

JOINT INDUSTRIAL DEVELOPMENT AUTHORITY
Minutes of Meeting
December 2, 2021

The Joint Industrial Development Authority of Wythe County, Wytheville, and Rural Retreat held a joint November/December meeting on Thursday, December 2, 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
Jeff Lucas
Dicky Morgan

MEMBERS ABSENT

Michael Cole

EX-OFFICIO MEMBERS PRESENT

None

EX-OFFICIO MEMBERS ABSENT

Stephen Bear, Wythe County Administrator
Brian Freeman, Wytheville Town Manager
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 Dr. Beth Taylor, Mayor, Town of Wytheville, Mark Bloomfield, Wytheville Town Council member, and Jennifer Atwell, Wytheville-Wythe-Bland Chamber of Commerce Executive Director. Chairman Kause asked if anyone would like to address the Board. There being none, Chairman Kause continued with the meeting.

APPROVAL OF MINUTES— October 28th, 2021

Chairman Kause asked if there were any questions or concerns regarding the minutes from October 28, 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. Lucas. 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 October 29th, 2021, through December 2nd, 2021, as presented. Mr. Clarke made the motion to approve the financial statements as presented, which was seconded by Mr. Carpenter. Upon no further discussion, the motion passed unanimously.

Joint IDA of Wythe County Check Register October 29, 2021, through December 2, 2021

Check #	Date	Payee	Amount
EFT	12/2/21	Xerox Corporation	\$ 77.67
EFT	12/2/21	Robert G Moore	\$ 1,100.00
EFT	12/2/21	Appalachian Power Company	\$ 73.46
EFT	12/2/21	CenturyLink	\$ 171.16
EFT	12/2/21	Verizon	\$ 55.72
EFT	12/2/21	First Bank- Master Card	\$ 2,654.03
7930	12/2/21	Town of Wytheville	\$ 27,724.10
7931	12/2/21	VOID	\$ 0.00
7932	12/2/21	Conway Data, Inc.	\$ 3,100.00
7933	12/2/21	Fire Protection Services	\$ 50.00
7934	11/22/21	Albert Newberry	\$ 250.00
7935	11/22/21	Amy Ketner	\$ 200.00
2936	11/22/21	Beyond Catering SWVA, LLC	\$ 2,598.66
2937	12/02/21	VOID	\$ 0.00
2938	12/02/21	John Matthews	\$ 147.96
7939	12/02/21	R & R Enterprises, Inc.	\$ 220.60
7940	12/02/21	Robinson Farmer Cox Associates, PLLC	\$ 8,500.00

7941	12/02/21	Wytheville Meeting Center	\$ 707.82
7942	12/02/21	John Matthews	\$ 1,000.00
7943	12/02/21	David Manley	\$ 1,000.00
7944	12/02/21	Jessica DeHart	\$ 1,000.00
7945	12/02/21	Petals of Wytheville, Inc.	\$ 279.95
7946	12/02/21	Town of Wytheville	\$ 21,602.10
Total			\$ 72,513.23

STAFF ACTIVITY REPORTS

STAFF REPORT – DEPUTY DIRECTOR

Activity

Blue Star- Groundbreaking

VEDP Talent Accelerator/Workforce Calls

Business Solutions Unit- (Chair)

Job Fair

Workforce Marketing

Department of Housing and Community Development & Virginia Housing- Discuss housing plans and workforce

Enterprise Zone- Boundary Amendment

Joint Governing Bodies

Properties- Property Search

Property Owners

Database Update

Site Visits- Amcor

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), Winter Membership Meeting-

Staunton, VA, Public Policy Network- Co-Chair, Board of Directors Meeting

Website

Virginia Tech Wood Products Extension Call- Brian Bond and Jake Tabor

Wytheville-Wythe-Bland Chamber of Commerce- Education Committee

Joint Newsletter

Real Estate Search

Upcoming Activities

JIDA Holiday Open House: December 16, 2021, from 3-6pm

Job Fair- Student and Public Event: March 31, 2022

Mr. Matthews added, while attending the VEDA Winter Membership Meeting, that Mr. Manley was elected President of the Virginia Economic Developers Association and offered his congratulations.

STAFF REPORT – EXECUTIVE DIRECTOR

Mr. Manley reported the Blue Star project is moving quickly with surveying and proposals for final grading already in progress. Once the land has been transferred, he stated Blue Star will be breaking ground imminently. He also stated the JIDA will be attending a meeting with STS leadership in Detroit later in the month where the project, since the announcement, has remained unchanged with the hopes of being operational in thirteen months.

Mr. Manley thanked Mr. Matthews for the congratulations on his election of President for VEDA and stated that he is excited to have been chosen by his peers. He mentioned that it will not have any meaningful effect on his duties for the JIDA but will open doors with public- and private sector leadership in the economic development world. He also mentioned that the JIDA along with Blue Star Co-CEO, Scott Maier was asked to do a panel at the VEDA winter meeting to discuss the site selection process for the Lot 24 project.

UPCOMING:

- Joint IDA Board- next meeting- January 27th, 2022

OLD OR UNFINISHED BUSINESS

GOLF TOURNAMENT

Ms. DeHart stated that the JIDA had a profit of \$300.98 from the 2021 Industry Appreciation Golf Tournament held on October 14th after all the expenses had been paid and sponsorships collected. Mr. Manley stated that under normal circumstances outside of the Covid-19 pandemic, there would have been a greater number of teams. He also stated that the golf tournament is conducted as a service provided to our business community where the funds created go directly back into the event.

HOLIDAY OPEN HOUSE- DECEMBER 16, 2021

Mr. Manley mentioned that the Holiday Open House has been scheduled for December 16th, 2021, at the JIDA office from 3-6 pm with invites sent to the board, colleagues, and partners here and elsewhere.

LOAN UPDATES

Mr. Manley stated that all current loans are up to date. He mentioned that the next payments for the Sustainability Loans are due in February.

STRATEGIC PLANNING UPDATE

Mr. Manley said that our strategic planning consultants were aware of the impact of the Blue Star project and understood how the work of the JIDA will change over the next few years. They are pivoting their approach on recommendations on how we are structured and operate in the strategic plan. He continued that the

consultants have already begun interviews with various partners, leaders in our local governmental bodies, and manufacturing heads.

JOINT GOVERNING BODIES MEETING

Mr. Manley mentioned that various leaders recognized the JIDA at the joint governing bodies meeting held on November 29th, 2021, at the Wytheville Meeting Center for the recent successes in economic development which was greatly appreciated. He stated that the JIDA has had an extraordinary couple of years and the intention is to continue that trend with the help of the JIDA's amazing partners and elected officials on all three governing bodies. Mr. Manley thanked the JIDA Board for their continued support in achieving those successes. Mr. Matthews and Mr. Manley showed the slide deck that was presented at the joint governing bodies which highlighted the number of announcements, job creation, and capital investment compared to other counties in our region as well noting the importance of having ready-sites available for projects to continue economic growth.

OTHER

Mr. Manley commented on the success of the well-attended Blue Star Groundbreaking event and was very pleased on how it turned out.

NEW BUSINESS

OTHER

None

Closed Session as permitted by Code of Virginia §2.2-3711(A)(1) [personnel] and §2.2-3711(A)(7) [actual or probable litigation] as covered in the Code of Virginia section §2.2-3706.6.3]

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)(1) [personnel] and §2.2-3711(A)(7) [actual or probable litigation] as covered in the Code of Virginia section §2.2-3705.6.3].

The motion was seconded by Mr. Morgan.

Roll Call Vote:

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

Nay – None

Absent during vote: Michael Cole

The board entered a closed session discussion at 3:47 PM.

At 4:21 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
Michael Cole
Jeff Lucas
Dicky Morgan

Nay – None

Absent during vote: Michael Cole

Mr. Clarke left the meeting at 4:22 pm.

Mr. Manley mentioned that the Joint Industrial Development Authority published an ad in Site Selection magazine with the recent successes of the organization. The ad was circulated amongst the board.

A discussion ensued between the staff and board about the need for ready-sites and the steps for their preparedness in Progress Park as well as the impact of supply issues on existing industries in the county.

ADJOURN

There being no other business, Chairman Kause adjourned the meeting at 4:40 PM.

David Kause, Chairman

Attest:

Jessica E. DeHart, Secretary