

**MEETING OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF  
CAMPBELL, VIRGINIA**

January 25, 2024

The meeting of the Board of Directors of the Industrial Development Authority of Campbell County, Virginia, was held in the Citizen Services Building first-floor conference room, Rustburg, Virginia, on  
January 25 2024

The Directors present were:

Vance Driskill, Chairman  
Dennis Rosser, Vice Chairman  
George Rosser, Treasurer

Jack Dean  
Tommy Vaughan  
Don Wooldridge

Also present:

Nina Rezai, Director of Campbell County Economic Development  
Frank Wright, Esq., Overbey, Hawkins, Wright, & Vance, PLLC  
Darryl Glass, Glass & Associates, Inc.  
Russ Orrison, Perkins and Orrison Engineering  
Jeff Halfinger, Ceramic Tubular Products, LLC  
Claude Dixon, Business Programs Coordinator, Campbell County Economic Development  
Molly Eden, Economic Development Specialist, Campbell County Economic Development  
Karen Wydner, Administrative Assistant, Campbell County Economic Development

**Call to Order**

// Chairman Driskill called the meeting to order at 7:01 p.m.

**Review and Approval of Minutes**

// All members acknowledged the review of the minutes of the Joint Board of Supervisors meeting on October 12, 2023. Chairman Driskill called for a motion to approve the minutes. Mr. Wooldridge motioned and Mr. Dean seconded. With all in favor and none opposed, the minutes were approved.

**Public Comment**

// There were no public comments.

**265 Ewing Drive Expansion**

// Based on the decision of the Authority at the October 2023 meeting to look into expanding the current property at 265 Ewing Drive, Mr. Glass and Mr. Orrison were invited to present variations of ways to expand the building. A thorough discussion was had addressing the concerns for the cost, timeline, expansion by the current tenant, facilitating multiple tenants and those restrictions, fire walls, staged expansions, parking, traffic flow, expansion onto the neighboring Lot B, and building a stand-alone structure on Lot B.

// Mr. Glass and Mr. Orrison left with the request of rough sketches for various expansions of the current shell building.

### **Lighting Upgrade Request at 265 Ewing Drive**

// Mr. Jeff Halfinger, CEO of Ceramic Tubular Products, LLC is requesting an upgrade of LED lighting and the addition of motion detectors for safety while Southern Air is there installing additional equipment.

// Ms. Rezai stated that during the Economic Development staff meeting Mr. Dixon and Mrs. Eden brought forward a couple energy solution programs offered by AEP when upgrading fixtures to LED. The first would be 30% reimbursement for the cost of the project; the second is subject to AEP review to cover up to \$25,000 if the use is a stated usage of kilowatts. The cost of the project estimated is \$11,159 for the lighting and \$2,441 for the motion sensors.

// Mr. Halfinger left prior to motion to vote. Mr. Dean made the motion that the IDA would pay for the lighting upgrade and the motion sensors with the 30% reimbursement application to AEP. Mr. George Rosser seconded the motion. With all in favor and none opposed, the motion passed. Mr. Vaughan abstained

### **Matters from the Economic Development Staff:**

#### **Financial Report**

// Ms. Rezai shared the financial report bringing attention to that the insurance and taxes set aside were based on old values, the reassessment did increase in July. The set aside amounts were adjusted accordingly.

// Ms. Rezai also pointed out the bush hogging cost to the rear of the shell building and Lot B.

// Ms. Rezai explained at the end of December 2023 one of the CDs with First National Bank had matured. With the help of Chairman Driskill the money (\$37,085.53) was placed into the Money Market checking account at First National Bank as to not roll over. Ms. Rezai asked what the IDA would like to do with those funds. A discussion was had to move the money to a short-term CD.

// A motion was made by Mr. Dean for Chairman Driskill to reallocate the CD funds to a new short-term CD or Money Market account at the Chairman's discretion of the best rate. Seconded by Mr. Dennis Rosser. With all in favor and none opposed, the motion passed.

// A motion was made by Mr. Wooldridge to accept the financial report as written; seconded by Mr. Vaughan. With all in favor and none opposed, the motion passed.

#### **Project Update List**

// Ms. Rezai reviewed the list of projects with the IDA highlighting the progress of the Airport Commerce Park traffic study, the opening of Home2Suites hopefully in March with a ribbon cutting ceremony in cooperation with the Lynchburg Regional Business Alliance.

// A question was raised by Mr. Dennis Rosser as to the WaWa project at Lawyers Road and an issue concerning VDOT. Ms. Rezai stated VDOT has a 20 year safety improvement plan underway to remove some crossovers restricting some of the entrances and exits. Crowell Lane is another project currently on hold with VDOT with needing permits with Columbia Gas.

// Economic Development has two more rounds to complete the first phase of funding of \$505,000 Precision Ag cost-share with the Tobacco Commission. Campbell County does the administration for the 20 counties involved in the program.

// Brookneal Campbell County Airport Authority is moving forward with getting 10 T-Hangars constructed and will have their financing loan reviewed at the Virginia Aviation Board meeting at the end of February. They are looking at an April timeframe to put out the bid for construction. Having 10 based aircraft will put them back into status for federal funding.

// Campbell Connects will be scheduled in March 7th or 14th in Altavista.

// Start Small Campbell Grant is currently open.

// Economic Development is beginning their CEDS (Comprehensive Economic Development Strategy). Some members of the IDA may be asked to be on the Advisory Committee. IDA members may also be invited to one-on-one interviews or community stakeholder meetings to give feedback on the business/economic climate in Campbell County. Members are encouraged to participate as the CEDS is only as good as the feedback given.

// Ms. Rezai reviewed the work Mr. Dixon has done on grants awarded or in progress. The department saw \$1.7 million in grants facilitated in 2023. The Tobacco Commission grant funds approved cover half of the clearing and site grading on Lots J, K and portion of L (\$404,000). A grant application has been submitted to Crescent Regional Commission to cover another 25% of the cost (\$202,000). Leaving only a quarter of the cost for the County to cover. A discussion was had considering timeline and what the line items the grant covers.

// The goal of the department and IDA was to create pad-ready sites. The Board of Supervisors had been approved for the full amount of financing for the Brookville High School project, then they received a Literacy Grant and another low percentage loan which allowed \$10 million to fund the 100,000 sq. foot building construction the site. The takeaway is the projects being initiated by the IDA are being supported and /or funded by the Board of Supervisors.

// There are grants applications submitted to cover 50-100% portions of the clearing and grading of the remaining portion of Lot L to the Tobacco Commission and USDA.

// A question was asked regarding the Airport Commerce Park and Lynchburg City's participation. Ms. Rezai stated they were working with Lynchburg City. There is property owned by the City in the County, a special revenue tax district would need to be established. The City and County would work together for a master plan of the property.

// A question was also asked about the Brownfield status of the gas station by Rustburg Middle. Owners did inquire with the Economic Development office about the property. There are about 6 or 7 properties in the County who have participated in the grant program.

### **Matters from the Chairman**

// No matter were brought.

### **Matters from the IDA Members**

// No matters were brought.

**Adjourn**

// A motion was called for by Chairman Driskill to adjourn. A motion was made by Mr. Vaughan, seconded by Mr. Wooldridge. All voted in favor.

// Meeting adjourned at 8:39 p.m.

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Vance Driskill, Chairman

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Dennis Rosser, Vice Chairman