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**BRIGHTER  
BOLDER  
BUSINESS**

**MINUTES  
BOARD OF DIRECTORS MEETING  
INDUSTRIAL DEVELOPMENT AUTHORITY OF HALIFAX COUNTY, VIRGINIA  
MARCH 15, 2024**

**RE: MEETING:**

The Board of Directors of the Industrial Development Authority of Halifax County, Virginia (IDA) held a regular IDA Board meeting on Friday, March 15, 2024, 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, Mr. Robert Bates, Mr. Jeremy Satterfield, Mr. Ryland Clark, and Mr. Jeremy Catron

**RE: MEMBERS ABSENT:**

Mrs. Nancy Pool and Dr. Nettie Simon-Owens

**RE: OTHERS PRESENT:**

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

**RE: MEETING CALLED TO ORDER:**

Mrs. Kristy Johnson called the meeting to order at 8:32 a.m. It was determined that a quorum was present with five 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: ELECTION OF OFFICERS:**

Mrs. Johnson opened the floor for nominations for Chair.

Mr. Jeremy Satterfield nominated Mr. Rick Harrell, seconded by Mr. Jeremy Catron.

Mr. Robert Bates made a motion to close the nominations, seconded by Mr. Jeremy Satterfield and duly carried by the Board. Mrs. Johnson then noted that the motion had been made and properly seconded. All members then voted in favor of the nomination of Mr. Rick Harrell as Chair.

Mr. Rick Harrell opened the floor for nominations for Vice Chair.

Mr. Jeremy Catron nominated Mr. Jeremy Satterfield, seconded by Mr. Robert Bates

Mr. Robert Bates made a motion to close the nominations, seconded by Mr. Jeremy Catron and duly carried by the Board. Mr. Harrell then noted that the motion had been made and properly seconded. All members then voted in favor of the nomination of Mr. Jeremy Satterfield as Vice Chair.

Mr. Rick Harrell opened the floor for nominations for Secretary Treasurer.

Mr. Jeremy Satterfield nominated Mr. Robert Bates, seconded by Mr. Jeremy Catron.





Mr. Jeremy Satterfield made a motion to close the nominations, seconded by Mr. Jeremy Catron. Mr. Harrell then noted that the motion had been made and properly seconded. All members then voted in favor of the nomination of Mr. Robert Bates as Secretary Treasurer.

**RE: READING AND APPROVAL OF MINUTES:**

Mr. Jeremy Satterfield made a motion to approve the February 16, 2024 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. 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.

Mr. Ryland Clark left the meeting at 8:54 a.m. and returned at 9:59 a.m.

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

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

**CERTIFICATION**

Upon motion by Mr. Jeremy Catron 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  
Mr. Catron, Yes  
Mr. Satterfield, Yes

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

None

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

**A. Finance Committee**

**Current Financials**

Mrs. Johnson presented the February 2024 financial statements and noted that the numbers are in line with budgeted numbers.

Mr. Jeremy Satterfield made a motion to approve the February 2024 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 shared several events and meetings that she attended over the last few weeks to include a community development meeting with the Town of Halifax and South Boston, tourism board meeting, Board of Supervisors meeting, and Southern Virginia Higher Education Foundation meeting.

Mrs. Johnson stated that along with the meetings and events, the Wilkins site transportation study and due diligence has begun. She mentioned that there are multiple conversations around the entrance to the site that may benefit other surrounding sites.

Mr. Simpson chimed in and stated that the County will revisit a discussion around improvements to the area as this progresses.

Mrs. Johnson stated that construction on the 1080 building, which will be leased to IperionX, is still moving forward. She was excited to share that the IperionX R&D facility at 1092 Confroy Drive is complete apart from furniture and minor details. She stated that there will be a ribbon cutting in May.

Mrs. Johnson mentioned that the IDA partnered with the Southern Virginia Regional Alliance to host a Workforce Summit. She stated that this was a successful event, and she looks forward to partnering with other organizations in the region.

Mrs. Johnson mentioned that the Board of Supervisors approved the IDA's loan deferral request. She stated that she will give a presentation on the updated budget and proforma to keep everyone informed.

Mrs. Johnson stated that she will be attending a SVRA Board meeting in the next few weeks and will gain insight into the capital campaign planning for the SVRA. She stated that this will give other organizations a chance to join the SVRA.

Mrs. Johnson discussed other topics including the CTE Showcase planning and the community wide strategic plan.

**RE: Old Business:**

None



**RE: New Business:**

**A. Open Comment Period**

- Mr. Jeremy Catron: None
- Mr. Ryland Clark: None
- Mr. Jeremy Satterfield: He congratulated Mrs. Johnson on her work and mentioned that the Workforce Summit was a tremendous success. He mentioned that he is collaborating with other members of the community to help the employer base in the County get behind FRCT.
- Mr. Robert Bates: None
- Mr. Rick Harrell: None

**RE: PUBLIC COMMENT:**

None

**RE: NEXT MEETING DATE:**

The IDA will hold a regular board meeting on April 19, 2024, at 8:30 A.M. in the Halifax IDA conference room.

**RE: ADJOURNMENT:**

Mr. Rick Harrell adjourned the meeting, seconded by Mr. Jeremy Satterfield, 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