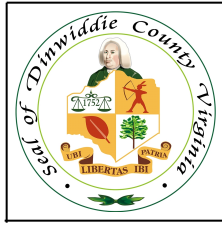


Industrial Development Authority Dinwiddie County, Virginia



September 23, 2019

7:00 PM

- 1. CALL TO ORDER AND ROLL CALL**
- 2. AMENDMENTS TO AGENDA**
- 3. APPROVAL OF MINUTES**
 - *July 22, 2019 Regular Meeting*
 - *August 8, 2019 Special Meeting*

Documents:

[07222019 Meeting Minutes.pdf](#)
[08082019 Meeting Minutes.pdf](#)

- 4. CITIZEN COMMENTS**
- 5. CLOSED SESSION**
 - §2.2-3711 (A) (5) *Business and Industry Development*
 - *Discussion concerning prospective business or industries or the expansion of existing business or industries where no previous announcements have been made of the business' or industries' interest in locating or expanding in the county: Economic Development prospects update.*
- 6. OLD/NEW BUSINESS**
 - a. *Marketing Expenditures*
 - b. *Approval of Easement*
- 7. INDUSTRIAL DEVELOPMENT AUTHORITY BOARD MEMBER COMMENTS**
- 8. DEPUTY COUNTY ADMINISTRATOR OF PLANNING AND COMMUNITY DEVELOPMENT COMMENTS**
- 9. ADJOURNMENT**

VIRGINIA: AT THE REGULAR MEETING OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DINWIDDIE COUNTY, VIRGINIA, HELD IN THE MEETING ROOM OF THE DINWIDDIE COUNTY AIRPORT BUILDING, 6775 BECK-CHAPPELL DRIVE, NORTH DINWIDDIE, VIRGINIA, ON JULY 22, 2019 AT 7:00 P.M.

PRESENT: DAVID W. LYLE – CHAIRMAN
JAMES VAN LANDINGHAM – VICE CHAIRMAN
ROBERT SPIERS - SECRETARY-TREASURER
MICHELLE OLGERS
MAXWELL WATKINS
SHARON YATES

ABSENT: WILLIAM KISSNER

ADMINISTRATION PRESENT: TAMMIE COLLINS, ASSISTANT COUNTY ADMINISTRATOR FOR COMMUNITY AND ECONOMIC DEVELOPMENT
TYLER C. SOUTHALL, COUNTY ATTORNEY
MORGAN INGRAM, ECONOMIC DEVELOPMENT DIRECTOR

1. **CALL TO ORDER AND ROLL CALL**

Mr. Lyle called the meeting to order at 7:00 P.M., and Mr. Southall called roll.

2. **APPROVAL OF/AMENDMENTS TO AGENDA**

Mr. Lyle asked if there needed to be any amendments to the agenda. None were needed.

Upon motion by Mr. Spiers to adopt the agenda, as presented, and a second by Mr. Van Landingham, and upon the following vote, the agenda was adopted.

Ayes: Mr. Lyle, Mr. Van Landingham, Mr. Spiers, Ms. Olgers, Mr. Watkins, Ms. Yates

Nays: None

Absent: Mr. Kissner

3. **APPROVAL OF MINUTES**

Mr. Lyle asked the Board to look at the minutes from the May 20, 2019 regular meeting. He asked if any changes or additions were needed. There were none.

Upon motion by Mr. Van Landingham, seconded by Ms. Olgers, the minutes for the May 20, 2019 meeting were approved as presented by the following vote.

Ayes: Mr. Lyle, Mr. Van Landingham, Mr. Spiers, Ms. Olgers, Mr. Watkins

Nays: None

Absent: Mr. Kissner

Abstain: Ms. Yates

4. TREASURER'S REPORT

Mr. Spiers started the Treasurer's report, as of July 22, 2019, by saying that the IDA had started with a balance of \$169,873.96, and there were several transactions. This gave the IDA a balance of \$219,343.98. Mr. Spiers stated that the two Touchstone CDs were \$67,335.86 and \$102,696.33. The total IDA funds are \$461,403.38. Mr. Spiers noted that the balance in the BSV ALDI project account is \$72,027.21.

Upon motion by Mr. Van Landingham, seconded by Ms. Olgers, the Treasurer's Report as of July 22, 2019 was adopted as presented.

Ayes: Mr. Lyle, Mr. Van Landingham, Mr. Spiers, Ms. Olgers, Mr. Watkins, Ms. Yates

Nays: None

Absent: Mr. Kissner

There was discussion among the Board about what action they wished to take with the 2 CDs whose maturity dates were approaching.

Upon motion by Mr. Van Landingham, seconded by Mr. Watkins, the Board voted to roll over both of their CDs for another year.

Ayes: Mr. Lyle, Mr. Van Landingham, Mr. Spiers, Ms. Olgers, Mr. Watkins, Ms. Yates

Nays: None

Absent: Mr. Kissner

5. CLOSED SESSION

Mr. Lyle asked Mr. Southall to take the Board into closed session. Mr. Southall noted a need to go into closed session under:

§2.2-3711 (A) (5) Business and Industry Development

- Discussion concerning prospective business or industries or the expansion of existing business or industries where no previous announcements have been made of the business' or industries' interest in locating or expanding in the county: Economic Development prospects update.

§2.2-3711 (A) (3) Discussion or consideration of the Acquisition or Disposition of Publicly Held Real Property, Where Discussion in an Open Meeting would Adversely affect the Bargaining Position or Negotiating Strategy of the Public Body:

- Land for Economic Development

Upon motion by Mr. Spiers, seconded by Ms. Olgers, the Board voted to go into Closed Session at 7:14 P.M.

Ayes: Mr. Lyle, Mr. Van Landingham, Mr. Spiers, Ms. Olgers, Mr. Watkins, Ms. Yates

Nays: None

Absent: Mr. Kissner

At 7:54 P.M., Mr. Southall noted a need to reconvene into Open Session.

Upon motion by Mr. Watkins, seconded by Mr. Spiers, the Board voted to come out of closed session at 7:54 P.M.

Ayes: Mr. Lyle, Mr. Van Landingham, Mr. Spiers, Ms. Olgers, Mr. Watkins, Ms. Yates

Nays: None

Absent: Mr. Kissner

CERTIFICATION

Mr. Southall read the Certification Resolution and upon motion by Mr. Watkins, seconded by Ms. Olgers, the following Certification Resolution was adopted:

Ayes: Mr. Lyle, Mr. Van Landingham, Mr. Spiers, Ms. Olgers, Mr. Watkins, Ms. Yates

Nays: None

Absent: Mr. Kissner

WHEREAS, this Authority convened in a closed meeting under:

§2.2-3711 (A) (5) Business and Industry Development

- Discussion concerning prospective business or industries or the expansion of existing business or industries where no previous announcements have been made of the business' or industries' interest in locating or expanding in the county: Economic Development prospects update.

§2.2-3711 (A) (3) Discussion or consideration of the Acquisition or Disposition of Publicly Held Real Property, Where Discussion in an Open Meeting would Adversely affect the Bargaining Position or Negotiating Strategy of the Public Body:

- Land for Economic Development

AND WHEREAS, no member has made a statement that there was a departure from the lawful purpose of such closed meeting or that matters other than those identified in the motion were discussed,

NOW BE IT CERTIFIED, that only those matters as were identified in the motion were heard, discussed or considered in the closed meeting.

Mr. Lyle then read a disclosure statement, the final form of which is attached at the end of the minutes.

6. OLD/NEW BUSINESS

A. Sale of IDA Property on Simpson Road

There is discussion over the possible sale of some of the IDA's property on Simpson Road and a wetland delineation that needs to be done on the property and steps to be taken.

Upon motion by Ms. Olgers, seconded by Ms. Yates, the following resolution was passed by the following vote.

Ayes: Mr. Lyle, Mr. Van Landingham, Mr. Spiers, Ms. Olgers, Mr. Watkins, Ms. Yates

Nays: None

Absent: Mr. Kissner

Be it resolved that the Board does hereby authorize the Chairman to execute a Purchase Agreement and deed to sell and transfer approximately 5.5 acres of IDA fronting on Simpson Road for the price that has been offered.

Be it further resolved that expenses for a survey not to exceed \$5,000 and a wetlands study not to exceed \$3,000 be approved.

Be it further resolved that the Chair and officers take any and all other actions in furtherance of the intent of this resolution.

B. Dinwiddie County, VA Financing

Ms. Collins informed the Board on the funding to updated the emergency communications radio system.

C. Retail Strategies Proposal

Ms. Ingram told the board about a service for Retail Strategies for the Gateway region. It is part of the Retail Academy that does a study is specific to the locality. A coach would come speak to them about Dinwiddie and they would get customized marketing materials. Staff was asking for funds not to exceed \$75,000.

Ms. Ingram answered all the Boards questions.

Upon motion by Mr. Spiers, seconded by Mr. Van Landingham, the Board approved the expenditure of up to \$7500 for the retail strategies study by the following vote.

Ayes: Mr. Lyle, Mr. Van Landingham, Mr. Spiers, Ms. Olgers, Mr. Watkins, Ms. Yates

Nays: None

Absent: Mr. Kissner

D. Economic Development/Tourism Website Development

Ms. Collins informs the Board that the Economic Development/Tourism website is due for an update and staff is proceeding with the redevelopment of the website. Part of the funds will be transferred to the IDA from the Board of Supervisors in order to help with the cost. It will be presented in full at the September meeting.

7. INDUSTRIAL DEVELOPMENT AUTHORITY BOARD MEMBER COMMENTS

Ms. Lyle read the disclosure statement from Closed Session that is attached at the end of these minutes.

Mr. Spiers informed the Board about a meeting he and Ms. Olgers attended.

Mr. Van Landingham asked some questions about the retail strategies study and where building could begin.

Ms. Yates told the Board she looked forward to being a part of them.

8. DEPUTY COUNTY ADMINISTRATOR OF PLANNING AND COMMUNITY DEVELOPMENT COMMENTS

Ms. Collins told the Board about Ms. Yates and how they started the Youth Workforce Development. She states that Ms. Yates has an education background of 41 years.

Ms. Collins informs the Board about the Cameron Foundation took a community snapshot and made a summary of the successes the County has had. They have asked the County to reengage with them again because of their success.

At this point the Board went back to Old/New Business to discuss the Aldi project and the corrective actions needed for the wetlands and road. It will come out of the money in the Aldi account.

Mr. Spiers made a comment on the Richland Creamery.

Questions were asked to Mr. Southall about Broadband. He informed the Board that final interviews will take place on Wednesday.

9. ADJOURNMENT

Mr. Lyle asked if there was any further business. There was none.

Upon motion by Van Landingham, seconded by Mr. Watkins, the meeting was adjourned at 8:45 P.M. by the following vote.

Ayes: Mr. Lyle, Mr. Van Landingham, Mr. Spiers, Ms. Olgers, Mr. Watkins, Ms. Yates

Nays: None

Absent: Mr. Kissner

DISCLOSURE OF INTEREST PURSUANT TO SECTIONS 2.2-3112 AND 2.2-3114 OF THE
CODE OF VIRGINIA, 1950, AS AMENDED

At the July 22, 2019 Meeting of the Industrial Development Authority of Dinwiddie County,
Virginia, I, David W. Lyle, will abstain from discussion ^{in closed session} ~~and voting~~
concerning property owned by 3L Properties, LLC. The Property
has an address of 10436 Bires Avenue, McKenney, VA 23872.
3L Properties, LLC has an address of P.O. Box 367, McKenney,
VA 23872. I will recuse myself from any conversation on
decision involving this project.

as _____

David W. Lyle
DAVID W. LYLE

Industrial Development Authority Member

July 22, 2019

Date

MM

VIRGINIA: AT THE SPECIAL MEETING OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DINWIDDIE COUNTY, VIRGINIA, HELD IN THE MEETING ROOM OF THE DINWIDDIE COUNTY AIRPORT BUILDING, 6775 BECK-CHAPPELL DRIVE, NORTH DINWIDDIE, VIRGINIA, ON AUGUST 8, 2019 AT 7:00 P.M.

PRESENT: ROBERT SPIERS - SECRETARY-TREASURER
MICHELLE OLGERS
MAXWELL WATKINS
SHARON YATES

ADMINISTRATION PRESENT: TYLER C. SOUTHALL, COUNTY ATTORNEY
MORGAN INGRAM, ECONOMIC DEVELOPMENT DIRECTOR

1. **CALL TO ORDER AND ROLL CALL**

Mr. Spiers called the meeting to order at 7:00 P.M., and Mr. Southall called roll.

2. **APPROVAL OF/AMENDMENTS TO AGENDA**

Mr. Spiers asked if there needed to be any amendments to the agenda. None were needed.

Upon the following vote, the agenda was adopted.

Ayes: Mr. Spiers, Ms. Olgers, Mr. Watkins, Ms. Yates

Nays: None

Absent: Mr. Lyle, Mr. Van Landingham, Mr. Kissner

3. **CLOSED SESSION**

Mr. Spiers asked Mr. Southall to take the Board into closed session. Mr. Southall noted a need to go into closed session under:

§2.2-3711 (A) (5) Business and Industry Development

- Discussion concerning prospective business or industries or the expansion of existing business or industries where no previous announcements have been made of the business' or industries' interest in locating or expanding in the county: Economic Development prospects update.

§2.2-3711 (A) (29) Discussion of the award of a public contract involving the expenditure of public funds, and discussion of the terms or scope of such contract, where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the public body:

- Contracts for Wetlands Remediation

§2.2-3711 (A) (3) Discussion or consideration of the Acquisition or Disposition of Publicly Held Real Property, Where Discussion in an Open Meeting Would Adversely affect the Bargaining Position or Negotiating Strategy of the Public Body):

- Land for Economic Development

Upon motion by Mr. Watkins, seconded by Ms. Yates, the Board voted to go into Closed Session at 7:03 P.M.

Ayes: Mr. Spiers, Ms. Olgers, Mr. Watkins, Ms. Yates

Nays: None

Absent: Mr. Lyle, Mr. Van Landingham, Mr. Kissner

At 7:35 P.M., Mr. Southall noted a need to reconvene into Open Session.

Upon motion by Mr. Watkins, seconded by Mr. Yates, the Board voted to come out of closed session at 7:35 P.M.

Ayes: Mr. Spiers, Ms. Olgers, Mr. Watkins, Ms. Yates

Nays: None

Absent: Mr. Lyle, Mr. Van Landingham, Mr. Kissner

CERTIFICATION

Mr. Southall read the Certification Resolution and upon motion by Mr. Olgers, seconded by Ms. Yates, the following Certification Resolution was adopted:

Ayes: Mr. Spiers, Ms. Olgers, Mr. Watkins, Ms. Yates

Nays: None

Absent: Mr. Lyle, Mr. Van Landingham, Mr. Kissner

WHEREAS, this Authority convened in a closed meeting under:

§2.2-3711 (A) (5) Business and Industry Development

- Discussion concerning prospective business or industries or the expansion of existing business or industries where no previous announcements have been made of the business' or industries' interest in locating or expanding in the county: Economic Development prospects update.

§2.2-3711 (A) (3) Discussion or consideration of the Acquisition or Disposition of Publicly Held Real Property, Where Discussion in an Open Meeting Would Adversely affect the Bargaining Position or Negotiating Strategy of the Public Body):

- Land for Economic Development

AND WHEREAS, no member has made a statement that there was a departure from the lawful purpose of such closed meeting or that matters other than those identified in the motion were discussed,

NOW BE IT CERTIFIED, that only those matters as were identified in the motion were heard, discussed or considered in the closed meeting.

Mr. Lyle then read a disclosure statement, the final form of which is attached at the end of the minutes.

4. OLD/NEW BUSINESS

A. Approval of Wetlands Remediation Agreements

Mr. Southall asked if there were any questions, there were none. Upon motion by Ms. Olgers, seconded by Mr. Yates, the following resolution was passed by the following vote.

Ayes: Mr. Spiers, Ms. Olgers, Mr. Watkins, Ms. Yates

Nays: None

Absent: Mr. Lyle, Mr. Van Landingham, Mr. Kissner

BE IT RESOLVED THAT the Secretary Chairman of the IDA is hereby authorized and directed to execute the contracts with Timmons Group and Enviroscope, Inc. as presented for the Aldi Way Channel/Wetlands Remediation Project with such changes substantive or otherwise as he may approve.

BE IT FURTHER RESOLVED THAT each officer of the IDA is hereby authorized to take any and all other actions in furtherance of the intent of this resolution.

B. Approval of Costs Related to Potential Sale of Real Estate

The Board determined to table this subject for their regular meeting in September.

5. ADJOURNMENT

Mr. Spiers asked if there was any further business. There was none.

Upon motion by Mr. Watkins, seconded by Ms. Olgers, the meeting was adjourned at 7:42 P.M. by the following vote.

Ayes: Mr. Spiers, Ms. Olgers, Mr. Watkins, Ms. Yates

Nays: None

Absent: Mr. Lyle, Mr. Van Landingham, Mr. Kissner