

The Carroll County Industrial Development Authority met Sept. 13, 2016, at the Carroll County Governmental Complex in Hillsville.

Members present: Chairman Clinton Willie, Vice-Chairman Andy Jackson, Richard Sowers, Benny Robinson, Larry Edwards, and Larry Chambers.

Also, Nikki Cannon, interim IDA executive director and interim county administrator, and Sandy West, treasurer.

### **Citizen Time**

Gary McKinney, chief of the Ivanhoe Volunteer Fire Department, discussed the deed for Jubilee Park in Ivanhoe. He explained that the property is now deeded to the Ivanhoe Civic League, which has a low budget and is not active. He said taxes had also not been paid on the property.

He asked the possibility of transferring the deed from the civic league to the fire department, since they devoted a lot of time to the property and sponsor their horse show there each year. He also offered for the fire department to help pay the back real estate taxes.

Ms. Cannon said the way the deed was written, if the civic league ceased using the property that it would revert back to Carroll County. She said it would require action by both the Board of Supervisors and IDA.

She told McKinney that she would discuss it with the board of supervisors at their October meeting and get back with him at a later date.

### **Minutes**

Mr. Robinson made the motion to approve the minutes of the Aug. 2, 2016 meeting with two clarifications, seconded by Mr. Sowers, and approved. The clarifications are: change AIG to ANG and change the spelling of venting to vetting.

### **Closed Meeting**

Upon a motion by Mr. Robinson, seconded by Mr. Sowers and passed unanimously, the Authority entered into a closed meeting, for disposition of property, prospective business discussion and discussion of Legal Matters in accordance with Section 2.2-3711 (A3, A5, A7) of the Code of Virginia.

### **Return to Regular Session – Certification**

On a motion by Mr. Chambers and seconded by Mr. Robinson and approved, the IDA returned to regular session and adopted the following resolution.

WHEREAS, the Authority 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 2.1-3711 (A3, A5, A7) of the Code of Virginia requires a certification by this Authority that such closed meeting was conducted in conformity with Virginia law.

### **Claims**

Mr. Chambers made the motion to approve payment of claims, seconded by Mr. Jackson, and approved.

### **Treasurer's Report**

Mr. Jackson made the motion to approve the treasurer's report presented by Sandy West, seconded by Mr. Robinson, and approved.

### **Natural Gas Update**

Ms. Cannon reported that the land sale in the Carroll County Industrial Park to ANG was scheduled to close this week.

### **Stump Removal**

Ms. Cannon said an agreement from 2012 on the natural gas line easement with the Coulson family was made to remove a tree stump on their property.

Mr. Chambers made the motion to authorize Ms. Cannon to rent a stump grinder, seconded by Mr. Jackson, and approved.

### **VPC Agreement**

Mr. Sowers made the motion to accept (a) the conveyance of 57 Industrial Park Drive, Tax Map 82-1-5 (containing 6.3 acres more or less), with all improvements thereon, and (b) an additional \$120,000 payment, in exchange for marking the VPC note paid in full. Mr. Chambers seconded the motion, and approved.

### **Purchase Agreement**

Mr. Sowers made the motion to approve and enter into a purchase agreement for 57 Industrial Park Drive on these terms, and authorize Mr. Willie and Interim Executive Director Ms. Cannon to execute such an agreement and all other documents necessary to close the transaction.

Mr. Robinson seconded the motion, and approved.

### **Andco Lease**

Mr. Sowers made the motion to terminate the current sublease of 57 Industrial Park Drive with Andrews Farming and Andco Logistics and enter into a new lease with Andco for the property on the following terms:

1. Annual rent of \$60,000.
2. The IDA may lease portions of the property to others with Andco's consent.
3. If the IDA does so, Andco will be entitled to a credit for rent received by the IDA, with a maximum of (a) \$2,500 for the term from Oct. 1, 2016 through March 31, 2017, and (b) \$4,000 for the term from April 1, 2017 through April 30, 2018.
4. Andco may purchase the property for \$1 million at any time during the lease. Mr. Chambers seconded the motion, which was approved with Mr. Robinson abstaining.

Mr. Sowers made the motion to approve and enter into the lease on these terms, and authorize Mr. Willie and Interim Executive Director Ms. Cannon to execute the lease as well as other leases of a

portion of the premises. Mr. Jackson seconded the motion, which was approved with Mr. Robinson abstaining.

**Accept Deed**

Mr. Sowers made the motion to accept the deed from Andco Logistics of Tax Map 82-A-42C (containing 8.8329 acres), and authorize Mr. Willie and Ms. Cannon to execute all documents necessary to complete the transaction. Mr. Edwards seconded the motion which was approved with Mr. Robinson abstaining.

**Adjournment**

Mr. Chambers made the motion to adjourn, seconded by Mr. Jackson, and approved.

**NOTE: The next meeting of the IDA will be Tuesday, Oct. 4, 2016 at 4 p.m. at the Carroll County Governmental Complex in Hillsville.**

**Chairman:**

**Secretary:**