



**IDA**

Russell County, VA

*Agenda Packet*

Thursday, January 11, 2018

**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 Unannounced Business**
- 7. Legal**



# **IDA Russell County, VA**

Industrial Development Authority of  
Russell County, Virginia

**January 11, 2018**

## **AGENDA**

The Industrial Development Authority of Russell County Virginia will hold its regular monthly meeting on January 11, 2018 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. Guest Presentations**
- 6. Recess for Meal**
- 7. Attorney's Report**
- 8. Committee Reports**
- 9. Old Business**
- 10. New Business**
- 11. Closed Session as permitted by Virginia Code #2.2-3711**
- 12. Adjourn Meeting**

### ***Attachments***

- a. Accounts payable invoices (Page 1 - 9)***

**December 14, 2017**

The Regular monthly meeting of the Industrial Development Authority of Russell County, Virginia was held on December 14, 2017, at 5:30 P.M. at Bonanza Family Restaurant, Main Street, Lebanon, Virginia.

**MEMBERS**

**PRESENT:** Ernie McFaddin, Chairman  
Richard Lockridge, Vice Chairman  
Carlton Elliott, Secretary  
Roger Sword, Member  
Tony Dodi, Member  
Jarred Glass, Member

**ABSENT:** Mike Hincer, Member  
Scott Gilmer, Member  
David Mullins, Member

**STAFF:** Ben Chafin, Attorney

**GUESTS:** Reggie Childers, Citizen

The Chairman called the meeting to order at 5:31 P.M.

Secretary called the roll and recorded the roll call.

**APPROVAL OF MINUTES**

Upon motion made by Roger Sword, second by Richard Lockridge and duly approved by the Industrial Development Authority of Russell County, Virginia to approve the minutes of the November 9, 2017.

The Vote was:

Aye: C. Elliott, R. Lockridge, R. Sword, J. Glass, T. Dodi

Absent: S. Gilmer, D. Mullins, M. Hincer

Nay: None

## **FINANCIAL REPORT**

Financial report was presented by Carlton Elliott

Upon motion made by Richard Lockridge, second by Tony Dodi, and duly approved by the Industrial Development Authority of Russell County, Virginia to approve the Financial Report of December 14, 2017.

The Vote was:

Aye: C. Elliott, R. Lockridge, R. Sword, J. Glass, T. Dodi

Absent: S. Gilmer, D. Mullins, M. Hinchler

Nay: None

## **GUEST COMMENT**

Reggie Childers commented on the agriculture system of the Netherlands being second in the world. Mr. Childers feels now is the time for Southwest Virginia to embrace agriculture as an industry.

## **CLOSED SESSION**

Upon motion made by Tony Dodi, second by Richard Lockridge and duly approved by the Industrial Development Authority of Russell County, Virginia to enter Closed Session as permitted by, VA Code #2.2-3711 (3) Property (5) Prospective unannounced industry (7) Legal Counsel.

The Vote was:

Aye: C. Elliott, R. Lockridge, R. Sword, J. Glass, T. Dodi

Absent: S. Gilmer, D. Mullins, M. Hinchler

Nay: None

## **RECONVENE TO PUBLIC SESSION**

Upon motion made by Jarred Glass, second by Richard Lockridge, 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:

Aye: C. Elliott, R. Lockridge, R. Sword, J. Glass, T. Dodi

Absent: S. Gilmer, D. Mullins, M. Hinchler

Nay: None

**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:

Ernie McFaddin	Aye	Mike Hinch	Absent
Carlton Elliott	Yes	Jarred Glass	Aye
Scott Gilmer	Absent	David Mullins	Absent
Tony Dodi	Aye	Richard Lockridge	Aye
Roger Sword	Aye		

**MOTIONS FROM CLOSE SESSION**

Upon motion made by Tony Dodi, second by Roger Sword, and duly approved by the Industrial Development Authority of Russell County, Virginia adopting the *attached* resolution as presented to support application to the Tobacco Commission for project Reclaim.

The Vote was:

Aye: C. Elliott, R. Lockridge, R. Sword, J. Glass, T. Dodi

Absent: S. Gilmer, D. Mullins, M. Hinch

Nay: None

Upon motion made by Roger Sword, second by Richard Lockridge and duly approved by the Industrial Development Authority of Russell County, Virginia authorizing the chairman to sign all documents required regarding a \$2.9 million grant from the Tobacco Commission for project Reclaim.

The Vote was:

Aye: C. Elliott, R. Lockridge, R. Sword, J. Glass, T. Dodi

Absent: S. Gilmer, D. Mullins, M. Hinch

Nay: None

Upon motion made by Tony Dodi, second by Jarred Glass and duly approved by the Industrial Development Authority of Russell County, Virginia authorizing the vice-chairman to attend the Tobacco Commission meeting in Richmond on behalf of the IDA for project Reclaim.

The Vote was:

Aye: C. Elliott, R. Lockridge, R. Sword, J. Glass, T. Dodi

Absent: S. Gilmer, D. Mullins, M. Hinchler

Nay: None

### **ATTORNEY REPORT**

The attorney presented the deeds for the CGI property and the Cumberland Mountain Mental Health CIT site for the Chairman's signature

Upon motion made by Tony Dodi, second by Roger Sword, and duly approved by the Industrial Development Authority of Russell County, Virginia conveying the property to CGI and authorizing the Chairman to Sign the deed, resolution, and all supporting documents.

The Vote was:

Aye: C. Elliott, R. Lockridge, R. Sword, J. Glass, T. Dodi

Absent: S. Gilmer, D. Mullins, M. Hinchler

Nay: None

Upon motion made by Richard Lockridge, second by Jarred Glass, and duly approved by the Industrial Development Authority of Russell County, Virginia conveying the property to Cumberland Mountain Mental Health and authorizing the Chairman to Sign the deed, resolution, and all supporting documents.

The Vote was:

Aye: C. Elliott, R. Lockridge, R. Sword, J. Glass

Absent: S. Gilmer, D. Mullins, M. Hinchler

Abstain: T. Dodi

Nay: None

The attorney presented the documentation for the return of the 5.5 acres +/- tract from Steel Fab.

Upon motion made by Tony Dodi, second by Roger Sword, and duly approved by the Industrial Development Authority of Russell County, Virginia amending the lease, industrial facilities agreement and supporting documents allowing 5.5 acres +/- to be returned from Steel Fab to the Russell County IDA.

The Vote was:

Aye: C. Elliott, R. Lockridge, R. Sword, J. Glass, T. Dodi

Absent: S. Gilmer, D. Mullins, M. Hinchler  
Nay: None

### **NEW BUSINESS**

The chairman reported Scott County Telephone is asking for a letter of support to expand fiber optic internet into the Cleveland and Hansonville areas of Russell County.

Upon motion made by Tony Dodi, second by Roger Sword, and duly approved by the Industrial Development Authority of Russell County, Virginia authorizing the chairman to issue and sign a letter of support to Scott County Telephone for expending broadband internet to the Cleveland and Hansonville areas of Russell County.

The Vote was:

Aye: C. Elliott, R. Lockridge, R. Sword, J. Glass, T. Dodi  
Absent: S. Gilmer, D. Mullins, M. Hinchler  
Nay: None

The chairman reported the Legislative Reception sponsorship will be \$2,500.00 this year. The surrounding counties are planning on attending.

Upon motion made by Richard Lockridge, second by Jarred Glass, and duly approved by the Industrial Development Authority of Russell County, Virginia agreeing to sponsor the Legislative Reception for \$2,500.00.

The Vote was:

Aye: C. Elliott, R. Lockridge, R. Sword, J. Glass, T. Dodi  
Absent: S. Gilmer, D. Mullins, M. Hinchler  
Nay: None

### **ADJOURNMENT**

Upon motion made by Richard Lockridge, second by Tony Dodi, and duly approved by the Industrial Development Authority of Russell County, Virginia adjourning this meeting at 8:50 PM.

The Vote was:

Aye: C. Elliott, R. Lockridge, R. Sword, J. Glass, T. Dodi  
Absent: S. Gilmer, D. Mullins, M. Hinchler  
Nay: None

**RESOLUTION OF THE INDUSTRIAL  
DEVELOPMENT AUTHORITY OF RUSSELL COUNTY, VIRGINIA**

**WHEREAS**, the Industrial Development Authority of Russell County, Virginia, hereinafter referred to as "the IDA" and Russell County Reclamation, LLC have agreed to jointly develop a 232-acre industrial site, and the removal of 500,000 cubic yards of pre-1977 gob; and

**WHEREAS**, the IDA and Russell County Reclamation, LLC have identified and agreed to jointly create a nexus of Reclaiming Abandoned Mine Lands and adjacent coal mining lands with Economic Development consistent with the Office of Surface Mines 2017 Abandoned Mine Lands Pilot Program; and

**WHEREAS**, the creation of an industrial site of 232 acres with access to rail siding will allow the coalfield region to immediately begin marketing the site to prospective industries that never before might consider locating within the region; and

**WHEREAS**, the IDA is pursuing an application before the Virginia Tobacco Indemnification and Community Revitalization Commission for funding in the amount of 2.9 million dollars to assist in the cost to purchase the 232 acres and in the construction of a shovel ready site to deliver 232 acres of developable, flat land with existing rail access and extensive existing infrastructure within the coalfields of Southwest Virginia; and

**WHEREAS**, Russell County Reclamation, LLC has agreed to contribute to the IDA 232 acres of land as match to further enhance and leverage this development upon final reclamation and bond release; and

**WHEREAS**, the IDA declares its intention to make a long-term commitment to fully develop approximately 1,700 acres with Post Mine Uses that create higher and better uses described herein.

**NOW, THEREFORE, BE IT RESOLVED** that the IDA hereby requests that the Virginia Tobacco Indemnification and Community Revitalization Commission approve its grant application for 2.9 million dollars for the acquisition and construction of a 232-acre industrial site to be developed in cooperation with Russell County Reclamation, LLC, through public/private partnership to facilitate the once-in-a-generation opportunity to immediately create an industrial site of 232 acres or more with rail access that will be developed and classified with positive site characteristics as only one of four in all of Southern Virginia.

Dated: December 14, 2017.

**INDUSTRIAL DEVELOPMENT AUTHORITY  
OF RUSSELL COUNTY, VIRGINIA**

By:   
**ERNIE MCFADDIN, Chairman**

**Attest:**

  
**Carlton Elliott, Secretary**



Abingdon, VA : Lebanon, VA  
PO Box 761, Abingdon, VA 24212  
276.623.0202 : 276.889.5998 : 877.862.8453  
f:276.623.8294 : www.GoGentech.net

# Invoice

Russell County Social Services  
PO Box 1207

Lebanon, VA 24266

Invoice #: 12069  
Date: 10/27/17  
Date Due: 10/27/17  
Client ID: 200-0872

**For Professional Services Rendered as Follows:**

PO Number:

Description	Item Qty.	Item Price	Amount
K/C - Test & Certify Backflow Prevention Devices S. S. & Health Dept. Flat Rates for (1) 1 1/2 in. & (1) 3 in.	1.00	500.00	500.00

**Total Due: 500.00**

RUSSELL CO  
DEPT. OF SOCIAL SERVICES

DEC 21 2017

RECEIVED

Please let me know if I need to mail this bill to  
somewhere other than you.

THANKS  
NANCY  
276-701-2764

Terms : Net 30.

A 2% per month finance charge will be assessed on all overdue balances.

Southwest Virginia Alliance for Manufacturing, Inc.  
851 French Moore Jr. Blvd  
Suite 109  
Abingdon, VA  
24210-4747

**INVOICE**

Date	Invoice #
12/4/17	1836

Bill To:
Russell County IDA Po Box 2378 Lebanon, VA 24266

Due	January 31, 2018
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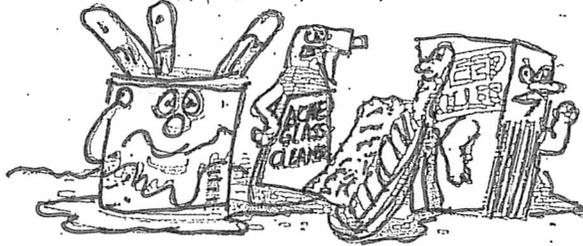
Description	Amount
Per Article IV. Membership Fees. Affiliate Membership is for one (1) calendar year.	\$50.00
	<b>TOTAL</b> \$50.00

Make checks payable to:  
The Southwest Virginia Alliance for Manufacturing





SUSANS CLEANING SERVICE  
 261 WARNER SUB-DIVISION RD  
 LEBANON VA. 24266



DmmE	AMOUNT:
Cleaning Dec 2017	
Dec 1	
Dec 4-5-8	
Dec 11-12-15	
Dec 18-19-22	
Dec 26-27-29	
Spot clean carpet	

TOTAL

\$ 1516.00

Thank you  
 Susana Bowling



**STARNES, INC.**  
REFRIGERATION & AIR CONDITIONING  
**1-800-STARNES**

Starnes Refrigeration & A/C, Inc

P.O. Box 2259  
Lebanon, VA 24266

Phone: 276-889-2410

Fax: 276-889-2246

**Visit us at:**  
**[www.starnesinc.com](http://www.starnesinc.com)**

Invoice 68074

Date: 01/02/18

Customer ID: Rus Co IDA

**Bill to:**  
Russell County IDA  
P.O. Box 2378  
Lebanon, VA 24266

Department	Terms	Due Date	P.O. Number
	Net 30	02/01/18	

Quantity	Item ID	Description	Unit Price	Amount
1.00	Lab Mai	Maintenance Monthly January	66.00	66.00

Invoice Total: 66.00

**Total Due: \$ 66.00**

**Thank You !**



**STARNES, INC.**  
REFRIGERATION & AIR CONDITIONING  
**1-800-STARNES**

Starnes Refrigeration & A/ C, Inc  
P.O. Box 2259  
Lebanon, VA 24266

Phone: 276-889-2410  
Fax: 276-889-2246

**Visit us at:**  
[www.starnesinc.com](http://www.starnesinc.com)

Invoice 68015  
Date: 12/19/17  
Customer ID: Rus Co IDA

**Bill to:**  
Russell County IDA  
P.O. Box 2378  
Lebanon, VA 24266

Department	Terms	Due Date	P.O. Number
	Net 30	01/18/18	

Quantity	Item ID	Description	Unit Price	Amount
2.75	Lab Ser	Labor @ Health Dept & Social Services	62.00	170.50

Invoice Total: 170.50

**Total Due: \$ 170.50**

**Thank You !**



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Phone: 276-889-2410  
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Russell County IDA  
P.O. Box 2378  
Lebanon, VA 24266

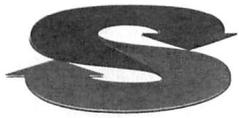
Department	Terms	Due Date	P.O. Number
	Net 30	01/18/18	

Quantity	Item ID	Description	Unit Price	Amount
2.75	Lab Ser	Labor @ Health Dept & Social Services	62.00	170.50

Invoice Total: 170.50

**Total Due: \$ 170.50**

**Thank You !**



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www.starnesinc.com



TECHNICIAN: Dakota DATE: 12-14-17

REFRIGERANT REPORT Type R-	SERIAL #:		LBS:	
	SERIAL #:		LBS:	
	LBS RECYCLED:		LBS RECOVERED:	

CUSTOMER NAME: Social Servicios and Health Dept. PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY: Lebanon STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

TROUBLE REPORTED: \_\_\_\_\_ EQUIPMENT TYPE: Carrier UNIT #: 70

MODEL #: 408A009300 SERIAL #: 5392723

**WORK DESCRIPTION**

I found that the motor was making a grinding noise. I change the belt from an AP61 to an AP59 and turned back on. The noise stopped. The AP59 was really tight. I removed the AP59 belt and tried the AP61 and the noise was gone

45 min.

WORK COMPLETE:

QTY	MATERIAL DESCRIPTION	PRICE	QTY	MATERIAL DESCRIPTION	PRICE

**PENDING REPORT**

TOTAL REPAIR: \_\_\_\_\_ REPAIR ESTIMATE: \_\_\_\_\_

EQUIPMENT REPLACEMENT PROPOSAL

OPTION 1: \_\_\_\_\_ OPTION 2: \_\_\_\_\_

CUSTOMER SIGNATURE: \_\_\_\_\_ THANK YOU FOR YOUR BUSINESS

SAME DAY, 24-HOUR SERVICE 365 DAYS A YEAR, REGARDLESS OF TIME, WEATHER CONDITIONS, OR LOCATION. **THAT IS OUR PROMISE TO YOU.**



**STARNES, INC.**  
REFRIGERATION & AIR CONDITIONING  
**1-800-STARNES**

www.starnesinc.com



TECHNICIAN: Dakota

DATE: 12-13-17

REFRIGERANT REPORT Type R-	SERIAL #:		LBS:	
	SERIAL #:		LBS:	
	LBS RECYCLED:		LBS RECOVERED:	

CUSTOMER NAME: Social Services + Health Department PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY: Lebanon STATE: VA ZIP CODE: 24266

EMAIL: \_\_\_\_\_

TROUBLE REPORTED: Filter change EQUIPMENT TYPE: Carrier UNIT #: 68

MODEL #: 4ORVQA08A2AG-OA0AO SERIAL #: 4616000255

**WORK DESCRIPTION**

I found that there was a picture leaned against the A.H. which caused an air flow restriction which caused half the coil to freeze. I turned the fan to on and let run. The thermostat lost power from the safety on the condensate pump because it was full. I went outside and found that the condensate tubing outside was frozen. I thawed the condensate tubing and freed the ice. The condensate pump pumped the remaining water from the pump. I dried up the water from the drain pan that came from the over flow of the pump and from the frozen coil.

2 HRS service / 40 min maintenance

WORK COMPLETE:

QTY	MATERIAL DESCRIPTION	PRICE	QTY	MATERIAL DESCRIPTION	PRICE

**PENDING REPORT**

TOTAL REPAIR: \_\_\_\_\_ REPAIR ESTIMATE: \_\_\_\_\_

EQUIPMENT REPLACEMENT PROPOSAL

OPTION 1: \_\_\_\_\_ OPTION 2: \_\_\_\_\_

CUSTOMER SIGNATURE: \* Annette Astine

THANK YOU FOR YOUR BUSINESS

SAME DAY, 24-HOUR SERVICE 365 DAYS A YEAR, REGARDLESS OF TIME, WEATHER CONDITIONS, OR LOCATION. **THAT IS OUR PROMISE TO YOU.**