

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

April 3, 2008

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 April 3, 2008.

The Directors present were:

George Rosser
Vance Driskill
Malcolm Morris
Robert Kennedy
Geraldine Pettigrew

The Directors absent were:

Darryl Whitesell, Vice-Chairman
Lewis Robertson

Also Present:

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

Mr. Rosser called the meeting to order at 7:34pm. The minutes from January 24, 2008 were presented for review. Upon a motion by Mr. Morris, seconded by Mr. Driskill, and duly adopted by unanimous vote, the Campbell County Industrial Development Authority approved the January 24, 2008 minutes as recorded.

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

Matters from Economic Development Director

// Mr. Davidson said he needed to amend his part of the agenda. He needed the IDA to consider an insurance proposal for the IDA liability coverage. This he would discuss later in the meeting.

// Mr. Davidson asked Ms. Schwarz to present the financial report (see attached). Ms. Schwarz noted that since the last meeting there has been no significant activity in the IDA accounts. She asked the board members to review the financial report and ask any questions they might have. Mr. Rosser asked if everything has been finalized with the close-out of the Sanfacon account. Ms. Schwarz said that it has, and she directed the board's attention to the financial report to see where the Sanfacon funds have been deposited to the IDA CD's 1, 2, and 3.

Mr. Davidson commented that since the previous IDA meeting, he has not had time to draft a letter in response to the auditor's comments for Fiscal Year 2007 audit. He said that this is not an urgent task, but he will see to it and have Mr. Driskill review, sign, and forward the letter to the auditor.

// Mr. Davidson turned to the next item on the agenda, the Project Updates. He said that since mailing the board the updates, the only significant addition to the update he would like to make is regarding Seneca Commerce Park. As he mentioned at the previous IDA meeting in January, we discovered that the park is not fully served by three phase power. The section of the park which is not

served by three phase power is in AEP's service territory. Mr. Davidson met with AEP to discuss this issue, and unfortunately, AEP does not trade service territory. Therefore, a territory swap with Dominion Virginia Power will not happen. To install industrial grade power with AEP to the back section of the park will cost \$200,000. There exists the possibility that AEP might refund or offset some of this cost if a big enough company comes to the park, but we have no guarantee of this. Mr. Davidson said that the dilemma we face is that without three phase power, we will have trouble attracting clients to the park. If AEP does not offset or refund some of the \$200,000, we will have to raise the sale price of the land, which will make us no longer competitive. General discussion followed.

Mr. Davidson asked if the IDA members had any questions on these projects or if they had any other projects they would like the IDA to consider.

Mr. Rosser asked if we have had any new prospects looking for buildings. Mr. Davidson discussed recent industrial prospects. He did note that clients want to be close to the airport but do not want to pay the cost of purchasing land near the airport. General discussion followed regarding this issue.

Mr. Driskill asked for information regarding Stacy Compton's projects, and Mr. Rosser asked for information on A.O. Smith. Mr. Davidson gave updates, and general discussion followed.

// Next Mr. Davidson discussed the IDA By-Laws. Mr. Davidson said that, as discussed at the January meeting, the by-laws need revision. In January, we discovered a missing page in the by-laws, but fortunately Campbell County's by-laws match the Lynchburg IDA by-laws word for word, with the exception of the words "Lynchburg" and "Campbell County." We were, therefore, able to fill in the missing information.

Mr. Davidson went through the IDA By-laws, reviewing all changes, additions, and corrections. There were some formatting changes. There were some changes to allow for progress and new policies. The by-laws were modified to allow for an assistant secretary, assistant treasurer, or assistant secretary-treasurer. Changes were also made regarding the timeline for election of officers and the order of business for IDA meetings. Mr. Wright, the IDA legal counsel, was involved in the process. In addition to the above changes, he made suggestions for edits to ensure the by-laws meet all legal requirements. General discussion followed.

Mr. Davidson said that the IDA board members may review the by-laws on their own and let him know if they see any other needed changes. He will finalize the edits and bring it to the IDA for adoption in May.

// Mr. Davidson next reviewed the proposals for IDA insurance coverage. The IDA currently has coverage with VaCorp, the Virginia Association of Counties Risk Pool. We also have a proposal from VML, the Virginia Municipal League. Following a review of the proposals and general discussion of the coverage, Mr. Driskill made the motion to adopt a resolution to accept the VML proposal, total cost \$1,125. Upon a motion by Mr. Driskill, seconded by Mr. Kennedy, and duly adopted by unanimous vote, the IDA adopted a resolution to accept the VML proposal.

Mr. Davidson will notify VaCorp on Friday, April 4, 2008, of the decision to change coverage to VML, thus giving the required 90 day notice of change of coverage.

Mr. Davidson had no other items to present.

Matters from the Chairman

// Mr. Rosser asked if Mr. Davidson had any updates on the potential project with the Altavista IDA, which Mr. Davidson discussed at a previous IDA meeting. Mr. Davidson said that in order to discuss this, the IDA would need to enter into closed session.

On motion of Mr. Driskill, seconded by Mr. Morris, 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: Driskill, Morris, 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, April 3, 2008, 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. Rosser, and duly adopted, the IDA returned to open session at 8:25 pm.

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

Mr. Driskill read the following Certificate of Closed Meeting for adoption by the IDA by roll call vote:

CERTIFICATE OF CLOSED MEETING

WHEREAS, the Campbell County Industrial Development Authority had convened a closed session on the 3rd day of April 2008 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: Kennedy
 Aye: Morris
 Aye: Pettigrew
 Aye: Driskill
 Aye: Rosser
 Nay: None
 Absent During Meeting: Robertson, Whitesell
 Absent During Vote: Robertson, Whitesell

Matters from IDA Members

// Mr. Davidson said he realized that the IDA needs to adopt a resolution for membership of VML. Upon a motion by Mr. Driskill to adopt a resolution to join the Virginia Municipal League, seconded by Mr. Kennedy, and duly adopted by unanimous vote, the resolution was adopted.

// The IDA discussed that it will hold the election of officers at the next regularly scheduled meeting in May, as Mr. Robertson was absent from this evening's meeting.

Following general discussion of the aforementioned matters, and with no other business presented for consideration, upon a motion by Mr. Morris, seconded by Mr. Kennedy, and duly adopted by unanimous vote, the Campbell County Industrial Development Authority adjourned at 8:42 pm.

George Rosser, Chairman

Vance Driskill, Secretary-Treasurer

