

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

August 26, 2021

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 August 26, 2021.

The Directors present were:

Vance Driskill, Chairman	Dennis Rosser
Larry Dalton, Vice Chairman	Don Wooldridge
Jack Dean	George Rosser, Secretary Treasurer (7:11 p.m.)

The Directors absent were:

Thomas Vaughan

Also present:

Nina Rezai, Campbell County Economic Development Manager
Frank Wright, Esq., Overbey, Hawkins, Wright, & Vance, PLLC
Kim Stewart, Campbell County Economic Development Administrative Assistant

Call to Order

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

Review and Approval of Minutes

// Chairman Driskill confirmed everyone had a chance to review the called meeting minutes of July 22, 2021, and, hearing no questions or concerns regarding them, called for a motion they be approved. Mr. Don Wooldridge motioned and Mr. Jack Dean seconded. With all in favor and none opposed, the minutes were approved.

Financial Report

// Ms. Rezai reviewed the IDA's total current assets of \$203,961.79 and reminded the IDA verbally that if and when they were to begin a new construction project, they would need to hold back \$23,000 for the building at 265 Ewing Drive.

// Ms. Rezai stated that in September, Economic Development would send out Simplimatic's lease renewal and that it was time to renegotiate the lease terms and she would discuss this with Mr. Rick Read.

Commercial Brokerage Services and Property Management

// Ms. Rezai next spoke regarding Mr. Rick Read's brokerage services with the County and that those services would not be extended. She said that Mr. Read has "baked in services" on the lease for the Simplimatic building, however. She recommended that at a future point when the IDA would build another building or grant funding would come in for County property that negotiation take place at that time for property management services on a contracted basis. It was agreed that Mr. Frank Wright would review the County's contract to verify that Mr. Read's property management services on the Simplimatic lease were separate and would be unaffected by the County not extending the brokerage services contract.

Project Updates

// Ms. Rezai updated the group that the USED I grant application was still under review. She also informed them that three new incentive programs were approved at the July Board of Supervisors meeting for Foster Fuels, Graham Packaging, and Jennings Stained Glass.

Property Exchange and Water Extension Project

// Ms. Rezai summarized that in July the IDA members met to discuss a closed session project for development at the corner of Dennis Riddle Drive and Colonial Highway that is now moving forward in open session. At closing, the developer would like to see the contract between the County and the IDA to exchange the \$15,000 for the administration of the water line extension. Chairman Driskill said that he thought the project sounded promising and that it appeared that the rest of the group thought it would be positive. Mr. Dennis Rosser asked for clarification on why the developer wished to see the contract between the County and the IDA at closing and she said it was to assure him that the water project would be coming. Chairman Driskill asked how the IDA would be involved in the project and Mr. Frank Wright said that the IDA would become the owner of the property but the purchase price would be paid by the installation of the water line by CCUSA. Ms. Rezai added that when the closing takes place, Chairman Driskill would be requested to sign paperwork. No further questions were asked, and so Chairman Driskill called for a motion that the IDA accept the proposal for the property exchange and water extension project. Mr. Don Wooldridge motioned and Mr. Dennis Rosser approved. With all in favor and none opposed, the motion passed.

Seneca Commerce Park Protective Covenants

// Ms. Rezai reviewed the progress of the Seneca Commerce Park Protective Covenants document from the previous meetings up to the August meeting. Chairman Driskill said that from his perspective the matters of concern had been addressed. Mr. Larry Dalton felt the 75-foot setback would be a lot of unusable land for a business; however, Chairman Driskill pointed out that Lynchburg City has setbacks greater than that, and Mr. Wright said to keep in mind that the IDA would have the right to modify the covenants at any time. It was also stated that the covenants the IDA is proposing are less restrictive than the industrial parks located in Lynchburg. After ensuing discussion regarding Section J5, Chairman Driskill called for a

motion. Mr. Jack Dean motioned that the IDA remove section J5 and approve the Seneca Commerce Park Protective Covenants, then recommend them to the Board of Supervisors for approval. The removal of section J5 would restore to the IDA the right to always review on a case-by-case basis the sale of property that would fall under the use restrictions listed in section J3. Mr. George Rosser seconded the motion. With all in favor and none opposed, the motion passed. They also agreed as part of their recommendation to the Board of Supervisors to remind them that the Board of Supervisors would have the ability to appeal any decision made by the IDA.

Matters from the Chairman

// Chairman Driskill stated that Mr. James Garner has expressed some renewed interest in the park. He said that discussion was still in the very early stages and that a piece of Lot F might be a good spot for Mr. Garner. Ms. Rezai suggested that part of the land on the lot, which is undevelopable, could be transferred to the park, and it would benefit both the park and Mr. Garner. Chairman Driskill said that if this progresses, Mr. Garner could buy the land outright and the IDA would not be involved with building a building, renting, etc. If a sale took place before the Board of Supervisors makes a decision regarding the covenants and restrictions, it could also be put into the sale negotiations that Mr. Garner must agree to the document. Ms. Rezai stated also that if Mr. Garner decided to purchase that lot, it would open up the County to qualify for the state funding to get the access road paved in the State system, because the State won't review the County's application until there is a property owner. Chairman Driskill felt this could be a win-win prospect for the County.

Matters from the IDA Members

// Mr. George Rosser asked about the land the County owns at the Lynchburg Airport. Ms. Rezai has spoken with the new airport manager who she said has an appetite for a Through-the-Fence agreement. She recently met with the City of Lynchburg Economic Development to begin conversations on getting the County's property into the State characterization program. Once in this program, it would have priority for a request such as a turn lane by VDOT into the property because it would be in the State evaluation system.

Adjourn

// With no further matters to discuss, Mr. George Rosser motioned to adjourn and Mr. Dean seconded. With all in favor and none opposed, the meeting adjourned at 8:36 p.m.

// The next regular meeting of the Board of Directors of the Industrial Development Authority of Campbell County will be held on January 27, 2022, in the Citizen Services Building first-floor conference room at 7:00 p.m.

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August 26, 2021

Vance Driskill, Chairman

Larry Dalton, Vice Chairman