



**IDA**

**Russell County, VA**

*Agenda Packet*

Thursday, May 10, 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 & 8. Legal**



# **IDA Russell County, VA**

Industrial Development Authority of  
Russell County, Virginia

**May 10, 2018**

## **AGENDA**

The Industrial Development Authority of Russell County Virginia will hold its regular monthly meeting on May 10, 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**
  - a. Phillip Powers*
- 6. Recess for Meal**
- 7. Election of Officers and Organization**
- 8. Attorney's Report**
- 9. Chairman's Report**
- 10. Old Business**
- 11. New Business**
- 12. Closed Session as permitted by Virginia Code #2.2-3711**
- 13. Adjourn Meeting**

### ***Attachments***

- a. Newmark Knight Frank Letter (Page 1)*
- b. Accounts Payable Invoices (Page 2 - 6)*

**May 10, 2018**

The Regular monthly meeting of the Industrial Development Authority of Russell County, Virginia was held on May 10, 2018, at 5:30 P.M. at Bonanza Family Restaurant, Main Street, Lebanon, Virginia.

**MEMBERS**

**PRESENT:** Ernie McFaddin, Chairman  
Richard Lockridge, Vice Chairman  
Roger Sword, Member  
David Mullins, Member  
Tony Dodi, Member

**ABSENT:** Scott Gilmer, Member  
Jarred Glass, Member  
Mike Hinchler, Member  
Carlton Elliott, Secretary

**STAFF:** Katie Patton, Attorney

The Chairman called the meeting to order at 5:35 P.M.

Secretary called the roll and recorded the roll call.

**APPROVAL OF MINUTES**

Upon motion made by Richard Lockridge, second by David Mullins and duly approved by the Industrial Development Authority of Russell County, Virginia to approve the minutes of the April 12, 2018 and April 26, 2018 meetings, with the following correction...

Tony Dodi did not second the motion for purchase of office supplies in the April 12, 2018 meeting the second was by Roger Sword.

The Vote was:

Aye: R. Lockridge, T. Dodi, R. Sword, D. Mullins

Absent: S. Gilmer, C. Elliott, J. Glass, M. Hinchler

Nay: None

### **FINANCIAL REPORT**

Upon motion made by Tony Dodi, second by David Mullins, and duly approved by the Industrial Development Authority of Russell County, Virginia to approve the Financial Report of May 10, 2018.

The Vote was:

Aye: R. Lockridge, T. Dodi, R. Sword, D. Mullins

Absent: S. Gilmer, C. Elliott, J. Glass, M. Hinchler

Nay: None

### **AMENDMENT TO AGENDA**

Upon motion made by Richard Lockridge, second by David Mullins and duly approved by the Industrial Development Authority of Russell County, Virginia to amend the agenda to allow for recess for meal prior to after new business.

The Vote was:

Aye: R. Lockridge, T. Dodi, R. Sword, D. Mullins

Absent: S. Gilmer, C. Elliott, J. Glass, M. Hinchler

Nay: None

### **ATTORNEY REPORT**

No Report

### **COMMITTEE REPORTS**

The Chairman reported Steel Fab job fair resulted in 150 applications.

JM Conveyors is now at 26 Employees.

David Mullins reported on Opportunity Funds and Opportunity Zones.

### **NEW BUSINESS**

No new business.

Recess for Meal.

**CLOSED SESSION**

Upon motion made by Richard Lockridge, second by Tony Dodi 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)&(8) Legal Counsel.

The Vote was:

Aye: R. Lockridge, T. Dodi, R. Sword, D. Mullins

Absent: S. Gilmer, C. Elliott, J. Glass, M. Hinch

Nay: None

**RECONVENE TO PUBLIC SESSION**

Upon motion made by David Mullins, 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: R. Lockridge, T. Dodi, R. Sword, D. Mullins

Absent: S. Gilmer, C. Elliott, J. Glass, M. Hinch

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

**ADJOURNMENT**

Upon motion made by Tony Dodi, second by Richard Lockridge, and duly approved by the Industrial Development Authority of Russell County, Virginia adjourning this meeting at 8:03 PM.

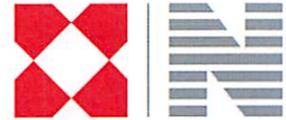
April 12, 2018

The Vote was:

Aye: R. Lockridge, T. Dodi, R. Sword, D. Mullins

Absent: S. Gilmer, C. Elliott, J. Glass, M. Hinchey

Nay: None



June 5, 2018

Via electronic mail: vmimcvun@shentel.net

Dicky Lockridge, Pharm.D, BCNSP  
Industrial Development Authority of Russell County, VA  
Russell County IDA  
P.O. Box 2378  
Lebanon, VA 24266

**RE: Lebanon, VA**

Dear Dicky:

Dear Dicky,

Our listing agreement with the Industrial Development Authority of Russell County, VA for the marketing of the above referenced property has expired. Following is a list of prospects that will be protected for a commission per the terms of the Listing Agreement.

1. Organa Brands / Commonwealth Organics/Florida Harvest Group Chris Horton and/or Chris Driessen
2. Zenith Products Group / Zenith Power Products and/or any related company
3. Confidential prospect being represented by Adam Wolinetz with JLL out of Cleveland, OH

Tommy Turner and I would like to thank you for allowing us the opportunity to work on this assignment. It is unfortunate we were not able to locate a buyer and/or tenant for the facility. This is one of the very rare occasions that we have not been successful in completing our assignment, but we can assure you every effort was made to reach a successful conclusion. We do not believe we missed any company that could have considered your facility during our tenure.

We wish you and your team the best in the future. Please feel free to call with any questions or comments.

Best regards,

James Belcher, SIOR  
Executive Managing Director



Invoice Number: 129560

Invoice Date: 06/04/2018

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

Customer: Russell County IDA
135 Highland Dr.
Lebanon, VA 24266

Table with 5 main columns: Account No, Payment Terms, Due Date, Invoice Total, Balance Due. Sub-table with 6 columns: Contract Number, Contact, Contract Amount, P.O. Number, Start Date, Exp. Date. Includes a Remarks section.

Summary:

Contract base rate charge for this billing period \$0.00
Contract overage charge for the 05/09/2018 to 06/08/2018 overage period \$6.69\*\*

Detail:

Equipment included under this contract

Xerox/7835

Table with columns: Number, Serial Number, Base Adj., Location, Meter Type, Meter Group, Begin Meter, End Meter, Credits, Total, Covered, Billable, Rate, Overage.

Effective June 1, 2012 a 1.5% finance charge per month will accrue after 30 days.

Summary table: Invoice Subtotal: \$6.69, Exempt: \$0.00, Total Tax: \$0.00, Invoice Total: \$6.69



**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 69303

Date: 05/16/18

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	06/15/18	

Quantity	Item ID	Description	Unit Price	Amount
1.50	Lab Ser	Diagnostic & Repair A/C @Health Dept	75.00	112.50

Invoice Total: 112.50

**Total Due: \$ 112.50**

**Thank You !**



**STARNES, INC.**  
HEATING & COOLING  
**1-800-STARNES**

www.starnesinc.com



TECHNICIAN: J. Trail

DATE: 5-15-18

REFRIGERANT REPORT  
Type R-

SERIAL #:  
SERIAL #:  
LBS RECYCLED:

LBS:  
LBS:  
LBS RECOVERED:

CUSTOMER NAME: Health Dept  
ADDRESS: 75 Roger's Street  
EMAIL:  
TROUBLE REPORTED: Unit Not Working  
OD MODEL #:  
ID MODEL #: 40BA009500

PHONE:  
CITY: Lebanon STATE: ZIP CODE:

EQUIPMENT TYPE: Carrier UNIT #: 70  
OD SERIAL #:  
ID SERIAL #: 5392723

**WORK DESCRIPTION**

Found Belt to be off of Blower in the A/C Handler and unit to be Froze up  
I Thawed the unit out and Replaced the Belt. Checked unit Operation

WORK COMPLETE:

QTY	MATERIAL DESCRIPTION	PRICE

QTY	MATERIAL DESCRIPTION	PRICE

**PENDING REPORT**

TOTAL REPAIR: REPAIR ESTIMATE:

**LIMITED WARRANTY:** All materials, parts, and equipment are warranted by the manufacturers' or suppliers' written warranty only. All labor performed by Starnes Inc. is warranted for 30 days unless otherwise indicated in writing. Starnes Inc. makes no other warranties implied or otherwise, and technicians or agents are not authorized to make any such warranties on behalf of Starnes Inc.

**PAYMENT TERMS:** Invoice past the due date will be charged a finance rate of 24% annually. In the event of collections, Starnes Inc will be entitled to all court cost and attorney fees not to exceed 25%.

CUSTOMER SIGNATURE: Anne Kennell

THANK YOU FOR YOUR BUSINESS

SAME DAY, 24-HOUR SERVICE 365 DAYS A YEAR, REGARDLESS OF TIME, WEATHER CONDITIONS, OR LOCATION. **Page 4** THAT IS OUR PROMISE TO YOU.

- CONDENSER**
  - Meg Compressor
  - Record Voltage
  - Compressor amps
  - Fan motor Amps
  - Clean or inspect condenser coil
  - Leak check
  - Condenser Coil
  - Defrost operation
  - Reversing valve operation
  - Contactor Condition
  - Capacitor Measurement
  - Overall Electrical Condition
  - Overall Equipment Condition
- AIR HANDLER**
  - Leak Check Evaporator
  - Clean or inspect Evaporator Coils
  - Voltage reading
  - Inspect Blower Motor
  - Blower Motor Amps
  - Capacitor Measurement
  - Flushed drain and verified ops
  - Treated drain
  - Replaced or washed Air filter
  - Overall Electric condition
  - Overall Equipment condition
- HEATING ASSEMBLY**
  - Electric Heat
  - Electric heat, Voltage reading
  - Electric heat Amps
  - Gas furnace
  - Check for gas leaks
  - Cleaned burners
  - Inspected Gas valve
  - Inspected draft assembly
  - Inspected Heat Exchanger
  - Verified all safety controls
- CONTROLLER**
  - Verified operation and condition
- WWW**

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



Dmme	AMOUNT:
Cleaning MAY 2018	
may 1-2-4	
may 8-9-11	
may 15-16-18	
may 22-23-25	
may 29-30	
BUFF - plus wax	

TOTAL

\$ 1632.<sup>00</sup>

Thankyou  
 Susany Ballew

