



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 17, 2023**

RE: MEETING:

The Board of Directors of the Industrial Development Authority of Halifax County, Virginia (IDA) held a regular IDA Board meeting on Friday, November 17, 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 included Mr. Rick Harrell, Dr. Nettie Simon-Owens, Mr. Ryland Clark, Mr. Robert Bates, Mrs. Nancy Pool* and Mr. Jeremy Catron.

*Mrs. Nancy Pool stated that she was joining the meeting virtually at her home with no one present.

RE: MEMBERS ABSENT:

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. Victoria Thompson – News and Record.

RE: MEETING CALLED TO ORDER:

Mr. Rick Harrell called the meeting to order at 8:37 a.m. It was determined that a quorum was present with six members in attendance.

RE: APPROVAL OF AGENDA:

Mr. Robert Bates 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. Robert Bates made a motion to approve the October 20, 2023 meeting minutes, seconded by Dr. Nettie Simon-Owens, and duly carried by the Board with the exception of an abstention from Mr. Jeremy Catron.

RE: REQUEST TO ENTER INTO CLOSED SESSION:

Motion was made by Mr. Jeremy Catron seconded by Dr. Nettie Simon-Owen, 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.

*Mr. Ryland Clark left the meeting at 9:34 a.m. and returned at 10:05 a.m.

RE: REQUEST TO RETURN TO REGULAR SESSION

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

CERTIFICATION

Upon motion by Mr. Robert Bates and seconded by Mr. Ryland Clark 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. Bates, Yes
Mr. Clark, Yes
Dr. Simon-Owens, Yes
Mr. Catron, Yes
Mrs. Pool, Yes

RE: ACTION TAKEN ON ITEMS IN CLOSED MEETING:

Mr. Robert Bates made a motion to approve the termination agreement amending the lease with the Commonwealth of Virginia, Virginia Employment Commission for 1092 Confroy Drive effective October 31, 2023, seconded by Dr. Nettie Simon-Owen, and duly carried by the IDA Board.

Dr. Nettie Simon-Owen made a motion to approve the lease agreement with IperionX Technology LLC for 1092 Confroy Drive and to authorize the executive director to execute the agreement effective November 1, 2023, seconded by Mr. Robert Bates, and duly carried by the IDA Board.

Mr. Ryland Clark made a motion to authorize its executive director to negotiate and execute a construction contract with JE Burton Construction for the improvements to 1080 Confroy Drive, in an amount of no more than \$4M, subject to approval of IDA legal counsel, seconded by Mr. Robert Bates, and duly carried by the IDA Board.

Mr. Jeremy Catron made a motion to authorize its executive director to negotiate and execute financing for the tenant improvements to 1080 Confroy Drive with American National Bank for an amount no more than \$4M, subject to review and approval of IDA legal counsel, seconded by Dr. Nettie Simon-Owen, and duly carried by the IDA Board.

RE: REPORTS OF STANDING COMMITTEES AND OFFICERS**A. Finance Committee****Current Financials**

Mrs. Johnson presented the October 2023 financial statements to the Board. She stated that things are starting to level out as we progress through the year. She mentioned that all financial reports appear to be on budget and in good standing. She welcomed any questions or comments from the Board on the October 2023 financials.

Mr. Jeremy Catron made a motion to approve the October 2023 financial statements, seconded by Mr. Robert Bates and duly carried by the Board.

B. Prospects & Properties Committee

None

C. Executive Committee

None

D. Executive Director Report

Mrs. Johnson gave an update on the recent activity over the last month to include the Tourism and Hospitality Summit, Southside Planning District Annual Meeting, Henrietta Lacks Commission Meeting, Senior Executive Roundtable, a Controlled Environment Ag Roadmap event, and the ribbon cutting for Dr. Patel and Dr. Jayatilaka on the new Sothern Gastroenterology Endoscopy Center in South Boston.

Mrs. Johnson stated that she attended the Board of Supervisor's November meeting. She mentioned that the assessment work for the EPA Brownfields Grant. She mentioned that this work has begun for Boston Commons, Patricia School of Dance and the Halifax Pool. She expressed that this will be a great tool for potential redevelopment sites.

Mrs. Johnson highlighted other events to include the Virginia Economic Developers Association Rural Special Interest Group, IperionX's Board of Directors visit, and a tour of the new Halifax Lofts.

Mrs. Johnson gave an overview of the events happening over the next few weeks. She stated that she will be participating in the VEDA Winter Membership meeting, Coffee and Commerce, Business After Hours, the Elementary Gifted Program Market Day, and a SVRA Board meeting.

Mrs. Johnson stated that the Live Here Work Here Campaign is in full swing. She encouraged the Board to like and share the social media posts to spread the word about the campaign.

RE: Old Business:

Dr. Nettie Simon-Owens inquired about the status of Staunton River State Park and when it would be expected to be open.

Mr. Simpson stated that it will cost several million dollars to get the pool back up and running. He mentioned that the status as of now is closed until further notice.



Mrs. Johnson stated that she has had conversations with state level partners about the importance of the pool in our community and she will continue to have conversations to move things forward.

Mr. Simpson stated that the Board of Supervisors sent a letter to the Department of Conservation and Recreation requesting an update on Falkland Farms property.

RE: New Business:

A. Open Comment Period

- Mr. Robert Bates: None
- Mr. Ryland Clark: None
- Mrs. Nancy Pool: None
- Mr. Jeremy Catron: Stated that Huber installed two pieces of robotic equipment. He mentioned that the SVHEC has provided training that has helped train employees on how to use this equipment. He thanked the SVHEC and Dr. Nettie Simon-Owens for all their efforts in supporting this endeavor.
- Dr. Nettie Simon-Owens: None
- Mr. Scott Simpson: He thanked Kristy for participating and her support in planning the Southside Planning District Annual Banquet.
- Mr. Rick Harrell: None

RE: PUBLIC COMMENT:

None

RE: NEXT MEETING DATE:

The IDA will hold a regular board meeting on November 17, 2023, at 8:30 A.M. in the Halifax IDA conference room.

RE: ADJOURNMENT:

Mr. Rick Harrell adjourned the meeting, seconded by Mr. Jeremy Catron and duly carried by the Board.

Respectfully Submitted:

Mrs. Kristy Johnson, IDA Executive Director

Acknowledged:

Mr. Rick Harrell, Chair