

PITTSYLVANIA COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

WEDNESDAY, SEPTEMBER 22, 2021; 6:00 P.M.; ELECTIONS AND TRAINING CENTER; 18 DEPOT STREET, CHATHAM, VA 24531

MEETING MINUTES

I. CALL TO ORDER

Faucette called Meeting to Order at 6:01 PM.

II. ROLL CALL

IDA Members present: Faucette, Haymore, Reynolds, Nuckols, Merricks, and Minter. IDA members absent: Daniel. County Staff present: Hunt, Rowe, Saunders, Van Der Hyde.

III. REVISIONS TO AGENDA

Faucette requested to add a New Business item (VI F&R Proposal for Construction Materials Testing and Special Inspections Services for the Staunton River Plastics Project) to the agenda. There was no objection from other IDA Members present.

IV. APPROVAL OF AGENDA

On a motion by Haymore, second by Nuckols, the revised Agenda was unanimously approved by IDA Members present.

V. APPROVAL OF CONSENT AGENDA

- A. August Meeting Minutes Approval**
- B. Financials Approval**

On a motion by Nuckols, second by Merricks, the Consent Agenda was unanimously approved by IDA Members present.

VI. NEW BUSINESS

A. F&R Proposal for Construction Materials Testing and Special Inspections Services for the Staunton River Plastics Project.

After a discussion about IDA requirements and Board preferences for bid solicitations, Rowe presented the Froehling & Robertson, Inc. (F&R) proposal for Constructions Materials Testing and Special Inspections services for the Staunton River Plastics Project to the IDA members. The members of the IDA had no objections or concerns, and the proposal is to be signed as presented.

On a motion by Nuckols, second by Merricks, the contract is to be signed as presented.

VII. OLD BUSINESS

A. Discussion of Preliminary Engineering Report Price Quotes for Olde Dominion Agriculture Center- Water and Sewer Improvements

Staff contacted three firms: Dewberry, Peed & Bortz, LLC and Reynolds-Clark Development, Inc. Rowe shared that Reynolds-Clark Development, Inc. was the only firm to respond with a quote of \$13,400. There was not a conflict of interest due to Reynolds being a member of the IDA per a written legal opinion from Brian Haskins, Deputy Commonwealth's Attorney at Pittsylvania County. In addition, other firms stated that Reynolds-Clark Development, Inc. was best suited for the job, therefore they did not put in a bid.

On a motion by Nuckols, second by Merricks, the Consent Agenda was unanimously approved by IDA Members present. Reynolds obtained from the discussion and vote.

B. Report on Lot 8

Rowe provided a report on Lot 8. There were no new updates. Rowe expressed that this will be an extensive and drawn-out process to undertake. The search for new sites continues as the need for shell buildings continue to increase. Rowe stated that moving forward it is important to remember what is best for an Industrial Park five years from now.

VIII. ECONOMIC DEVELOPMENT UPDATE

There were none.

IX. MATTERS FROM IDA MEMBERS

Faucette stated that there has been concern expressed by three different individuals to him about the Stormwater Management Process. In discussion, it was expressed that the Stormwater Management Process has a direct impact on Economic Development and anything that can be done to streamline the timeline and process will be beneficial moving forward.

On a motion by Merricks, second by Nuckols, we direct staff to bring these concerns to the Board of Supervisors

X. CLOSED SESSION

[During the closed session, all matters discussed shall involve receiving advice from legal counsel, and as such all communications during the closed session shall be considered attorney-client privileged.]

At 6:50 p.m., Haymore motioned that the meeting of the IDA be recessed in a closed meeting for the following purposes:

A. As permitted by Section 2.2-3711(A)(5) of the Code of Virginia, 1950, as amended ("Virginia Code"), for discussion concerning one or more prospective businesses where no previous announcement has been made of that business's interest in locating its facilities in one or more of the Authority's projects located in Pittsylvania County, Virginia;

B. As permitted by Virginia Code § 2.2-3711(A)(39) for discussion or consideration of records excluded under Virginia Code § 2.2-3705.6(3) (including without limitation (i) those certain confidential proprietary records voluntarily provided by private business pursuant to a promise of confidentiality from the Authority, and used by the Authority for business and trade development and (ii) those certain memoranda, working papers, or other information related to businesses that are considering locating or expanding in Virginia, prepared by the Authority, where competition or bargaining is involved and where disclosure of such information would adversely affect the financial interest of the Authority); such information being excluded from mandatory disclosure under Virginia Code § 2.2-3705.1(12) and Virginia Code § 2.2-3705.1(8) (appraisals and cost estimates of real property in one or more of the Authority's projects subject to a proposed purchase, sale, or lease, prior to the completion of such purchase, sale, or lease); and

C. As permitted by Virginia Code §§ 2.2-3711(A)(3) for discussion or consideration of the acquisition and/or the disposition of publicly held real property commonly known as the Brosville Industrial Park, in Brosville, Virginia, and Ringgold East Industrial Park, in Ringgold, Virginia, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Authority.

A second was made Merricks and unanimously approved by IDA Members present.

RETURN TO OPEN SESSION

C. Confirmation of Motion and Vote to Reconvene in Open Meeting

On a motion by Haymore, second by Merricks, and by unanimous vote at 7:24 p.m., the IDA returned to open meeting.

D. Motion to Certify Closed Meeting

On a motion by Merricks, second by Nuckols, the IDA unanimously approved adoption of the following resolution:

WHEREAS, the Authority convened in Closed Meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Freedom of Information Act; and

WHEREAS, Section 2.2-3711 of the Code of Virginia, 1950, as amended, requires a Certification by the Authority that such Closed Meeting was conducted in conformity with Virginia Law;

NOW, THEREFORE, BE IT RESOLVED that the Authority hereby certifies that, to the best of each Member's knowledge, (i) only public business matters lawfully exempted by the open meeting requirements of Virginia Law were discussed in the Closed Meeting to which this Certification Resolution applies, and (ii) only such public business matters as were identified in the motion convening the Closed Meeting were heard, discussed, or considered by the Authority.

XI. ADJOURNMENT

On a motion by Haymore, second by Merricks, Faucette adjourned the Meeting at 7:26 PM.