



IDA

Russell County, VA

Agenda Packet

Thursday, August 8, 2019

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

September 12, 2019

AGENDA

The Industrial Development Authority of Russell County Virginia will hold its regular monthly meeting on September 12, 2019 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. Chairman's Report**
- 9. Old Business**
- 10. New Business**
- 11. Closed Session as permitted by Virginia Code #2.2-3711**
- 12. Adjourn Meeting**

Attachments:

Invoices for Payment (Pages A1 – A15)

August 8, 2019

The Regular monthly meeting of the Industrial Development Authority of Russell County, Virginia was held on August 8, 2019, 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
Tony Dodi, Member
Roger Sword, Member
Jarred Glass, Member
David Mullins, Member
Mike Hincer, Member
Scott Gilmer, Member

STAFF: Ben Chafin, 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 Roger Sword, second by Richard Lockridge and duly approved by the Industrial Development Authority of Russell County, Virginia to approve the minutes of the July 2, 2019 meeting.

The Vote was:

Aye: R. Lockridge, C. Elliott, T. Dodi, M. Hincer, R. Sword, J. Glass, D. Mullins,
S. Gilmer

Nay: None

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 minutes of the July 23, 2019 meeting.

The Vote was:

Aye: R. Lockridge, C. Elliott, T. Dodi, M. Hincer, R. Sword, J. Glass, D. Mullins,
S. Gilmer

Nay: None

FINANCIAL REPORT

David Mullin presented plans to increase the interest income on the funds held by the IDA. The plan would place the funds in a higher interest yielding account until needed each month.

Upon motion made by Roger Sword, second by Richard Lockridge, and duly approved by the Industrial Development Authority of Russell County, Virginia to approve to pay invoices presented on August 8, 2019.

The Vote was:

Aye: R. Lockridge, C. Elliott, T. Dodi, M. Hinchler, R. Sword, J. Glass, D. Mullins, S. Gilmer

Nay: None

ATTORNEY'S REPORT

The attorney presented the use and architecture of the PPEA adopted for the Courthouse project.

CHAIRMAN'S REPORT

The chairman reported Jamie Oliver, with Holiday Inn, is working under the 6th amendment agreement with VCEDA. He has also just made a good faith payment of \$30,000.00 toward the project debt.

H&H Log Yard has signed the lease on the Castlewood property and have made the first lease payment.

Project "Blue Jay" has hired their first round of initial employees.

Project "Grow" wishes to apply for Go Virginia funding.

Upon motion made by Richard Lockridge, second by Mike Hinchler, and duly approved by the Industrial Development Authority of Russell County, Virginia authorizing the chairman to apply for Go Virginia funding for the "Grow" project, and authorizing the chairman to sign any document pertaining to this funding for the project.

The Vote was:

Aye: R. Lockridge, C. Elliott, T. Dodi, M. Hinchler, R. Sword, J. Glass, D. Mullins, S. Gilmer

Nay: None

CLOSED SESSION

Upon motion made by Mike Hinchler, second by Jarred Glass and duly approved by the Industrial Development Authority of Russell County, Virginia to enter Closed Session as permitted by, VA Code #2.2-3711 (5) Prospective unannounced industry (7) & (8) Legal Counsel.

The Vote was:

Aye: R. Lockridge, C. Elliott, T. Dodi, M. Hinchler, R. Sword, J. Glass, D. Mullins, S. Gilmer

Nay: None

RECONVENE TO PUBLIC SESSION

Upon motion made by Tony Dodi, 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, C. Elliott, T. Dodi, M. Hinchler, R. Sword, J. Glass, D. Mullins, S. Gilmer

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

ADJOURNMENT

Upon motion made by Richard Lockridge, second by Jarred Glass, and duly approved by the Industrial Development Authority of Russell County, Virginia adjourning this meeting at 9:22 PM.

The Vote was:

Aye: R. Lockridge, C. Elliott, T. Dodi, M. Hinchey, R. Sword, S. Gilmer, D. Mullins

Absent: J. Glass

Nay: None

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September 3, 2019

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

RE: Billing from May 18, 2019 through September 3, 2019

Dear Sir/Madam:

Enclosed, herewith is a statement for services rendered from May 18, 2019 through September 3, 2019, in the amount of \$4,331.00.

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

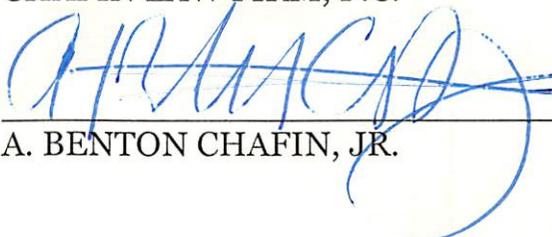
PLEASE PAY THIS AMOUNT:

\$ 4,331.00

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

(MAY 18, 2019 THROUGH SEPTEMBER 3, 2019)

FILE	FILE NO.	AMOUNT
c6corporation	19-K-2054.77	\$ 552.00
General File	92-G-2054	\$ 2,415.00
H & H Log Yard, Inc.	19-K-2054.78	\$ 327.00
Project Blue Jay	18-G-2054.74	\$ 360.00
Project Grow	19-G-2054.80	\$ 225.00
Project Reclaim	17-G-2054.70	\$ 102.00
Russell County Sheriff's Department	19-K-2054.79	\$ 350.00
TOTAL		\$ 4,331.00

Chafin Law Firm, P.C.

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September 03, 2019

Invoice No. 46350

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

Client Number: 19-K-2054.77 (Contract) IDA.c6 corporation
Matter Number: 19-K-2054.77 IDA.c6 corporation (Contract)
For Services Rendered Through 9/3/2019.

Fees

<u>Date</u>	<u>Timekeeper</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
5/31/2019	RS3	Phone call from Doug Vance; phone call with Chairman; revise documents per request of Doug Vance	0.30	\$27.00
6/18/2019	B16	Work on agreements (work performed May 13, 2019)	3.50	\$525.00
Billable Hours / Fees:			<u>3.80</u>	<u>\$552.00</u>

Timekeeper Summary

Timekeeper B16 worked 3.50 hours at \$150.00 per hour, totaling \$525.00.
Timekeeper RS3 worked 0.30 hours at \$90.00 per hour, totaling \$27.00.

Payment Detail

<u>Date</u>	<u>Description</u>	<u>Amount</u>
6/24/2019	Check Number 5813	(\$1,043.00)
6/24/2019	Check Number 5813	(\$48.00)
Total Payments Received:		<u>(\$1,091.00)</u>

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Client Number: 19-K-2054.77
Matter Number: 19-K-2054.77

9/3/2019
Page: 2

Current Invoice Summary

Prior Balance:	\$1,091.00	
Payments Received:	(\$1,091.00)	Last Payment: 6/24/2019
Unpaid Prior Balance:	<u>\$0.00</u>	
Current Fees:	\$552.00	
Advanced Costs:	\$0.00	
TOTAL AMOUNT DUE:	<u><u>\$552.00</u></u>	

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

Chafin Law Firm, P.C.

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September 03, 2019

Invoice No. 46351

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 9/3/2019.

Fees

<u>Date</u>	<u>Timekeeper</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
6/3/2019	B16	Review agenda for June meeting	0.20	\$30.00
6/4/2019	B16	Preparation, attended meeting, follow-up	5.00	\$750.00
6/4/2019	B16	Discussed meeting and items	0.40	\$60.00
6/4/2019	B16	Call from Board Member	0.20	\$30.00
7/3/2019	B16	Preparation and Attended Meeting	2.00	\$300.00
7/23/2019	RS3	Phone call with Chairman	0.20	\$18.00
7/23/2019	JB2	Attend Special Called Meeting of the IDA	2.30	\$345.00
7/23/2019	JB2	Prepared for special called meeting.	0.50	\$75.00
8/8/2019	B16	August Monthly Meeting	4.50	\$675.00
8/19/2019	RS3	Phone calls and e-mails to schedule phoneconference with attorney, chairman and Mr. Elswick	0.30	\$27.00
8/23/2019	B16	Phone conference with Chairman and Curtis Elswick	0.70	\$105.00
Billable Hours / Fees:			16.30	\$2,415.00

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Timekeeper Summary

Timekeeper B16 worked 13.00 hours at \$150.00 per hour, totaling \$1,950.00.

Timekeeper RS3 worked 0.50 hours at \$90.00 per hour, totaling \$45.00.

Timekeeper JB2 worked 2.80 hours at \$150.00 per hour, totaling \$420.00.

Payment Detail

<u>Date</u>	<u>Description</u>	<u>Amount</u>
6/24/2019	Check Number 5813	(\$2,160.00)
6/24/2019	Check Number 5813	(\$54.10)
Total Payments Received:		<u>(\$2,214.10)</u>

Current Invoice Summary

Prior Balance:	\$2,214.10	
Payments Received:	<u>(\$2,214.10)</u>	Last Payment: 6/24/2019
Unpaid Prior Balance:	\$0.00	
Current Fees:	\$2,415.00	
Advanced Costs:	\$0.00	
TOTAL AMOUNT DUE:	<u>\$2,415.00</u>	

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

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September 03, 2019

Invoice No. 46352

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

Client Number: 19-K-2054.78 (LEASE) IDA.H & H LOG YARD, INC.
Matter Number: 19-K-2054.78 IDA.H & H LOG YARD, INC. (Lease)
For Services Rendered Through 9/3/2019.

Fees

<u>Date</u>	<u>Timekeeper</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
5/29/2019	B16	Preparation of Lease Agreement	0.00	\$300.00
6/7/2019	RS3	Revise Lease per direction of attorney; e-mail to Chairman	0.30	\$27.00
			Billable Hours / Fees:	0.30
			Flat Charge Hours / Fees:	\$27.00
				\$300.00

Timekeeper Summary

Timekeeper B16 - flat charges totaling \$300.00.
Timekeeper RS3 worked 0.30 hours at \$90.00 per hour, totaling \$27.00.

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Client Number: 19-K-2054.78
Matter Number: 19-K-2054.78

9/3/2019
Page: 2

Current Invoice Summary

Prior Balance:	\$0.00
Payments Received:	\$0.00
Unpaid Prior Balance:	<u>\$0.00</u>
Current Fees:	\$327.00
Advanced Costs:	\$0.00
TOTAL AMOUNT DUE:	<u><u>\$327.00</u></u>

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

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September 03, 2019

Invoice No. 46353

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

Client Number: 18-G-2054.74 GREENFIELD HOLDINGS ICI, INC. IDA.PROJECT BLUE JAY/POLYCAP, LLC &
Matter Number: 18-G-2054.74 IDA.Project Blue Jay.Fees & Reimbursable Costs
For Services Rendered Through 9/3/2019.

Fees

<u>Date</u>	<u>Timekeeper</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
6/11/2019	KP8	TF with Jordan at Jonathan Belcher's office.	0.20	\$30.00
6/11/2019	B16	Telephone w/Ernie; Received and Reviewed information from Jonathan Belcher	0.50	\$75.00
6/12/2019	KP8	TF with Chairman.	0.20	\$30.00
6/13/2019	KP8	Reviewed Contract.	1.30	\$195.00
7/24/2019	B16	Review Agreement with Tobacco Commission	0.20	\$30.00
			Billable Hours / Fees:	2.40
				\$360.00

Timekeeper Summary

Timekeeper KP8 worked 1.70 hours at \$150.00 per hour, totaling \$255.00.

Timekeeper B16 worked 0.70 hours at \$150.00 per hour, totaling \$105.00.

Payment Detail

<u>Date</u>	<u>Description</u>	<u>Amount</u>
6/24/2019	Check Number 1027	(\$2,157.00)
6/24/2019	Check Number 1027	(\$137.00)
Total Payments Received:		(\$2,294.00)

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Client Number: 18-G-2054.74
Matter Number: 18-G-2054.74

9/3/2019
Page: 2

Current Invoice Summary

Prior Balance:	\$2,294.00	
Payments Received:	(\$2,294.00)	Last Payment: 6/24/2019
Unpaid Prior Balance:	<u>\$0.00</u>	
Current Fees:	\$360.00	
Advanced Costs:	<u>\$0.00</u>	
TOTAL AMOUNT DUE:	<u><u>\$360.00</u></u>	

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

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September 03, 2019

Invoice No. 46354

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

Client Number: 19-G-2054.80 IDA.PROJECT GROW
Matter Number: 19-G-2054.80 IDA.PROJECT GROW
For Services Rendered Through 9/3/2019.

Fees

<u>Date</u>	<u>Timekeeper</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
8/29/2019	RS3	Begin working on Purchase Contract, Agreement of Lease and Industrial Facilities Agreement under Attorney's direction	2.50	\$225.00
Billable Hours / Fees:			<u>2.50</u>	<u>\$225.00</u>

Timekeeper Summary

Timekeeper RS3 worked 2.50 hours at \$90.00 per hour, totaling \$225.00.

Current Invoice Summary

Prior Balance:	\$0.00
Payments Received:	\$0.00
Unpaid Prior Balance:	<u>\$0.00</u>
Current Fees:	\$225.00
Advanced Costs:	\$0.00
TOTAL AMOUNT DUE:	<u><u>\$225.00</u></u>

Thank You for Letting Us Serve You.
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September 03, 2019

Invoice No. 46356

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

Client Number: 17-G-2054.70 IDA.SPECIAL PROJECT RECLAIM
Matter Number: 17-G-2054.70 IDA.SPECIAL PROJECT RECLAIM
For Services Rendered Through 9/3/2019.

Fees

<u>Date</u>	<u>Timekeeper</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
6/27/2019	B16	Receipt and review of e-mail from William Wampler	0.20	\$30.00
7/1/2019	B16	Revise Resolution for IDA Meeting	0.30	\$45.00
7/3/2019	RS3	E-mails with William Wampler	0.30	\$27.00
Billable Hours / Fees:			<u>0.80</u>	<u>\$102.00</u>

Timekeeper Summary

Timekeeper RS3 worked 0.30 hours at \$90.00 per hour, totaling \$27.00.
Timekeeper B16 worked 0.50 hours at \$150.00 per hour, totaling \$75.00.

Payment Detail

<u>Date</u>	<u>Description</u>	<u>Amount</u>
6/24/2019	Check Number 5813	(\$735.00)
6/24/2019	Check Number 5813	(\$20.00)
Total Payments Received:		<u>(\$755.00)</u>

Continued On Next Page

Client Number: 17-G-2054.70
Matter Number: 17-G-2054.70

9/3/2019
Page: 2

Current Invoice Summary

Prior Balance:	\$755.00	
Payments Received:	(\$755.00)	Last Payment: 6/24/2019
Unpaid Prior Balance:	<u>\$0.00</u>	
Current Fees:	\$102.00	
Advanced Costs:	\$0.00	
TOTAL AMOUNT DUE:	<u>\$102.00</u>	

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

Chafin Law Firm, P.C.

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September 03, 2019

Invoice No. 46355

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

Client Number: 19-K-2054.79 (LEASE) IDA.RUSSELL COUNTY SHERIFF'S DEPARTMENT
Matter Number: 19-K-2054.79 IDA.Russell County Sheriff's Dept. (Lease)
For Services Rendered Through 9/3/2019.

Fees

<u>Date</u>	<u>Timekeeper</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
6/3/2019	MBJ	Open file, conflict check, assign file to Paralegal	1.00	\$50.00
6/4/2019	B16	Preparation of Lease Agreement	0.00	\$300.00
			Billable Hours / Fees:	1.00
			Flat Charge Hours / Fees:	\$300.00

Timekeeper Summary

Timekeeper MBJ worked 1.00 hours at \$50.00 per hour, totaling \$50.00.

Timekeeper B16 - flat charges totaling \$300.00.

Continued On Next Page

Client Number: 19-K-2054.79
Matter Number: 19-K-2054.79

9/3/2019
Page: 2

Current Invoice Summary

Prior Balance:	\$0.00
Payments Received:	\$0.00
Unpaid Prior Balance:	<u>\$0.00</u>
Current Fees:	\$350.00
Advanced Costs:	\$0.00
TOTAL AMOUNT DUE:	<u><u>\$350.00</u></u>

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