

JOINT INDUSTRIAL DEVELOPMENT AUTHORITY
Minutes of Meeting
August 22, 2024

The Joint Industrial Development Authority of Wythe County, Wytheville, and Rural Retreat held its regular meeting on Thursday, August 22, 2024, at 3:00 PM, in the Council Room of the Wytheville Municipal Building at 150 East Monroe Street, Wytheville, Virginia.

MEMBERS PRESENT

Jeff Lucas, Vice Chairman
Sherri Case, Treasurer
Dennis Manuel
Vicki Parks
Aaron Robinson

MEMBERS ABSENT

Michael Cole, Chairman
Matt Clarke

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

JOINT IDA STAFF ABSENT

None

DETERMINATION OF QUORUM

Vice Chairman Lucas called the meeting to order and determined a quorum to be present. He then offered an invocation and led the Pledge of Allegiance.

CITIZENS’ TIME

Vice Chairman Lucas welcomed Brian Freeman, Town Manager, Town of Wytheville, Cathy Pattison, Vice Mayor, Town of Wytheville, and Ms. Grubb, a local citizen. Vice Chairman Lucas asked if he would like to address the Board. There being none, Vice Chairman Lucas continued with the meeting.

SPECIAL PRESENTATION

MILLWALD THEATRE EXECUTIVE DIRECTOR, DONNIE BALES

Mr. Bear entered the meeting at 3:03 PM.

Mr. Manley introduced Mr. Donnie Bales, the Millwald Theatre Executive Director, to the board. Mr. Bales presented about the Millwald Theatre’s mission, community involvement, partnerships, economic impact, challenges, and future events. Mr. Bales answered all questions from the board. Vice Chairman Lucas thanked Mr. Bales for presenting.

APPROVAL OF MINUTES – July 25, 2024

Vice Chairman Lucas asked if there were any questions or concerns regarding the minutes from July 25, 2024. There being none, he asked for a motion to approve the minutes as presented. Ms. Case made the motion, which was seconded by Mr. Manuel. With no further discussion, the motion passed unanimously.

FINANCIAL REPORTS AND APPROVAL OF INVOICES

Vice Chairman Lucas entertained a motion to approve the financial statements July 26, 2024, through August 22, 2024, as presented. Mr. Manuel made a motion to approve the financial statements as presented, which was seconded by Mr. Robinson. With no further discussion, the motion passed unanimously.

**Joint IDA of Wythe County
Check Register
July 26, 2024, through August 22, 2024**

Check #	Date	Payee	Amount
EFT	08/22/24	Verizon	\$ 80.02
EFT	08/22/24	Robert G. Moore	\$ 1,100.00
EFT	08/22/24	Xerox Corporation	\$ 10.37
EFT	08/22/24	Appalachian Power Company	\$ 170.01
EFT	08/22/24	First Bank- MasterCard	\$ 835.78
EFT	08/22/24	Brightspeed	\$ 165.36

8238	08/22/24	CowanPerry PC	\$	200.00
8239	08/22/24	Joshua Neal Brook Hill Lawncare	\$	125.00
8240	08/22/24	Town of Wytheville	\$	25,638.08
8241	08/22/24	Blue Ridge Analytical, LLC0	\$	715.00
8242	08/22/24	New River/Mt Rogers Workforce Dev Board	\$	500.00
Total			\$	29,539.62

REVOLVING LOAN FUND REPORT

Mr. Manley mentioned one of the Revolving Loan Fund borrowers has not paid in a few months, and they will be contacted. He also mentioned the Joint IDA already has a judgment against them, and their payments were part of the settlement agreement.

STAFF REPORTS

STAFF REPORT- DEPUTY DIRECTOR

Activity

140 S 1st Street Development Work – Department of Historic Resources, Historic Tax Credits, Project Updates

Business Solutions Unit- Chair

Business Symposium Planning – September 17

Department of Housing and Community Development (DHCD) –

EZ boundary amendment application meetings

Housing Strategic Planning small group discussion: VEDA Liaison

Mt Rogers Regional Partnership - BRE meetings

Norfolk Southern – Joe Torp

Performance Agreements (existing)- Compliance and Reporting: Department of Agriculture and Consumer Services, Tobacco Commission

Projects - 5

Properties - Property Owners

Property Research

Regional Housing Summit – Advisory meeting

Site Visit – Amcor

Southern Economic Development Council – Annual Conference: Savannah, GA

Southwest Virginia Tourism Summit – Wytheville Meeting Center

TESIAC/FourD Energy Visit

Virginia Agricultural Development Officers – Fall Conference October 8-10 – Planning Committee

Virginia Department of Agriculture and Consumer Services – Michele Bridges, Genny Harris

Virginia Economic Developers Association (VEDA)-

Public Policy planning – Co-Chair

ImpactED Webinar – Dept of Environmental Quality

Business retention and expansion (BRE) Special Interest Group

Downtown Development Special Interest Group

Virginia Economic Development Partnership – Business Retention and Expansion (BRE) team calls

Virginia Rural Center – The Governor’s Summit on Rural Prosperity – October 28-30, Wytheville Meeting Center
Planning Committee Meeting

STAFF REPORT – EXECUTIVE DIRECTOR

Mr. Manley reported that he and Mr. Matthews attended the Southern Economic Development Council’s annual conference in Savannah, Georgia. He also mentioned he pitched to GO Virginia leadership for site development grant funding which he’ll discuss more in depth later in the meeting. He added he attended a meet and greet/roundtable in Lynchburg with the new CEO of Virginia Housing last week. He serves on a rural advisory group representing economic development for Virginia Housing.

Mr. Manley said he attended another reverse prospect visit in Atlanta. He also said he hosted potential project partners at the Joint IDA office this week. He mentioned the Rural Summit that Mr. Matthews is helping plan is coming up in October. He added that it is a major annual event, and it’s great that it’s coming to the community we represent. Lastly, Mr. Manley said he was elected to the board of directors for the Southern Economic Development Council to represent Virginia starting in January.

PROJECT BRIEFINGS

Mr. Manley mentioned the Blue Star leadership is continuing conversations of their own about private sector investment.

OLD OR ONGOING BUSINESS

None.

NEW BUSINESS

PROGRESS PARK LOT 10 SITE DEVELOPMENT PROJECT AND GRANT AWARD

Mr. Manley said the Joint IDA of Wythe County was 1 of 23 communities awarded through the Virginia Business Ready Sites program with \$5.1 million for site development of Lot 10 in Progress Park. The program in total awarded \$126 million to communities including the City of Radford, Russell County, Wythe County, and Tazewell County, which were the only awardees west of Roanoke, Virginia. Mr. Manley added this is the most Virginia has ever invested in site development. He added that what makes this unique is that based on Wythe County’s location and inherent topographical challenges, the program allows for there to be a 3:1 match. In other words, the state will pay 75% of the cost of the project, which is unusual for any grant funding. Mr. Manley showed the board a draft funding breakdown and a project timeline for the development of Lot 10. He noted he will be presenting to the GO Virginia board in Danville, VA next month for site development funds of \$425,000 for Lot 10 as well.

Closed Session as permitted by Code of Virginia sections: §2.2-3711 (A)(5) [Project Champion, Project Gradient, Project Bronze Sky].

Ms. Case moved that the Board of Directors of the Joint IDA of Wythe County enter closed session pursuant to Code of Virginia sections: §2.2-3711 (A)(5): Discussion of unannounced prospective industry (Projects Champion,

Vault, and Bronze Sky) and §2.2-3711 (A)(29): Discussion of contracting with public funds (Engineering and due diligence for Lot 10 site development).

The motion was seconded by Mr. Manuel.

Roll Call Vote:

Yea – Jeff Lucas, Vice-Chairman
Sherry Case, Treasurer
Dennis Manuel
Vicki Parks
Aaron Robinson

Nay – None

Absent during vote: Michael Cole, Chairman
Matt Clarke

The board entered a closed session discussion at 3:48 PM.

At 4:12 PM, Ms. Case then moved that the Board of Directors of the Joint IDA of Wythe County re-enter open session pursuant to the previously announced expectations of Virginia’s open meeting law and further would certify that only named matters were discussed in closed session.

The motion was seconded by Ms. Parks.

Roll Call Vote:

Yea – Jeff Lucas, Vice-Chairman
Sherry Case, Treasurer
Dennis Manuel
Vicki Parks
Aaron Robinson

Nay – None

Absent during vote: Michael Cole, Chairman
Matt Clarke

ADJOURNMENT

There being no other business, Vice Chairman Lucas adjourned the 4:12 PM.

Jeff Lucas, Vice Chairman

Attest:

Jessica E. DeHart, Secretary