

BOARD OF SUPERVISORS MEETING  
WITH INDUSTRIAL DEVELOPMENT AUTHORITY

June 15, 2021

A meeting of the Campbell County Board of Supervisors was held on the 21<sup>st</sup> day of June 2021 in the Multi-Use Room of the Walter J. Haberer Building, Rustburg, Virginia. The members present were:

Jon R. Hardie, Chairman, Presiding	Rustburg Election District
Kenneth R. Brown	Spring Hill Election District
Matt W. Cline	Concord Election District
Susan R. Hogg	Timberlake Election District
Steve W. Shockley	Sunburst Election District
Charlie A. Watts, II	Brookneal Election District

The member absent was:

A. Dale Moore	Altavista Election District
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The members present from the Industrial Development Authority (IDA) were:

Vance Driskill, Chairman, Presiding	Timberlake Election District
Dennis Rosser	Concord Election District
Thomas Vaughan III	Sunburst Election District
Don Wooldridge	Spring Hill Election District

Absent from the IDA were:

Larry Dalton	Brookneal Election District
Jack Dean	Rustburg Election District
George Rosser	Altavista Election District

Also present were:

Frank J. Rogers, County Administrator  
Clifton M. Tweedy, Deputy County Administrator  
Kristin B. Wright, Staff Attorney  
Paul Harvey, Director of Community Development  
Nina Rezai, Economic Development Manager  
Catherine H. Moore, Clerk to the Board  
Frank Wright, Attorney to the IDA  
Rick Read, Coldwell Banker Forehand & Co, Commercial Realtor

Chairman Hardie called the meeting to order at 6:00 p.m. Chairman Driskill called the meeting of the IDA to order at 6:00 p.m. This meeting was announced as a joint meeting with the IDA to discuss covenants for Seneca Commerce Park.

### IDA RECENT EFFORTS/SUCSESSES

Following introductions, Ms. Rezai shared a PowerPoint presentation highlighting the IDA's recent efforts and successes over the last five years. The oldest in 2018 was the Banker-Steel Financing & Expansion. This was one of several projects to support Banker Steel as they acquired new property and grew its operations. In doing this, the IDA was able to make a small amount of money while helping the business grow its operations.

In 2019 the IDA constructed a 10,000 S.F. building and currently leases it to Simplimatic Automation. Shenandoah Cable Television LLC (Shentel) is also located in the park. The most recent project when Sonny Merryman, Inc. was expanding and starting the electric bus support operations, the Proterra Charging Station, required Campbell County and the IDA to think outside the box as far as incentives. Everyone recognized it was such an advancement in technology and a way to support a long-standing business in the County.

More recently in the fall of 2020, Economic Development and IDA joined forces to solicit civil engineering plans for five (5) lots in Seneca Commerce Park. Before this was accomplished, the County sold three (3) of the lots to Pinnacle Trailers. The remaining lots were Lot J and Lot K. The IDA was in support of an Economic Development Administration grant to support additional construction on Lot K. Staff was awaiting the civil engineering plans for Lot J.

This year staff had spent time with the IDA seeking financing for a commercial developer. While not all efforts turn out as expected, Ms. Rezai added the IDA was there to be a catalyst to business development and operations in Campbell County. The Economic Development office was also monitoring incentives awarded to Graham Packaging, Abbott, Southern Landscape Group, Inc., Rage Plastics and Tru by Hilton.

### PROTECTIVE COVENANTS FOR SENECA COMMERCE PARK

Administrator Rogers indicated both bodies had previously discussed protective covenants, but staff believed it would be well to convene a joint meeting to gather further feedback and direction. The main reasons for the covenants was to establish a standard of business uses in an industrial property, to provide businesses with an expectation of who their future neighbors could be and the condition in which it would be maintained, and to protect the County's current investment in the property and future projects.

Ms. Rezai summarized the draft covenants. Section J lists several uses that were permitted in the County's I-H Industrial Heavy District that would be allowed only upon prior written approval of the IDA. These included armories, automobile and truck rental, billboards, building material sales and storage, cork products manufacturing, lumberyards and sawmills, motor freight terminals, rope, fibrous manufacturing, rubber products manufacturing, sanitary or solid waste management facility, travel trailer sales and rental, and modular and mobile home sales.

Administrator Rogers presented the following questions. Do we want to apply a standard to Seneca Commerce Park? Do we want to apply covenants to do so? How stringent do we want the covenants to be?

Administrator Rogers indicated the draft could be developed as agreed by both boards. The current form was drafted to convey ownership of the park to the IDA and give them the opportunity to recruit businesses and offer incentives. Currently, the County owned most of the park, and the IDA owned one lot that was being leased to Simplimatic. The Planning Commission had also reviewed the document and offered no changes. Although much of the draft was based on the Heavy Industrial zoning ordinance in the County Code, the draft proposed an increased front setback of 75 feet, and increased rear and side yard setbacks to no less than 25 feet. Both boards would have the ability to adjust those setbacks as agreed upon.

In the discussion that followed, there were several members in favor of setting standards for the future and protecting the County's investment. Some concern was expressed this would add restrictions to the property that may impact new businesses wanting to locate in the park. There was also a question of whether the County or IDA should have a say in who an existing business sold its property to in order to ensure the next tenant would be a good fit for its neighbors.

Mr. Read had experience in marketing industrial and commercial property and believed it was important to have covenants and restrictions, but not too stringent to deter businesses. Ideally, the park should be conveyed to the IDA without having to go to the Board of Supervisors for approval. This would expedite the sale of the lots. He added the covenants should mirror the requirements for industrial heavy properties in the zoning ordinance.

Additional comments centered around maintaining like setbacks to keep the current aesthetics of the park, consider continued oversight or review by the Board of Supervisors, and consider how the park would look if the remainder of the park was developed as a countywide park. There was not unanimous agreement to subject certain uses in the park to a further review.

There was a consensus that protective covenants were important and staff was directed to continue working on a document for consideration. Some consideration should be given to whether the County should be involved in the resale of a property, and the covenants should be drafted to not deter prospective businesses.

// IDA – FIRST NATIONAL SIGNATURE CARD

Chairman Driskill announced the IDA needed to attend to one matter. Tyler Carraway was no longer employed with Campbell County, and it was necessary to remove Mr. Carraway from the First National Bank account and add Nina Rezai to the signature card. The following motion was offered:

On motion of Dennis Rosser, seconded by Thomas Vaughan III, it was resolved the Industrial Development Authority removes Tyler Carraway as IDA's Assistant Secretary-Treasurer and from the First National Bank account #1015141, as he has left employment with

Campbell County, and adds Nina Rezai as IDA's Assistant Secretary-Treasurer and adds Nina Rezai to the signature card for the First National Bank account #1015141, and it was further resolved that Vance Driskill and George Rosser were the current signers and would remain on the signature card.

The vote was: Aye: Driskill, Rosser, Vaughan, Wooldridge  
Nay: None  
Absent: Dalton, Dean, Rosser

// ADJOURNMENT

On motion of Supervisor Watts, the meeting was adjourned at 7:12 p.m.

The vote was: Aye: Brown, Cline, Hardie, Hogg, Shockley, Watts  
Nay: None  
Absent: Moore

On motion of Thomas Vaughan, III, the meeting of the IDA was adjourned at 7:12 p.m.

The vote was: Aye: Driskill, Rosser, Vaughan, Wooldridge  
Nay: None  
Absent: Dalton, Dean, Rosser

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Vance Driskill, Chairman, IDA

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Larry Dalton, Vice Chairman, IDA