

The Industrial Development Authority
of Russell County, Virginia
Agenda Packet
Thursday, December 8, 2016
Bonanza Family Restaurant
5:30 P.M.

Virginia Code

Closed Sessions 2.2-3711

- 1. Personnel**
- 3. Acquisition/Sale of Property**
- 4. Privacy of Individuals**
- 5. Prospective Business**
- 7. Legal**



IDA Russell County, VA

Industrial Development Authority of
Russell County, Virginia

December 8, 2016

AGENDA

The Industrial Development Authority of Russell County Virginia will hold its regular monthly meeting on December 8, 2016 at Bonanza Family Restaurant Main Street, Lebanon, Virginia, and beginning at 5:30 PM.

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes**
- 4. Approval of Financial and Treasurer's Report**
- 5. Adjourn to Reception at Holiday Inn**

November 10, 2016

The Regular monthly meeting of the Industrial Development Authority of Russell County, Virginia was held on November 10, 2016, at 5:30 P.M. at Bonanza Family Restaurant, Main Street, Lebanon, Virginia.

MEMBERS

PRESENT: Becki Joyce, Chairman
Roger Sword, Vice Chairman
Richard Lockridge
Jarred Glass, Member
Ernie McFaddin, Member
Carlton Elliott, Member
David Mullins, Member
Scott Gilmer, Member

ABSENT Mike Hincer, Member

STAFF: Katie Patton, Attorney

GUESTS: Dr. Brown, Superintendent Russell County Schools
Carl Knoblock, US Small Business Administration

The Chairman called the meeting to order at 5:40P.M.

Secretary called the roll and recorded the roll call.

The Chairman welcomed Jarred Glass to the board

PUBLIC COMMENT

Dr. Brown, Superintendent introduced himself to the IDA board and expressed his interest to serve Russell County to improve the quality of life. Dr. Brown further stated the gap between graduation and being part of the workforce needs to be closed. He also informed the IDA of the Virginia School Quality Profile web site.

APPROVAL OF MINUTES

Upon motion made by Roger Sword, second by Ernie McFaddin and duly approved by the Industrial Development Authority of Russell County, Virginia to approve the minutes of October 13, 2016 meeting.

The Vote was:

Yea: R. Sword, J. Glass, C. Elliott, E. McFaddin, R. Lockridge, S. Gilmer, D. Mullins

Nay: None

Absent: M. Hinchler

FINANCIAL REPORT

Financial report was presented by Carlton Elliott

Upon motion made by Scott Gilmer, second by Richard Lockridge, and duly approved by the Industrial Development Authority of Russell County, Virginia to approve the Financial Report of November 10, 2016 as presented.

The Vote was:

Yea: R. Sword, J. Glass, C. Elliott, E. McFaddin, R. Lockridge, S. Gilmer, D. Mullins

Nay: None

Absent: M. Hinchler

U.S. SMALL BUSINESS ADMINISTRATION

Carl Knoblock with US Small Business Administration presented strategies for recruiting industries.

ATTORNEY'S REPORT

The attorney advised the IDA to amend the by-laws allowing the next meeting date, place, and time be set in the meeting.

Upon motion made by Richard Lockridge, second by David Mullins and duly approved by the Industrial Development Authority of Russell County, Virginia amending the by-laws to state the next regular monthly meeting date, time, and place be set at the conclusion of the current meeting.

The Vote was:

Yea: R. Sword, J. Glass, C. Elliott, E. McFaddin, R. Lockridge, S. Gilmer, D. Mullins

Nay: None

Absent: M. Hinchler

COMMITTEE REPORT

Becki Joyce reported updates have been made to the web site and the IDA now has a facebook page and a linkedin page.

The daycare project is now waiting on a response from the bank's attorney.

Roger Sword reported the work on the automatic doors at the DSS office has not been completed.

The chairman appointed Ernie McFaddin to get proposals on installing automatic doors on the DSS facility.

Ernie McFaddin requested the IDA assist the Town of Honaker in completing an engineering study of the David's Grocery building for a possible business incubator. The cost for the Study is \$1,200.00.

Upon motion made by Ernie McFaddin, second by Roger Sword, and duly approved by the Industrial Development Authority of Russell County, Virginia to have an engineering study for repair feasibility of the David's Grocery building in Honaker. The cost of the study is \$1,200.00.

The Vote was:

Yea: R. Sword, J. Glass, C. Elliott, E. McFaddin, R. Lockridge, S. Gilmer, D. Mullins

Nay: None

Absent: M. Hinchler

NEW BUSINESS

The board discussed the need for the secretary to have the authority to sign checks.

Upon motion made by Scott Gilmer, second by Ernie McFaddin, and duly approved by the Industrial Development Authority of Russell County, Virginia to allow the secretary of the IDA to have authority to sign checks.

The Vote was:

Yea: R. Sword, J. Glass, C. Elliott, E. McFaddin, R. Lockridge, S. Gilmer, D. Mullins

Nay: None

Absent: M. Hinchler

DMME requested the IDA sign a rider to the lease not allowing firearms on the property they lease in the government center.

Upon motion made by Carlton Elliott, second by Richard Lockridge, and duly approved by the Industrial Development Authority of Russell County, Virginia authorizing the Chairman to sign the lease rider with DMME.

The Vote was:

Yea: R. Sword, J. Glass, C. Elliott, E. McFaddin, R. Lockridge, S. Gilmer, D. Mullins

Nay: None

Absent: M. Hinchler

CLOSED SESSION

Upon motion made by Scott Gilmer, second by Ernie McFaddin and duly approved by the Industrial Development Authority of Russell County, Virginia to go into Closed Session as permitted by, VA Code#2.2-3711 (7) Legal Counsel.

The Vote was:

Yea: R. Sword, J. Glass, C. Elliott, E. McFaddin, R. Lockridge, S. Gilmer, D. Mullins

Nay: None

Absent: M. Hinchler

RECONVENE TO PUBLIC SESSION

Upon motion made by Scott Gilmer, second by Ernie McFaddin, and duly approved by The Industrial Development Authority of Russell County, Virginia, the Chairman called the meeting back into regular session and requested the "Certification Motion after reconvening in Public Session".

The Vote was:

Yea: R. Sword, J. Glass, C. Elliott, E. McFaddin, R. Lockridge, S. Gilmer, D. Mullins

Nay: None

Absent: M. Hinchler

CERTIFICATION AFTER RECONVENING IN PUBLIC SESSION

The Industrial Development Authority of Russell County, Virginia hereby certifies that, in the closed session just concluded, nothing was discussed except the matter or matters (1) specifically identified in the motion to convene in closed session and (2) lawfully permitted to be so discussed under the provision of the Virginia Freedom of Information Act cited in that motion.

The Roll Vote Was:

Becki Joyce	Yes	Ernie McFaddin	Yes
Carlton Elliott	Yes	Davis Mullins	Yes
Scott Gilmer	Yes	Roger Sword	Yes
Mike Hinchler	Absent	Jarred Glass	Yes
Richard Lockridge	Yes		

ACTION FROM CLOSED SESSION

Upon motion made by Ernie McFaddin, second by Richard Lockridge, and duly approved by the Industrial Development Authority of Russell County, Virginia authorizing the Attorney to send a letter to the Tobacco Commission requesting an extension on the terms of the Steel Fab grant.

The Vote was:

Yea: R. Sword, J. Glass, C. Elliott, E. McFaddin, R. Lockridge, S. Gilmer, D. Mullins

Nay: None

Absent: M. Hinchler

ADJOURNMENT

Upon motion made by Scott Gilmer, second by Roger Sword, and duly approved by the Industrial Development Authority of Russell County, Virginia setting the next regular monthly meeting for December 8, 2016 at 5:30 PM located at Bonanza Family Restaurant, Lebanon VA.

The Vote was:

Yea: R. Sword, J. Glass, C. Elliott, E. McFaddin, R. Lockridge, S. Gilmer, D. Mullins

Nay: None

Absent: M. Hinchler

Upon motion made by David Mullins, second by Carlton Elliott, and duly approved by the Industrial Development Authority of Russell County, Virginia to adjourn this meeting at 9:50 PM.

The Vote was:

Yea: R. Sword, J. Glass, C. Elliott, E. McFaddin, R. Lockridge, S. Gilmer, D. Mullins

Nay: None

Absent: M. Hinchler

STARNES, INC.

Phone: 276 889-2410

Fax: 276 889-2246

www.starnesinc.com

info@starnesinc.com

Date: 11/01/16

Customer No.: Rus Co IDA

Invoice No.: 64599

Bill To:

Russell County IDA
P.O. Box 2378
Lebanon, VA 24266

Attention: Carlton Elliott

Department		Terms	Due Date	P.O. Number	Technician
Maintenance		Due in 30 Days	12/01/16	November	
Quantity	Item ID	Description	Unit Price	Extended Amount	
1.00	Maintenance	SS, Health Dept	66.00	66.00	

Invoice Total 66.00

Less Payments Received 0.00

Total Due \$ 66.00

Service Address:

THANK YOU!

Remit with one copy of invoice to:

Starnes, Inc.
P. O. Box 2259
Lebanon, VA 24266

STARNES, INC.

Phone: 276 889-2410

Fax: 276 889-2246

www.starnesinc.com

info@starnesinc.com

Bill To:

Russell County IDA
P.O. Box 2378
Lebanon, VA 24266

Attention: Carlton Elliott

Date: 12/01/16

Customer No.: Rus Co IDA

Invoice No.: 64835

<u>Department</u>	<u>Terms</u>	<u>Due Date</u>	<u>P.O. Number</u>	<u>Technician</u>
Maintenance	Due in 30 Days	12/31/16	December	
Quantity	Item ID	Description	Unit Price	Extended Amount
1.00	Maintenance	Social Services, Health Dept	66.00	66.00

Invoice Total	66.00
Less Payments Received	0.00
Total Due \$	66.00

Service Address:

THANK YOU!

Remit with one copy of invoice to:
Starnes, Inc.
P. O. Box 2259
Lebanon, VA 24266

CHAFIN LAW FIRM, P.C.

A. Benton Chafin, Jr.
Attorney at Law

44 East Main Street
Post Office Box 1210
Lebanon, Virginia 24266
Phone: (276) 889-0143
Fax: (276) 889-1121
Website: <http://www.chafinlaw.com>

M. Katherine Patton
Attorney at Law

Jennifer A. Baker
Attorney at Law
*Licensed in VA and TN

November 28, 2016

Russell County Industrial
Development Authority
P. O. 2378
Lebanon, VA 24266

RE: Billing from September 9, 2016 through November 28, 2016

Dear Sir/Madam:

Enclosed please find a statement for services rendered from September 9, 2016 through November 28, 2016, in the amount of \$1,575.00.

**Note: Billing may not be complete through the date listed above.*

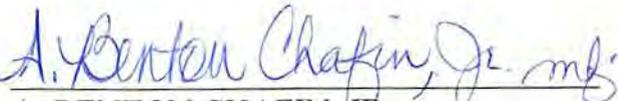
PLEASE PAY THIS AMOUNT:

\$ 1,575.00

If you have any questions, please do not hesitate to contact me.

Very truly yours,
CHAFIN LAW FIRM, P.C.

By:


A. BENTON CHAFIN, JR.

Encl. (As noted)

BILLING FOR RUSSELL COUNTY IDA

(SEPTEMBER 9, 2016 THROUGH NOVEMBER 28, 2016)

FILE	FILE NO.	AMOUNT
Discovery Daycare	16-G-2054.67	\$ 225.00
DSS Building	05-G-2054.36	\$ 50.00
General File	92-G-2054	\$ 1,300.00
TOTAL		\$ 1,575.00

Chafin Law Firm, P.C.

44 East Main Street
P.O. Box 1210
Lebanon, VA 24266
Telephone: 276-889-0143
Fax: 276-889-1121

November 28, 2016

Invoice No. 36272

RUSSELL COUNTY INDUST. DEVELOPMENT
DEVELOPMENT AUTHORITY
P. O. BOX 2378
LEBANON, VA 24266

Client Number: 14-G-2054.65 (General) IDA.APPALACHIAN BIOFUELS, LLC
Matter Number: 14-G-2054.65 IDA.Appalachian Biofuels, LLC (General File)
For Services Rendered Through 11/28/2016.

Payment Detail

<u>Date</u>	<u>Description</u>	<u>Amount</u>
11/14/2016	Check Number 5422	(\$137.50)
Total Payments Received:		(\$137.50)

Current Invoice Summary

Prior Balance:	\$137.50	
Payments Received:	(\$137.50)	Last Payment: 11/14/2016
Unpaid Prior Balance:	\$0.00	
Current Fees:	\$0.00	
Advanced Costs:	\$0.00	
TOTAL AMOUNT DUE:	\$0.00	

Thank You for Letting Us Serve You.
Payment Due Upon Receipt.

Chafin Law Firm, P.C.

44 East Main Street
P.O. Box 1210
Lebanon, VA 24266
Telephone: 276-889-0143
Fax: 276-889-1121

November 28, 2016

Invoice No. 36273

RUSSELL COUNTY INDUSTRIAL
DEVELOPMENT AUTHORITY
P. O. BOX 2378
LEBANON, VA 24266

Client Number: 16-G-2054.67 IDA.DISCOVERY DAYCARE
Matter Number: 16-G-2054.67 IDA.Discovery Daycare
For Services Rendered Through 11/28/2016.

Fees

<u>Date</u>	<u>Timekeeper</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
9/15/2016	ABC	Telephone calls and e-mails with TruPoint regarding agreement	0.40	\$50.00
			Billable Hours / Fees:	0.40 \$50.00

Timekeeper Summary

Timekeeper ABC worked 0.40 hours at \$125.00 per hour, totaling \$50.00.

Payment Detail

<u>Date</u>	<u>Description</u>	<u>Amount</u>
11/14/2016	Check Number 5422	(\$225.00)
Total Payments Received:		(\$225.00)

Continued On Next Page

Client Number: 16-G-2054.67
Matter Number: 16-G-2054.67

11/28/2016
Page: 2

Current Invoice Summary

Prior Balance:	\$225.00	
Payments Received:	(\$225.00)	Last Payment: 11/14/2016
Unpaid Prior Balance:	<u>\$0.00</u>	
Current Fees:	\$50.00	
Advanced Costs:	\$0.00	
TOTAL AMOUNT DUE:	<u>\$50.00</u>	

Thank You for Letting Us Serve You.
Payment Due Upon Receipt.

Chafin Law Firm, P.C.

44 East Main Street
P.O. Box 1210
Lebanon, VA 24266
Telephone: 276-889-0143
Fax: 276-889-1121

November 28, 2016

Invoice No. 36274

RUSSELL COUNTY INDUSTRIAL
DEVELOPMENT AUTHORITY
P. O. BOX 2378
LEBANON, VA 24266

Client Number: 05-G-2054.36 IDA.DSS BUILDING
Matter Number: 05-G-2054.36 IDA.DSS Building
For Services Rendered Through 11/28/2016.

Fees				
<u>Date</u>	<u>Timekeeper</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
9/21/2016	ABC	Revise Lease with DSS; e-mail to Becki Joyce	0.40	\$50.00
			Billable Hours / Fees:	0.40 \$50.00

Timekeeper Summary

Timekeeper ABC worked 0.40 hours at \$125.00 per hour, totaling \$50.00.

Payment Detail

<u>Date</u>	<u>Description</u>	<u>Amount</u>
11/14/2016	Check Number 5422	(\$37.50)
Total Payments Received:		(\$37.50)

Continued On Next Page

Client Number: 05-G-2054.36
Matter Number: 05-G-2054.36

11/28/2016
Page: 2

Current Invoice Summary

Prior Balance:	\$37.50	
Payments Received:	<u>(\$37.50)</u>	Last Payment: 11/14/2016
Unpaid Prior Balance:	\$0.00	
Current Fees:	\$50.00	
Advanced Costs:	<u>\$0.00</u>	
TOTAL AMOUNT DUE:	<u>\$50.00</u>	

Thank You for Letting Us Serve You.
Payment Due Upon Receipt.

Chafin Law Firm, P.C.

44 East Main Street
P.O. Box 1210
Lebanon, VA 24266
Telephone: 276-889-0143
Fax: 276-889-1121

November 28, 2016

Invoice No. 36275

RUSSELL COUNTY INDUSTRIAL
DEVELOPMENT AUTHORITY
P. O. BOX 2378
LEBANON, VA 24266

Client Number: 92-G-2054 IDA.GENERAL FILE
Matter Number: 92-G-2054 IDA.General File
For Services Rendered Through 11/28/2016.

Fees

<u>Date</u>	<u>Timekeeper</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
9/8/2016	ABC	September monthly meeting	0.00	\$200.00
10/5/2016	ABC	Phone call with Secretary/Treasurer	0.30	\$37.50
10/13/2016	JB3	Preparation for October meeting	1.00	\$125.00
10/13/2016	ABC	Phone call with Becki Joyce	0.30	\$37.50
10/13/2016	JB3	October monthly meeting	0.00	\$200.00
10/14/2016	JB3	Review notes from October meeting	0.40	\$50.00
11/8/2016	KP3	TF to Randy Williams. TF with Carlton.	0.20	\$25.00
11/9/2016	KP3	TF with Shelly Breeding.	0.20	\$25.00
11/10/2016	KP3	Prepare for monthly meeting	0.40	\$50.00
11/10/2016	KP3	November monthly meeting	0.00	\$200.00
11/10/2016	KP3	Went to COR office to retrieve tax records. Reviewed tax records and grant. Reviewed VEC records. TF with Carlton. TF and e-mail to Shelly Breeding.	2.50	\$312.50
11/11/2016	KP3	Review items from November meeting	0.30	\$37.50
			Billable Hours / Fees:	5.60 \$700.00
			Flat Charge Hours / Fees:	\$600.00

Continued On Next Page

Timekeeper Summary

Timekeeper ABC worked 0.60 hours at \$125.00 per hour, totaling \$75.00.
Timekeeper KP3 worked 3.60 hours at \$125.00 per hour, totaling \$450.00.
Timekeeper JB3 worked 1.40 hours at \$125.00 per hour, totaling \$175.00.
Timekeeper ABC - flat charges totaling \$200.00.
Timekeeper KP3 - flat charges totaling \$200.00.
Timekeeper JB3 - flat charges totaling \$200.00.

Payment Detail

<u>Date</u>	<u>Description</u>	<u>Amount</u>
11/14/2016	Check Number 5422	(\$1,475.00)
11/14/2016	Check Number 5422	(\$402.66)
Total Payments Received:		<u>(\$1,877.66)</u>

Current Invoice Summary

Prior Balance:	\$1,877.66	
Payments Received:	<u>(\$1,877.66)</u>	Last Payment: 11/14/2016
Unpaid Prior Balance:	\$0.00	
Current Fees:	\$1,300.00	
Advanced Costs:	\$0.00	
TOTAL AMOUNT DUE:	<u>\$1,300.00</u>	

Thank You for Letting Us Serve You.
Payment Due Upon Receipt.

Chafin Law Firm, P.C.

44 East Main Street
P.O. Box 1210
Lebanon, VA 24266
Telephone: 276-889-0143
Fax: 276-889-1121

November 28, 2016

Invoice No. 36276

RUSSELL COUNTY INDUSTRIAL
DEVELOPMENT AUTHORITY
P. O. BOX 2378
LEBANON, VA 24266

Client Number: 11-G-2054.53 IDA.LEBANON INN, LLC
Matter Number: 11-G-2054.53 IDA.Lebanon Inn, LLC.General file
For Services Rendered Through 11/28/2016.

Payment Detail

<u>Date</u>	<u>Description</u>	<u>Amount</u>
11/14/2016	Check Number 5422	(\$62.50)
Total Payments Received:		(\$62.50)

Current Invoice Summary

Prior Balance:	\$62.50	
Payments Received:	(\$62.50)	Last Payment: 11/14/2016
Unpaid Prior Balance:	\$0.00	
Current Fees:	\$0.00	
Advanced Costs:	\$0.00	
TOTAL AMOUNT DUE:	\$0.00	

Thank You for Letting Us Serve You.
Payment Due Upon Receipt.

Chafin Law Firm, P.C.

44 East Main Street
P.O. Box 1210
Lebanon, VA 24266
Telephone: 276-889-0143
Fax: 276-889-1121

November 28, 2016

Invoice No. 36277

RUSSELL COUNTY INDUSTRIAL
DEVELOPMENT AUTHORITY
P. O. BOX 2378
LEBANON, VA 24266

Client Number: 15-K-2054.66 (Contract) IDA.NEWMARK GRUBB SHELL BLDG.
Matter Number: 15-K-2054.66 IDA.Newmark Grubb Shell Bldg. (Contract)
For Services Rendered Through 11/28/2016.

Payment Detail

<u>Date</u>	<u>Description</u>	<u>Amount</u>
11/14/2016	Check Number 5422	(<u>\$37.50</u>)
Total Payments Received:		(<u>\$37.50</u>)

Current Invoice Summary

Prior Balance:	\$37.50	
Payments Received:	(<u>\$37.50</u>)	Last Payment: 11/14/2016
Unpaid Prior Balance:	\$0.00	
Current Fees:	\$0.00	
Advanced Costs:	\$0.00	
TOTAL AMOUNT DUE:	<u><u>\$0.00</u></u>	

Thank You for Letting Us Serve You.
Payment Due Upon Receipt.

Chafin Law Firm, P.C.

44 East Main Street
P.O. Box 1210
Lebanon, VA 24266
Telephone: 276-889-0143
Fax: 276-889-1121

November 28, 2016

Invoice No. 36278

RUSSELL COUNTY INDUSTRIAL
DEVELOPMENT AUTHORITY
P. O. BOX 2378
LEBANON, VA 24266

Client Number: 13-G-2054.63 (General) IDA.SAMUEL PRESSURE VESSELL GROUP, INC.

Matter Number: 13-G-2054.63 IDA.Samuel Steele Pressure Vessel Group, Inc. (Gen

For Services Rendered Through 11/28/2016.

Payment Detail

<u>Date</u>	<u>Description</u>	<u>Amount</u>
11/14/2016	Check Number 5422	(\$62.50)
Total Payments Received:		(\$62.50)

Current Invoice Summary

Prior Balance:	\$62.50	
Payments Received:	(\$62.50)	Last Payment: 11/14/2016
Unpaid Prior Balance:	\$0.00	
Current Fees:	\$0.00	
Advanced Costs:	\$0.00	
TOTAL AMOUNT DUE:	\$0.00	

Thank You for Letting Us Serve You.
Payment Due Upon Receipt.

Russell County IDA Member Expense Voucher

Member Name Becki Joyce

Phone No. 276-254-2816

Member Address _____

Email address beckijoyce@yahoo.com

Date 12/7/2016

Date	Description	Time Worked	Mileage	Fuel	Meals	Phone	Entertainment	Fee	Total
								\$0.00	\$ -
11/16/16	Presentation to Russell County Chamber	2						\$200.00	\$ 200.00
11/17/16	Project DC - Communications and information exchange -	1						\$100.00	\$ 100.00
11/17/16	Meeting with Carl Knoblock, Re; NASA	2						\$200.00	\$ 200.00
11/18/16	Meeting with Dr. Brown and Steel Fab	2						\$200.00	\$ 200.00
18-Nov	VCEDA Local Developers Meeting	2						\$200.00	\$ 200.00
18-Nov	Meeting with Jonathan, Steve & David	2						\$200.00	\$ 200.00
18-Nov	Meeting with April Morefield at SVTDC	2						\$200.00	\$ 200.00
11/21/16	Attended Virginia Legislative Breakfast	2						\$200.00	\$ 200.00
11/30/16	Scheduling of hotel and restaurant for Legislative reception	1						\$100.00	\$ 100.00
11/30/16	Ordering plaques, creating invitation, and emailing invitation list	1						\$100.00	\$ 100.00
12/5/16	Conversation with Shelly Breeding, 3B	0.5						\$50.00	\$ 50.00
12/5/16	meeting at Holiday Inn, review of dining area	0.5						\$50.00	\$ 50.00
12/5/16	interview with Virginia Business, re: Northrup	1						\$100.00	\$ 100.00
12/7/16	pick up of plaques, ordering cake, calls to invitees	0.5						\$ 50.00	\$ 50.00
									\$ -
		19.5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,950.00	

MEMBER SIGN Becki Joyce

NOTES: Detail Hours below

Finance Committee Approval _____

Subtotal	\$ 1,950.00
Advances	
Total	\$ 1,950.00

BOSTIC, TUCKER & COMPANY, PC
P.O. Box 505
Russell County Shopping Center
Lebanon, VA 24266

Statement Date: 12/01/16

For Billing Inquiries ask for.

Linda Lambert
Email: llambert@bthcpa.com

Phone: 276-889-3103
Fax: 276-889-0229

Bill To: Russell County IDA
P.O. Box 1208
Lebanon, VA 24266

Terms: Net 30

Open Activity:

Date	Description	Open Balance
11/08/16	Agreed monthly fee for October.	500.00
11/22/16	Preparation of setting up client for bookkeeping.	500.00
12/01/16	Agreed monthly fee for November.	500.00

Total Open Balance 1,500.00

ENTERED

Aging Information:

Current	1 Period Old	2 Periods Old	3 Periods Old	>3 Periods Old
1,500.00	0.00	0.00	0.00	0.00



249 De Lee Drive
Kingsport, TN 37663
Phone: 423-239-5431
Fax: 423-239-9733

Invoice #: 00015198

Date: 8/30/16

Page: 1

Ship To:

Industrial Development Authority of Russell Co
P.O. Box 1150
Honaker, VA 24260

Description	Amount	Tx
RCI16006, Hosting website, Sept.1, 2016-Aug. 31, 2017	\$219.45	X
12 months charged at 11 month rate (11 * \$19.95)		

Your Order #:

Shipping Date:

Terms: Net 15 days from date of invoice. A Finance charge of 1.5% per month is charged on past due invoices.

Sales Tax: \$0.00
Total Amount: \$219.45

Amount Applied: \$0.00

Balance Due: \$219.45

Bill To:

Industrial Development Authority of Russell Co
P.O. Box 1150
Honaker, VA 24260



249 De Lee Drive
 Kingsport, TN 37663
 Phone: 423-239-5431
 Fax: 423-239-9733

Invoice #: 00015314

Date: 10/31/16

Page: 1

Ship To:

Industrial Development Authority of Russell Co
 P.O. Box 1150
 Honaker, VA 24260

Description	Amount	Tx
RCI16005,		
Photos of new members	\$494.00	X
360 degree tour of Shell building, includes Facebook-ready pano images	\$899.00	X
Security updates for website		
Update backup system, install Word Fence Pro, programming time	\$375.00	X
License for Word Fence Pro (annual Oct. 1, 2016 - Sept. 30, 2017)	\$99.00	X
Reduction because Shell bldg and portraits on same day	-\$175.00	X

Your Order #:

Shipping Date:

Terms: Net 15 days from date of invoice. A Finance charge of 1.5% per month is charged on past due invoices.

Sales Tax: \$0.00
 Total Amount: \$1,692.00

Amount Applied: \$0.00

Balance Due: \$1,692.00

Bill To:

Industrial Development Authority of Russell Co
 P.O. Box 1150
 Honaker, VA 24260



Professional Services Fee INVOICE

To:
St. Paul Industrial Development Authority
PO Box 1262
St. Paul, VA 24283

Property: One Bush Drive
LOCATION: St. Paul VA

INVOICE #: SPID1116
DATE: November 23, 2016

Project Description:

Provide Broker Opinion of Value for 284,406 SF warehouse/manufacturing facility situated on approx. 14 acres located in Russell and Wise County VA

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Total Fee \$ 1,000.00

REMITTANCE SLIP

TENANT: One Bush Drive
LOCATION: St. Paul VA

INVOICE #: SPID1116
DATE: _____

AMOUNT DUE:
\$ 1,000.00

Russell County IDA A/P invoices

Susan's Cleaning \$1632.00

RCBOS Rents Collected \$8592.21

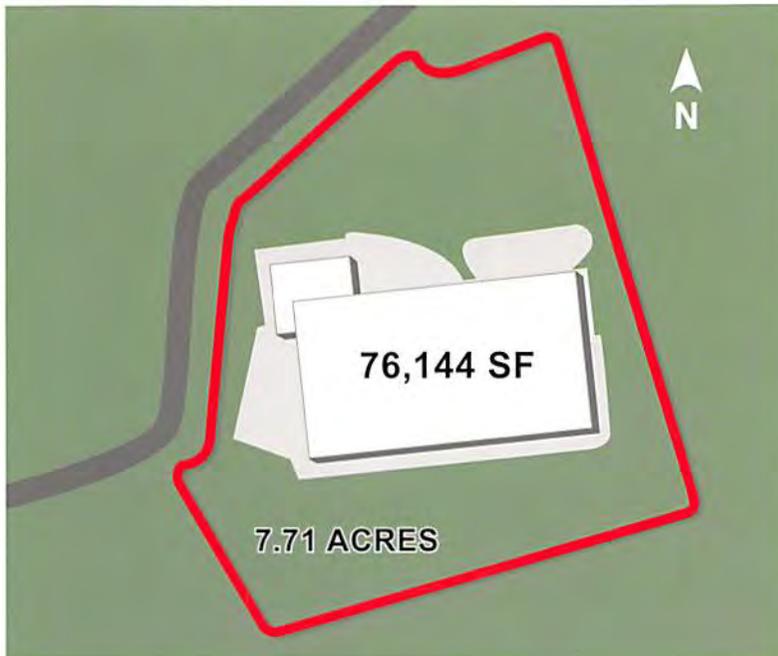
AVAILABLE: 76,144 SF

1050 Regional Park Road, Russell County | Lebanon, VA



Shell building can be finished to your exact specifications

SITE PLAN



PROPERTY HIGHLIGHTS

- ♦ County developed industrial park and speculative industrial shell building designed to attract additional industry, jobs and investment for the community
- ♦ Ability to expand to 100,000 SF
- ♦ Ceiling heights: 34' – 35'10"
- ♦ All public utilities available in industrial quantities
- ♦ Six (6) dock high doors and one (1) overhead drive-in door

**Newmark Grubb
Knight Frank**
Industrial

1050 Regional Park Road, Russell County
Lebanon, VA 24266

www.ngkf.com

**76,144 SF
AVAILABLE**
Lebanon, VA



Size:	76,144 SF
Basic Dimensions:	Plant: 360' x 195' Office: 99' x 62' / 36' x 20'
Condition:	Excellent
Lot Size:	7.71 Acres
Parking Area:	Up to 150 parking spaces
Construction:	<u>Floors</u> <ul style="list-style-type: none"> ◆ Office: 4" concrete slab on grade over 4" crushed stone ◆ Plant: Designed for 6" concrete slab-on-grade over 4" crushed stone with fiber mesh or 6x6 w2.9 x w2.9 wwf over polyethylene vapor barrier <u>Walls</u> <ul style="list-style-type: none"> ◆ Office: Manufactured stone veneer and metal fascia panels and coping ◆ Plant: 8" painted split-face block wainscot to a height of 7'4" with the balance being insulated metal panels <u>Ceiling</u> <ul style="list-style-type: none"> ◆ Exposed metal beams and joists under an insulated galvanized metal deck <u>Roof</u> <ul style="list-style-type: none"> ◆ Office: 45 mil thick, TPO roof membrane with 3" rigid R-20 ISO insulation with a 15-year warranty ◆ Plant: Standing seam galvalume metal roof system
Ventilation:	Wall-mounted louvers and centrifugal fans
Ceiling Heights:	34' – 35'10"
Column Spacing:	30' x 65'; 8" Steel H Columns
Power:	Appalachian Power Primary: 12.5 kv, 3-phase primary distribution lines serve the site
Heat:	May be installed to user's specifications
Water:	City – Town of Lebanon 8" main; 700,000 gpd available capacity

Sewer:	City – Town of Lebanon 8" main; 550,000 gpd available capacity
Gas:	Appalachian Natural Gas Distribution Company 6" high pressure main @ 55 psi; 4" line serves the site
Fiber:	Telecom provided by Bristol Virginia Utilities with potential for redundancy with other local broadband providers
Air Conditioning:	May be installed to user's specifications. The structural steel is designed for rooftop units
Lighting:	Limited demonstration lighting is installed, along with translucent panels on the rear wall. A full lighting schedule can be completed to user's specifications
Floor Drains:	May be installed to user's specifications
Sprinkler:	May be installed to user's specifications
Truck Loading:	North Wall: Six (6) 8' x 10' dock high doors West Wall: One (1) 14' x 14' overhead drive-in door
Zoning:	Industrial
Last Use:	Industrial shell building
Miscellaneous:	Plans available upon request Meets 2012 International Building Code

LOCATION MAP



**Newmark Grubb
Knight Frank**
Industrial



For further information, please contact our exclusive agents:

Thomas W. Turner, Senior Managing Director

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704.208.5858

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.