Owners  
Database Update

Site Visits – Atsumi, Traeger, Musser Lumber

Small Business Assistance

Southern Economic Development Council – Planning meeting to host 2023 Conference in Williamsburg, VA  
Strategic Planning

Virginia Economic Development Association’s (VEDA) ImpactED (training), Fall Conference – Norfolk, VA, Public Policy Network – Co-Chair, Special Interest Group Meetings: Workforce, Data Collection, Business Retention and Expansion

Virginia Housing Meeting

Website

Wytheville-Wythe-Bland Chamber of Commerce – Dinner  
Education Committee  
Golf Tournament  
Real Estate Search

Young Professionals

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

Mr. Manley reported that the Joint IDA received the preliminary report for the audit commenting that it was one of the cleaner audits of the last few years with fewer than ten journal entries. He continued reporting that the staff has had some projects that will be discussed during closed session beyond the announcements of STS and Blue Star which still garner a lot of activity.

#### **OLD OR UNFINISHED BUSINESS**

#### **GOLF TOURNAMENT**

Mr. Manley commented that the JIDA Industry Appreciation Golf Tournament held on Thursday, October 14<sup>th</sup> at the Wytheville Golf Club was a success considering it being a rescheduled tournament with quite a bit of positive feedback and more sponsorships than in the past. Mr. Manley stated that the next Industry Appreciation Golf Tournament will be on our regularly scheduled date of May 19<sup>th</sup>, 2022.

#### **LOAN UPDATES**

Mr. Manley stated that all current loans are up to date.

## **STRATEGIC PLANNING UPDATE**

Mr. Manley stated that the interviews for phase two of the strategic plan will be set up and conducted shortly. He will be informing the Board of those dates soon.

## **OTHER**

Chairman Kause stated that he would like the Joint IDA meetings to be in other locations in Wythe County to give other residents an opportunity to attend. Mr. Manley agreed and would look into scheduling some tentative dates next year in other locations.

## **NEW BUSINESS**

### **BLUE STAR NBR AND BLUE STAR-AGI**

A printout of a Blue Star NBR placeholder website created by VEDP's Talent Accelerator Program was distributed to the Board. Mr. Manley explained that it was necessary to create such a page to funnel the influx of inquiries and share information about the company after the announcement. Bluestarcareers.com will also serve as an employee recruitment page to start accepting applications. VEDP, working in conjunction with the Wytheville CVB, will be gathering more footage to help with a quality-of-life initiative to add to the page to aid in the talent recruitment process.

## **STS GROUP**

Mr. Manley stated Joint IDA's counsel has been meeting recently with STS's counsel along with their new CFO, and that the closing of the financing is progressing and imminent. Mr. Manley continued that after STS's acquisition shortly after the announcement, there had been some time needed for the company to evaluate everything, and now the process is back under way where the scope and size of the project remains unchanged.

## **HOLIDAY OPEN HOUSE**

Mr. Manley with the Board's consent is scheduling the Holiday Open House for December 16, 2021.

## **OTHER**

Mr. Bear updated the Board on the progress made by the County and the Town of Wytheville in preparation for Blue Star NBR and Blue Star- AGI including items with water expansion, wastewater expansion and updates, sewer lines on Lot 24, and rail line expansion. Mr. Bear asks the JIDA staff to assist with the applications for water expansion with the deadline being March 31, 2022, and the wastewater expansion application with the deadline of December 31, 2021.

Mr. Freeman updated the Board on housing development stating that the Town of Wytheville received a rezoning application which was referred to the Planning Commission pertaining to a 300-unit apartment complex with the possibility of breaking ground in the spring. Mr. Freeman continued that the Planning Commission will be briefed in November, and a joint public hearing is scheduled by Town Council on December 13, 2021, on their regularly

scheduled meeting where the rezoning and the progressive design build will be considered.

Mr. Bear mentioned that VDOT is holding a virtual public hearing for the Progress Park Connector Road on Tuesday, November 16, 2021, at 5 pm to receive input on the project.

**Closed Session as permitted by Code of Virginia §2.2-3711(A)(5) [unannounced prospective business], §2.2-3711(A)(7) [actual or probable litigation], and §2.2-3711(A)(39) [to proprietary business information related to an economic development project as covered in the Code of Virginia section §2.2-3705.6.3]**

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 §2.2-3711(A)(5) [unannounced prospective business], §2.2-3711(A)(7) [actual or probable litigation], and §2.2-3711 (A)(39) [to proprietary business information related to an economic development project as covered in the Code of Virginia section §2.2-3705.6.3].

The motion was seconded by Mr. Carpenter.

Roll Call Vote:

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

Nay – None

Absent during meeting: Dicky Morgan

The board entered a closed session discussion at 3:54 PM.

At 4:26 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. Carpenter.

Roll Call Vote:

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

Nay – None

Absent during vote: Dicky Morgan

Mr. Manley stated that the Joint Industrial Development Authority of Wythe County, Town of Wytheville, and Rural Retreat was awarded the Wytheville-Wythe-Bland Chamber of Commerce Business Leadership Award at the annual banquet on October 20, 2021, which was a great and unexpected honor by our peer organization.

Mr. Manley also mentioned that a tentative groundbreaking has been scheduled for Monday, November 22, 2021, at 2:30 pm on Lot 24 for Blue Star NBR/Blue Star AGI where formal notification will be made once the date is confirmed.

**ADJOURN**

There being no other business, Chairman Kause adjourned the meeting at 4:30 PM.

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David Kause, Chairman

Attest:

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Jessica E. DeHart, Secretary