

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

October 28, 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 October 28, 2021.

The Directors present were:

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

The Directors absent were:

None

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 7:02 p.m.

Review and Approval of Minutes

// Chairman Driskill asked if everyone had reviewed the minutes of August 26, 2021, and if anyone had questions or concerns. Hearing none, he called for a motion to approve. Mr. Don Wooldridge motioned and Mr. George Rosser seconded. With all in favor and none opposed, the motion passed.

Financial Report and Simplimatic Lease Renewal

// Ms. Rezai reviewed the financial balance statement as well as the Simplimatic lease spreadsheet. She informed the group that Mr. Rick Read had drawn up the lease for 2022 and in so doing listed the one-year lease option with also a two- or three-year option built in. Mr. Read built in a three percent rent increase for years one, two, and three of the new lease. All members were in agreement with the new lease, and so Mr. Thomas Vaughan made a motion to approve the lease as written and Mr. Jack Dean seconded. With all in favor and none opposed, the motion was approved.

Project Updates

// Ms. Rezai informed the IDA that the first award for the Start Small Campbell business incentives grant was the owner of Bust A Move Dance Academy, Jennifer Swearingen, and Economic Development will coordinate with Chairman Driskill to present the grant.

// Ms. Rezai also updated that the first incentives check to Tru by Hilton (to Dhruvit Shah) would go out soon.

// Finally, Ms. Rezai spoke of a Community Supported Agriculture Program through Puckett Farm that will be similar to Lynchburg Grows, which is a subscription produce box program. The Puckett Farm program is accepting applications now and will have pick-up locations set up in two or three places throughout Campbell County. The information is linked on the Economic Development website.

// Chairman Driskill asked for clarification on the Brookneal Campbell County Airport (BCCA) project update as well as for updates on the Lynchburg Airport-attached industrial area. Ms. Rezai answered that the County and BCCA have come to an agreement for the County to extend legal and purchasing staff support to the airport. So the County's Purchasing and Legal areas will handle those aspects for the airport. For the (Lynchburg) airport-attached industrial property, Ms. Rezai stated that it will get characterized into the Site Characterization List for the Commonwealth of Virginia. This gets the property listed in the State's open sites program for visibility to leads.

// Ms. Rezai also mentioned two items that came up after the Projects Updates went out. First, the Planning Commission approved the multi-family structure near Yellow Branch that is associated with the land transfer the IDA is involved in with the County. And second, that the Covenants and Restrictions for Seneca Commerce Park will go before the Board of Supervisors for approval on December 6. Ms. Rezai thought it would be helpful for a couple IDA members to attend to show support.

Proposed 2022 Meeting Schedule

// Ms. Rezai reviewed the proposed meeting schedule for the following year. The members had no conflicts with the dates suggested.

Matters from the Chairman

// Chairman Driskill recognized Mr. Vaughan's business for winning a prestigious global IT award.

Adjourn

// With no further questions and no concerns, Chairman Driskill called for a motion to adjourn. Mr. George Rosser motioned and Mr. Dean seconded. With all in favor and none opposed, the meeting adjourned at 7:26 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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Vance Driskill, Chairman

Larry Dalton, Vice Chairman