

JOINT INDUSTRIAL DEVELOPMENT AUTHORITY
Minutes of Meeting
June 24, 2010

The Joint Industrial Development Authority of Wythe County, Wytheville, and Rural Retreat held a regular meeting on Thursday, June 24, 2010, at 3:00 p.m. in the Council Room of the Wytheville Municipal Building located at 150 East Monroe Street, Wytheville, Virginia.

MEMBERS PRESENT

| | |
|-----------------------------|----------------|
| William F. Snyder, Chairman | Dana Pack |
| Linda DiYorio | Foy Patton |
| Tom Jones | Jennifer Jones |

MEMBERS ABSENT

Dave Elmore, Vice Chairman

EX-OFFICIO MEMBERS PRESENT

None

EX-OFFICIO MEMBERS ABSENT

R. Cellell Dalton, Wythe County Administrator
C. Wayne Sutherland, Jr., Wytheville Town Manager
Raymond E. Matney, Rural Retreat Town Manager

DETERMINATION OF QUORUM

Chairman Snyder called the meeting to order and determined a quorum to be present. Chairman Snyder offered the invocation and led the Pledge of Allegiance.

CITIZENS' TIME

Chairman Snyder welcomed Bucky Sharitz to the meeting asked if there were any persons present who would like to address the Board during citizens' time. There being none, Chairman Snyder proceeded with the meeting.

APPROVAL OF MINUTES—May 27, 2010, meeting

Chairman Snyder asked if there were any questions regarding the minutes of the May 27, 2010 meeting. There being none, Chairman Snyder asked for a motion to approve the minutes. Ms. DiYorio made a motion, seconded by Mr. Pack, to approve the minutes as presented. The motion passed unanimously.

APPROVAL OF INVOICES

Chairman Snyder asked if there were any questions concerning the invoices. Chairman Snyder asked if there was a motion to approve the invoices as presented. Mr. Pack made a motion, seconded by Ms. Jones, to approve the invoices. With no further discussion, the motion passed unanimously.

Joint IDA of Wythe County
Check Register
For the Period From May 27, 2010 through June 24, 2010

| Check # | Date | Payee | Amount |
|----------------|-------------|-----------------------------------|---------------------|
| 6116 | 6/23/10 | Alan R. Hawthorne | 4,263.10 |
| 6117 | 6/23/10 | David L. Elmore | 207.79 |
| 6118 | 6/23/10 | Dana R. Pack | 207.79 |
| 6119 | 6/23/10 | Foy W. Patton | 207.79 |
| 6120 | 6/23/10 | Jennifer W. Jones | 207.79 |
| 6121 | 6/23/10 | Linda DiYorio | 207.79 |
| 6122 | 6/23/10 | Patrick G. Burton | 2,507.68 |
| 6123 | 6/23/10 | Tom Jones | 207.79 |
| 6124 | 6/23/10 | Virginia M. Goodwin | 1,598.88 |
| 6125 | 6/23/10 | William F. Snyder | 207.79 |
| 6126 | 6/23/10 | Appalachian Power | 82.78 |
| 6127 | 6/23/10 | Alan Hawthorne-Reimbursements | 751.22 |
| 6128 | 6/24/10 | Anthem Southeast Dental | 84.66 |
| 6129 | 6/24/10 | Anthem Blue Cross and Blue Shield | 1,246.76 |
| 6130 | 6/24/10 | Branch Highways, Inc. | 314,660.19 |
| 6131 | 6/24/10 | Century Link | 171.93 |
| 6132 | 6/24/10 | Mellon Trust of New England, NA | 685.00 |
| 6132 | 6/24/10 | Mellon Trust of New England, NA | -685.00 |
| 6133 | 6/24/10 | Principal Life Insurance Co. | 161.24 |
| 6134 | 6/24/10 | Robert G. Moore | 1,100.00 |
| 6135 | 6/24/10 | Sprint PCS | 146.39 |
| 6136 | 6/24/10 | VA Economic Dev Association | 40.00 |
| 6137 | 6/24/10 | Virginia Goodwin - Reimbursements | 226.14 |
| 6138 | 6/24/10 | Va Municipal League Group | 2,598.00 |
| 6138 | 6/24/10 | Va Municipal League Group | -2,598.00 |
| 6139 | 6/24/10 | Wytheville Office Supply | 3.69 |
| 6140 | 6/24/10 | Xerox | 17.77 |
| 6141 | 6/24/10 | Mellon Trust of New England, NA | 585.00 |
| 6142 | 6/24/10 | Va Municipal League Group | 2,597.00 |
| Total | | | \$331,698.96 |

OLD BUSINESS

IVANHOE PROPERTY

Patrick Burton updated the Board on the status of the remnant corner of the Ivanhoe property which lies to the north of Rakestown Road. Patrick reminded the Board that Mr. King, who owns the adjoining property, had expressed an interest in purchasing the property. The Board had concerns regarding the estimated value of the property and responsibility for closing costs and related fees. Patrick reported that County staff confirmed the lot had already been surveyed and would not have to be re-surveyed. He indicated that the County uses an assessment of approximately \$2,000 per acre for unimproved rural agricultural land, though this is just an average. Patrick reported that Dr. Hawthorne spoke with Bill Smith to seek input in establishing the value of the property. Mr. Smith offered to have his real estate firm do some research on value of the property and to list the property, free of charge, for a few months in order to gauge market interest and perhaps gain some insight to the value of the property.

Mr. Patton asked whether Mr. Smith had put a market value on the land. Patrick stated that he did not believe that had been established yet, but he would check and update the Board at the July meeting. Chairman Snyder expressed concern about the potential for appearance of favoritism. Patrick stated that it would probably be a good idea to see how the property might be listed. Dr. Snyder asked if there were any further suggestions. Mr. Patton stated that he felt that the Joint IDA staff was on the right track, but he thought that other real estate agencies should be given the opportunity to participate. With no further discussion, Chairman Snyder continued with the meeting.

FAIRVIEW INDUSTRIAL PARK SIGN

Patrick Burton reported that a request for proposals for repairs to the Fairview Industrial Park sign had been sent to several sign vendors/contractors. Ms. Jones asked what work the RFP included. Patrick stated that the RFP was for replacement and painting of the panels on the back and sides of the sign, changing some of the business name panels, repainting the Joint IDA logo and name, and re-attaching the bottom portion of the mounting board on the front of the sign. Ms. DiYorio asked if the repairs for the sign were included in the 2010-2011 budget. Patrick stated that he was not sure. He reported that staff had discussed asking occupants of the park to make contributions towards the repairs. Mr. Pack added that he did not think the cost of the sign repairs was included in the 2010-2011 budget. Chairman Snyder asked if there were any suggestions to proceed differently regarding the sign repairs. There being none, Chairman Snyder continued with the meeting.

GOLF TOURNAMENT FINAL REPORT

At the beginning of the meeting, Board members received an income and expense report for the 2010 Industry Appreciation Golf Tournament. Patrick Burton distributed a package listing sponsors and prize contributors. Patrick thanked Jennifer Jones, Executive Director, and Brandi Jones, Administrative Assistant, of the Wytheville-Wythe-Bland Chamber of Commerce for answering questions during the planning stages of the tournament. He noted that the efforts of the Board members were a key factor in making the event a success. Patrick indicated that lessons learned for next year include purchasing more snacks and making sure that the door prizes are individually

labeled. He noted that Eric Mellot, Amanda Vaught, and their respective teams at the Wytheville Golf Club helped to make the event and reception a success. Chairman Snyder added that he had received several positive comments about the tournament being a peaceful and relaxing day and he thanked the Joint IDA staff for their work on the event.

OTHER

Huff Chevrolet - Patrick Burton reported that a letter, signed by Chairman Snyder, concerning the relative strength of the local economy, was sent to the dealership's arbitrator case file and to General Motors in early June. Patrick indicated that Betty Elmore had recently sent an e-mail message reporting that Huff Chevrolet had been reinstated by GM, but is still awaiting a decision regarding the Cadillac dealership. Mr. Patton stated that he had spoken with Mike Huff and that he was not sure what the outcome would be regarding the Cadillac portion of the dealership.

NEW BUSINESS

LOT 24 SITE VISIT

Chairman Snyder asked the Board if they had any comments regarding their visit to the Lot 24 site prior to the Board meeting. Mr. Pack stated that he had no idea just how large the project actually was until he was on the site today. He added that the tour was a good experience and that Branch Highways seemed to be a quality organization. Bucky Sharitz, Chairman of the Wythe County Board of Supervisors, expressed his appreciation and thanked the Board for inviting him to be a part of the site visit.

EVATRAN EVENT - JUNE 29, 2010

Patrick reminded the Board about the Evatran Event that is being held on June 29 at 3:00 P.M. at the Wytheville Meeting Center.

PROJECT UPDATES

Ms. DiYorio made a motion to enter into a closed session as permitted by Section 2.2-3711(a)(5) of the Virginia Freedom of Information Act, Code of Virginia to discuss unannounced projects. The motion was seconded by Mr. Jones, and passed unanimously. Ms. DiYorio made a motion, and Mr. Jones, seconded, to reconvene in an open session. The motion passed unanimously. Ms. DiYorio moved that the Joint Industrial Development Authority of Wythe County, Wytheville, and Rural Retreat certify that, in the closed meeting just concluded, nothing was discussed except the matter (1) specifically identified in the motion to convene in a closed meeting and (2) lawfully permitted to be so discussed under the provisions of the Virginia Freedom of Information Act cited in that motion. The motion was seconded by Mr. Patton, and passed.

CERTIFICATION OF CLOSED SESSION

WHEREAS, the Joint Industrial Development Authority of Wythe County, Wytheville and Rural Retreat has convened a closed meeting on this date pursuant to an affirmative

recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3711 of the Code of Virginia requires a certificate by the Joint Industrial Development Authority of Wythe County, Wytheville and Rural Retreat that such closed meeting was conducted in conformity with Virginia law;

NOW, THEREFORE, BE IT RESOLVED that the Joint Industrial Development Authority of Wythe County, Wytheville and Rural Retreat, hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certificate resolution applies, and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Joint Industrial Development Authority of Wythe County, Wytheville and Rural Retreat.

Motion was passed with the following roll call vote:

| | |
|----------------------|----------------|
| AYES: William Snyder | Tom Jones |
| Dana Pack | Foy Patton |
| Linda DiYorio | Jennifer Jones |

NAYS: None

ABSENT DURING MEETING: Dave Elmore

ABSENT DURING VOTE: Dave Elmore

OTHER

None

ADJOURN

There being no other business, Chairman Snyder adjourned the meeting at 4:00 p. m.

William F. Snyder, Chairman

Attest:

Virginia M. Goodwin, Secretary

