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**BRIGHTER
BOLDER
BUSINESS**

**MINUTES
BOARD OF DIRECTORS MEETING
INDUSTRIAL DEVELOPMENT AUTHORITY OF HALIFAX COUNTY, VIRGINIA
JUNE 16, 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, June 16, 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.

RE: MEMBERS ABSENT:
None

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

RE: MEETING CALLED TO ORDER: Mr. Rick Harrell called the meeting to order at 8:31 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 Dr. Simon-Owens, and duly carried by the Board.

RE: READING AND APPROVAL OF MINUTES: Mrs. Nancy Pool made a motion to approve the May 26, 2023 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. Robert Bates 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 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. Jeremy Catron then duly carried by the Board, that the body return to regular session.

CERTIFICATION

Upon motion by Mr. Ryland Clark and seconded by Mr. Jeremy Satterfield 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. Simon-Owens, Yes

RE: Action Taken on Items in Closed Meeting

Mr. Jeremy Satterfield made a motion to to ratify the lease with IperionX for the building located at 1080 Confroy Drive, seconded by Dr. Nettie Simon-Owens and duly carried by the Board.

RE: Reports of Standing Committees and Officers

A. Finance Committee

Current Financials

Mrs. Nancy Pool presented the May 2023 financial reports with the IDA Board. She stated that she has reviewed the financial reports provided to the Board and noted that all reports appear to be in line with the financial projections.

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

Mrs. Johnson discussed the budget for fiscal year 2024. She stated that overall, the operating budget is in line with previous years with the exception of increased maintenance and operating costs.

She stated that there are several opportunities to improve the budget as the year progresses and that the IDA staff will continue to monitor the budget closely throughout the year.

Mrs. Pool stated that the IDA staff and finance committee has worked hard to analyze the current fiscal year and previous years to create and balanced budget.

Mrs. Johnson mentioned that the pass-through budget includes the increased allocation to the Longwood Small Business Development Center which is included in the Board of Supervisor's approved budget. She expressed that this expense is passed through the IDA to the Longwood Small Business Development Center. She stated that the same goes for the enterprise zone incentive and the amount included in the IDA's pass



through budget is the same amount included in the Board of Supervisor's approved budget.

Mrs. Nancy Pool made a motion to approve the IDA's budget for fiscal year 2024, seconded by Mr. Jeremy Satterfield and duly carried by the Board.

B. Prospects & Properties Committee

Mr. Satterfield stated that the committee will schedule a meeting soon.

C. Executive Committee

None

D. Executive Director Report

Mrs. Johnson gave updates on several exciting things happening within the IDA and the community. She stated that the Site Identification Study work is ongoing and should be wrapped up by late August. She mentioned that the Live Here Work Here campaign video will be released soon. She stated that the purpose of this campaign is to encourage members of the community to live and work here.

Mrs. Johnson gave an update on several regional events such the VEDA Summer Meeting. She mentioned that this meeting was very informative, and she had the opportunity to hear about VEDP's strategic plans and efforts that will be unveiled in the coming year.

Mrs. Johnson stated that she attended the Virginia Brownfields Summit in Danville and had the pleasure of presenting with Tom Raab, Town Manager of South Boston. She stated that they presented on the topic of Mixed-Use Main Street Redevelopment Projects and Brownfields programs. She mentioned that it was great to see the Town of South Boston highlighted for its redevelopment efforts.

Mrs. Johnson stated that she participated in SVRA marketing meetings for the regional marketing efforts to start planning for the next fiscal year. She stated that the support we receive from the SVRA expands the IDA's marketing efforts and helps with lead generation.

Mrs. Johnson gave an update on the IperionX project and stated that the team met this week for a design and engineering services meeting. She mentioned that everything was on track.

Mrs. Johnson discussed the enterprise zone incentive program and stated that the IDA staff and Town partners will be reviewing and revising the current zone based on the anticipated projects within the zone and areas around the zone that could be added to the zone.

Mrs. Johnson briefly updated the Board on event that she participated in such as the Community wide strategic plan implementation committee and the Southern Virginia Higher Education Center Completion Program.

Mrs. Johnson mentioned the IDA's strategic plan and how often staff should go about reporting on the progress made on the strategic plan's tactics.



Dr. Simon-Owens suggested that the IDA staff provide a report twice a year in regards to the strategic plan initiatives to ensure the IDA is on track.

Mrs. Johnson stated that the IDA staff will continue to monitor the strategic plan's tactics and report on the progress as requested.

Mrs. Pool mentioned that the IDA staff and finance committee used the strategic plan to create the budget for fiscal year 2024.

RE: Old Business:

None

RE: New Business:

A. Open Comment Period

- Mr. Ryland Cark: He informed the Board that Hitachi Energy will be hosting a sign signing event on Monday June 19th. He stated that this will give community leaders and employees an opportunity to memorialize all of the hard work dedicated to helping Hitachi Energy succeed in the community.
- Dr. Nettie Simon-Owens: None
- Mrs. Nancy Pool: None
- Mr. Jeremy Satterfield: None
- Mr. Jeremy Catron: None
- Mr. Robert Bates: None
- Mr. Rick Harrell: He commended the IDA and community partners for the collaboration and hard work dedicated to the IDA and the success of Halifax County. He stated that all of our hard work will pay off and he is confident that we will continue to do great things.

RE: PUBLIC COMMENT:

None

RE: NEXT MEETING DATE:

The IDA will hold a regular board meeting on July 21, 2023, at 8:30 A.M. in the Halifax IDA conference room.

RE: ADJOURNMENT:

Mr. Rick Harrell adjourned the meeting.

Respectfully Submitted:

Mrs. Kristy Johnson, IDA Executive Director

Acknowledged:

Mr. Rick Harrell, Chair