

# Industrial Development Authority of Dinwiddie County



**SPECIAL MEETING**  
**AUGUST 15, 2022**

**7:00PM**

- 1. CALL TO ORDER AND ROLL CALL**
- 2. ADOPTION OF AGENDA**
- 3. APPROVAL OF MINUTES**

Documents:

[05232022 Regular Meeting Minutes DRAFT.pdf](#)

- 4. TREASURERS REPORT**

Documents:

[Din IDA July 2022 Treasurers Report.pdf](#)

- 5. CITIZEN COMMENTS**
- 6. CLOSED SESSION**

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

**Discussion Concerning Prospective Business or Industry or The Expansion Of Existing Business Or Industry Where No Previous Announcements Have Been Made:**

- 7. OLD/NEW BUSINESS**

*Resolution of the Board of IDA*

Documents:

[Resolution of the Board of IDA.pdf](#)

- 8. INDUSTRIAL DEVELOPMENT AUTHORITY BOARD MEMBER COMMENTS**
- 9. DEPUTY COUNTY ADMINISTRATOR OF PLANNING AND COMMUNITY DEVELOPMENT COMMENTS**

**10. 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 MAY 23, 2022 AT 7:00 P.M.

PRESENT: SHARON YATES – VICE-CHAIR  
BILL JONES – SECRETARY-TREASURER  
ROBERT SPIERS  
JIM VAN LANDINGHAM

ABSENT: MICHELLE OLGERS – CHAIR  
WILLIAM A. KISSNER  
MAXWELL WATKINS

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

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

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

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

Ms. Yates asked if there needed to be any amendments to the agenda. There were none.

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: Ms. Yates, Mr. Jones, Mr. Spiers, Mr. Van LANDINGHAM

Nays: None

Absent: Ms. Olgers, Mr. Kissner, Mr. Watkins

**3. APPROVAL OF MINUTES**

Ms. Yates asked to move on to the minutes from the March 28, 2022 Regular Meeting. She asked if there were any changes or corrections. None were needed.

Upon motion by Mr. Van LANDINGHAM, seconded by Mr. Jones, the minutes for the March 28, 2022 meeting were approved, as presented, by the following vote.

Ayes: Ms. Yates, Mr. Jones, Mr. Van LANDINGHAM

Nays: None

Absent: Ms. Olgers, Mr. Kissner, Mr. Watkins

Abstain: Mr. Spiers

#### **4. TREASURER'S REPORT**

Mr. Jones started the Treasurer's report for May 2022. He went over the transactions that were on the report and went through the items and noted one of the CDs had an interest payment. Mr. Jones stated the total available IDA fund was \$581,119.39. He noted that the Aldi account was closed.

Upon motion of Mr. Spiers, seconded by Mr. Van Landingham, the Treasurer's Report as of May 11, 2022 was adopted as presented.

Ayes: Ms. Yates, Mr. Jones, Mr. Spiers, Mr. Van Landingham

Nays: None

Absent: Ms. Olgers, Mr. Kissner, Mr. Watkins

#### **5. CITIZEN COMMENTS**

No citizens were present to comment.

#### **6. CLOSED SESSION**

Ms. Yates 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) Regarding prospective or expanding business and industry where no previous announcement has been made*

Upon motion of Mr. Jones, seconded by Mr. Van Landingham, the Board voted to go into Closed Session at 7:04 P.M.

Ayes: Ms. Yates, Mr. Jones, Mr. Spiers, Mr. Van Landingham

Nays: None

Absent: Ms. Olgers, Mr. Kissner, Mr. Watkins

At 7:44 P.M., Mr. Southall noted a need for a motion to reconvene into Open Session.

Upon motion of Mr. Van Landingham, seconded by Mr. Jones, the board unanimously voted to approve reconvening into Open Session at 7:44 P.M.

Ayes: Ms. Yates, Mr. Jones, Mr. Spiers, Mr. Van Landingham

Nays: None

Absent: Ms. Olgers, Mr. Kissner, Mr. Watkins

#### **CERTIFICATION**

Mr. Southall read the Certification Resolution and upon motion by Mr. Van Landingham, seconded by Mr. Spiers, the following Certification Resolution was adopted:

Ayes: Ms. Yates, Mr. Jones, Mr. Spiers, Mr. Van Landingham

Nays: None

Absent: Ms. Olgers, Mr. Kissner, Mr. Watkins

*WHEREAS, this Authority convened in a closed meeting under:*

*§2.2-3711 (A) (5) Regarding prospective or expanding business and industry where no previous announcement has been made*

*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.*

**7. OLD/NEW BUSINESS**

**A. Marketing Expenses**

Ms. Ingram noted that some prospect work had been done by Timmons, and requested payment of an amount not to exceed \$2,800.00.

Upon motion by Mr. Spiers, seconded by Mr. Van Landingham, the Board approved a motion to allow Ms. Ingram to expend an amount not to exceed amount of \$2,800.00 upon the following vote.

Ayes: Ms. Yates, Mr. Jones, Mr. Spiers, Mr. Van Landingham

Nays: None

Absent: Ms. Olgers, Mr. Kissner, Mr. Watkins

**B. Property Maintenance**

Ms. Ingram stated that the Board's property on Simpson Road would be mowed.

**8. INDUSTRIAL DEVELOPMENT AUTHORITY BOARD MEMBER COMMENTS**

No members had any comments.

**9. DEPUTY COUNTY ADMINISTRATOR OF PLANNING AND COMMUNITY DEVELOPMENT COMMENTS**

Ms. Collins noted that the Youth Workforce Development program was back in full swing. They had a successful Teen Expo on April 30<sup>th</sup> and were currently working on Summer Work-Based Learning applications.

Ms. Collins also stated that Broadband was moving in a positive direction.

**10. ADJOURNMENT**

Ms. Yates asked if there was any further business, and there was none. Upon motion by Mr. Van Landingham, seconded by Mr. Spiers, the meeting was adjourned at 8:10 PM.

Ayes: Ms. Yates, Mr. Jones, Mr. Spiers, Mr. Van Lanningham  
Nays: None  
Absent: Ms. Olgers, Mr. Kissner, Mr. Watkins

DRAFT

**Dinwiddie County  
Industrial Development Authority  
Treasurer's Report**

Activity thru June 30, 2022

BSV Checking Account Activity							
Date	Item #	Description	General Use	Marketing Use	General Balance	Marketing Balance	Total Balance
4/25/2022		Previous Balance			181,185.36	224,386.88	405,572.24
5/6/2022	626	McCay Enterprises LLC		\$ (1,500.00)		222,886.88	404,072.24

12 Mos Touchstone CD-Issue Date 9/5/2021			
Current Rate: .50%		Next Maturity Date: 9/5/2022	
Date	Description	Amount	Balance
3/5/2022	Previous Balance		69,974.55
6/5/2022	Interest	88.19	70,062.74

12 Mos Touchstone CD-Issue Date 1/25/2022			
Current Rate: .15%		Next Maturity Date: 1/25/2023	
Date	Description	Amount	Balance
4/25/2022	Previous Balance		105,572.60

<b>Total IDA Available Funds*</b>	<b>\$579,707.58</b>
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*\*Includes ALDI Project Funds*

VISA Activity				
Date	Description	Card Holder	Amount	Balance
	Previous Balance			

Respectfully Submitted by:

William Jones

July 11, 2022

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Date

*Dinwiddie County  
Industrial Development Authority  
Treasurer's Report*

<b>BSV ALDI Project Checking Account Activity</b>				
<b>Date</b>	<b>Item #</b>	<b>Description</b>	<b>Amount</b>	<b>Current Balance</b>
8/31/2021		Previous Balance		37,312.96
3/14/2022	1051	Dinwiddie County IDA- T&D- Close Account	(37,312.96)	-
				-



**RESOLUTION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF  
DINWIDDIE COUNTY, VIRGINIA AUTHORIZING EXECUTION OF AGREEMENTS  
RELATED TO AN UNANNOUNCED ECONOMIC DEVELOPMENT PROJECT**

WHEREAS, the Industrial Development Authority of Dinwiddie County, Virginia (the “Authority”) has set as a priority to bring business to the County of Dinwiddie (the “County”), a desire shared by the Board of Supervisors of Dinwiddie County, Virginia;

WHEREAS, the Authority and the County have become aware of a prospective business or industry that is interested in locating in the County (the “Business”) where no previous announcement has been made;

WHEREAS, to induce the Business to locate in the County, subject to certain conditions, the Authority is agreeable (1) to the extent necessary to serve as a conduit for, or otherwise enter into an agreement regarding, a grant of up to \$928,000 (the “COF Grant”) from the Commonwealth Opportunity Development Fund, which is operated by the Virginia Economic Development Partnership Authority (“VEDP”) and which COF Grant would also relate to an announcement in another Virginia locality; and (2) to serve as a conduit for a grant of up to \$111,000 (the “TROF Grant”) from the Tobacco Region Revitalization Commission (the “Tobacco Commission”) to the Business;

WHEREAS, to induce the Business to locate in the County, subject to certain conditions, the County is agreeable (1) to enter into an agreement regarding a grant of up to \$928,000 from the Commonwealth Opportunity Development Fund, which is operated by VEDP, and which COF Grant would also relate to an announcement in another Virginia locality; (2) to enter into an agreement related to the TROF Grant; and (3) to enter into a revenue sharing agreement with the Tobacco Commission whereby five percent of new tax revenue associated with the Business is paid to the Tobacco Commission until an amount equal to 105% of the TROF Grant award amount has been paid to the Tobacco Commission by the County;

WHEREAS, in response to incentives offered by the Authority and the County, the Business will agree to cause capital investment and job creation within the County within a certain time frame;

WHEREAS, in response to the incentives offered pursuant to the TROF Grant, the Business will agree to cause (1) certain taxable property assets to be located within the County and (2) the achievement of certain job creation objectives, all according to certain terms and conditions, and if the Business fails to take such actions, the Business will agree to repay a portion or all of the TROF Grant, as applicable (although the TROF Performance Agreement, defined below, will stipulate that payments are only to be made after performance metrics have been met);

WHEREAS, in response to the incentives offered by the Commonwealth Opportunity Development Fund operated by VEDP, the Business will agree to make certain investments and to create employment according to certain terms and conditions, and if the Business fails to take such actions, the Business will agree to repay a portion or all of the COF Grant, as applicable; and

WHEREAS, the Authority, the County, the Business, the Tobacco Commission, and VEDP, as applicable, desire to memorialize these understandings, among others, in: (1) to the extent that the County and/or Authority need to participate, the Commonwealth's Development Opportunity Fund Performance Agreement by and among the County, the Authority, VEDP, and the Business (the "COF Agreement"), and (2) the Performance Agreement by and among the Business, the Authority, the County, and the Tobacco Commission (the "TROF Performance Agreement");

NOW, THEREFORE, BE IT RESOLVED THAT the Chairperson of the Authority is hereby authorized to execute and deliver to the County, the Business, VEDP, the Tobacco Commission, and any other necessary parties (1) the COF Agreement, to the extent that the Authority is required to be a party by VEDP; (2) the TROF Performance Agreement; and (3) any and all other necessary legal documents to effectuate the Agreements, in each case with such changes, substantive or otherwise, as shall be approved by the Chairperson of the Authority, which approval shall be conclusively evidenced by the signature of the Chairperson of the Authority, the form of all such documents to be approved by the Authority's Counsel;

BE IT FURTHER RESOLVED THAT the Chairperson of the Authority is hereby authorized to take any and all actions in furtherance of the Agreements and the intent of this resolution; and

BE IT FURTHER RESOLVED THAT the Authority finds that the Agreements and the actions outlined in this resolution are an exercise of the Authority's power for the benefit of the inhabitants of the Commonwealth, either through the increase of their commerce, or through the promotion of their safety, health, welfare, convenience or prosperity, as provided in Section 15.2-4901 of the Code of Virginia, 1950, as amended.