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**BRIGHTER
BOLDER
BUSINESS**

**MINUTES
BOARD OF DIRECTORS MEETING
INDUSTRIAL DEVELOPMENT AUTHORITY OF HALIFAX COUNTY, VIRGINIA
AUGUST 19, 2022**

RE: MEETING: The Board of Directors of the Industrial Development Authority of Halifax County, Virginia (IDA) held a regular IDA Board meeting on Friday, August 19, 2022, at 8:30 A.M. in the IDA Conference Room.

RE: MEMBERS PRESENT: Those in attendance at the time the meeting was called to order include Mr. Rick Harrell, Mr. Jeremy Satterfield, Mr. Robert Bates, Mrs. Nancy Pool, Mr. Ryland Clark, and Mr. Jeremy Catron.

RE: MEMBERS ABSENT: Dr. Nettie Simon-Owens was absent when the meeting was called to order.

RE: OTHERS PRESENT: Mrs. Kristy Johnson – IDA Executive Director, Ms. Blair Jeffress – IDA Operations Manager, and Ms. Miranda Baines – Gazette Virginian

RE: MEETING CALLED TO ORDER: Mr. Rick Harrell called the meeting to order at 8:31 a.m. It was determined that a quorum was present with six members in attendance.

Dr. Nettie Simon-Owens arrived at 8:32 a.m.

RE: APPROVAL OF AGENDA: Mrs. Nancy Pool made a motion to approve the agenda, seconded by Mr. Jeremy Satterfield, and duly carried by the Board.

RE: READING AND APPROVAL OF MINUTES: Ms. Blair Jeffress mentioned that she made a few changes to the minutes. Mr. Ryland Clark made a motion to approve the June 30, 2022 and July 15, 2022 meeting minutes with changes, seconded by Mrs. Nancy Pool and duly carried by the Board.

RE: REQUEST TO ENTER INTO CLOSED SESSION: Motion was made by Mr. Ryland Clark seconded by Mr. Jeremy Satterfield, and duly carried by the Board that the Board go into closed session pursuant to Virginia Code Section 2.2-3711. That the purposes which are to be the subject of said executive or closed meeting shall be as follows:

- To discuss a prospective business or industry, or the expansion of an existing business or industry where no previous announcement has been made of the businesses or industry's interest in locating or expanding facilities in the community, pursuant to Virginia Code Section 2.2-3711.A.5.
- To discuss real estate matters, Virginia Code Section 2.2-3711.A.3.
- To discuss personnel matters, pursuant to Virginia Code Section 2.2-3711.A.1.
- To discuss the award of a public contract involving the expenditure of public funds, including interviews of bidder or offerors, and discussion of the terms or scope of such contract, where discussion in open session would adversely affect the bargaining





position or negotiating strategy of the Board pursuant to Section 2.2-3711 A. 29. of the Code of Virginia (1950), as amended.

*Mr. Ryland Clark left the meeting at 10:08 a.m. and returned at 10:42 a.m.

*Mr. Robert Bates left the meeting at 10:25 a.m.

REQUEST TO RETURN TO REGULAR SESSION

Upon motion by Dr. Nettie Simon-Owen, seconded by Mr. Jeremy Satterfield then duly carried by the Board, that the body return to regular session.

CERTIFICATION

Upon motion by Mr. Jeremy Catron and seconded by Mrs. Nancy Pool the Board voted to take a roll call certifying that to the best of the member's knowledge (i) only public business matters lawfully exempt from open meeting requirements under the Virginia Freedom of Information Act and (ii) only such public business matters as were identified in the motion by which the closed meeting was convened were heard discussed or considered in the meeting by the public.

Mr. Harrell, Yes
Dr. Simon-Owens, Yes
Mrs. Pool, Yes
Mr. Catron, Yes
Mr. Clark, Yes
Mr. Satterfield, Yes

RE: Action Taken on Items in Closed Meeting

None

RE: Reports of Standing Committees and Officers

A. Finance Committee

Current Financials

Mrs. Johnson presented the June 2022 and July 2022 financials to the Board. She stated that there are a few items we are waiting on the clear before approving the June 30, 2022 financials. She stated that there should be an approximate \$125,000 surplus and just as staff forecasted. She explained that \$30,000 of the surplus will be moved forward into this fiscal year for the site development study. Mrs. Johnson stated that the leftover amount will be moved to a reserve account for ongoing planning purposes.

Mrs. Johnson reviewed the July 2022 financial reports. She stated that July is always a heavy expense month due to insurance payments made one time in the year.

Mrs. Jeffress also added that all rents were up to date.

Mrs. Pool made a motion to approve the July 2022 financials, seconded by Mr. Satterfield and duly carried by the Board.

B. Prospects & Properties Committee

Mr. Satterfield asked Ms. Jeffress to send out a doddle poll to schedule a Committee meeting.

C. Executive Committee

Mr. Harrell stated that the Executive Committee has not met since the last meeting.

D. Executive Director Report

Mrs. Johnson stated that since the last Board meeting, we have had four site visits. She mentioned we held four BRE visits and she stated that the IDA staff has attended seven community and industry events.

Mrs. Johnson stated that she presented at the Southern Virginia Regional Housing Summit held at the Institute for Advanced Learning and Research. She said that this event was well attended considering it was the first time it had been done. She mentioned that the Mayor of Greenville, South Carolina attended the Summit and spoke about their growth over the last 20 years. Mrs. Johnson stated that the goal of the Summit was to increase interest in residential development throughout the region. She mentioned that she gave a presentation about Halifax County and spoke with individuals who would potentially be interested in housing projects.

Mr. Catron inquired about how Greenville, South Carolina was able to be successful in this endeavor.

Mrs. Johnson explained that Greenville purchased physical sites, marketed the property, and sold the site to investors with the requirement to include housing in the developments. She stated that they dictated what the site needed multi use. Mrs. Johnson also stated that they built Unity Park within the City that is being developed to have affordable housing as a requirement surrounding the development. She expressed that it was a great learning moment and an example to aspire towards.

Mrs. Johnson stated that there has been a lot of conversations around the need for childcare. She stated that she has done an informal survey of our existing providers. She expressed that we have a quite a bit of availability in our childcare system and she will continue to keep those conversations in the forefront.

Mrs. Johnson stated that she attended a SVRA Board meeting and a Tourism Board meeting. She stated that there was a lot of good activity happening on both Boards.

Mrs. Johnson stated that she attended two continuing education events including an event with the Virginia Economic Development Association and a BRE Shared Interest Group meeting. She stated that it was a great conversation with other economic developers across the Commonwealth. She stated that it was interesting to see how cities like Richmond differ from rural communities.

Mrs. Johnson stated that she participated in a corporate site location placemaking webinar, Economic Development's Role in Placemaking. She said this webinar was very informative.

Mrs. Johnson mentioned that Ms. Jeffress was announced along with several other candidates that she will be a part of the Leadership Halifax County Class of 2022. She stated that this program will be for nine months. She congratulated Ms. Jeffress on this accomplishment.



Mrs. Johnson shared how the calendar will look in the next two weeks. She stated that there will be a SOVA task meeting every two weeks with all the regional Chambers and economic development offices to discuss pertinent issues and things that are happening within the region.

Mrs. Johnson stated that she will be participating in her first small business and entrepreneur workgroup. She mentioned that this workgroup is a part of the community wide strategic plan.

Mrs. Johnson stated that she will participate in a Virtual Site Selectors Guild with site selection consultants. She mentioned that this was through the partnership with the SVRA in which the entire regional group will get together to participate virtually.

Mrs. Johnson stated that she will be participating in the Go Virginia Controlled Environment Ag meeting. She mentioned she will also be participating in the Halifax County Ag Development Committee meeting the following week.

Mrs. Johnson stated that there will be an Implementation Committee meeting with the entire Strategic Planning team. She stated that the meeting will be held at the VIR. She mentioned that they will be discussing what's working and not working so they can continue to move forward in the process. Mrs. Johnson mentioned that there has been lots of good activity and continued work.

RE: Old Business:

Mr. Catron mentioned feedback about the strategic planning process and stated that it is helpful in preparing for the next strategic planning meeting.

RE: New Business:

A. Open Comment Period

- Mr. Jeremy Catron: None
- Dr. Nettie Simon-Owens: None
- Mrs. Nancy Pool: None
- Mr. Ryland Clark: None
- Mr. Satterfield: None
- Mr. Harrell: None

RE: PUBLIC COMMENT:

None

RE: NEXT MEETING DATE:

The IDA will hold a joint meeting with the Board of Supervisors on August 25, 2022 at 4:00 P.M. in the Halifax IDA conference room and the next scheduled regular meeting on September 16, 2022, at 8:30 A.M. in the Halifax IDA conference room.

RE: ADJOURNMENT:

Motion to adjourn was made by Mr. Rick Harrell seconded by Mrs. Nancy Pool and then duly carried by the Board.



Respectfully Submitted:

Mrs. Kristy Johnson, IDA Executive Director

Acknowledged:

Mr. Rick Harrell, Chair