



Richard Slate  
Chairman

Clinton Willie  
Vice-Chairman

*Carroll County Industrial Development Authority*

605-1 Pine Street  
Hillsville, VA 24343

**NOTE: The IDA's next meeting is set for Monday, August 3, 2009 at 4 p.m. at the County Complex.**

The Carroll County Industrial Development Authority met July 6, 2009 at the County Complex.

Members present were: Chairman Richard Slate, Vice-Chairman Clinton Willie, Roger Wilson, Barry Hicks, and Danny Beamer.

Members absent: Larry Chambers, Randy Webb

Also present: County Administrator Gary Larrowe; Assistant County Administrator and IDA Secretary Ronald Newman; Bernie Deck, economic developer, Dallas Garrett, economic developer, and Andy Jackson, Laurel Fork District Supervisor.

**Approval of Minutes**

Upon motion by Mr. Wilson, seconded by Mr. Willie, and passed, the minutes of the June 4, 2009 meeting were approved.

**Approval of Claims**

Upon motion by Mr. Hicks, seconded by Mr. Beamer, and passed, the three claims submitted for payment were approved.

**Treasurer's Report**

Upon motion by Mr. Wilson, seconded by Mr. Willie, and passed, the Treasurer's Report for June was approved.

**Citizen's Time**

Mr. Marshall Lineberry told that the Market Village was ahead of schedule. He told that he was waiting for the grading to be finished for the Farmer's Market and then he would make his final

grade match. He told that the public restrooms still had to be framed, that APCO was hooking up three phase power, that the PSA was hooking up water and sewer, and that he hoped to be finished within 60 days. He told that he had received numerous calls of interest.

Mr. Hicks asked if there would be a slope or steps leading to the building.

Mr. Lineberry told that each doorway would have steps and that there would be a wheel chair ramp.

Mr. Beamer asked about access to the back entrances.

Mr. Lineberry told that this was for fire safety. He then congratulated the IDA on the Ivanhoe land sale. He then informed the IDA that he had signed a contract with Rio Grande to place a restaurant at the I-77/Route 58 area that would have a \$1M building and employ up to 25 people.

### **Economic Activity Update**

Mr. Dallas Garrett presented the economic activity update and told that he had worked with 62 companies during 2009 assisting the businesses with business plans, financial plans, and marketing. He told that he was working with more existing businesses this year than he did last year. He stated that to date \$1.9M funding had been approved this year but told that new sources of funding had to be developed. He stated that if a business had a good plan they would get funding.

### **Log Cabin Homes**

Mr. Tom Vesce presented an amended site plan for the property he had purchased from the IDA in the Carroll County Industrial Park.

Mr. Hicks asked if there were any jobs being created on the site.

Mr. Vesce told that it was not in his current plan and told that he would use Turman's and C&B to bring product to the site and would patronize local businesses. He told that he never applied for any incentive money because he didn't want to go down the same path as AmerLink. He told that he would like to do more in the area but he could not commit until he had contracts. He told that he had 117 people in his company and told that he had an office at Crossroads.

Mr. Hicks asked what his intention was on his initial visit.

Mr. Vesce replied brining in sawn timber to the site.

Mr. Hicks stated that jobs were discussed.

Mr. Vesce stated that jobs in Carroll County were more important than jobs on site.

Mr. Larrowe stated that Crossroads was in Galax so the jobs were in Galax and not Carroll County. He told that there had been discussions of moving the operation to Carroll County and having a facing mill on site had been discussed. He then stated that no one currently on the IDA or the Board of Supervisors had anything to do with the AmerLink debacle.

Mr. Vesce stated that he would be agreeable to moving the office and the employees to Carroll County.

Mr. Beamer stated that the intent of the industrial park is to create jobs in the county.

Mr. Hicks asked if Mr. Vesce meant the jobs would be on site.

Mr. Vesce replied not currently and stated that he wished there had been a signed agreement on what would happen on site.

Mr. Larrowe stated that the covenants outline what is to take place on the property.

Mr. Beamer asked if the elevation for drying the logs was the big factor for this site.

Mr. Vesce stated that it was close to Turman's so the freight would be reduced, the wind was constant so the drying time would be reduced, and it was a fairly secure location.

Mr. Beamer asked if the offices would be moved to the site.

Mr. Vesce told that this was not the best place for a retail office and stated that it was better to collaborate than compete with local businesses.

Mr. Beamer stated that it was the IDA's responsibility to get tax revenue and jobs from the industrial park and not for it to be used as a storage area.

Mr. Slate asked Mr. Vesce what he thought the IDA should do with the covenants.

Mr. Vesce stated that he planned to abide by the covenants and stated that there were many places in the industrial park that has not complied with the covenants.

Mr. Slate stated that this was allowed by other bodies and not the IDA. He told that when he had met with Mr. Vesce and Mr. Larrowe that there was never any indication that this would be a slab pile and that nothing would be happening on the property.

Mr. Vesce stated that he wished there was a signed agreement on what would happen on the property. He told that he had offered to sit down with Mr. Larrowe and Mr. Deck and work out an agreement on what is expected on the site and the jobs created.

Mr. Hicks stated that when the purchase agreement was signed there was discussion of creating jobs.

Mr. Vesce suggested coming up with a solution.

#### **Closed Session**

Upon motion by Mr. Hicks, seconded by Mr. Wilson, and passed, the Authority entered Closed Session from 4:53 p.m. until 5:30 p.m. for the discussion of specific personnel, the discussion of the disposition of real estate where public discussion would be detrimental to the Authority's position, for the discussion of a prospective business or industry where there had been no public announcement of the business or industry's desire to locate or expand in the County, and for the discussion of legal matters pertaining to threatened or pending litigation as authorized by Virginia Code Section 2.2-3711(A1,A3,A5,A7).

#### **Return to Regular Session – Certify Closed Session**

Upon motion by Mr. Wilson, seconded by Mr. Willie, and passed, the Authority returned to Open Session and adopted the following Resolution:

WHEREAS, the Authority has convened a Closed Session 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(D) of the Code of Virginia requires a certification by the Authority that such Closed Session was conducted in conformity with Virginia law;

NOW, THEREFORE, BE IT RESOLVED that the Carroll County Industrial Development Authority hereby certifies that, to the best of each member's knowledge, (I) only public business matters lawfully exempt from open meeting requirements under the Virginia Freedom of Information Act were heard, discussed or considered in the Closed Session to which this certification applies, and (II) only such business matters as were identified in the motion by which this Closed Session was convened were heard, discussed, or considered in the meeting to which this certification applies.

#### **Log Cabin Homes Site Plan**

Upon motion by Mr. Hicks, seconded by Mr. Beamer, and passed, the Carroll County Industrial Development Authority did not approve the site plan as presented this day by Mr. Tom Vesce, President of Log Cabin Homes, Ltd., as it does not meet the covenants of the Carroll County Industrial Park. Further, the Industrial Development Authority approved allowing for negotiations for a supplemental agreement, as requested by Mr. Vesce, relating to employment on the property, property use, and industrial buildings in the industrial park, and approved for Mr. Bernie

Deck and Mr. Gary Larrowe to work out the details of the agreement to be brought back to the Industrial Development Authority at the August 3, 2009 meeting.

#### **Parkway Knitting Land Sale**

Mr. Ronald Newman informed the IDA that the purchaser's Attorney had indicated that title work had been completed and that work would be done this week on the preliminary loan documents.

#### **Ivanhoe Land Sale**

Mr. Ronald Newman told the IDA that the Ivanhoe land sold for a total of \$289,554.22 for an average of \$5885 per acre. He told that closing had occurred on part of the lots and it appeared that these lots would be further divided for use as residential building lots.

#### **Record Keeping and Financial Reporting**

Mr. Bernie Deck told the IDA that there was not one place to get all the financial information because the Treasurer's Office has some, the financial department has some, and that Mr. Newman may have some. He then provided a plan of how to consolidate the process which included the issues, the plan, and timing of the plan. He told that he would utilize Ms. Sandy West to analyze the process.

Mr. Larrowe stated that processes are vitally important to the IDA and thanked Mr. Deck for the time line and the project goals.

Mr. Deck stated that it will make it easier to have assets and debts in one place.

#### **Flow of Dough**

Mr. Deck provided a handout titled Flow of Dough and told that this provided an education on how the local economy flows. He stated that the idea is to lay the groundwork for enlarging the role of the IDA.

Mr. Larrowe suggested that each member review this handout and be prepared to discuss at the next meeting.

#### **Resignation of Secretary**

Mr. Ronald Newman told that his job duties had changed and he now was working with land use and planning and the Authority now was working with Mr. Deck as Director and therefore he would be resigning his position of IDA Secretary as of July 31, 2009.

#### **Election of Secretary**

Upon motion by Mr. Hicks, seconded by Mr. Willie, and passed, the Industrial Development Authority elected Mr. Larry Chambers as IDA Secretary effective August 1, 2009.

#### **Approve Check Signing Authorization**

Upon motion by Mr. Wilson, seconded by Mr. Beamer, and passed, the Industrial Development Authority authorized Mr. Bernie Deck to sign IDA checks.

#### **Adjournment**

Upon motion by Mr. Beamer, seconded by Mr. Willie, and passed, the meeting was adjourned at 6:20 p.m. until August 3, 2009 at 4:00 p.m.

**Chairman:**

**Secretary:**

**Recording Clerk:**