



IDA

Russell County, VA

Agenda Packet

Thursday May 14, 2020

Conference Call

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 14, 2020

AGENDA

The Industrial Development Authority of Russell County Virginia will hold its regular monthly meeting May 14, 2020 via GotoMeeting beginning at 5:30 PM, pursuant to the Russell County Emergency Ordinance of April 6, 2020.

Please join the meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/768442949>

You can also dial in using your phone.

United States: +1 (312) 757-3121

Access Code: 768-442-949

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes**
- 4. Approval of Financial and Treasurer's Report**
- 5. Attorney's Report**
- 6. Chairman's Report**
- 7. Public Comment**
- 8. Adjourn Meeting**

Attachments:

Southwest Livestock LLC (A1-A30)

The Data Company - TDEC (A30-A33)

IDA Disaster Loans (A34)

Baker Roofing Proposal(A35-A38)

April 14, 2020

The Regular monthly meeting of the Industrial Development Authority of Russell County, Virginia was held on April 14, 2020 at 5:30 P.M. via conference call pursuant to the Russell County Emergency Ordinance of April 6, 2020.

MEMBERS

PRESENT: Ernie McFaddin, Chairman
Richard Lockridge, Vice Chairman
Carlton Elliott, Secretary
Roger Sword, Member
Tony Dodi, Member
Scott Gilmer, Member
David Mullins, Member
Jarred Glass. Member

ABSENT: Donnie Christian, Member

STAFF: Katie Patton, Attorney

GUEST: Lonzo Lester, Russell County Administrator

The Chairman called the meeting to order at 5:33 P.M.

Secretary called the roll and recorded the roll call.

APPROVAL OF MINUTES

Upon motion made by Richard Lockridge, second by Roger Sword and duly approved by the Industrial Development Authority of Russell County, Virginia to approve the minutes of the March 12, 2020 meeting.

The Roll Call Vote was:

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

Absent: D. Christian

Nay: None

FINANCIAL REPORT

Upon motion made by Tony Dodi, second by Jarred Glass, and duly approved by the Industrial Development Authority of Russell County, Virginia to approve the financial reports and pay invoices presented and additional invoice from Lab 20 for \$400.00.

The Roll Call Vote was:

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

Absent: D. Christian

Nay: None

ATTORNEY'S REPORT

The Powers project has not been completed. Roger Sword commented the legal fees for the project needs to be reimbursed by Mr. Powers. The IDA will bill Mr. Powers for legal fees once the project is completed.

CHAIRMAN'S REPORT

The Town of Lebanon established a loan fund to help businesses during the Covid-19 crisis. To date there have been 25 applications, 9 have been funded.

VCEDA has initiated a program to make funds available to small business.

Upon motion made by Scott Gilmer, second by Richard Lockridge, and duly approved by the Industrial Development Authority of Russell County, Virginia authorizing the chairman to apply for VCEDA funding of a small business revolving loan fund of \$75,000.00.

The Roll Call Vote was:

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

Absent: D. Christian

Nay: None

The Health Department project has been moving forward and the IDA needs to established funding for the project.

Upon motion made by Scott Gilmer, second by Tony Dodi, and duly approved by the Industrial Development Authority of Russell County, Virginia authorizing the chairman to establish a line of credit with First Bank & Trust not to exceed \$1,000,000.00 for the Health Department project.

The Roll Call Vote was:

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

Absent: D. Christian

Nay: None

I-Go Wireless is providing hotspots around the county during the Covid-19 crisis.

Samuel Corporation (Steel Fab) sends their appreciation for the assistance in purchasing the paint simulator.

NEW BUSINESS

Tony Dodi asked if the USDA requirements for the small business loans could be loosened during the pandemic. The Chairman will check with the USDA contact person to ask for variances to the requirements.

ADJOURNMENT

Upon motion made by Jarred Glass, second by Richard Lockridge, and duly approved by the Industrial Development Authority of Russell County, Virginia declaring the May 14, 2020 to be held electronically pursuant to the Russell County Emergency Ordinance of April 6, 2020, and adjourning this meeting at 6:28PM.

The Roll Call Vote was:

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

Absent: D. Christian

Nay: None

Southwest Livestock LLC

VDOT Economic Development Access Program Letter Process

Basic industries are those industries that derive most of their activity from customers outside the area of analysis (e.g. region, state), while non-basic industries rely on markets within the region. Thus, goods or services which are primarily “exported” outside the local economy are considered “basic,” and the resulting new sales income and jobs that support this export function become the primary engine of the area’s economic growth. Many service sector establishments, with locally generated sales, arise to support basic sector firms. These service sector establishments are certainly important to the area’s economy, but would not be considered basic as new income is not brought into the economy as a result of their activities.

Manufacturing is a basic/exporting activity, with the exception of that share of output which is sold locally. Likewise, raw-materials extraction (mining) and agricultural activity are typically considered basic. However, basic/export activity is not confined to manufactured or physical products. Many service sector industries can be considered “basic” if they rely on outside markets for their income and employment generation. Examples of service sector “basic” firms could include a computer software design firm (SAIC), a corporate headquarters sustained by earnings primarily from outside the area (General Dynamics), a multi-state retail distribution center (Wal-Mart), a customer service center (StarTek, Inc.), or a research and development center (Wyeth).

There are several ways that industries can be classified as either basic or non-basic, but a common, traditional way has been to measure by source of customer revenues. From the state’s perspective, if the activity will primarily provide goods or services to be sold outside of Virginia, or will be paid for with funds from outside the state (more than 50 percent), then the activity has been deemed to be “basic”.

This practice has been commonly observed over the years in administration of state economic development and financing programs, including the Private Activity Bond Allocation Process (in the 1980’s when more than manufacturing activities were permissible), with the Governor’s Opportunity Fund, and under the present Workforce Services Guidelines. The premise has been that state resources would best be targeted towards activities that would have the effect of increasing new income into the state’s economy.

Upon Ben Chafin's suggestion, Southwest Livestock, LLC, has agree to create an irrevocable letter of credit from First Bank and Trust Company to Russell County Board of Supervisors, ensuring that the County has no liability for the V-DOT frontage road at Hansonville, VA.

Senator Chafin will ensure the legality by contract of no liability to the County.

_____ has contacted me to re-submit the funding application backed by J. R. Watson of V-DOT. _____ - says the project will be made more viable as more than 50% of the receipts come from outside Virginia.

The project is endorsed by six agencies and 432 citizens who have signed a petition of support.

With these measures of assurance in place, the Russell County Industrial Development Authority endorses this project.

**ECONOMIC DEVELOPMENT ACCESS PROGRAM
PRE-APPLICATION PROJECT COORDINATION FORM**

Locality Applicant: County of Russell County VDOT District: Bristol

PROJECT INFORMATION: (Please press tab-key to move from field to field and after entering information in a field)

Location: Proposed project improves Rte. 19, and is 1.00 miles south of Rte. 58

Scope of Work: New roadway and improvements to existing roadway
(ancillary improvements such as turn lanes are not to be considered as the primary objective of the project)

Description of work: Hansonville Agriculture Industrial Development Area

From: Route 19 SBL To: 0.28 mile SE Route 19 SBL Length: 0.28 (miles)

Anticipated traffic generation: 600 vpd (trucks) Pavement Width: 20.00 (feet) to include shoulders ditches

What is the immediate need for the project: Agriculture Industrial Park Development Area

The locality acknowledges the following:

The governing body will provide VDOT with a resolution requesting Program's state funding. (Please contact Local Assistance Division staff for suggested format). (Please note that the local government's resolution in request of Program funding and project detail information must be provided to VDOT to allow sufficient time for review.) The locality will coordinate with the appropriate VDOT Residency/District office staff to ensure the request is appropriate. (The agenda for the Commonwealth Transportation Board's (CTB) action meeting is typically finalized 3 weeks prior to the date of the CTB action meeting.) Yes

Preliminary plans will be provided showing the proposed access road alignment and the entire tract of land with all parcels to be accessed by the project delineated / identified and acreage of each parcel. Yes

EDA Program funding will not be authorized until sufficient documentation, suitable to VDOT, of qualifying capital investment by a qualifying business operation is provided to VDOT; OR, Yes

In lieu of sufficient documentation of qualifying capital investment, the local government must provide a bond or other acceptable surety to VDOT in the amount of the allocation from the Program which is not yet justified by qualifying investment. (If surety is required, it must be provided to VDOT prior to utilizing any amount of the project allocation.) N/A

Note: Project right of way and utilities (new or adjustment) are not eligible items of work under this Program

Project right of way, 50 feet (minimum) in width. has been obtained by the locality

Project does not require or include utility work

PROJECT TO BE ADMINISTERED BY: VDOT

PROJECT ESTIMATES: (Please TAB from field to field) (cursor on & right click \$ 0 & select "Update Field" to calculate Total)

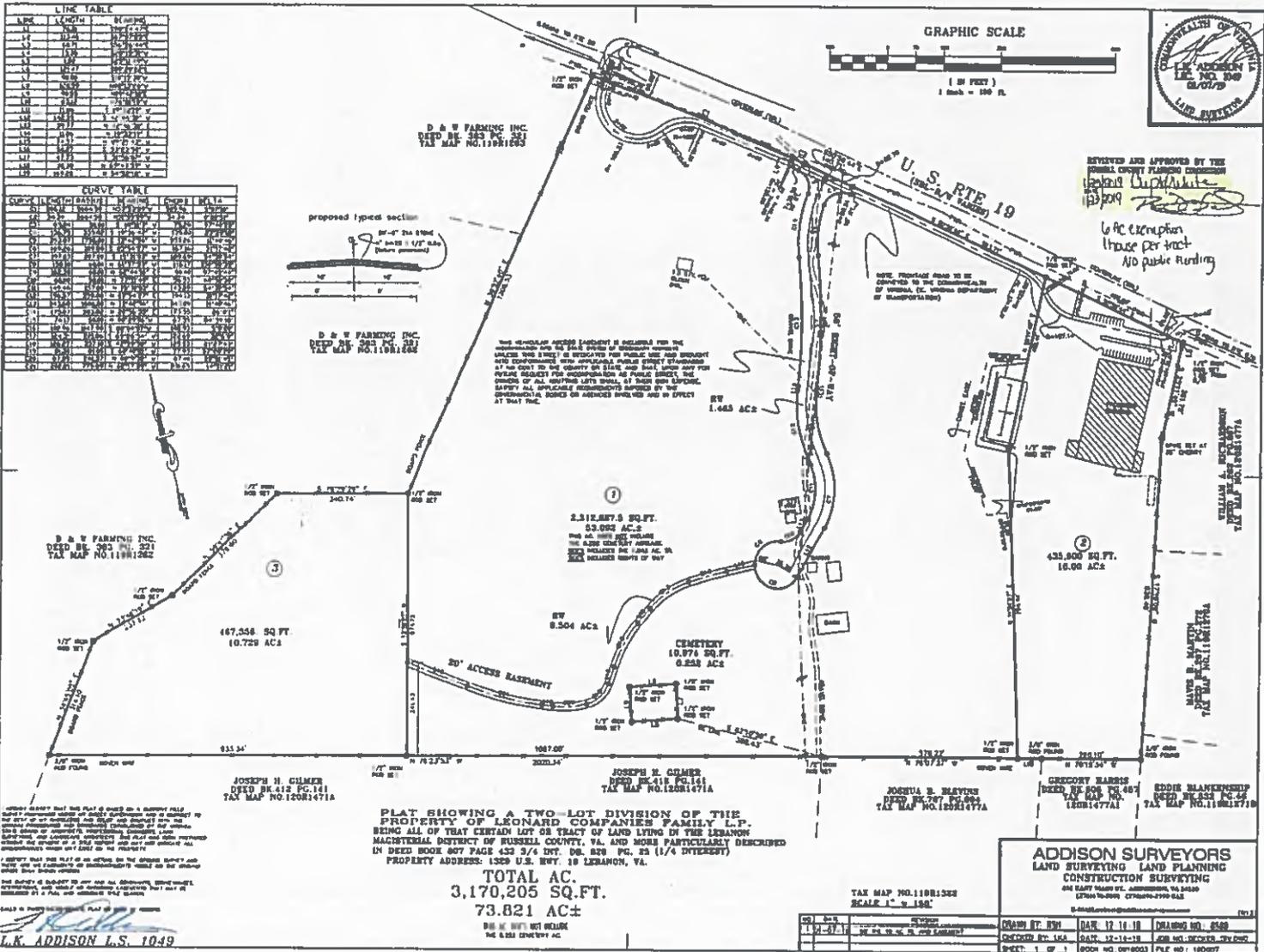
PHASE	Anticipated Schedule Start Date	Estimated Project Cost A detail project estimate is necessary to determine eligible costs and the maximum allowable allocation to be recommended.	Sections below pertain only to application for and expenditure of this Program's state funding:	
			Estimated VDOT Project Costs Utilizing Program funding	If locality administers project: Estimated Reimbursement to Locality Utilizing Program (state) funding
PE	04/01/2019	\$ 13,400	\$ 0	\$ 0
RW			Not Eligible for Program Funding	Not Eligible for Program Funding
CN	07/01/2019	\$ 686,800	\$ 600,000	\$ 600,000
TOTAL		\$700,200	\$600,000	\$600,000

COMMENTS

Submitted by: <u>Lonzo Lester, MBA, CPC, VCO</u> Date: <u>1/25/19</u> Russell County Administrator	Reviewed by: <u>John F. Bellamy</u> Date: <u>1-25-2019</u> <u>Agriculture I - Land Use</u>
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LINE	LENGTH	BEARING
L1	10.00	S 89° 58' 12" W
L2	10.00	S 89° 58' 12" W
L3	10.00	S 89° 58' 12" W
L4	10.00	S 89° 58' 12" W
L5	10.00	S 89° 58' 12" W
L6	10.00	S 89° 58' 12" W
L7	10.00	S 89° 58' 12" W
L8	10.00	S 89° 58' 12" W
L9	10.00	S 89° 58' 12" W
L10	10.00	S 89° 58' 12" W
L11	10.00	S 89° 58' 12" W
L12	10.00	S 89° 58' 12" W
L13	10.00	S 89° 58' 12" W
L14	10.00	S 89° 58' 12" W
L15	10.00	S 89° 58' 12" W
L16	10.00	S 89° 58' 12" W
L17	10.00	S 89° 58' 12" W
L18	10.00	S 89° 58' 12" W
L19	10.00	S 89° 58' 12" W
L20	10.00	S 89° 58' 12" W

CURVE	LENGTH	BEARING	CHORD	ANGLE
C1	10.00	S 89° 58' 12" W	10.00	90° 01' 48" E
C2	10.00	S 89° 58' 12" W	10.00	90° 01' 48" E
C3	10.00	S 89° 58' 12" W	10.00	90° 01' 48" E
C4	10.00	S 89° 58' 12" W	10.00	90° 01' 48" E
C5	10.00	S 89° 58' 12" W	10.00	90° 01' 48" E
C6	10.00	S 89° 58' 12" W	10.00	90° 01' 48" E
C7	10.00	S 89° 58' 12" W	10.00	90° 01' 48" E
C8	10.00	S 89° 58' 12" W	10.00	90° 01' 48" E
C9	10.00	S 89° 58' 12" W	10.00	90° 01' 48" E
C10	10.00	S 89° 58' 12" W	10.00	90° 01' 48" E
C11	10.00	S 89° 58' 12" W	10.00	90° 01' 48" E
C12	10.00	S 89° 58' 12" W	10.00	90° 01' 48" E
C13	10.00	S 89° 58' 12" W	10.00	90° 01' 48" E
C14	10.00	S 89° 58' 12" W	10.00	90° 01' 48" E
C15	10.00	S 89° 58' 12" W	10.00	90° 01' 48" E
C16	10.00	S 89° 58' 12" W	10.00	90° 01' 48" E
C17	10.00	S 89° 58' 12" W	10.00	90° 01' 48" E
C18	10.00	S 89° 58' 12" W	10.00	90° 01' 48" E
C19	10.00	S 89° 58' 12" W	10.00	90° 01' 48" E
C20	10.00	S 89° 58' 12" W	10.00	90° 01' 48" E



JOSEPH H. GILMER
DEED BK 412 PG 141
TAX MAP NO. 120R1471A

JOSEPH B. BRYANT
DEED BK 418 PG 161
TAX MAP NO. 120R1471A

EDDIE BLANKENSHIP
DEED BK 422 PG 66
TAX MAP NO. 110R1571B

PLAT SHOWING A TWO-LOT DIVISION OF THE
PROPERTY OF LEONARD COMPANIES FAMILY L.P.
BEING ALL OF THAT CERTAIN LOT OR TRACT OF LAND LYING IN THE LEONARD
MACINTYRE DISTRICT OF RUSSELL COUNTY, VA. AND MORE PARTICULARLY DESCRIBED
IN DEED BOOK 807 PAGE 432 3/4 INT. DB. 828 PG. 25 (1/4 INTEREST)
PROPERTY ADDRESS: 1529 U.S. HWY. 19 LEBANON, VA.

TOTAL AC.
3,170,205 SQ. FT.
73.821 AC±

DEED BK 418 PG 161
TAX MAP NO. 120R1471A

ADDISON SURVEYORS
LAND SURVEYING LAND PLANNING
CONSTRUCTION SURVEYING

200 EAST MAIN ST., LEANON, VA 24360
(703) 765-8800 (703) 765-8800

DATE: 12-14-18
DRAWING NO: 0540

SENATE OF VIRGINIA



A. BENTON CHAFIN, JR.

38TH SENATORIAL DISTRICT
ALL OF BLAND, BUCHANAN, DICKENSON,
PULASKI, RUSSELL, AND TAZEWELL COUNTIES;
ALL OF THE CITIES OF NORTON AND RADFORD;
AND PART OF MONTGOMERY, SMYTH, AND WISE COUNTIES
POST OFFICE BOX 1210
LEBANON, VIRGINIA 24264
(276) 889-1044
FAX: (276) 889-1121

COMMITTEE ASSIGNMENTS:
AGRICULTURE, CONSERVATION AND
NATURAL RESOURCES
COMMERCE AND LABOR
COURTS OF JUSTICE
PRIVILEGES AND ELECTIONS
REHABILITATION AND SOCIAL SERVICES

January 15, 2019

The Honorable Shannon Valentine
Secretary of Transportation
Post Office Box 1475
Richmond, VA 23218

Re: Economic Development Access Program Application

Dear Secretary Valentine,

We write in support of Russell County's application for Economic Development Access funding for an exciting new project coming to the Hansonville area of the county. The Hansonville Agriculture Industrial Development Area is a unique concept in the region that will provide new opportunities for the agribusiness community.

Agribusiness is the number one industry in Virginia and regionally in Southwest Virginia. We have a long tradition of farming and raising livestock that continues today. The new agriculture industrial park will attract new businesses to Russell County, create much needed new jobs, and bring new partnerships to the existing agribusiness economy in Southwest Virginia.

The proposed Hansonville Agriculture Industrial Development Park is located within a Federal Opportunity Zone, which will enable the locality to provide additional tax incentives for economic development and the creation of new jobs. The park will greatly benefit both small and large agriculture businesses for the development of new projects while also creating new competitive advantages for the region.

It is the intent of Southwest Virginia Livestock, LLC to build a 44,000 square foot livestock market within the agriculture industrial park on a parcel of land adjoining US Highway 19, one-half mile south of Hansonville. The market will create twelve new jobs in addition to the hundreds of cattlemen, truck drivers, and farmers utilizing the facility. Additionally, a new meat packing plant located within the property will create thirty new jobs. The agriculture industrial park will also serve as a joint educational project partnering with Southwest Virginia Community College, Buchanan County, Tazewell County, and Russell County.

The area of Russell County in which the park is proposed does not currently have road access to US Highway 19. With the Economic Development Access funding, Russell County in

conjunction with the Bristol VDOT District will be able to create road access to the agriculture industrial park. It is our request that VDOT build this critical road access to the project.

We respectfully request the utmost consideration for Russell County's application for Economic Development Access funding. The Hansonville Agriculture Industrial Development Park is an exciting project for the region that will bring much needed economic development, new jobs, and new opportunities for agribusinesses in the region.

Submitted with respect,



Senator Ben Chafin
38th Senate District



Delegate Todd Pillion
4th House District



Delegate Will Morefield
3rd House District



Cumberland Industrial Facilities Authority
(Counties of Buchanan, Tazewell, and Russell)

**RESOLUTION IN SUPPORT
OF THE
HANSONVILLE AGRICULTURAL INDUSTRIAL DEVELOPMENT AREA**

WHEREAS, the Cumberland Industrial Facilities Authority (CIFA) strongly supports the designation of the Hansonville, Virginia area of Russell County, Virginia as an Agricultural Industrial Development Area for current and potential future agricultural industrial development projects and initiatives; and

WHEREAS, the Hansonville, Virginia area is currently located in a Federal Opportunity Zone that enables economically-distressed localities new tax investment opportunities designed to spur economic development and job creation by providing tax benefits to either a partnership or corporations; and

WHEREAS, the Hansonville Agricultural Industrial Development Area will be very beneficial to large and small agriculture businesses for future development of agricultural projects and initiatives that will create competitive economic development advantages for our coalfield region; and

WHEREAS, the Hansonville Agriculture Industrial Development Area will provide incentives for private businesses, partnerships, and corporations to locate their agricultural enterprises in the affected area, provide capital tax

investment advantages, and improve our economy by creating employment opportunities for the coalfield region; and

WHEREAS, the Hansonville Agricultural Industrial Development Area will enable the coalfield region to capitalize on the skills and talents of our agricultural workforce while improving local business creation and enhance opportunities for agricultural businesses; and

WHEREAS, the Hansonville Agricultural Industrial Development Area will create economic development in our coalfield region by identifying agricultural business strategies that can benefit entrepreneurs. We believe the agricultural industrial development designation is an excellent alignment with our plans of agricultural economic development in Southwest Virginia; and

NOW THEREFORE, the Cumberland Industrial Facilities Authority strongly supports the Hansonville Agricultural Industrial Development Area for the purpose of increasing economic development opportunities while providing tax incentives for businesses that invest in agricultural businesses while creating employment opportunities for our coalfield region.

RESOLVED this 8th day of November 2018, by the following vote:



Cumberland Industrial Facilities Authority
(Counties of Buchanan, Tazewell, and Russell)

Recorded Vote:

Moved by: David Eaton

Seconded by: Travis Hackworth

Yeas: 6

Nays: 0

Lonzo Lester

Lonzo Lester, MBA, VCO, CPC
Cumberland Industrial Facilities Authority Administrator

Joe Gary Street

Joe Gary Street, Chairman
Cumberland Industrial Facilities Authority

Russell County Virginia

"The Heart of Southwest Virginia"

Mark Mitchell
At-Large

Lou Ann Wallace
District 2

Carl Rhea
District 3

Rebecca Dye, Chairperson
District 6

Tim Lovelace, Vice-Chairman
District 1

David Eaton
District 4

Steve Breeding
District 5

Lonzo Lester
County Administrator

RESOLUTION IN SUPPORT OF THE HANSONVILLE AGRICULTURAL INDUSTRIAL DEVELOPMENT AREA

WHEREAS, the Russell County Board of Supervisors fully supports the designation of the Hansonville, Virginia area of the County as an Agricultural Industrial Development Area for current and potential future agricultural industrial development projects and initiatives; and

WHEREAS, the Hansonville, Virginia area is currently located in a Federal Opportunity Zone that enables economically-distressed localities new tax investment opportunities designed to spur economic development and job creation by providing tax benefits to either a partnership or corporations; and

WHEREAS, the Hansonville Agricultural Industrial Development Area will be very beneficial to large and small agriculture businesses for future development of agricultural projects and initiatives that will create competitive economic development advantages for our County; and

WHEREAS, the Hansonville Agriculture Industrial Development Area will provide incentives for private businesses, partnerships, and corporations to locate their agricultural enterprises in the affected area, provide capital tax investment advantages, and improve our economy by creating employment opportunities for the County; and

Russell County Government Center
137 Highland Drive · Lebanon, Virginia 24266 · (276) 889-8000 · Fax (276) 889-8011
www.russellcountyva.us

WHEREAS, the Hansonville Agricultural Industrial Development Area will enable the County to capitalize on the skills and talents of our agricultural workforce while improving local business creation and enhance opportunities for agricultural businesses; and

WHEREAS, the Hansonville Agricultural Industrial Development Area will create economic development in our County by identifying agricultural business strategies that can benefit entrepreneurs. We believe the agricultural industrial development designation is an excellent alignment with our plans of agricultural economic development in Southwest Virginia; and

NOW THEREFORE, the Russell County Board of Supervisors fully supports the Hansonville Agricultural Industrial Development Area for the purpose of increasing economic development opportunities while providing tax incentives for businesses that invest in agricultural businesses while creating employment opportunities for our County.

RESOLVED this 8th day of November 2018, by the following vote:

Recorded Vote:

Moved by: David Eaton

Seconded by: Steve Breeding

Yeas: 7

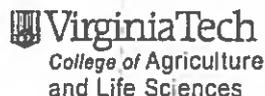
Nays: 0

Rebecca Dye
Rebecca Dye, Chairperson
Russell County, Virginia

Russell County Government Center
137 Highland Drive · Lebanon, Virginia 24266 · (276) 889-8000 · Fax (276) 889-8011
www.russellcountyva.us

Virginia Cooperative Extension

A partnership of Virginia Tech and Virginia State University



Cathy Sutphin, Ph.D.
Associate Director
115 Hutcheson Hall (0908)
Blacksburg, VA 24061
540-231-6372 – phone 540-231-0762 – fax

November 7, 2011

The Virginia Tobacco Indemnification
and Community Revitalization Commission
701 E. Franklin Street, Suite 501
Richmond, Virginia 23219

Dear Selection Committee,

I write in support of the funding application which would establish the Southwest Livestock Center. The agricultural producers in Southwest Virginia have developed a strong collaborative working relationship and have sought educational programming, and mentorship through Virginia Cooperative Extension. The producers would now like to extend their joint work to cooperatively market their products. In order for this to be feasible, the producers need a livestock center that is easily accessed by the producers.

The Southwest Center will work cooperatively with the Virginia Cattleman's Association to offer a wide range of marketing venues and tools for local producers of cattle, sheep, and goats. In addition to marketing, the Center can serve as a regional educational facility similar to the new facility in Dickenson County.

By enabling our producers to work together more efficiently, we increase their ability to adopt new practices through the production cycle including marketing. This will not only improve the quality of the product produced but also the profitability of the individual producer. Producers will also reduce their marketing costs by selling their products through the Southwest Livestock Center. The Southwest Livestock Center will also provide a boost to the local economy and serve as an agricultural hub for the community.

We appreciate your consideration of this request.

Cathy M. Sutphin, PhD.
Interim Associate Director, ANR
Virginia Cooperative Extension

www.ext.vt.edu

Extension is a joint program of Virginia Tech, Virginia State University, the U.S. Department of Agriculture, and state and local governments.

Virginia Cooperative Extension programs and employment are open to all, regardless of race, color, national origin, sex, religion, age, disability, political beliefs, sexual orientation, or marital or family status. An equal opportunity/affirmative action employer.

COPY

Russell County Cattlemen's Association

P.O. Box 697
Lebanon, VA 24266



November 2, 2011

The Virginia Tobacco Indemnification
and Community Revitalization Commission
701 E. Franklin Street, Suite 501
Richmond, Virginia 23219

Committee Members:

The Russell County Cattlemen's association supports the development of The Southwest Virginia Livestock Center - a marketing facility in the Hansonville area of Russell County. Furthermore, it is hoped that the facility design will contain an area which can be used for educational purposes for area farmers.

Thank you for your consideration of this request. If I can provide any further information, please do not hesitate to contact me.

Sincerely,

J. Bruce Warner
President, RCCA

COPY

October 7, 2011

To Whom It May Concern:

I am writing this letter on behalf of the Southwest Virginia Angus Association in support of the establishment of a full-service livestock facility in Hansonville, Virginia.

The convenient location as well as the added competition this facility will contribute to the market place will make it an efficient asset to many livestock producers in the southwest Virginia area.

Sincerely,

Chris Lawson, President
Southwest Virginia Angus Association

COPY

Russell County
CHAMBER OF COMMERCE

1111 1111 1111 1111

P. O. Box 926

Lebanon, VA 24266

276.889.8041

lindatale@bvunet.net

www.russellcountvva.org

October 11, 2011

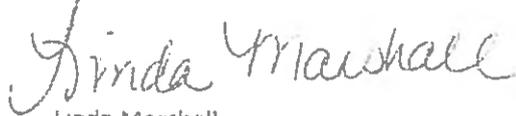
To Whom It May Concern:

I am writing to you in support of the proposed Southwest Livestock Center project which would include a livestock/auction market to be located in Russell County.

Agriculture is and has always been a major contributor to the economy of Russell County, with approximately \$21 million in annual sales. 168,903 acres are farmed in Russell County.

This, in my opinion, is the next logical step in the process for agricultural advancement in the county. As Director for the Chamber of Commerce and the County Tourism Department, I am a proponent for business, economic development and the generation of revenue. It would appear to me that this is a win/win situation for all parties involved.

Sincerely,



Linda Marshall
Executive Director

COPY



October 5, 2011

To Whom It May Concern:

On behalf of the Board of Directors of the Russell County Farm Bureau, we fully support the establishment of a full-service livestock center in Hansonville, Virginia.

The location is centrally located to serve livestock producers throughout Southwest Virginia and especially our five-county valley on the north side of Clinch Mountain.

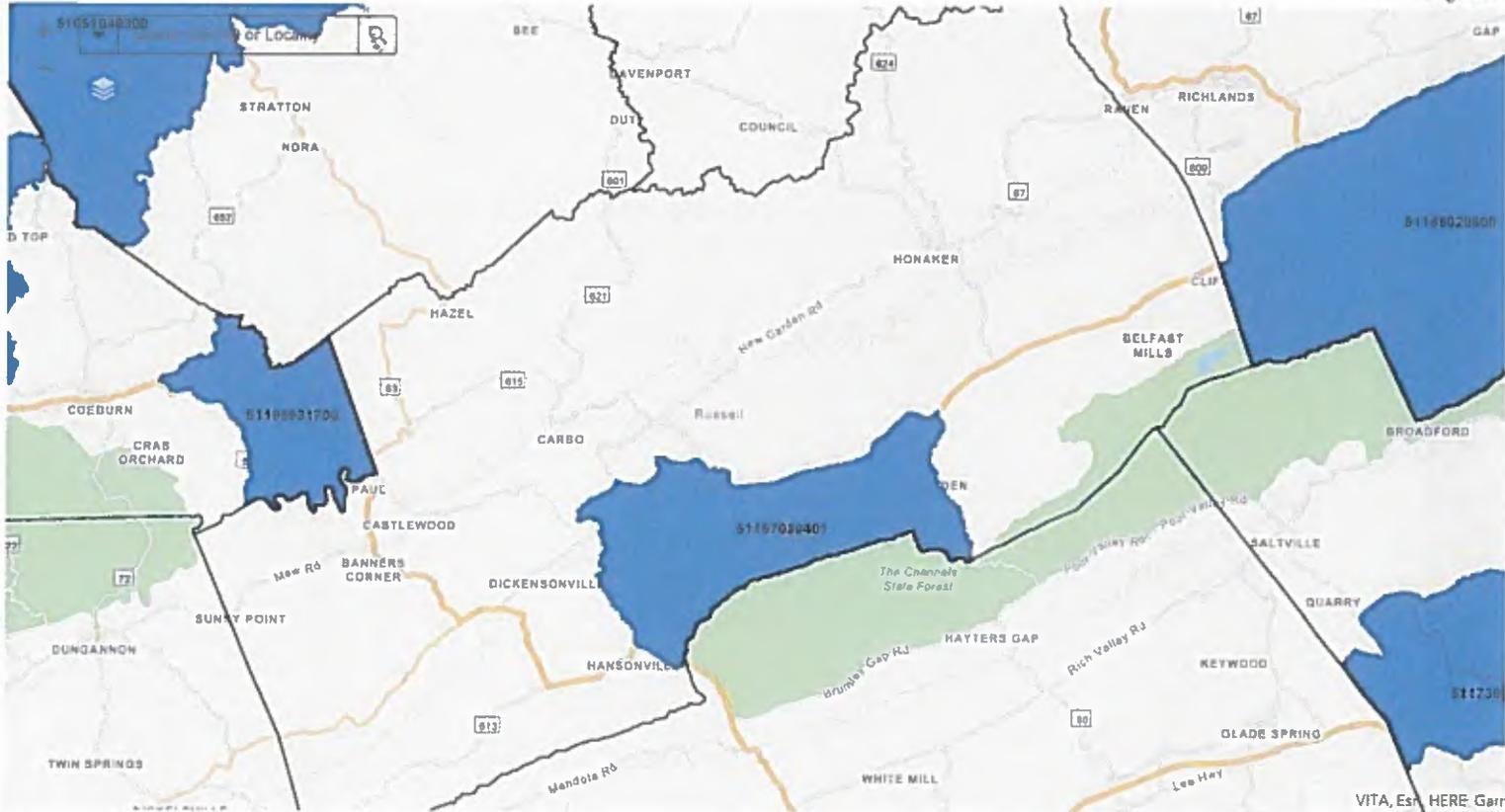
The livestock center will be convenient in saving distance of trucking and loss of weight during transport. The facility will also provide additional competition in the market place for commission and price received.

Sincerely,

Fang W. Rasnick



Virginia's Nominated Opportunity Zone Tracts



4mi
81 704 37 105 Deg ons

<http://vedp.maps.arcgis.com/apps/webappviewer/index.html?id=bf7c530d8e0240c6a911a4b40fb0a357>

4/19/2018

SOUTHWEST LIVESTOCK, LLC

1780 E MAIN STREET
LEBANON, VA 24266

DATE: October 30, 2018

TO: Russell County Board of Supervisors

FROM: Southwest Livestock, LLC

Ladies and Gentlemen:

It is the intent of Southwest Virginia Livestock, LLC to build a 44,000 square foot livestock market on a 10-acre parcel adjoining US Hwy 19, one-half mile South of Hansonville, VA.

Grading on the site will begin immediately upon VDOT approval of the proposed access road to and from the site. Itemized preliminary budget is attached.

Target date for opening the project is August 2019.

The facility will employ 12 people, plus 100's of cattlemen and truck drivers using the facility. The market will also support 30 new people for a meat packing plant to be situated ½ mile North of the livestock market. We respectfully request VDOT to build a frontage access road to be used by employees, farmers, buyers and truck drivers.

The facility will be used for a weekly livestock sale, special sales including Virginia Cooperative Extension Services graded sales, special cow/heifer sales, production sales, real estate sales, and educational seminars.

Southwest Virginia Community College, Buchanan County, Tazewell County and Russell County Joint Industrial Development Authority are working on plans to utilize balance of the property as an Agricultural Industrial Park.

Additional information will be made available upon request.

Thanking you, sincerely,

David A. Leonard
Partner

Southwest Livestock, LLC.

U.S. Highway 19
Hansonville, Virginia

BUDGET – PREMIUM FACILITY (estimate)

‡ 10+ acres 400 ft. frontage on US Hwy 19... (page 100-125,000).....	\$ 450,000.00
‡ Grading, gravel, pipe, crossover, etc.....	250,000.00
‡ 150' x 270' building...(plus covered areas for loading and unloading).....	420,000.00
‡ Sales barn and offices finish out.....	225,000.00
‡ Office furniture/equipment.....	30,000.00
‡ Electronic Information system.....	40,000.00
‡ Pens and working facilities.....	100,000.00
‡ Electrical and lighting.....	50,000.00
‡ Restaurant equipment.....	30,000.00
‡ Livestock handling equipment.....	50,000.00
‡ Bobcat.....	35,000.00
‡ Well, water lines and 10 automatic waterers.....	25,000.00
‡ Outside fencing.....	20,000.00
‡ Legal and permits.....	30,000.00
‡ Surveying, planning, drawings.....	10,000.00
‡ Paving...(?).....	50,000.00
TOTAL BUDGET	\$ <u>1,815,000.00</u>

Southwest Livestock, LLC.

U.S. Highway 19
Hansonville, Virginia

STOCKHOLDER STRUCTURE



- ‡ 100,000 shares @ \$20/share
- ‡ Minimum shares to be on Board – 2,500 shares = \$ 50,000.00
- ‡ Minimum purchase – 500 shares x \$20.00 (?) = 10,000.00
(offered to livestock producers throughout Southwest Virginia)
- ‡ Minority shareholders select Board members 1 per 2,500 shares

INVESTMENT AVAILABLE for CATTLEMEN

Endorsed by:

Russell County Cattlemen's Association
Russell County Farm Bureau
Russell County Industrial Development Authority
Southwest Virginia Angus Association
Virginia Cooperative Extension Service
Russell County Chamber of Commerce

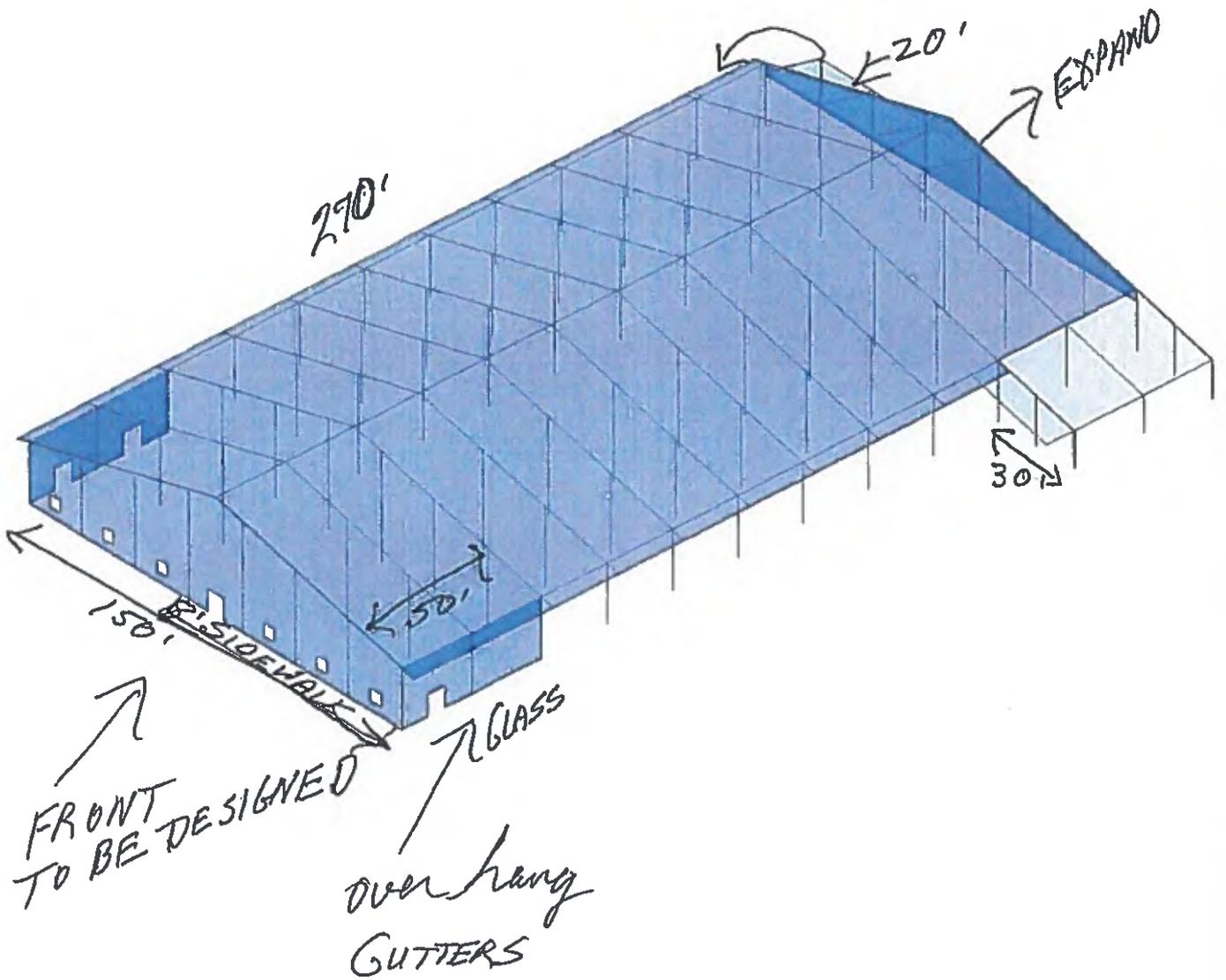
ADAM WILSON	276.608.0026
CHRIS DALE	276.608.2067
DAVID LEONARD	276.964.3553

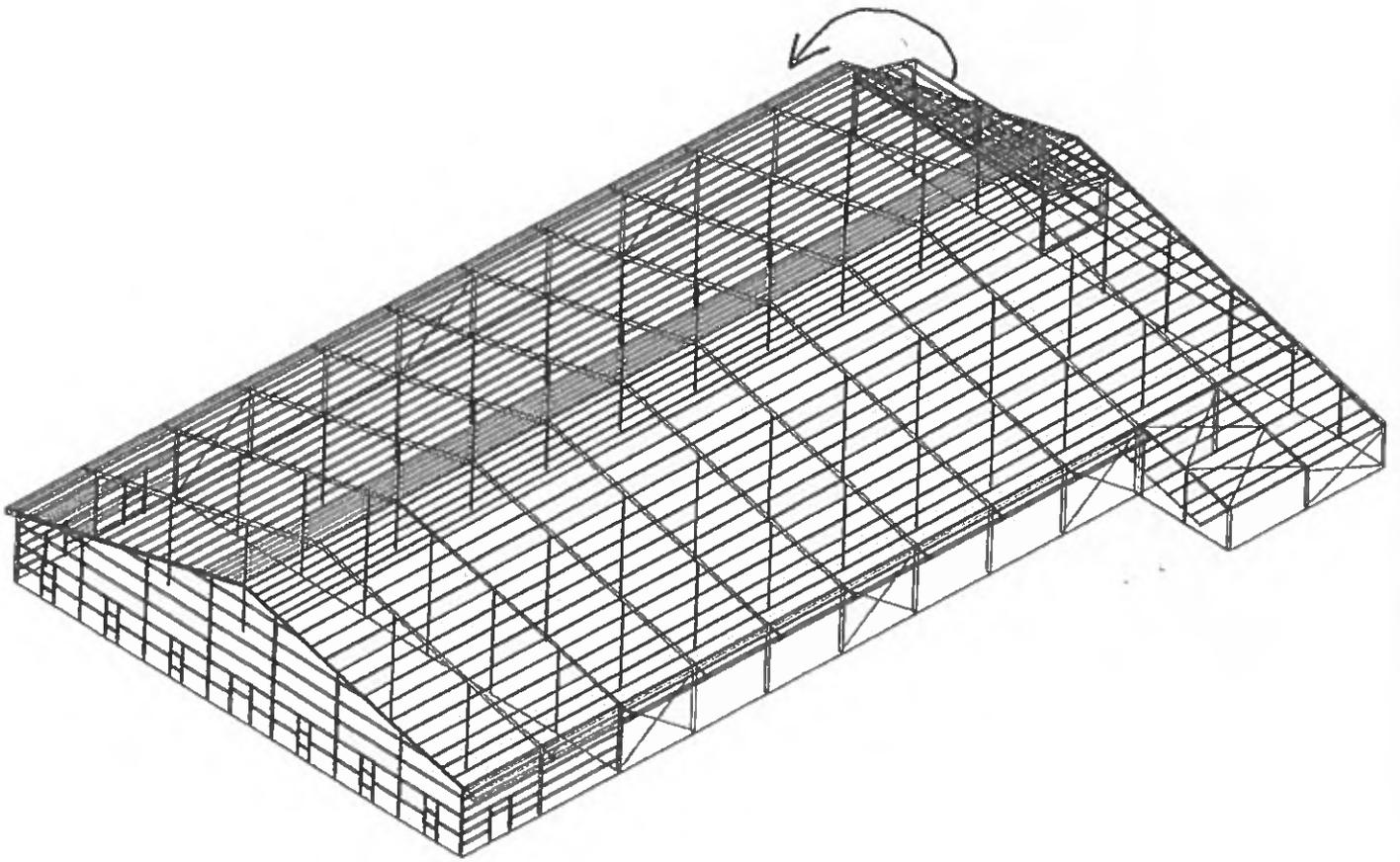


**ENGINEER'S ESTIMATE FOR AGRICULTURAL INDUSTRIAL PARK PHASE 1 ACCESS ROAD
HANSONVILLE VIRGINIA**

ENGINEERING/STAKEOUT	1340 LF	\$ 10.00 LF	\$13,400
E AND S/STORMWATER BASIN	1 EA	\$ 84,200.00 EA	\$84,200
GRADING	1 EA	\$ 172,000.00 EA	\$172,000
ASPHALT AND BASE	3573 SY	\$ 90.00 SY	\$321,600
STORMWATER PIPING	1090 LF	\$ 100.00 LF	\$109,000
			\$700,200 TOTAL
			\$522.54 PER LF

SW LVST.





TIP TOP MATERIALS, LLC

1780 E MAIN STREET
LEBANON, VA 24266

October 30, 2018

Russell County Board of Supervisors
137 Highlands Drive
Lebanon, VA 24266

Ladies and Gentlemen,

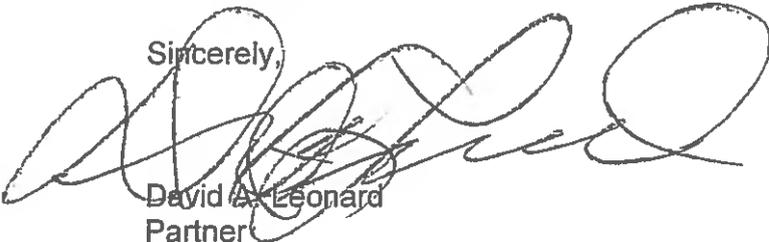
Tip Top Materials, LLC, is installing a 150-acre facility on the East side of US Hwy 19 at Hansonville, Virginia. We are presently grading, building and preparing a site to create and market limestone, mulches and landscaping products.

The property will include a quarry, truck scales, office and sixteen bins for products. Full-time employees on site will be five. Drivers to deliver product will be twenty.

The following are investments/budget for equipment, land, and facilities for Tip Top Materials, LLC, 2018:

Land.....	\$ 620,000.00
Office, Scales and Infrastructure.....	77,000.00
Equipment.....	1,200,000.00
Permits.....	32,000.00

Sincerely,



David A. Leonard
Partner



DIVISION OF MINERAL MINING
900 NATURAL RESOURCES DRIVE, STE 400
CHARLOTTESVILLE, VA 22903
(434) 951-6310

NOTICE OF APPLICATION TO MINE

NOTICE ISSUED BY ENGINEERING SERVICES
APPLICANT'S NAME Tip Top Materials, LLC
ADDRESS 34 Woodland Court Lebanon, VA 24266
TELEPHONE NO. 276-889-2700

NOTICE ISSUED TO PROPERTY OWNERS WITHIN 1000 FEET OF PERMIT BOUNDARY:

Name _____ Russell County Administrator
P. O. Box 121
Address _____ 137 Highland Drive
Lebanon, VA 24266

State law (Section 45.1-184.1 of the Code of Virginia) requires that land owners within 1,000 feet of a proposed new mineral mine be notified that the operator is seeking a surface mining and reclamation permit from the Department of Mines, Minerals and Energy. The surface mining permit must address Department of Mines, Minerals and Energy requirements for regrading, revegetation and erosion controls of mineral mine sites.

In accordance with that requirement Tip Top Materials, LLC
(COMPANY NAME) is hereby notifying you that it has applied/will apply for a surface mining and reclamation permit on _____ (DATE). The mineral to be mined is Limestone. The proposed mine is located 5.46 miles SW (DIRECTION) of Lebanon, VA (NEAREST TOWN) on US 19 / Rt. 58 (ROAD) in Russell County (CITY/COUNTY), Tax Map ID No. 119K1.

Property owners within 1,000 feet of the land proposed to be mined for minerals other than coal may specify objections in writing and request a hearing within ten (10) days of receipt of this notice to: The Department of Mines, Minerals and Energy, Division of Mineral Mining, 900 Natural Resources Drive, Suite 400, Charlottesville, Virginia 22903, (434) 951-6310.

Southwest Livestock, LLC

U.S. Highway 19
Hansonville, Virginia

FEE SCHEDULE

- ‡ LLC manage weekly livestock sales (Monday)
- ‡ Cow, bred, open heifer sales – (spring and fall)
- ‡ Buying station – flat fee or \$5.00/head – (lease out) ?
- ‡ Purebred Sales
- ‡ Sort, weigh and load.....\$_____/head
- ‡ Sort, weigh, load, and use chutes for work.....\$_____/head
- ‡ Farm equipment sales
- ‡ Land sales – (by appointment)
- ‡ Miscellaneous sales – (by appointment)

Southwest Livestock, LLC.

U.S. Highway 19
Hansonville, Virginia
276-889-4252

PROPOSAL

1. 10 acres – 400 ft. frontage on U.S. 19
 2. Frontage road access along U.S. 19
VDOT \$500,000 + ½ of additional \$200,000 if needed
 3. (A). Three counties Regional Industrial Development Authority designated
Agricultural Industrial Park at Hansonville , VA. Tax investment advantage through
Federal opportunity zone for new tax investment opportunities for partnerships or corporations.
(B). Senators and Delegates endorsed
(C). 434 individuals signed endorsing petition in favor of stockyard
Letter from 6 organizations supporting stockyard
 - Russell County Cattlemen's Association
 - Russell County Board of Supervisors
 - Russell County Farm Bureau
 - Russell County Chamber of Commerce
 - Southwest Virginia Angus Association
 - Virginia Cooperative Extension
 4. Latest electronic off-site buyers bidding
 5. Monday auction sale
 6. Buying station possible
 7. Special sales
 8. Bostic-Tucker CPA's
 9. Abingdon Veterinary Clinic interested
 10. Building like Canton, NC
 11. Ransom Leonard, Manager (276-202-5429)
 - Virginia Tech B.S. Animal Science
 - 5 years experience buying and assembling dairy heifers throughout Midwest.
 - Organizing and shipping to Russia and Turkey – 2300 head per ship load through Delaware port.
- * Stock can be purchased by cash or note to First Bank & Trust Company secured by signature and Stockyard stock
- * Available: 40,000 shares @\$20 per share (40% of company)
- * Interested in your input for successful management

Jan/Feb 2019



It's your story. We're listening.

SCOTT JESSEE
CO-AGENT

Russell County

51,000 CATTLE

20,500 BEEF COWS

TAZENWELL CO.

39,000 CATTLE

12,000 ALE BEEF CATTLE

WISE CO.

2,400 TOTAL CATTLE

- NO DATA ON HOW MANY ARE
BEEF COWS.

SCOTT COUNTY

434 Signatures:

PETITION

WHEREAS, it is generally recognized that agriculture represents the number one industry in Virginia, with an annual economic impact of \$55 billion; and

WHEREAS, production of livestock in Southwest Virginia is a vital component to the number one industry of the Commonwealth; and

WHEREAS, the Community of Hansonville, in Russell County, Virginia, is situated in the crossroads of two main four-lane highway arteries, being U.S. Route 58 and State Route 19; and

WHEREAS, it is desired that it be recognized by the undersigned that creation of a livestock marketing center in the Community of Hansonville would greatly facilitate the trade and exchange of livestock throughout Southwest Virginia.

NOW, THEREFORE, BE IT RESOLVED that, as evidenced by their signatures hereto, the undersigned do hereby acknowledge their endorsement, ratification and approval for the location of the Southwest Virginia Livestock Cooperative, Inc., in the Community of Hansonville, Russell County, Virginia, for the purposes of engaging in the buying, selling and trading of livestock. Each of the undersigned, as evidenced by their signatures hereto, petition the Commonwealth of Virginia, its commissions, political subdivisions and agencies, to lend their support to the creation of the Southwest Virginia Livestock Cooperative, Inc., as a means of furthering agribusiness in the Commonwealth.

WITNESS the following signatures:

SIGNATURE

Mitchell Bailey
Linda Mullins
Burley Mullins
Albert Fields
Bayon Helton
Bert Salyers

PRINTED NAME

Mitchell Bailey
Linda F. Mullins
BURLEY MULLINS
ALBERT FIELDS
Bayon Helton
Bert Salyers

The Data Company Inc

TDEC

MEMORANDUM

TO: VCEDA Project Review Committee

FROM: Jonathan Belcher, VCEDA Executive Director/General Counsel

DATE: May 22, 2020

RE: Request from Russell County IDA for Modification of TDEC Loan

On 2/20/2020, the VCEDA Board approved a request from the Industrial Development Authority of Russell County (“IDA”) for a \$25,000.00 loan from the VCEDA Russell County Account to be used to finance the purchase and installation of equipment, and costs associated therewith, for an expansion of TDEC at 141 Highland Drive, Lebanon, Virginia. The loan was to be due and payable in three (3) years in one (1) lump sum balloon payment, and if there were at least fifteen (15) full-time and/or part-time jobs at the TDEC operation in Lebanon, Virginia on the loan maturity date, then the loan automatically was to be forgiven and converted into a grant. The interest rate on this loan was to be 2.375%, and the loan was to be collateralized by a first priority security interest in the equipment being financed with these VCEDA loan proceeds.

In the process of trying to close this loan, it was discovered that a bank in Maryland has a blanket lien on all of TDEC’s existing and hereafter acquired equipment. This blanket lien made it impossible to close the VCEDA loan. In discussions with the company and IDA on how best to work around this situation, it was proposed as an alternative that VCEDA just make a \$25,000.00 workforce development and training grant to the IDA for distribution to the company. The IDA therefore has submitted the enclosed request to ask for this change. Because VCEDA has a dedicated Workforce Development and Training Fund, which is funded from the coal tax credit, there therefore is no longer necessarily any need to fund the request from the VCEDA Russell County Account, which has a very limited available balance.

DRAFT MOTION

Motion to (*recommend, not recommend, or table to*) approve a request from the Industrial Development Authority of Russell County (“IDA”) to rescind the up to \$25,000.00 loan approved by VCEDA to the IDA on February 20, 2020 for the TDEC project, and to approve up to a \$25,000.00 grant to the IDA from the VCEDA Coalfield Workforce Development and Training Fund to be used to assist with workforce development and training for the TDEC operation located at 141 Highland Drive in Lebanon, Virginia. The VCEDA Chairman is hereby authorized to execute any documentation associated with the foregoing and this grant.

Date ____/____/____

Motion # _____

Member	1 st or 2 nd		Member	1 st or 2 nd
Dodi, Tony			Christian, Donnie	
Elliott, Carlton			Lockridge, Richard	
Gilmer, Scott			Mullins, David	
Glass, Jarred			Sword, Roger	

Description

Authorize the Chairman to prepare an amendment to VCEDA for the TDEC loan request that was approved on February 20, 2020 to rescind the \$25,000 loan request and apply for a \$25,000 grant from the VCEDA Coalfield Workforce Development and Training Fund. The Chairman is hereby authorized to sign all documentation relating to this project.

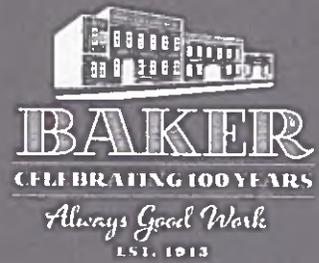
Vote Yes ____ No ____

IDA Disaster Loans

13 requests to date

9 loans completed

RUSSELL COUNTY GOVERNMENT CENTER
139 HIGHLANDS DRIVE
LEBANON VA 24266



BakerRoofing.com



PROJECT PROPOSAL

I. PROPOSAL SUMMARY

CLIENT INFORMATION

Client Name: Ernie McFaddin

Client Company: RUSSELL COUNTY IDA

Client Address: PO Box 2378 LEBANON VA 24266

Client Primary Phone: 276-971-0690

Client Business Email: ernie@russellcountyida.org

PROJECT INFORMATION

Site Name: GOVERNMENT CENTER +/- 112,600 SQFT.

Work Description: RE ROOF

Site Address: 139 HIGHLANDS DRIVE LEBANON VA 24266

DESCRIPTION:

Baker Roofing Company is proposing to provide all tools, labor, equipment and supervision necessary to perform the roofing project on the discussed property in accordance to the specifications contained within this proposal document outlined in the following pages.

PREPARED BY

Baker Roofing Manager: Jeff Tolley

Primary Phone: 540.206.9685

Primary Email: jtolley@bakerroofing.com



III. PROJECT SUMMARY

SCOPE OF WORK:

1. Upon awarding of the contract set up a pre-construction meeting to discuss schedule, staging and delivery of materials.
2. Load materials onto the roof and set up the necessary safety equipment.
3. Remove ballast from roof and dispose of properly.
4. Remove and replace any wet roofing material at a square foot price of \$2.65 pending the owners' approval.
5. Remove and replace any deteriorated steel decking at a square foot price of \$9.50 pending the owners' approval.
6. Over the prepared roof, mechanically fasten 1 " polyisocyanurate insulation to the deck in accordance with the manufactures specifications.
7. Over the applied insulation install a new .060 Mechanically Fastened Carlisle or Firestone TPO Roof System.
8. Flash all walls, projections, penetrations and roof curbs in accordance to the manufactures specifications.
9. Install new 24-gauge kynar finished drip edge and coping where applicable. The colors chosen from the standard color chart. Coping on Board of Supervisors Building will be reused.
10. Install new protective walk pads at the two roof hatches that access the roof.
11. Upon completion of the roof project remove, all job-related materials and debris.
12. A 2-year Baker Roofing and a 20 Year Manufacturer warranty will be issued upon completion.
13. Reuse all gutters and down spouts.

EXCLUSIONS & ALTERNATES:

Exclusions Include:

- **Removal of Hazardous waste**
- **Custom Colors**
- **Painting of fasteners exposed on the underside of the deck**
- **Disconnecting any roof top curbs that requires to be raised.**
- **Damage to any electrical conduits or equipment attached to the underside of the roof deck.**
- **Delays By Others**
- **Night & Weekend Work**
- **EXCLUDES REMOVAL OF ANY ASBESTOS CONTAINING MATERIAL. IF SUSPECTED OR ENCOUNTERED ADDITIONAL DISPOSAL FEES MAY APPLY**
- **EXCLUDES RE SETTING OF ANY SATELLITE DISH.**

Baker Roofing Company is proposing to provide all tools, labor, equipment and supervision necessary to perform the roofing project on the discussed property in accordance to the specifications contained within this proposal document outlined in the following pages.



IV. CONTRACT AGREEMENT

TERMS OF PAYMENT

40% down with monthly progressive payments. Please submit payment as soon as possible. Any alteration or deviation from the above specifications involving extra costs will be performed only upon written orders and will become an extra charge over and above the estimate. This proposal does not include any asbestos removal unless specifically included. All accounts past due will be charged 1.5% interest per month until paid.

CONTRACT ACCEPTANCE

The above prices, terms, specifications, and conditions are satisfactory and are hereby accepted. Contractor is authorized to do the work as specified. Payment will be made as outlined above.

It is acknowledged by all parties in the agreement that this roof is in need of repair. Baker Roofing Company will make every reasonable effort to locate and alleviate leaks. Some leaks may be difficult and time consuming to locate. Latent conditions, unobserved deficiencies, walls, windows and or weather events could cause unexpected leaking. Leaks can and do travel from areas not repaired. Baker Roofing Company warrants repairs for one year at the point of repair only. The cost of any warranty repair work shall not exceed the original cost of repairs.

The Owner confirms that by signing this agreement, no existing contract / warranty to which the customer is a party is, or will be, breached. This agreement is not binding on Baker Roofing until executed by an authorized officer of Baker Roofing. Contractor may withdraw the above contract if not accepted within 30 days of the Contractor's signing date.

Description	Price	Initial Acceptance
Contract:	\$ 424,800.00	
REMOVE ALL STEEL RAIL AND REMOVE ANY UNUSED CURBS AND PATCH DECKING. ANY STEEL SUPPORTS NEEDED WILL BE BY OTHERS.	\$ 20,800.00	

CONTRACTOR

AUTHORIZED 'OWNER' APPROVAL

Signature		Signature	
Name & Title	Jeff Tolley - Sales	Name & Title	
Email	jtolley@bakerroofing.com	Email	
Phone	540.206.9685	Phone	
Date	5-5-2020	Date	

BILLING INFORMATION

Owner Name		
Phone Email	Phone:	Email:
Billing Address		
Billing E-Mail Address		

