



1100 Confroy Drive  
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**BRIGHTER  
BOLDER  
BUSINESS**

**MINUTES  
BOARD OF DIRECTORS MEETING  
INDUSTRIAL DEVELOPMENT AUTHORITY OF HALIFAX COUNTY, VIRGINIA  
DECEMBER 15, 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, December 15, 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, Mr. Jeremy Satterfield, and Mr. Jeremy Catron.

**RE: MEMBERS ABSENT:**

Mrs. Nancy Pool

**RE: OTHERS PRESENT:**

Mrs. Kristy Johnson – IDA Executive Director, Ms. Blair Jeffress – IDA Operations Manager, and Mr. Joshua Fitzwater – Gazette Virginian.

**RE: MEETING CALLED TO ORDER:**

Mr. Rick Harrell called the meeting to order at 8:35 a.m. It was determined that a quorum was present with six members in attendance.

**RE: APPROVAL OF AGENDA:**

Mr. Jeremy Satterfield 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:**

Ms. Blair Jeffress stated that she needed to make a minor correction on the November 17, 2023, meeting minutes.

Mr. Jeremy Satterfield made a motion to approve the October 12, 2023, meeting minutes and November 17, 2023, meeting minutes with corrections, 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 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 9:50 a.m. and returned at 10:26 a.m.

\*Mr. Robert Bates left the meeting at 10:05 a.m.

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

Upon motion by Dr. Nettie Simon-Owens seconded by Mr. Jeremy Satterfield then duly carried by the Board, that the body return to regular session.

### **CERTIFICATION**

Upon motion by Dr. Nettie Simon-Owens 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

Mr. Bates, Yes

Mr. Clark, Yes

Dr. Simon-Owens, Yes

Mr. Catron, Yes

Mr. Satterfield, Yes

### **RE: ACTION TAKEN ON ITEMS IN CLOSED MEETING:**

Dr. Nettie Simon-Owens made a motion to authorize the executive director to negotiate and execute a lease with TMI AutoTech for 1201 Industrial Park Road, subject to legal counsel approval, seconded by Mr. Jeremy Catron and duly carried by the Board.

Mr. Jeremy Catron made a motion that the Board ratify the first lease amendment for the 1080 Confroy Drive Shell Building with IperionX and to amend the construction schedule to reflect the executed construction contract schedule, seconded by Mr. Jeremy Satterfield and duly carried by the Board.

Mr. Ryland Clark made a motion to authorize its executive director to execute a release of right of purchase, hereby waiving its right to purchase the property identified as PRN 30271 as described in the covenants, conditions and restrictions of the Halifax County-South Boston Industrial Park, subject to legal counsel approval, seconded by Mr. Jeremy Satterfield and duly carried by the Board.

## **RE: REPORTS OF STANDING COMMITTEES AND OFFICERS**

### **A. Finance Committee**

#### **Current Financials**

Mrs. Johnson presented the November 2023 financial statements to the Board. She stated that there are no major items that need attention. She highlighted several items on the pass-through and capital statements. She opened the floor for any questions.

Mr. Jeremy Satterfield made a motion to approve the November 2023 financial statements, seconded by Dr. Nettie Simon-Owens and duly carried by the Board.

### **B. Prospects & Properties Committee**

Mr. Jeremy Satterfield made a motion to approve the memorandum of understanding with the Halifax County Board of Supervisors and authorize the Chair to execute, seconded by Dr. Nettie Simon-Owens and duly carried by the Board.

### **C. Executive Committee**

None

### **D. Executive Director Report**

Mrs. Johnson gave an update on the recent activity to include the VEDA Winter Membership Meeting, Board of Supervisors meeting, CTE Showcase debrief meeting, EGP Market Day, SVRA Board meeting and other events that she has attended over the last month.

Mrs. Johnson mentioned that she toured the Southern Virginia Higher Education Center (SVHEC) and enjoyed learning about the latest updates and future collaboration opportunities for the IDA.

Dr. Simon-Owens stated that the SVHEC would be happy to host an IDA Board meeting and give a presentation to Board members.

Mrs. Johnson gave an update on the EPA Brownfields Assessment work and stated that this work is ongoing.

Mrs. Johnson stated that there are several upcoming meetings in the coming weeks to include the VEDP Local Economic Development Organization Quarterly meeting, Tourism Board meeting, orientation meetings for the new Board of Supervisors, and other meetings and events that will take place in the coming weeks.

Mrs. Johnson stated that the IDA staff is working with IperionX to welcome new employees to Halifax County. She mentioned that she will be giving a community tour to the family at the end of this month.

## **RE: Old Business:**

None

## **RE: New Business:**

### **A. Open Comment Period**



- Mr. Jeremy Catron: He thanked the IDA staff for their continued hard work. He mentioned that both Kristy and Blair are a great team.
- Dr. Nettie Simon-Owens: She wished the Board and staff a happy holiday and thanked everyone for their contributions over the past year. She highlighted the wins and stated that she looks forward to working with everyone in the future.
- Mr. Jeremy Satterfield: He stated that throughout his years on the IDA Board he has seen major improvements within a brief period of time. He mentioned that collectively as an organization, the IDA has worked together to make things happen over the last few years. He expressed his gratitude for Mr. Simpson and the growing relationship with the Board of Supervisors.
- Mr. Ryland Clark: He shared that it has been a pleasure working with everyone over the past year. He thanked everyone for the continued support for Hitachi and the events that are held in the community.
- Mr. Rick Harrell: He thanked the Board and staff for overcoming all the challenges and making this a successful year.

**RE: PUBLIC COMMENT:**

None

**RE: NEXT MEETING DATE:**

The IDA will hold a regular board meeting on January 19, 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:

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Mrs. Kristy Johnson, IDA Executive Director

Acknowledged:

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Mr. Rick Harrell, Chair