



1100 Confroy Drive
Suite 1
South Boston, VA 24592

**BRIGHTER
BOLDER
BUSINESS**

**MINUTES
BOARD OF DIRECTORS MEETING
INDUSTRIAL DEVELOPMENT AUTHORITY OF HALIFAX COUNTY, VIRGINIA
NOVEMBER 18, 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, December 16, 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, Mr. Jeremy Satterfield, Mr. Robert Bates, Mrs. Nancy Pool, and Mr. Jeremy Catron.

Mr. Ryland Clark stated that he was attending the meeting from the LEAD Virginia event in Richmond, VA, due to a personal matter. He mentioned that he was listening in the hallway via a mobile device with headphones.

RE: MEMBERS ABSENT:
Dr. Nettie Simon-Owens*

*Dr. Simon-Owens arrived shortly after the meeting was called to order.

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

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 six members in attendance.

RE: APPROVAL OF AGENDA: Mrs. Nancy Pool made a motion to approve the agenda, seconded by Mr. Jeremy Satterfield, and duly carried by the Board.

RE: READING AND APPROVAL OF MINUTES: Mr. Jeremy Satterfield made a motion to approve the October 21, 2022 meeting minutes, seconded by Mr. Robert Bates and duly carried by the Board.

RE: REQUEST TO ENTER INTO CLOSED SESSION: Motion was made by Mr. Jeremy Satterfield seconded by Dr. Nettie Simon-Owens, 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.

REQUEST TO RETURN TO REGULAR SESSION

Upon motion by Mr. Jeremy Satterfield, seconded by Dr. Nettie Simon-Owens 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
Dr. Simon-Owens, Yes
Mrs. Pool, Yes
Mr. Bates, Yes
Mr. Satterfield, Yes
Mr. Clark, Yes
Mr. Catron, Yes

RE: Action Taken on Items in Closed Meeting

None

RE: Reports of Standing Committees and Officers

A. Finance Committee Current Financials

Mrs. Pool presented the October 2022 financials to the Board. She stated that everything seemed normal and there were no major changes. She highlighted the expense for the fire system at 1120 Greens Folly Road.

Mr. Harrell mentioned the unencumbered amount of \$645K.

Mrs. Johnson stated that the operating account will appear significantly less due to the movement of funds to the reserve account at the end of last fiscal year.

Mr. Simpson inquired about the encumbered amount including the debt payment amount for 1120 Green Folly that will not be paid until the end of the fiscal year.

Mrs. Johnson stated that amount included in the reserve account includes amount set aside for debt service and the fiscal year end savings.

Mrs. Nancy Pool made a motion to approve the October 2022 financials, seconded by Mr. Robert Bates and duly carried by the Board.

B. Prospects & Properties Committee

Mr. Satterfield stated that the Committee met on November 10, 2022 and mentioned that they will be meeting again in December to review the RFP responses and interview candidates.

C. Executive Committee

Mr. Harrell discussed the adoption of new holidays.

Mrs. Johnson presented the existing holidays the IDA acknowledges, and the holidays adopted by the County.

Mrs. Pool made a motion to adopt the same holidays as the County, seconded by Mr. Satterfield and duly carried by the Board.

D. Executive Director Report

Mrs. Johnson gave an update on the local and regional engagement to include eight BRE visits, Southside Planning District Commission Regional Housing Study, EPA staff visit, SVRA Board meeting, Dewberry Site Development Meeting, Hitachi Workforce Meeting, Leadership Team meeting, DEQ Brownfields Meeting, and other meetings that further the IDA's progress in building meaningful relationships both locally and regionally.

Mrs. Johnson mentioned that she attended a virtual call trip to speak with companies in the Chicago area to encourage businesses to relocate to Virginia. She stated that she looks forward to doing more of these call trips in the next year.

Mrs. Johnson stated that she has been working with Mrs. Mitzi McCormick at the Halifax Chamber of Commerce to continue the Live Here Work Here Campaign. She mentioned that Mrs. Josie Lopez and Ms. Blair Jeffress has been working with the Halifax Young Professional and Entrepreneurs to host a HYPE Career Connect event.

Ms. Jeffress mentioned that this event is for college students to learn about HYPE, receive information on what employers are looking for and to network with existing businesses and professionals in the community.

Mrs. Johnson mentioned that she attended a VEDP Legislation Meeting along with legislators and other economic professionals. She stated that one of the topics discussed were the barriers to investments for infrastructure and development across southern and southwest Virginia.

Mrs. Johnson stated that the implementation team for the Community Wide Strategic Plan is continuing to host forums around the community. She stated that overall, it has created an opportunity for great conversation and to receive feedback from citizens.

Mrs. Johnson listed several upcoming events to include community meetings, VEDA Winter Meeting, Virginia Chamber Economic Summit, and SOVA Task Force meeting.

RE: Old Business:

Mrs. Johnson presented the strategic plan recommendations to the Board for review. She asked the Board to review these recommendations and provide feedback.



Dr. Simon-Owens offered feedback on the wording around creating new staff positions.

Mrs. Pool clarified that the BRE responsibilities will remain with the Executive Director.

Mrs. Johnson mentioned that she revised the timeline for some of the items relating to properties and prospects.

Dr. Simon-Owens made a motion to adopt the strategic plan for 2023-2026, seconded by Mr. Satterfield and duly carried by the Board.

RE: New Business:

A. Open Comment Period

- Mr. Bates: None
- Mrs. Pool: None
- Mr. Satterfield: He thanked Mrs. Johnson for her participation in the childcare discussions. He stated with the help of Mrs. Johnson, Mrs. McCormick and other community leaders, employers will have the opportunity to express their staffing needs and the skills needed.
- Mr. Harrell: None
- Dr. Nettie Simon-Owens: She expressed her appreciation towards the IDA and staff.
- Mr. Catron: He expressed his appreciation towards the IDA staff.
- Mr. Simpson: He mentioned the unveiling of the new County website. He stated that this should launch mid-December or the beginning of the new year. Mr. Scott stated that the new Board of Supervisors meeting room will be available January 3rd. He provided updates about important things happening around the County.

RE: PUBLIC COMMENT:

None

RE: NEXT MEETING DATE:

The IDA will hold a regular meeting on November 18, 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 Dr. Simon-Owens and then duly carried by the Board.

Respectfully Submitted:

Mrs. Kristy Johnson, IDA Executive Director

Acknowledged:

Mr. Rick Harrell, Chair