



1100 Confroy Drive  
Suite 1  
South Boston, VA 24592

**BRIGHTER  
BOLDER  
BUSINESS**

**MINUTES  
BOARD OF DIRECTORS MEETING  
INDUSTRIAL DEVELOPMENT AUTHORITY OF HALIFAX COUNTY, VIRGINIA  
JUNE 17, 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, June 17, 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 Dr. Nettie Simon-Owens, Mrs. Nancy Pool, Mr. Ryland Clark, Mr. Jeremy Catron, Mr. Jeremy Satterfield.

**RE: MEMBERS ABSENT:** Mr. Robert Bates

**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. Jeremy Satterfield called the meeting to order at 8:35 a.m. It was determined that a quorum was present with five members in attendance.

\*Mr. Rick Harrell arrived at 8:37 a.m.

**RE: APPROVAL OF AGENDA:** Mr. Ryland Clark 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:** Dr. Nettie Simon-Owens made a motion to approve the May 17, 2022 and May 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 Mr. Ryland Clark seconded by Mr. Jeremy Satterfield, 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 10:28 a.m. and returned at 10:49 a.m.

**REQUEST TO RETURN TO REGULAR SESSION**

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

**CERTIFICATION**

Upon motion by Mr. Jeremy Satterfield 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**

None

**RE: Reports of Standing Committees and Officers**

**A. Finance Committee**

**Current Financials**

Mrs. Nancy Pool presented the May 2022 financial reports. She stated that overall, the financials are in good standing. Mrs. Pool mentioned there were a few items that were over budget as we approach the end of the fiscal year.

Mrs. Kristy Johnson stated that we will be reimbursed for some of the items mentioned and everything should balance out.

Mrs. Nancy Pool made a motion to approve the May 2022 financial reports. The motion was seconded by Mr. Jeremy Satterfield, and then duly carried by the Board.

**B. Prospects & Properties Committee**

None

**C. Executive Committee**

None

**D. Executive Director Report**

Mrs. Johnson gave an overall report for FY2022. She stated that we have had 20 soft inquiries, 11 site visits, 25 local BRE visits, and 7 community and industry events. She mentioned that as an organization we have executed 6 leases in which 3 were renewals and 3 new leases.



Mrs. Johnson stated that the IDA will have a surplus in which some of the funds will be used for site development and the other funds will be transferred to the reserve account.

Mrs. Johnson stated that we will be participating in the SVRA Housing Summit led by the City of Danville. She stated that the initial event will be held at the Institute. She explained that this will be an opportunity to have conversations and make connections with real estate agents, developers, and investors. Mrs. Johnson stated that these conversations will hopefully spark interests in continued development and real estate efforts, marketing properties that could be used for housing development, and stabilizing housing costs.

Mrs. Johnson stated that County leaders, and the Towns of Halifax and South Boston have had their first meeting to discuss how they can work together collectively. She stated that the Town of Halifax has completed a housing study. She mentioned the City of Danville will be sharing a housing study we can use as a guide. Mrs. Johnson stated there will also be a housing study performed for the Southside Planning District Commission.

**RE: Old Business:**

None

**RE: New Business:**

**A. Open Comment Period**

- Mr. Ryland Clark: He stated that Hitachi Energy will be doing walking interviews every Tuesday from 1 to 3 and 4 to 6. He mentioned they will have a 24 hour drop box for resumes. Mr. Clark mentioned that Hitachi Energy has sponsored South Boston Speedway to display a sign with the company logo and photo of some of the employees.
- Mr. Jeremy Satterfield: He commended Mr. Johnson and Ms. Jeffress on all their hard work. He mentioned the Federal Reserve Bank event and stated that there would be a lot of regional collaboration at the round tables.
- Mrs. Nancy Pool: Mentioned the Federal Reserve Bank event and the race at the South Boston Speedway. She stated there was a lot happening around the community in the coming weeks.
- Dr. Nettie Simon-Owens: S that The Prizery will be hosting the SVHEC Workforce Completion Ceremony on July 13<sup>th</sup> at 6:00 p.m. She mentioned that Joey from Hitachi will be the guest speaker.
- Mr. Rick Harrell: He thanked the staff for all their hard work. He mentioned the new shell building signs.

**RE: PUBLIC COMMENT:**

None

**RE: NEXT MEETING DATE:**

The IDA will hold a steering committee meeting on June 30, 2022 at 12:00 P.M. in the Halifax IDA conference room and the next scheduled regular meeting on July 15, 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. Jeremy Satterfield and then duly carried by the Board.



Respectfully Submitted:

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Mrs. Kristy Johnson, IDA Executive Director

Acknowledged:

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Mr. Rick Harrell, Chair