

The Carroll County Economic Development Authority held its regular monthly meeting on Monday, May 4, 2020 at the Carroll County Governmental Complex in Hillsville.

Members present: Chairman Ricky Thomas, Vice-Chairman Richard Sowers, Ronnie Collins, Larry Edwards, Mandi McCraw, Kay Carter and Secretary Larry Chambers.

Also, Cellell Dalton, interim county administrator.

**Citizens Time**

No citizen attended the meeting to address the board.

**Minutes**

Mr. Collins made the motion to approve the minutes of the March 2, 2020 meeting as presented. Mr. Edwards seconded the motion, which was approved by a 7-0 vote.

**Claims Report**

Ms. West, by telephone intercom, presented claims for payment. Mr. Chambers made the motion to approve the claims. Mr. Sowers seconded the motion and approved by a 7-0 vote.

**Treasurer's Report**

Mr. Edwards made the motion to approve the treasurer's report presented by Ms. West. Mr. Collins seconded the motion and approved by a 7-0 vote.

**Lowes Payment**

After discussion, Ms. McCraw made the motion to approve a payment to Lowes Home Improvement of \$37.99 for a light fixture for the Carroll County Child Care Center.

The bill was questioned and held out for payment at the March EDA meeting to make sure that the county owed the bill.

Mr. Collins seconded the motion, which was approved by a 7-0 vote.

**Closed Meeting**

Upon a motion by Mr. Collins seconded by Ms. Carter and approved by a 7-0 vote, the Authority entered into a closed session pursuant to Virginia Code Section 2.2-3711 (Section A.5) for Economic Development).

**Certification**

On a motion by Mr. Chambers, seconded by Mr. Edwards and approved by a 7-0 vote, the EDA returned to regular session and adopted the following resolution.

WHEREAS, the Carroll County Economic Development Authority convened a Closed Session on May 4, 2020, pursuant to an affirmative recorded vote and on the motion to close the meeting in accordance with the Virginia Freedom of Information Act;

WHEREAS, Section 2.2-3711 (D) of the Code of Virginia requires a certification by the Board of Directors that such Closed Session was conducted in conformity with Virginia law;

NOW, THEREFORE, BE IT RESOLVED that the Carroll County Economic Development Authority hereby certifies that, to the best of each member's knowledge, (I) only public business matters lawfully exempted 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.

### **Appalachian Natural Gas**

A summary of the Appalachian Natural Gas Distribution Co. utility plant in Carroll County as of March 31, 2020, was provided to the EDA board to review.

### **Sediment Pond**

After discussion, Mr. Sowers made the motion to allow Donald Branscome temporary access to use and make improvements to the sediment pond on parcel 82-A – 42-A in the Carroll County Industrial Park. Mr. Edwards seconded the motion, which was approved by a 6-1 vote, with Mr. Collins voting no.

### **Liddle Adventures Request**

An EDA Property Maintenance Request was received requesting that potholes in the parking lot at the child care center be fixed at a cost of approximately \$200. Mr. Edwards made the motion to approve the request, seconded by Ms. McCraw and approved by a 7-0 vote.

Since the contract with the child care center will come up soon, Mr. Thomas asked Ms. McCraw to take a look at the lease. He said she could also pick another EDA member to assist her.

The EDA also discussed several different things in new business, including Vanguard, the DHCD processing facility grant, a list of EDA goals and other things proposed by Sulphur Springs Supervisors Rex Hill and approved by the Carroll County Board of Supervisors.

### **Members Time**

Mr. Collins said citizens were asking him a lot of questions about county property and some of the deals being made.

Concerning live streaming of EDA meetings, Mr. Collins made the motion to start live streaming the meetings, beginning with the June 8 meeting. Mr. Chambers seconded the motion, which was approved by a 7-0 vote.

### **EDA Study On Property**

Mr. Thomas made the motion that Larry Edwards and Richard Sowers be appointed to study the property holdings of the EDA, and to present a report to the EDA during the regular scheduled meeting in December 2020. This report should contain the status for potential economic development

and/or recommendations for other uses. Mr. Collins seconded the motion, which was approved by a 7-0 vote.

### **Meeting/Minutes Improvements**

Mr. Thomas made the motion that the Carroll County Economic Development Authority make the following changes to their meeting practices.

- (1) Citizen's time is always welcomed and encouraged. In addition to presenting in person, citizens who wish to have their comments included in the minutes or who request an action by the board, should also submit those comments/requests in writing.
- (2) Motions made by board members which are other than routine, should provide a copy in writing to the chair.

Mr. Chambers seconded the motion, which was approved by a 7-0 vote.

Ms. McCraw noted other things that were discussed and asked that they be included in the minutes for approval at the June 8 meeting.

- Sediment Pond”.....this topic should document the entire conversation surrounding the motion and approval of granting Mr. Branscome permission to upgrade the sediment pond. While we did decide to allow Mr. Branscome to proceed with the upgrade, there was conversation about notifying Mr. Beamer of the upgrades by Mr. Collins to which Mr. Dalton suggested this be done via a written letter. It was also during this time we discovered a substantial amount of funds that were unaccounted for (nearly \$18,000) from the sell of this property in 2018, in addition to incorrect dates of sale as reflected in recorded documents. This was researched during our meeting and the Carroll County GIS showed that the sell of this property took place in December for \$108,000, when Ms. West's records indicate the sale occurred in February with the EDA only receiving \$90,000. It was also discovered that rent on a piece of property owned by the EDA and leased to VA Produce was also unaccounted. According to this lease, VA Produce is responsible for paying \$2,000 per year beginning in May 2018. Ms. West stated that she had no record of ever receiving a payment from VA Produce meaning the EDA has an approximate amount of \$4,000 (\$6000 in May 2020) unaccounted for.
- “Liddle Adventures Request”.....As the minutes reflect, the approximate cost to repair the pot hole damage was estimated to be \$200. What the minutes do not reflect was that the \$200 estimation was presented to us by Mr. Dalton if county staff repaired the pot hole. So essentially we, as a board, voted to have county staff repair the pot hole damage for an approximate cost of \$200, not just paying \$200 to have the damage repaired.
- The lease agreement for Liddle Adventures states that it “shall continue for a period of six years commencing on the 1st day of January, 2014” meaning the agreement should have been reviewed in January 2020. While the lease does provide a payment schedule until 2025, the agreement has expired and therefore the terminology of “come up soon” is inaccurate.
- In reference to other items that were discussed, the minutes are void of the updates provided by Mr. Dalton in regard to Vanguard and their request to use their incentives during the COVID-19 crisis and their re-opening, as well as, the DHCD grant being currently “put on hold” with an option to potentially receive the grant at a later date, and the invitation to the Board of Supervisors from the EDA to attend our next scheduled meeting for better clarification in regard to the proposal presented by Mr. Rex Hill.

- “Members Time”.....the minutes reflect only one board members comments but I spoke during this time and Mr. Sowers added a comment about collecting rent from the lease agreement mentioned above.
- There is also no mention, at all, in the minutes about the conversations that have been had in reference to VA Produce and the request for a tax rebate. During this particular meeting we were provided information from Mr. Dalton and Fran McPherson defining Machinery and Tools in terms of manufacturing per the Supreme Court. The discussion to follow was a brief debate on wether or not VA Produce should, or should not, receive the rebate as they do not qualify per Supreme Court guidelines.

**Adjourn**

Mr. Chambers made the motion to adjourn, seconded by Ms. Carter, and approved by a 7-0 vote.

**NOTE: The next regular meeting of the EDA will be held at 5 p.m., Monday, June 8, 2020 at the Carroll County Governmental Complex in Hillsville.**