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**BRIGHTER  
BOLDER  
BUSINESS**

**MINUTES  
BOARD OF DIRECTORS MEETING  
INDUSTRIAL DEVELOPMENT AUTHORITY OF HALIFAX COUNTY, VIRGINIA  
MAY 26, 2023**

**RE: MEETING:** The Board of Directors of the Industrial Development Authority of Halifax County, Virginia (IDA) held an Annual IDA Board meeting on Friday, May 26, 2023 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, Mrs. Nancy Pool, Mr. Robert Bates, Mr. Ryland Clark, Dr. Nettie Simon-Owens\* and Mr. Jeremy Catron.

\*Denotes virtual participation. Dr. Simon-Owens stated that she was attending the meeting virtually in her vehicle in the Town of South Boston with no other individuals present due to a family matter.

**RE: MEMBERS ABSENT:**  
None

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

**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 all members in attendance.

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

**RE: READING AND APPROVAL OF MINUTES:** Mr. Jeremy Satterfield made a motion to approve the April 28, 2023 meeting minutes, seconded by Dr. Nettie Simon-Owens and duly carried by the Board.

**RE: REQUEST TO ENTER INTO CLOSED SESSION:** Motion was made by Mr. Jeremy Satterfield 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 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.

**RE: REQUEST TO RETURN TO REGULAR SESSION**

Upon motion by Mr. Jeremy Satterfield, seconded by Mr. Robert Bates then duly carried by the Board, that the body return to regular session.

**CERTIFICATION**

Upon motion by Mr. Robert Bates and seconded by Mr. Jeremy Catron 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
- Mrs. Pool, Yes
- Mr. Satterfield, Yes
- Mr. Clark, Yes
- Mr. Catron, Yes
- Mr. Bates, Yes
- Dr. Nettie Simon-Owens, 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 reviewed the April 2023 financials with the Board. She discussed the pass-through with the Board and stated the everything appears to be in line with budgeted amounts.

Mrs. Johnson mentioned the annual debt service owed to the Board of Supervisors in June and stated that this will influence the bottom line once this payment has been posted to the account. She stated the electricity and gas bills have increased significantly compared to prior years. She stated that the IDA staff is continuing to monitor all of these items.

Mrs. Nancy Pool made a motion to approve the April 2023 financials, seconded by Mr. Robert Bates and duly carried by the Board.

**B. Prospects & Properties Committee**

Mr. Satterfield stated that the committee last met on May 8<sup>th</sup>. He mentioned that the committee will continue to work with the IDA staff on the site identification study process.

**C. Executive Committee  
None**

**D. Executive Director Report**

Mrs. Johnson stated that the marketing activity has started to increase at the State level. She mentioned that she participated in a virtual call trip with VEDP and the VEDP/VEDA Virginia Consultants Forum for Virginia economic developers and site selection consultants. She stated that this event was very informative, and it served as an opportunity for professional development and marketing opportunity for Halifax County and the Southern Virginia region.

She mentioned that there are a few events that she is scheduled to attend in the next few weeks to include the VEDA Summer Meeting and the Virginia Brownfields Summit.

**RE: Old Business:**

None

**RE: New Business:****A. Open Comment Period**

- Mr. Robert Bates: None
- Mr. Jeremy Catron: He thanked the IDA staff for an efficient and effective meeting.
- Mr. Jeremy Satterfield: None
- Mrs. Nancy Pool: None
- Mr. Clark: He thanked Kristy for the work that she has done to help Hitachi Energy with local support. He stated that Hitachi will be getting a LED sign in the next few weeks. He mentioned that he was fortunate to attend a LEAD Virginia event held at the Prizery. He stated that it was a very positive event and multiple connections were made to help with different projects in the community.
- Dr. Nettie Simon-Owens: She invited the Board and the IDA staff to attend the Southern Virginia Higher Education Center Workforce training completion ceremony which will be held at the Prizery on June 15<sup>th</sup> at 6PM.
- Mr. Scott Simpson: He stated that the Southside Planning District Commission was awarded a little over \$8 million for broadband funding which will go towards an approximately \$26 million project.
- Mr. Harrell: He thanked the IDA Board and staff for their continued efforts and hard work.

**RE: PUBLIC COMMENT:**

None

**RE: NEXT MEETING DATE:**

The IDA will hold a regular board meeting on June 16, 2023, at 8:30 A.M. in the Halifax IDA conference room.

**RE: ADJOURNMENT:**

Mr. Rick Harrell adjourned the meeting.



Respectfully Submitted:

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Mrs. Kristy Johnson, IDA Executive Director

Acknowledged:

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Mr. Rick Harrell, Chair