

JOINT INDUSTRIAL DEVELOPMENT AUTHORITY
Minutes of Meeting
August 27, 2020

The Joint Industrial Development Authority of Wythe County, Wytheville, and Rural Retreat held a regular meeting on Thursday, August 27, 2020, 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
David Carpenter, Treasurer
Michael Cole
Wes Mabe, Vice Chairman
Matthew Clarke
Dicky Morgan

MEMBERS ABSENT

Charlie White

EX-OFFICIO MEMBERS PRESENT

Steve Moore, Wytheville Town Manager
Stephen Bear, Wythe County Administrator

EX-OFFICIO MEMBERS ABSENT

Jason Childers, Rural Retreat Town Manager

JOINT IDA STAFF PRESENT

David Manley, Executive Director
John Matthews, Associate Director
Virginia Crockett, 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, Steve Moore, Town Manager, Town of Wytheville, Jennifer Atwell, Wytheville-Wythe-Bland Chamber of Commerce Executive Director, Mark Bloomfield, Wytheville Town Council, and Stephen Bear, Wythe County Administrator. Chairman Kause asked if anyone would like to address the Board. There being none, Chairman Kause continued with the meeting.

APPROVAL OF MINUTES—July 2020

Chairman Kause asked if there were any questions or concerns regarding the minutes from June 2020. There being none, Chairman Kause asked for a motion to approve. Mr. Clarke made a motion, seconded by Mr. Cole to approve the minutes as presented. With no further discussion, the motion passed unanimously.

FINANCIAL REPORTS AND APPROVAL OF INVOICES

Chairman Kause asked if there were any questions or concerns regarding the financial statements for July 2020 and asked if there was a motion to approve as presented. Mr. Morgan made a motion, seconded by Mr. Cole, to approve the financial statements as presented. With no further discussion, the motion passed unanimously.

**Joint IDA of Wythe County
Check Register
August 1, 2020 through August 31, 2020**

Check #	Date	Payee	Amount
EFT	8-27-20	Appalachian Power Company	134.75
EFT	8-27-20	CenturyLink	164.30
EFT	8-27-20	Robert G. Moore	1,100.00
EFT	8-27-20	Xerox Corporation	36.28
7720	8-27-20	Cowan Perry PC	500.00
7721	8-27-20	Virginia Crockett	44.00
7722	8-27-20	Yard Barber Landscaping	180.00
7723	8-27-20	Town of Wytheville	19,028.52
Total			\$ 21,187.85

STAFF REPORT – ASSOCIATE DIRECTOR

Meetings

Branch Botanicals
Business Services Unit
CARES Act – funding discussions
Chamber Tourism Committee
Employee Transportation Discussions
Enterprise Zone Boundary Amendment
Project Groove
Project Honeybee
Project KP2020
Project Skyscraper
Properties - Commercial Real Estate Agents
Property Owners
Property Search Project
Revolving Loan Fund Recipients
Site Development Virtual Meeting - VEDP
Small Business Assistance
Wythe County Board of Supervisors
Wythe County Planning Commission
Wytheville Board of Zoning Appeals

STAFF REPORTS – DIRECTOR

Executive Director’s Activity Highlights for period ending August 25, 2020

New or Expanding Business Activity

- **Responded to inquiries from**
 - VEDP
 - Prospects
 - Small businesses

- **Business Contacts and Meetings**
 - Stephen Bear, County Administrator
 - Josh Lewis, VIAA
 - Stephen Versen, VDACS
 - Emily Flippo, VDACS
 - Michaela Martin, VEDP
 - Steve Moore, Town Manager - Wytheville
 - Eric Chapman, CowanPerry
 - Katherine Goodwin, VEDP
 - Pandy Brazeau, VEDP
 - Corbin Stone, RFCA
 - John Griffith, Appalachian Power
 - Katherine Goodwin, VEDP

- Andy Sorrell, Tobacco Commission
- Steve Harrison, Hampton Roads Alliance
- John Kilgore, Scott County EDA
- Todd Wolford, Downtown Wytheville
- Jake Tabor, VIAA
- Connie Long, VEDA
- Kalen Hunter, GO Virginia
- John Loftus, VEDP
- Stephen Moret, VEDP
- Chris Menerick, Wytheville Town Atty.
- Dr. Beth Taylor, Wytheville Mayor
- Adam Kidd, Bland County BOS/CRIFA Chairman
- Stephen Spangler, Marathon Realty
- Jeff Dunnack, Somic America
- John Huddle, Global Law Group
- Tamera Thompson, DEQ
- Doug Steers, DEQ
- Matt Weaver, DHCD
- Jason Childers, Rural Retreat Town Manager
- Town of RR Finance Committee
- RR Town Council
- Even Feinman, Virginia Tobacco Region Revitalization Commission
- Millie Rothrock, Wytheville Enterprise
- Adam Watkins, VEDP
- Among others...

Noteworthy or Other Activities

- Participated in community business roundtable (one of three in SWVA) with Sen. Mark Warner
- Hosted and moderated webinar sponsored by VEDP and VEDA with the Brookings Institution on COVID response and looking forward
- Op-ed published in Roanoke Times and reposted elsewhere
- Discussing case study with VEDP re: target industry analysis
- Exploring CARES \$ business support programs
- Exploration of DHCD grant for small business support w/ Downtown, ToW, Chamber, CVB
- WC BOS Ec. Dev. committee
- WC BOS board meeting, closed session
- Millwald Theatre Board of Directors
- GO Virginia discussion of health intervention
- Reviewed and edited minutes
- Reviewed financial reports
- Credit card reconciliation
- Draft letters of support for various projects
- SEDC annual conference (virtual)
- Project and financing discussions
- Project related research

- Webinars, web conferences
- COVID-19 updates, information sharing
- Webinar on Virginia's incentive portfolio
- Selected for case study w/ VEDP
- Website work
- Among much more

UPCOMING:

- Next board meeting: September 24, 2020

OLD OR UNFINISHED BUSINESS

BRANCH BOTANICALS

Mr. Manley reported that Branch Botanicals President Dan Tolley attended the Board of Supervisors meeting on Tuesday, August 25, to discuss a pathway to move forward. He added that Branch Botanicals will return in two weeks with a proposal that will determine how things will progress. Mr. Bear mentioned that Branch Botanicals first initial investment was \$20-plus million-dollar investment with 40 jobs created. He noted that their present commitment needs to be known. Mr. Bear added that they did make an offer on the land. Mr. Manley added that there is a possibility that the project could shift to another piece of property. Mr. Carpenter asked about Branch Botanicals payment to the Joint IDA for their Revolving Loan Fund Loan. Mr. Manley answered that they had been making interest only payments, but in August began making their regular principle and interest payments and they are to continue with that arrangement.

Chairman Kause added that this seems to be good news. Mr. Bear answered that it was news, but in two weeks there may be good news.

SAVION ENERGY – WYTHE COUNTY SOLAR PROJECT

Mr. Manley reported that the Joint IDA was briefed on the Savion Energy – Wythe County Solar Project and had been working in a supportive capacity behind the scenes for several months. He mentioned that the project was going through a process designed to determine whether the project conformed with Wythe County's Comprehensive Plan.

Mr. Manley noted that Savion Energy attended the County Board of Supervisors meeting on Tuesday, August 25, to make another presentation after receiving approval from the planning commission at its meeting earlier in August.

Mr. Carpenter asked if the building of the structures would be done by local contractors. Mr. Manley noted that a general contractor typically likes to hire as much local help as possible. He added that the tax revenue from the project will be approximately \$100,000 per year and would create enough energy to power 14,000 homes, equivalent to all those in Wythe County. Power would be sold to the grid as it is an open marketplace.

LOAN FUND UPDATES

Mr. Manley reported that payments are being made. He added that the line of credit with Helheim took a while to get drawn up, but that it had started. Mr. Manley mentioned that we are currently still amid the forbearance

of loans through September and that he was not sure of the board's feeling as to whether they should start collecting payments again or to continue with the forbearance through October. Mr. Mabe stated that he currently had no opinion as to whether they should be pushed out to October. Mr. Carpenter asked if there was any information present regarding their hardship. Mr. Manley noted that he knew that things were still not good for a number of businesses but they generally didn't communicate directly on those hardships. Mr. Carpenter made a motion, seconded by Mr. Mabe, to continue with the forbearance of payments through October 2020. With no further discussion, the motion passed unanimously.

OTHER

None

NEW BUSINESS

SMALL BUSINESS ASSISTANCE

Mr. Manley explained that a program is in development to assist businesses in Wythe County. A grant fund was being set up to help offset business damage because of COVID-19. He noted that Wythe County will planning to provide \$300,000 for the program and that it should launch as soon as early September. The Town of Rural Retreat is in discussion/planning to contribute additional CARES funds and the Town of Wytheville will apply for a block grant through the DHCD that will be more restricted. The Joint IDA had pushed for a universal application to minimize duplication, frustration, and confusion for applicants in the community. If all funds can be distributed under one umbrella application, that would be ideal. Mr. Matthews had been working with Todd Wolford from Downtown Wytheville and Jennifer Atwell from the Chamber in working out project details. Mr. Manley added that it was the goal of Joint IDA staff to have this money out and working as quickly as possible.

OTHER

None

Closed Session as permitted by Code of Virginia 2.2-37119(A)(1) [personnel]; §2.2-3711(A)(5) [prospective business including Projects Panel, Repeat, and Honeybee, and unnamed project]; and §2.2-3711(A)(7) [actual or probable litigation including claw back]

Vice Chairman Mabe moved that the Board of Directors of the Joint IDA of Wythe County enter closed session as permitted by the CODE OF VIRGINIA 2.2-37119(A)(1) [personnel]; §2.2-3711(A)(5) [prospective business including Projects Panel, Groove, Repeat, Honey Bee]; and/or §2.2-3711(A)(7)[actual or probable litigation including RLF litigation, claw back].

The motion was seconded by David Carpenter.

Roll Call Vote:

Yea – David Kause, Chairman
David Carpenter
Michael Cole
Wes Mabe
Dicky Morgan

Matthew Clarke

Nay – None

Absent during meeting: Charlie White

Wes Mabe then moved that the Board of Directors of the Joint IDA of Wythe County re-enter open session and further certify that the only matters discussed in closed session were matters permitted and identified. The motion was seconded by Mr. Clarke.

Roll Call Vote:

Yea – David Kause, Chairman
David Carpenter
Michael Cole
Wes Mabe
Dicky Morgan
Matthew Clarke

Nay – None

Absent during vote: Charlie White

ADJOURN

There being no other business, Chairman Kause adjourned the meeting at 4:00 p.m.

David Kause, Chairman

Attest:

Virginia M. Crockett, Secretary