

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

April 21, 2022

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 April 21, 2022.

The Directors present were:

Vance Driskill, Chairman	Jack Dean
Larry Dalton, Vice Chairman	Don Wooldridge
George Rosser, Secretary Treasurer	Dennis Rosser

The Directors Absent were:

Thomas Vaughan

Also present:

Nina Rezai, Campbell County Economic Development Manager  
Frank Wright, Esq., Overbey, Hawkins, Wright, & Vance, PLLC  
Molly Eden, Campbell County Economic Development Specialist  
Brooke Wright, Administrative Assistant to the County Administrator

Call to Order

// Chairman Driskill called the meeting to order at 7:03 p.m.

Review and Approval of Minutes

// All members having acknowledged review of the minutes of January 27, 2022, Chairman Driskill called for a motion to approve, with one modification to add the word “for” to the first sentence of the second paragraph on the second page. Mr. Wooldridge motioned and Mr. George Rosser seconded. With all in favor and none opposed, the minutes were approved.

Staff Changes

// Next, Ms. Rezai informed the Authority that since the last meeting, Kim Stewart had moved to Salem, VA and her position had not yet been filled. Molly Eden was recently hired as the E.D. Specialist. The Authority members introduced themselves and informed Ms. Eden of their professional backgrounds.

Election of Officers

// Chairman Driskill indicated the Authority was past due to elect new officers. Mr. Wooldridge nominated and Mr. Dean seconded Vance Driskill to remain Chairman. With all in favor and none opposed, Mr. Driskill was named Chairman. Mr. Dalton nominated and Mr. George Rosser seconded Dennis Rosser to become Vice-Chairman. With all in favor and none opposed, Mr. Dennis Rosser was named Vice-Chairman. Mr. Dean nominated and Mr. Dennis Rosser seconded George Rosser to remain Secretary Treasurer. With all in favor and none opposed, Mr. George Rosser was named Secretary Treasurer.

Financial Report

// Ms. Rezai reviewed the IDA balance statement and Simplimatic Lease statement. She highlighted the increase in revenue that started in January with the beginning of Simplimatic’s new lease. Mr. Dalton

suggested that staff consider researching bond options to generate more interest income than the IDA's checking account currently produced.

#### Project Updates

// Ms. Rezai reviewed the project updates and noted that the USEDA grant project was declined due to a low level of economic opportunity.

// Ms. Rezai also mentioned that the HUBZone application submitted in January was approved. A press release was forthcoming, and she was excited for the benefits that HUBZones could offer the County.

// Ms. Rezai stated that she was still working with the Extension Office on the Precision Agriculture Grant.

#### Other Matters

// Ms. Rezai offered a presentation about functions of an Industrial Development Authority versus an Economic Development Authority (EDA). The goal of each type of Authority was to promote economic growth. Traditionally, an IDA focused on securing bonds for local governments or regional initiatives. She asked the members to consider if they wanted to be more involved in a broad range of economic development initiatives. Ms. Rezai indicated that she coordinated business retention and expansion meetings as necessary, and IDA members were welcome to join those meetings if the business owner was agreeable. She also reviewed two exciting initiatives from Economic Development – the Campbell Connects small business networking events and the Start Small Campbell small business grant program. Mr. Dean suggested forming a subcommittee within the IDA to work closely with Ms. Rezai to learn the intricacies of the Economic Development department. Chairman Driskill appreciated the idea and thought it would be best to individually learn more about the department before determining how to proceed as an Authority.

// Ms. Rezai provided an update on landscaping efforts at Seneca Commerce Park. RSG Landscaping had been contracted for retention pond maintenance and landscaping maintenance at the Park's entrance. The Public Works department would be responsible for repairing stormwater ponds and routine roadside mowing. She indicated that RSG had submitted a proposal for landscaping around the Simplimatic sign. Chairman Driskill asked staff to get an estimate for a Simplimatic sign similar to the Seneca entrance sign.

// A lengthy discussion ensued regarding the possibility of constructing another building in Seneca Commerce Park. Chairman Driskill thought it was time to consider the opportunity and asked for more accurate figures on building costs in order to have further discussion at the next meeting. He also wanted to discuss the best potential lot for a building.

#### Adjourn

// Hearing no further questions, Chairman Driskill called for a motion to adjourn. Mr. Dean motioned and Mr. Wooldridge seconded. With all in favor and none opposed, the meeting adjourned at 8:22 p.m.

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Vance Driskill, Chairman

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Dennis Rosser, Vice Chairman