

JOINT INDUSTRIAL DEVELOPMENT AUTHORITY
Minutes of Meeting
August 24, 2023

The Joint Industrial Development Authority of Wythe County, Wytheville, and Rural Retreat held its regular meeting on Thursday, August 24, at 3:00 PM, in the Council Room of the Wytheville Municipal Building at 150 East Monroe Street, Wytheville, Virginia.

MEMBERS PRESENT

David Kause, Chairman
David Carpenter, Treasurer
Matt Clarke
Michael Cole
Jeff Lucas
Dennis Manuel

MEMBERS ABSENT

Sherri Case

EX-OFFICIO MEMBERS PRESENT

Stephen Bear, Wythe County Administrator

EX-OFFICIO MEMBERS ABSENT

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 Alison Pollard, Wytheville-Wythe-Bland Chamber of Commerce Executive Director. There being no one that would like to address the board, Chairman Kause continued with the meeting.

APPROVAL OF MINUTES – JULY 27, 2023

Chairman Kause asked if there were any questions or concerns regarding the minutes from July 27, 2023. There being none, he entertained a motion to approve the minutes as presented. Mr. Cole made the motion, which was seconded by Mr. Manuel. 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 July 28, 2023, through August 24, 2023, as presented. Mr. Clarke made the motion to approve the financial statements as presented, which was seconded by Mr. Cole. Upon no further discussion, the motion passed unanimously.

**Joint IDA of Wythe County
Check Register
July 28, 2023, through August 24, 2023**

Check #	Date	Payee	Amount
EFT	08/24/23	Robert G. Moore	\$ 1,100.00
EFT	08/24/23	Verizon	\$ 79.81
EFT	08/24/23	Appalachian Power Company	\$ 169.65
EFT	08/24/23	Brightspeed	\$ 163.32
EFT	08/24/23	Xerox Corporation	\$ 69.22
EFT	08/24/23	First Bank-Mastercard	\$ 1,608.85
8083	08/24/23	CowanPerry PC	\$ 666.25
8084	08/24/23	Joshua Neal	\$ 100.00
8085	08/24/23	Town of Wytheville	\$ 23,149.78
8086	08/24/23	New River/Mt. Rogers Workforce Dev Board	\$ 500.00
Total			\$ 27,606.88

REVOLVING LOAN FUND REPORT

Stephen Bear entered the meeting at 3:05 pm.

Mr. Manley said that David Clark, former owner of Seven Sisters Brewery had not made an August payment as of yet and Tammy Primm of Lakes to Florida Grill has now missed two months of payments. All other borrowers are current. Mr. Manley mentioned if another payment is missed by Lakes to Florida Grill, he will reach out to Joint IDA's legal counsel about next steps.

STAFF REPORTS

STAFF REPORT – EXECUTIVE DIRECTOR

Mr. Manley mentioned he recently presented to the Wythe County Board of Supervisors a general annual update. Mr. Matthews created a summary of Joint IDA's activities over the past year that was included in the board's packets. Mr. Manley cited specific infographics that were created on the document that showed economic gross output as far back as 2014- 2021, the number of business establishments in the county, per capita income, annual average unemployment, and employment numbers. Chairman Kause asked about the response from the Board of Supervisors, and Mr. Manley mentioned that some members of Board thanked the Joint IDA staff for their work but that there were no questions.

Mr. Manley also reported he will have a "reverse site visit" on September 1 where he will meet with a company's consultants in Atlanta, Georgia. Mr. Manley mentioned he had completed an RFI recently for this company and Wythe County was one of the finalists for the project. Mr. Manley noted project activity has been typical in respect to the last few months.

Mayor Taylor entered the board meeting.

Mr. Manley also circulated a letter that was sent to Senator Warner, Senator Kaine, and Congressman Griffith concerning the Blue Star project in Wythe County from him. Chairman Kause asked Mr. Bear how much the county has invested in the project where Mr. Bear mentioned the total investment at maximum would be over \$25 million. Some of these funds, he added, were grants that had various clawback provisions. Mr. Bear noted that Wythe County and the Town of Wytheville have submitted similar letters. Mr. Manley added that the state has also written one. Mr. Manley said he had contacted the White House Office of Intergovernmental Affairs. He added that Blue Star also reached out and a meeting was set up on July 21 with a White House staffer which ultimately was postponed and conducted via Zoom on July 24 with a separate office dealing with private sector companies. He also noted he and others will be going to Washington DC in September for another meeting concerning Blue Star. Mr. Manley reported he has an interview next week with Cardinal News about the matter. He further encapsulated the Joint IDA's response to media inquiries, stating that Blue Star met its initial contractual requirement as of May 31 to construct a NBR facility; that Wythe County and the Joint IDA still support the project as do the partners at the state, and all look forward to the next round of funding that was promised becoming available to continue on with the construction of the second phase.

STAFF REPORT – DEPUTY DIRECTOR

Activity

140 S 1st Street Development Work – Grant Compliance, Applications, and Planning

Blue Star

Business Solutions Unit - Chair

Business Resource Conference Planning – September 27, 2023

Website Development, Marketing, Regular Meetings

Regular BSU Meeting

Department of Housing and Community Development (DHCD)

Enterprise Zone

Housing – Bryan Thompson - Alleghany Highlands Economic Development Corporation

JIDA Presentation Material Development

Newsletter

Projects – 4

Properties – Database Update

Property Owners

Real Estate Agents

Site Selector

Small/Commercial Business Assistance and Referrals

Southern Economic Development Council – Annual Conference in Williamsburg, VA

Southwest Virginia Mayors Meeting - Presenter

Southwest Virginia Tourism Summit

Strategic Planning

Virginia Department of Agriculture and Consumer Services (VDACS) – Michelle Bridges

Virginia Economic Developers Association (VEDA) –

Rural Special Interest Group (SIG)

Workforce Special Interest Group (SIG)

Public Policy Network

Website Refresh

PROJECT BRIEFINGS

Project briefings were discussed during the Executive Director staff report.

OLD OR ONGOING BUSINESS

AUDIT FY 22-23

Mr. Manley and Mrs. DeHart noted the audit went smoothly with very few questions. Mr. Manley mentioned how hard Ms. DeHart works on keeping the financials in very good, accurate condition and that her efforts were noted and appreciated.

ELECTION OF FY 23-24 VICE CHAIR

A discussion ensued by the board about the currently vacant vice chair position and the positions of treasurer and chair that would become vacant at the end of the year. The board decided to not elect a vice chair at this time, and Chairman Kause and the board agreed the issue would be tabled for another time.

OTHER

None

NEW BUSINESS

OTHER

None

Closed Session as permitted by Code of Virginia sections: §2.2-3711 (A)(5) [Discussion of prospective industry].

Mr. Carpenter moved that the Board of Directors of the Joint IDA of Wythe County enter closed session as permitted by the CODE OF VIRGINIA sections: §2.2-3711 (A)(5) [Discussion of prospective industry].

The motion was seconded by Mr. Lucas.

Roll Call Vote:

Yea – David Kause, Chairman
David Carpenter, Treasurer
Matt Clarke
Michael Cole
Jeff Lucas
Dennis Manuel

Nay – None

Absent during vote: Sherri Case

The board entered a closed session discussion at 4:10 PM.

At 4:31 PM, Mr. Carpenter 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 by law and properly identified.

The motion was seconded by Mr. Lucas.

Roll Call Vote:

Yea – David Kause, Chairman
David Carpenter, Treasurer
Matt Clarke
Michael Cole
Jeff Lucas
Dennis Manuel

Nay – None

Absent during vote: Sherri Case

Chairman Kause asked Mr. Bear for an update on the hockey team and Apex building. Mr. Bear stated the concrete and 14 miles of heater coil piping and insulation have been laid and the HVAC units installed. He continued that the dehumidification unit has yet to be delivered with a back up rental plan in place if needed. The dasher boards are coming in shortly which will be placed around the rink. He mentioned the first home game will be in October and that everything is still on track at this time. Mr. Bear also noted that the feedback has been phenomenal, and the community and surrounding areas are very excited to see the growth of the facility and the team.

ADJOURNMENT

There being no other business, Chairman Kause adjourned the meeting at 4:39 PM.

David Kause, Chairman

Attest:

Jessica E. DeHart, Secretary