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**BRIGHTER
BOLDER
BUSINESS**

**MINUTES
BOARD OF DIRECTORS MEETING
INDUSTRIAL DEVELOPMENT AUTHORITY OF HALIFAX COUNTY, VIRGINIA
MAY 20, 2022**

RE: MEETING: The Board of Directors of the Industrial Development Authority of Halifax County, Virginia (IDA) held a regular IDA Board meeting on Friday, May 20, 2022, at 8:30 A.M. in the IDA Conference Room.

RE: MEMBERS PRESENT: Those in attendance at the time the meeting was called to order include Mr. Rick Harrell, Dr. Nettie Simon-Owens, Mrs. Nancy Pool, Mr. Ryland Clark, and Mr. Jeremy Catron.

RE: MEMBERS ABSENT: Mr. Robert Bates and Mr. Jeremy Satterfield

RE: OTHERS PRESENT: Mrs. Kristy Johnson – IDA Executive Director, Ms. Blair Jeffress – IDA Operations Manager, Mr. Scott Simpson- Halifax County Administrator, and Ms. Miranda Baines – Gazette Virginian

RE: MEETING CALLED TO ORDER: Mr. Rick Harrell called the meeting to order at 8:32 a.m. It was determined that a quorum was present with five members in attendance.

RE: APPROVAL OF AGENDA: Mr. Jeremy Catron made a motion to approve the agenda, seconded by Dr. Nettie Simon-Owens, and duly carried by the Board.

RE: READING AND APPROVAL OF MINUTES: Mr. Ryland Clark made a motion to approve the April 15, 2022 and April 20, 2022 meeting minutes, seconded by Mr. Jeremy Catron and duly carried by the Board.

RE: REQUEST TO ENTER INTO CLOSED SESSION: Motion was made by Dr. Nettie Simon-Owens seconded by Mrs. Nancy Pool, and duly carried by the Board that the Board go into closed session pursuant to Virginia Code Section 2.2-3711. That the purposes which are to be the subject of said executive or closed meeting shall be as follows:

- To discuss a prospective business or industry, or the expansion of an existing business or industry where no previous announcement has been made of the businesses or industry's interest in locating or expanding facilities in the community, pursuant to Virginia Code Section 2.2-3711.A.5.
- To discuss real estate matters, Virginia Code Section 2.2-3711.A.3.
- To discuss personnel matters, pursuant to Virginia Code Section 2.2-3711.A.1.
- To discuss the award of a public contract involving the expenditure of public funds, including interviews of bidder or offerors, and discussion of the terms or scope of such contract, where discussion in open session would adversely affect the bargaining position or negotiating strategy of the Board pursuant to Section 2.2-3711 A. 29. of the Code of Virginia (1950), as amended.

*Mr. Ryland Clark left the closed meeting at 9:10 a.m. and returned at 9:33 a.m.





REQUEST TO RETURN TO REGULAR SESSION

Upon motion by Mrs. Nancy Pool, seconded by Mr. Ryland Clark, then duly carried by the Board, that the body return to regular session.

CERTIFICATION

Upon motion by Mr. Jeremy Catron and seconded by Mrs. Nancy Pool the Board voted to take a roll call certifying that to the best of the member's knowledge (i) only public business matters lawfully exempt from open meeting requirements under the Virginia Freedom of Information Act and (ii) only such public business matters as were identified in the motion by which the closed meeting was convened were heard discussed or considered in the meeting by the public.

Mr. Harrell, Yes
Mr. Satterfield, Yes
Dr. Simon-Owens, Yes
Mrs. Pool, Yes
Mr. Catron, Yes
Mr. Clark, Yes

RE: Action Taken on Items in Closed Meeting

Mr. Jeremy Catron made a motion to approve the Executive Director to execute a loan agreement and promissory note with the Halifax County Board of Supervisors for \$700,000 for the construction and improvements to Section B of 1120 Green Folly Rd. The motion was seconded by Mrs. Nancy Pool, abstained by Mr. Ryland Clark, and duly carried by the other Board members.

Dr. Nettie Simon-Owens made a motion to approve the Executive Director to execute a lease agreement and associated documents for warehouse space with Hitachi Energy USA at 1120 Greens Folly Road. The motion was seconded by Mr. Jeremy Catron, abstained by Mr. Ryland Clark, and duly carried by the other Board members.

Mrs. Nancy Pool made a motion to approve the Executive Director to execute a construction contract with JE Burton for the building improvements for section B of 1120 Greens Folly Rd. The motion was seconded by Dr. Nettie Simon-Owens, abstained by Mr. Ryland Clark, and duly carried by the other Board members.

RE: Reports of Standing Committees and Officers

A. Finance Committee

Current Financials

Mrs. Nancy Pool presented the April 2022 financial reports. Mrs. Pool stated that she did not notice anything unusual in the reports and everything seemed normal.

Mrs. Kristy Johnson mentioned the annual loan payment to the Board of Supervisors in June that will balance out the financials once the payment has been posted.

Mrs. Nancy Pool made a motion to approve the April 2022 financial reports. The motion was seconded by Dr. Nettie Simon-Owens, and then duly carried by the Board.

Proposed FY23 Budget

Mrs. Nancy Pool presented the proposed FY23 budget to the Board.



Mrs. Kristy Johnson informed the Board that we will be carrying over \$30,000 from the current fiscal year to next fiscal year for site professional services. She mentioned that any surplus at the end of this fiscal year will be moved to the IDA reserve account.

Mrs. Nancy Pool made a motion to approve the proposed FY23 budget. The motion was seconded by Dr. Nettie Simon-Owens, and then duly carried by the Board.

FY21 Audited Financial Statements

Mrs. Nancy Pool presented the FY21 audited financial statements to the Board. She opened the floor for any discussion or questions. Mrs. Nancy Pool made a motion to accept the FY21 audited financial statements, seconded by Mr. Ryland Clark, and duly carried by the Board.

B. Prospects & Properties Committee

None

C. Executive Committee

None

D. Executive Director Report

Mrs. Kristy Johnson mentioned she attended the Southern Virginia Regional Alliance Board meeting this week. She stated that they are in the process of preparing the action plan and selection of an engineering firm to move forward with business ready sites funding to work on the certification of the some of the existing sites. She expressed that she is excited about moving some of site forward in the tier ranking. Mrs. Johnson stated the SVRA Board, including Patrick County, Danville and Pittsylvania County and Halifax County, will be going to VEDP for a lunch and learn to give a regional presentation.

Mrs. Johnson stated that herself, Mr. Ryland Clark, and Mr. Scott Simpson participated in the kickoff meeting for the community wide strategic plan. She stated that there was great IDA representation, and she is looking forward to participating in this process.

Mrs. Johnson mentioned the IDA has been awarded a \$500,000 grant to continue the EPA Brownfields Coalition program. She stated that this EPA funding will be used to move projects forward within the County.

RE: Old Business:

None

RE: New Business

A. Open Comment Period

- Mr. Jeremy Catron, stated he appreciated the notes from the previous meeting and he showed appreciation to Mr. Simpson for his efforts and involvement.
- Mrs. Nancy Pool, stated the GO Virginia All Hands Meeting was a success. She mentioned that South Boston was well represented at the National Main Street meeting in Richmond, VA. She mentioned that Mr. Tom Raab, Mrs. Tamyra Vest, and Mrs. Lauren Mathena attended this meeting.
- Mr. Ryland Clark, stated that the steering committee meeting and the joint Board of Supervisors meeting was refreshing. He expressed that he felt encouraged during the week following the cooperation during both meetings. He shared the success with recruitment efforts with Hitachi Energy.



- Dr. Nettie Simon-Owens, none
- Mr. Rick Harrell, mentioned the Job Fair at the fair grounds on May 25, 2022. He thanked everyone for their efforts.

RE: PUBLIC COMMENT:

None

RE: NEXT MEETING DATE:

The IDA will hold the next scheduled meeting on June 17, 2022, at 8:30 A.M. in the Halifax IDA Conference Room.

RE: ADJOURNMENT:

Motion to adjourn was made by Mr. Rick Harrell seconded by Mr. Nancy Pool and then duly carried by the Board.

Respectfully Submitted:

Mrs. Kristy Johnson, IDA Executive Director

Acknowledged:

Mr. Rick Harrell, Chair