

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

November 29, 2007

The regular meeting of the Board of Directors of the Industrial Development Authority of Campbell County, Virginia, was held in the Community & Economic Development Conference Room, County Office Building, Rustburg, Virginia, on November 29, 2007.

The Directors present were:

George Rosser, Chairman  
Malcolm Morris  
Robert Kennedy  
Vance Driskill  
Geraldine Pettigrew

The Directors absent were:

Lewis Robertson  
Darryl Whitesell

Also Present:

J. Michael Davidson, Economic Development Director  
Frank Wright, Jr., Overby, Hawkins, Selz & Wright  
Rebecca Schwarz, Assistant Secretary-Treasurer

Chairman Rosser called the meeting to order at 7:30pm. The minutes from September 27, 2007 were presented for review. Upon a motion by Mr. Driskill, seconded by Mr. Morris, and duly adopted by unanimous vote, the Campbell County Industrial Development Authority approved the September 27, 2007 minutes as recorded.

Mr. Rosser turned the discussion over to Mr. Davidson.

**Matters from Economic Development Director**

// Mr. Davidson began by introducing and welcoming Ms. Geraldine Pettigrew to the Industrial Development Authority. Supervisor Gunter recommended her to the Board of Supervisors, and on November 5, 2007, the Board of Supervisors appointed her to fulfill the remainder of Mr. Yates' four-year term for the Concord Election District until March 17, 2011.

// Mr. Davidson next asked Ms. Schwarz to review the financial report. Ms. Schwarz reviewed recent account activity and explained the new format of the financial report (see attached). Ms. Schwarz advised the Authority that the Sanfacon account needs to be closed due to the closing of the Sanfacon loan. The IDA discussed how to invest the remaining funds balance in that account.

Upon a motion by Mr. Driskill, seconded by Mr. Morris, and duly adopted by unanimous vote, the IDA voted to move the balance of the Sanfacon Operating Account to a Certificate(s) of Deposit for a minimum of six months as soon as can be practically done.

// Mr. Davidson reviewed the Project Updates for November.

Mr. Davidson advised the Authority that industrial prospect activity has been high. Economic Development receives several calls a month, many of them coming from the state. Unfortunately, not a lot of the inquiries have led to prospects.

At the moment, the A.O. Smith building in Brookneal is off the market. The people who own it pulled it off the market because of some environmental problems with the building. Some things were buried in the ground that should not have been, and the owners are currently doing some environmental remediation at the property. Therefore, the building will not be available until that is complete. We do not know what the asking price will be when it goes back on the market.

The Dearing Ford Business and Manufacturing Center adjacent to the Wal-Mart in Altavista has been submitted for at least one, if not two projects. Seneca Commerce Park next to the Fountain Motel on US Route 29 has been submitted. The Simpson site, a 1600 acre site near Altavista, was submitted for a site. We have, however, a reasonable belief that this project will not work. General discussion of the sites followed.

Mr. Davidson said that Airport East on Wards Road continues to move along. He did comment to the Authority that this project takes a tremendous amount of staff time.

Wards Crossing West is going well. We have met the requirements of our Cooperative Agreement with the City of Lynchburg to have the road completed from a construction perspective. The road goes all the way through to Leesville Road, though only the course asphalt has been laid. The final asphalt will not be laid until next spring.

The City of Lynchburg did approve the zoning for Crossroads Colonnades. This is part of the Airport East project but will henceforth be discussed separately from Airport East.

Mr. Davidson said he will talk about the Seneca Virtual Building later in the meeting.

Mr. Davidson said that the final inspection for Phase II of the Dearing Ford Business and Manufacturing Center will take place on December 8, 2007. He said there are 2 pad sites there.

Mr. Davidson next reviewed the Brookneal – Campbell County Airport activity. The DOAV approved grant funding to fence the runway. That project is 50-60% complete. The fence will be 8 feet high with barbed wire at the top. General discussion followed.

Mr. Davidson told the IDA that Banker Steel is looking at the possibility of paying off its lease and purchasing the property earlier than anticipated. This is good in that Banker Steel is doing very well. However, this does mean that the IDA will not make as much profit from the project as anticipated. General discussion followed.

// Mr. Davidson next discussed two recent industrial announcements. JetBroadband is moving along well, and the footers are finished. The lot has been laid out nicely. Hi-TECH Machining has also moved back into the county from Bedford County. General discussion of these projects followed.

// Next Mr. Davidson discussed the Seneca Commerce Park Virtual Building. He refreshed the IDA on the nature of a virtual building and its benefits. We received a grant from the Tobacco Commission for the Dearing Ford Virtual Building, and we were then successful in obtaining a second grant to do a virtual building at Seneca Commerce Park. He then described the possibilities we have with the Seneca Virtual Building, in regards to both use and size. The grading and site work for the building must all be done up

front, but the building can be constructed in different phases. Mr. Davidson then played the virtual building tour for the IDA members.

// The Dearing Ford Business and Manufacturing Center was already discussed during the Project Updates.

// Mr. Davidson advised the IDA that he would like to discuss in closed session an Altavista real estate industrial project that the Altavista IDA is currently taking the lead on.

On motion of Mr. Morris, seconded by Mr. Driskill, and duly adopted, the Industrial Development Authority enters into a closed session in accordance with §2.2-3711 (A)(5) of the Code of Virginia of 1950, as amended; discussion or consideration of the expansion of existing business and industry.

The vote was: Aye: Morris, Driskill, Rosser, Kennedy, Pettigrew  
 Nay: None  
 Absent: Robertson, Whitesell

The Campbell County Industrial Development Authority entered into a closed session at 8:15 pm on Thursday, November 29, 2007, for discussion or consideration of the expansion of existing business and industry, in accordance with §2.2-3711 (A)(5) of the Code of Virginia of 1950, as amended.

On motion by Mr. Driskill, seconded by Mr. Morris, and duly adopted, the IDA returned to open session at 8:24 pm.

The vote was: Aye: Driskill, Morris, Rosser, Kennedy, Pettigrew  
 Nay: None  
 Absent: Robertson, Whitesell

On motion by Mr. Morris, seconded by Mr. Driskill, and duly adopted, the following resolution was adopted:

### **CERTIFICATE OF CLOSED MEETING**

WHEREAS, the Campbell County Industrial Development Authority had convened a closed session on the 29<sup>th</sup> day of November 2007 pursuant to an affirmative recorded vote and in accordance with the provisions of The Virginia Freedom of Information Act; and

WHEREAS, §2.2-3711 of the Code of Virginia requires a certification by the Campbell County Industrial Development Authority that such closed session was conducted in conformity with Virginia law;

NOW, THEREFORE, BE IT RESOLVED that the Campbell County Industrial Development Authority hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies, and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Campbell County Industrial Development Authority.

The roll call vote was: Aye: Morris  
 Aye: Driskill  
 Aye: Rosser  
 Aye: Kennedy

Aye: Pettigrew  
Nay: None  
Absent During Meeting: Robertson, Whitesell  
Absent During Vote: None

**Matters from the Chairman**

// Chairman Rosser had no items for discussion.

**Matters from IDA Members**

// The IDA Members had no items for discussion.

Following general discussion of the aforementioned matters, and with no other business presented for consideration, the Campbell County Industrial Development Authority adjourned at 8:25 pm.

---

George Rosser, Chairman

---

Vance Driskill, Secretary-Treasurer

