



IDA

Russell County, VA

Agenda Packet

Thursday, July 12, 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

July 12, 2018

AGENDA

The Industrial Development Authority of Russell County Virginia will hold its regular monthly meeting on July 12, 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. Donnie Nelson – Russell Meats*
- 6. Recess for Meal**
- 7. Attorney's Report**
- 8. Chairman's Report**
- 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 - 7)*

June 14, 2018

The Regular monthly meeting of the Industrial Development Authority of Russell County, Virginia was held on June 14, 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
Tony Dodi, Member
Scott Gilmer, Member
Mike Hinchler, Member

ABSENT: Jarred Glass, Member
David Mullins. Member

STAFF: Ben Chafin, Attorney

GUEST: Phillip Powers, Citizen

The Chairman called the meeting to order at 5:34 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 May 10, 2018.

The Vote was:

Aye: R. Lockridge, T. Dodi, R. Sword, S. Gilmer, C. Elliott, M. Hinchler

Absent: J. Glass, D. Mullins

Nay: None

FINANCIAL REPORT

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 Financial Report of June 14, 2018.

The Vote was:

Aye: R. Lockridge, T. Dodi, R. Sword, S. Gilmer, C. Elliott, M. Hinch

Absent: J. Glass, D. Mullins

Nay: None

Upon motion made by Tony Dodi, second by Richard Lockridge, and duly approved by the Industrial Development Authority of Russell County, Virginia authorizing the Attorney to draft a five-year triple net lease with the Workforce Development Board for the space they occupy in the Government Center.

The Vote was:

Aye: R. Lockridge, T. Dodi, R. Sword, S. Gilmer, C. Elliott, M. Hinch

Absent: J. Glass, D. Mullins

Nay: None

PUBLIC COMMENT

Phillip Powers presented his plan to re-start the tool and die operation he once ran in Russell County. Mr. Powers is asking the IDA to grant one acre of land in the Industrial Park at CPPD for this operation. The IDA will review this request and present an answer at a later meeting.

The Chairman called a recess for the meal at 6:15PM.

The Chairman called the meeting back to order at 6:50PM.

ELECTION OF OFFICERS

Ernie McFaddin, chairman, relinquished the chair to Ben Chafin, Attorney, for the nomination of chairman.

Nomination of Ernie McFaddin for Chairman made by Scott Gilmer and second by Richard Lockridge with a motion to close nominations and elect by acclamation.

The Vote was:

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

Mr. Chafin, Attorney, relinquished the chair to Ernie McFaddin , Chairman.

Nomination of Richard Lockridge for Vice-Chairman made by Mike Hinchler and second by Tony Dodi with a motion to close nominations and elect by acclamation.

The Vote was:

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

Nomination of Carlton Elliott for Secretary/Treasurer made by Roger Sword and second by Richard Lockridge with a motion to close nomination and elect by acclamation.

The Vote was:

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

ATTORNEY REPORT

Mr. Chafin reported on the status of Project Reclaim. The project currently is in the regulatory process preceding the actual excavation phase. The project date for the removal of Golden Pond is in August.

CHAIRMAN'S REPORT

The Chairman presented a report on the activities for the 2017-2018 physical year.

AT&T needs applicants to fill 170 job openings.

DSS has need of more office space and they have toured the dark space at the Government Center.

Upon motion made by Mike Hinchler, second by Tony Dodi, and duly approved by the Industrial Development Authority of Russell County, Virginia

authorizing the Attorney and Chairman to draft a letter of intent to DSS pertaining to the possible move of their offices to the Government Center.

The Vote was:

Aye: R. Lockridge, T. Dodi, R. Sword, S. Gilmer, C. Elliott, M. Hinch

Absent: J. Glass, D. Mullins

Nay: None

NEW BUSINESS

Upon motion made by Tony Dodi, second by Mike Hinch, and duly approved by the Industrial Development Authority of Russell County, Virginia adopting the following reorganizational matters for the 2018-2019 physical year;

Legal Counsel; Ben Chafin.

Accountant; Bostic & Tucker CPA's.

Meeting place and time; Bonanza Restaurant second Thursday of each month at 5:30PM.

The Vote was:

Aye: R. Lockridge, T. Dodi, R. Sword, S. Gilmer, C. Elliott, M. Hinch

Absent: J. Glass, D. Mullins

Nay: None

CLOSED SESSION

Upon motion made by Carlton Elliott, second by Scott Gilmer 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, S. Gilmer, C. Elliott, M. Hinch

Absent: J. Glass, D. Mullins

Nay: None

RECONVENE TO PUBLIC SESSION

Upon motion made by Mike Hinch, 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, S. Gilmer, C. Elliott, M. Hinch

Absent: J. Glass, D. Mullins

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	Yes	Mike Hinch	Yes
Scott Gilmer	Yes	Jarred Glass	Absent
Tony Dodi	Yes	David Mullins	Absent
		Richard Lockridge	Yes

MOTIONS FROM CLOSED SESSION

Upon motion made by Tony Dodi, second by Richard Lockridge, and duly approved by the Industrial Development Authority of Russell County, Virginia adopting a resolution of support for the sharing of revenues and expenses in relation to project Grow.

The Vote was:

Aye: R. Lockridge, T. Dodi, R. Sword, S. Gilmer, C. Elliott, M. Hinch

Absent: J. Glass, D. Mullins

Nay: None

Upon motion made by Richard Lockridge, second by Mike Hinch, and duly approved by the Industrial Development Authority of Russell County, upon attorney review submitting the Lebanon Inn Financial Proposal to VCEDA for their next meeting.

The Vote was:

Aye: R. Lockridge, T. Dodi, R. Sword, S. Gilmer, C. Elliott, M. Hinch

Absent: J. Glass, D. Mullins

Nay: None

Upon motion made by Tony Dodi, second by Richard Lockridge, and duly approved by the Industrial Development Authority of Russell County, authorizing the sale of a one-acre tract, to be determined by survey, in the Russell County Industrial Park to Phillip Powers. The sum of the property being \$30,000.00 plus survey cost which is eligible to be granted back to Mr. Powers at \$10,000.00 per year, over a three-year period.

The Vote was:

Aye: R. Lockridge, T. Dodi, R. Sword, S. Gilmer, C. Elliott, M. Hinch

Absent: J. Glass, D. Mullins

Nay: None

ADJOURNMENT

Upon motion made by Richard Lockridge, second by Roger Sword, and duly approved by the Industrial Development Authority of Russell County, Virginia adjourning this meeting at 10:06 PM.

The Vote was:

Aye: R. Lockridge, T. Dodi, R. Sword, S. Gilmer, C. Elliott, M. Hinch

Absent: J. Glass, D. Mullins

Nay: None

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



Dmme	AMOUNT:
Cleaning June 2018 June 1	
June 5-6-8	
June 12-13-15	
June 19-20-22	
June 26-27-29	
SPOT CLEAN CARPET	

TOTAL

\$ 1516.⁰⁰

Thank you
 Susany 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

Invoice 69816

Date: 06/01/18

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	07/01/18	

Quantity	Item ID	Description	Unit Price	Amount
1.00	Lab Mai	Maintenance June DDS Health Dept	66.00	66.00

Invoice Total: 66.00

Total Due: \$ 66.00

Thank You !

Remitt with one copy of Invoice to:
Starnes, Inc. Heating & Cooling
PO Box 2259
Lebanon, VA 24266



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

Invoice 69889

Date: 07/02/18

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	08/01/18	

Quantity	Item ID	Description	Unit Price	Amount
1.00	Lab Mai	Maintenance Monthly July DDS Health Dept	66.00	66.00

Invoice Total: _____ 66.00

Total Due: _____ \$ 66.00

Thank You !

Remitt with one copy of Invoice to:
 Starnes, Inc. Heating & Cooling
 PO 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

June 20, 2018

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

RE: Billing from March 21, 2018 through June 20, 2018

Dear Sir/Madam:

Enclosed herewith is a statement for services rendered from March 21, 2018 through June 20, 2018, in the amount of \$1,100.00.

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

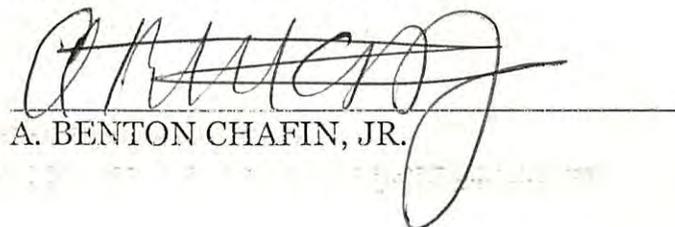
PLEASE PAY THIS AMOUNT:

\$ 1,100.00

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)

Chafin Law Firm, P.C.

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

June 20, 2018

Invoice No. 42894

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 6/20/2018.

Fees

<u>Date</u>	<u>Timekeeper</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
4/6/2018	ABC	Telephone w/Chairman RE: Discussing Leases	0.40	\$50.00
4/12/2018	JB3	Review agenda for April meeting	0.30	\$37.50
4/12/2018	JB3	April monthly meeting	0.00	\$200.00
4/13/2018	ABC	Phone conference with Chairman	0.30	\$37.50
4/20/2018	KP3	TF with Chairman. TF with Rural Development. Drafted Letter. E-mail to Chairman.	0.60	\$75.00
4/24/2018	KP3	TF with Chairman.	0.20	\$25.00
4/26/2018	KP3	Special called meeting of the IDA	0.60	\$75.00
5/10/2018	KP3	Review agenda for May meeting	0.20	\$25.00
5/10/2018	KP3	May monthly meeting	0.00	\$200.00
6/14/2018	ABC	Review agenda for June meeting	0.20	\$25.00
6/14/2018	ABC	June monthly meeting	0.00	\$200.00
6/15/2018	ABC	Review items needed from June meeting	0.20	\$25.00
6/19/2018	ABC	Research and preparation of Sample Resolution: Support of Pharmaceutical Processing and Revenue Sharing; e-mail to Ernie McFaddin	1.00	\$125.00

Billable Hours / Fees: 4.00 \$500.00

Flat Charge Hours / Fees: \$600.00

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Timekeeper Summary

Timekeeper ABC worked 2.10 hours at \$125.00 per hour, totaling \$262.50.

Timekeeper KP3 worked 1.60 hours at \$125.00 per hour, totaling \$200.00.

Timekeeper JB3 worked 0.30 hours at \$125.00 per hour, totaling \$37.50.

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>
4/23/2018	Check Number 5653	(\$300.00)
	Total Payments Received:	<u>(\$300.00)</u>

Current Invoice Summary

Prior Balance:	\$300.00	
Payments Received:	<u>(\$300.00)</u>	Last Payment: 4/23/2018
Unpaid Prior Balance:	\$0.00	
Current Fees:	\$1,100.00	
Advanced Costs:	\$0.00	
TOTAL AMOUNT DUE:	<u>\$1,100.00</u>	

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