



**IDA**

**Russell County, VA**

*Agenda Packet*

Wednesday

November 11, 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

**November 11, 2020**

## **AGENDA**

The Industrial Development Authority of Russell County Virginia will hold its regular monthly meeting on November 11, 2020 at 5:30 PM via conference call, pursuant to the Russell County Emergency Ordinance of April 6, 2020.

**Please join my meeting from your computer, tablet or smartphone.**  
<https://global.gotomeeting.com/join/868392909>

**You can also dial in using your phone.**  
United States: [+1 \(872\) 240-3412](tel:+18722403412)

**Access Code:** 868-392-909

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes**
- 4. Approval of Financial and Treasurer's Report**
- 5. Guest Presentations**
- 6. Attorney's Report**
- 7. Chairman's Report**
- 8. Old Business**
- 9. New Business**
- 10. Public Comment**
- 11. Closed Session as permitted by Virginia Code #2.2-3711**
- 12. Adjourn Meeting**

***Attachments:***

**October 8, 2020**

The Regular monthly meeting of the Industrial Development Authority of Russell County, Virginia was held on October 8, 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  
John Stamper, Member  
Donnie Christian, Member  
Jarred Glass, Member

**ABSENT:** Scott Gilmer, Member

**STAFF:** Ben Chafin, Attorney

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 Tony Dodi, second by Donnie Christian and duly approved by the Industrial Development Authority of Russell County, Virginia to approve the minutes of the September 10, 2020 Meeting.

The Roll Call Vote was:

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

Absent: S. Gilmer

Nay: None

**FINANCIAL REPORT**

Upon motion made by Donnie Christian, second by Jarred Glass, and duly approved by the Industrial Development Authority of Russell County, Virginia to approve the financial report and pay invoices presented.

The Roll Call Vote was:

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

Absent: S. Gilmer  
Nay: None

### **PUBLIC/GUEST COMMENTS**

No guest presentations.

### **ATTORNEY'S REPORT**

The attorney reported project "Brown" is moving forward and the purchase of the building should be finalized within a week.

The attorney reported the IDA was able to get an extension on project "Trout"

### **CHAIRMAN'S REPORT**

The chairman reported he has been asked for letters of support for VCEDA's seed capital grant program.

Upon motion made by Richard Lockridge, second by Donnie Christian, and duly approved by the Industrial Development Authority of Russell County, authorizing the chairman to prepare letters of support for the following VCEDA seed capital grant applicants; Jessica Whitt, The Play Hut and NXTGen Mobile Welding Services. The chairman is also authorized to sign all documents relating to these letters of support.

The Roll Call Vote was:

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

Absent: S. Gilmer

Nay: None

First Bank and Trust has asked the IDA to adopt a resolution for the sale of tax-exempt bonds for the VDH project funding.

Upon motion made by Donnie Christian, second by Tony Dodi, and duly approved by the Industrial Development Authority of Russell County, authorizing the chairman to execute a resolution authorizing the issuance and sale of bonds for the VDH project up to \$1,000,000.00. The chairman is authorized to sign all document relating to this project.

The Roll Call Vote was:

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

Absent: S. Gilmer  
Nay: None

The chairman asked the board to adopt a resolution of support for VCEDA highlighting the benefit of their organization to our region. VCEDA has come under criticism from other organizations in the Commonwealth.

Upon motion made by Roger Sword, second by Richard Lockridge, and duly approved by the Industrial Development Authority of Russell County, authorizing the chairman to prepare a Resolution of Support for the Virginia Coalfield Economic Development Authority. The chairman is also authorized to sign all document relating to this resolution.

The Roll Call Vote was:

Aye: R. Lockridge, C. Elliott, T. Dodi, R. Sword, D. Christian, J. Stamper, J. Glass  
Absent: S. Gilmer  
Nay: None

CPRHA is asking VCEDA for funding toward the Villas on Main Project and CPRHA would like for the IDA to submit a letter of support.

Upon motion made by Richard Lockridge, second by Tony Dodi, and duly approved by the Industrial Development Authority of Russell County, authorizing the chairman to prepare a letter of support to VCEDA for CPRHA's Villas on Main Project. The chairman is authorized to sign all documents relating to this letter of support.

The Roll Call Vote was:

Aye: R. Lockridge, C. Elliott, T. Dodi, R. Sword, D. Christian, J. Stamper, J. Glass  
Absent: S. Gilmer  
Nay: None

Project "Build" is asking for the lot on Gray Farm Road to build a building. This will be discussed next month in closed session.

Baker Roofing has completed the roof on the Government Center.

The Health Department is now working on version 4 of the plans for the government center build-out.

The BOS approved funds to convert 10 Covid loans to grants.

The motel payments are paid through October, however there has been no communication with Jamie Oliver.

The Probation project is in the planning stages. The IDA has received 2 quotes on the project.

The Courthouse Project has received proposals from 3 companies.

Project “Jonah” is moving forward, and the 3 counties are working on the details of revenue sharing agreements.

Project “Grow” is now in harvest mode. The main crop has been good but some of the experimental crops did not do as well.

### **PUBLIC COMMENT**

No public comment

### **ADJOURNMENT**

Upon motion made by Donnie Christian, second by Richard Lockridge, and duly approved by the Industrial Development Authority of Russell County, Virginia adjourning this meeting at 6:44 PM

The Roll Call Vote was:

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

Absent: S. Gilmer

Nay: None

# CHAFIN LAW FIRM, P. C.

A. Benton Chafin, Jr.  
bchafin@chafinlaw.com

M. Katherine Patton  
kpatton@chafinlaw.com

Jennifer A. Baker  
jbaker@chafinlaw.com  
\*Licensed in VA & TN

Nicholas "Nick" B. Compton  
ncompton@chafinlaw.com

A PROFESSIONAL CORPORATION  
OF  
ATTORNEYS AT LAW

Post Office Box 1210  
44 E Main Street  
Lebanon, VA 24266

Phone: (276) 889-0143  
Fax: (276) 889-1121  
Fax: (276) 889-1130

Website: <https://www.chafinlaw.com>

November 10, 2020

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

**RE: Billing from September 11, 2020 through November 10, 2020**

Dear Sir/Madam:

Enclosed, herewith is a statement for services rendered from September 11, 2020 through November 10, 2020, in the amount of \$6,699.00.

Billing may not be complete through the date listed above.

***PLEASE PAY THIS AMOUNT:***

**\$ 6,699.00**

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

(SEPTEMBER 11, 2020 THROUGH NOVEMBER 10, 2020)

<b>FILE</b>	<b>FILE NO.</b>	<b>AMOUNT</b>
<b>General File</b>	<b>92-G-2054</b>	<b>\$ 435.00</b>
<b>Project Brown-Rambler Properties, LLC &amp; Rambler Staves, LLC</b>	<b>20-G-2054.85</b>	<b>\$ 5,313.00</b>
<b>Project Grow</b>	<b>19-G-2054.80</b>	<b>\$ 105.00</b>
<b>Project Trout-Riverbound Trout Farm</b>	<b>17-G-2054.83</b>	<b>\$ 186.00</b>
<b>Special Project Reclaim</b>	<b>17-G-2054.70</b>	<b>\$ 660.00</b>
	<b>TOTAL</b>	<b>\$ 6,699.00</b>

**Chafin Law Firm, P.C.**

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

November 10, 2020

Invoice No. 49244

RUSSELL COUNTY INDUSTRIAL  
DEVELOPMENT AUTHORITY

P. O. BOX 2378  
LEBANON, VA 24266

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Client Number: 92-G-2054 IDA.GENERAL FILE

Matter Number: 92-G-2054 IDA.General File

**For Services Rendered Through 11/10/2020.**

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**Fees**

<u>Date</u>	<u>Timekeeper</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
9/11/2020	B16	September monthly meeting	1.40	\$210.00
10/9/2020	B16	October monthly meeting; preparation for and follow-up	1.50	\$225.00
<b>Billable Hours / Fees:</b>			<u>2.90</u>	<u>\$435.00</u>

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**Timekeeper Summary**

Timekeeper B16 worked 2.90 hours at \$150.00 per hour, totaling \$435.00.

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**Payment Detail**

<u>Date</u>	<u>Description</u>	<u>Amount</u>
9/16/2020	Check Number 5967 against Inv# 48857	(\$1,485.00)
<b>Total Payments Received:</b>		<u>(\$1,485.00)</u>

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Continued On Next Page

### Current Invoice Summary

<b>Prior Balance:</b>	\$1,485.00	
<b>Payments Received:</b>	(\$1,485.00)	<b>Last Payment: 9/16/2020</b>
<b>Unpaid Prior Balance:</b>	<u>\$0.00</u>	
<b>Current Fees:</b>	\$435.00	
<b>Advanced Costs:</b>	\$0.00	
<b>TOTAL AMOUNT DUE:</b>	<u><u>\$435.00</u></u>	

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

**Chafin Law Firm, P.C.**

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

November 10, 2020

Invoice No. 49245

RUSSELL COUNTY INDUSTRIAL  
DEVELOPMENT AUTHORITY, INC.

P. O. BOX 2378  
LEBANON, VA 24266

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Client Number: 20-G-2054.85 IDA.PROJECT BROWN-RAMBLER PROPERTIES LLC  
Matter Number: 20-G-2054.85 IDA.Project Brown-Rambler Properties, LLC and Rambler Staves, LLC  
**For Services Rendered Through 11/10/2020.**

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**Fees**

<u>Date</u>	<u>Timekeeper</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
9/30/2020	B16	Telephone w/IDA Chairman	0.40	\$60.00
9/30/2020	B16	Review file with paralegal; direct paralegal on needed action	2.00	\$300.00
10/1/2020	RS3	Work on file	5.00	\$450.00
10/2/2020	RS3	Phone call with Chairman	0.40	\$36.00
10/5/2020	B16	Preparation of Lease, IFA and Personal Guarantys	3.00	\$1,000.00
10/6/2020	B16	Direct paralegal on needed action; review documents with paralegal; phone call with Chairman and paralegal	1.20	\$180.00
10/6/2020	RS3	Phone calls and e-mails regarding file; work on documents under direction of attorney	6.00	\$540.00
10/6/2020	B16	Review loan documents, seller documents, title insurance documents	3.50	\$525.00
10/7/2020	B16	Phone conference with Chud Dollison and Chairman, direct paralegal on needed action	1.00	\$150.00
10/7/2020	RS3	Phone call and e-mails with Jonathan Belcher	0.50	\$45.00
10/7/2020	B16	Work on File; e-mails and phone calls; review title documents and revisions to current documents	2.50	\$375.00
10/8/2020	RS3	Work on file	1.30	\$117.00
10/8/2020	B16	Meet with Chairman, Secretary and Jonathan Belcher	0.70	\$105.00

Continued On Next Page

10/8/2020	RS3	Meet with Chairman, Secretary and Jonathan Belcher	0.70	\$63.00
10/8/2020	B16	Worked on Docs	3.80	\$570.00
10/9/2020	B16	Modification to Docs	1.00	\$150.00
10/12/2020	B16	Work on file	0.30	\$45.00
10/12/2020	RS3	Work on file	0.50	\$45.00
10/15/2020	TS1	Work on file; e-mails and phone calls regarding final documents and closing	1.50	\$135.00
10/19/2020	B16	Review numerous e-mails; direct paralegal on needed action	0.50	\$75.00
10/19/2020	RS3	Work on file	1.30	\$117.00
10/20/2020	RS3	Work on File	1.00	\$90.00
10/20/2020	B16	Review numerous e-mails regarding transaction; direct paralegal on necessary action	0.80	\$120.00
			<b>Billable Hours / Fees:</b>	<b>35.90      \$4,293.00</b>
			<b>Flat Charge Hours / Fees:</b>	<b>3.00      \$1,000.00</b>

### Timekeeper Summary

Timekeeper RS3 worked 16.70 hours at \$90.00 per hour, totaling \$1,503.00.  
 Timekeeper B16 worked 17.70 hours at \$150.00 per hour, totaling \$2,655.00.  
 Timekeeper B16 worked 3.00 flat charge hours totaling \$1,000.00.  
 Timekeeper TS1 worked 1.50 hours at \$90.00 per hour, totaling \$135.00.

### Cost Detail

<u>Date</u>	<u>Description</u>	<u>Amount</u>	<u>Check No.</u>
10/19/2020	Miscellaneous cost - outgoing wire fee charged by bank	\$20.00	
<b>Total Costs</b>		<b>\$20.00</b>	

### Payment Detail

<u>Date</u>	<u>Description</u>	<u>Amount</u>
9/16/2020	Check Number 5967 against Inv# 48859	(\$260.00)
<b>Total Payments Received:</b>		<b>(\$260.00)</b>

Client Number: 20-G-2054.85  
Matter Number: 20-G-2054.85

11/10/2020  
Page: 3

### Current Invoice Summary

Prior Balance:	\$260.00	
Payments Received:	(\$260.00)	Last Payment: 9/16/2020
Unpaid Prior Balance:	<u>\$0.00</u>	
Current Fees:	\$5,293.00	
Advanced Costs:	\$20.00	
<b>TOTAL AMOUNT DUE:</b>	<b><u><u>\$5,313.00</u></u></b>	

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

**Chafin Law Firm, P.C.**

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

November 10, 2020

Invoice No. 49246

RUSSELL COUNTY INDUSTRIAL  
DEVELOPMENT AUTHORITY

P. O. BOX 2378  
LEBANON, VA 24266

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Client Number: 19-G-2054.80 IDA.PROJECT GROW (CLINCH RIVER HEMP)

Matter Number: 19-G-2054.80 IDA.PROJECT GROW

**For Services Rendered Through 11/10/2020.**

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**Fees**

<u>Date</u>	<u>Timekeeper</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
8/23/2001	B16	Meeting w/Bill Stanley	0.20	\$30.00
8/31/2020	B16	Telephone w/Jeff Taylor	0.50	\$75.00
			<b>Billable Hours / Fees:</b>	<b>0.70      \$105.00</b>

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**Timekeeper Summary**

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

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**Payment Detail**

<u>Date</u>	<u>Description</u>	<u>Amount</u>
9/16/2020	Check Number 5967 against Inv# 48860	(\$420.00)
<b>Total Payments Received:</b>		<b>(\$420.00)</b>

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Client Number: 19-G-2054.80  
Matter Number: 19-G-2054.80

11/10/2020  
Page: 2

### Current Invoice Summary

Prior Balance:	\$420.00	
Payments Received:	(\$420.00)	Last Payment: 9/16/2020
Unpaid Prior Balance:	<u>\$0.00</u>	
Current Fees:	\$105.00	
Advanced Costs:	\$0.00	
<b>TOTAL AMOUNT DUE:</b>	<b><u>\$105.00</u></b>	

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44 E Main Street  
Lebanon, VA 24266  
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November 10, 2020

Invoice No. 49247

RUSSELL COUNTY INDUSTRIAL  
DEVELOPMENT AUTHORITY, INC.

P. O. BOX 2378  
LEBANON, VA 24266

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Client Number: 20-G-2054.83 IDA.PROJECT TROUT (RIVERBOUND TROUT

Matter Number: 20-G-2054.83 IDA.Project Trout - Riverbound Trout Farms

**For Services Rendered Through 11/10/2020.**

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**Fees**

<u>Date</u>	<u>Timekeeper</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
11/2/2020	B16	Revise draft of documents	1.00	\$150.00
11/2/2020	RS3	Phone call and e-mail with Chairman; phone call with J. K. Musick	0.40	\$36.00
<b>Billable Hours / Fees:</b>			<u>1.40</u>	<u>\$186.00</u>

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**Timekeeper Summary**

Timekeeper RS3 worked 0.40 hours at \$90.00 per hour, totaling \$36.00.

Timekeeper B16 worked 1.00 hours at \$150.00 per hour, totaling \$150.00.

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**Payment Detail**

<u>Date</u>	<u>Description</u>	<u>Amount</u>
9/16/2020	Check Number 5967 against Inv# 48861	(\$870.00)
<b>Total Payments Received:</b>		<u>(\$870.00)</u>

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Continued On Next Page

Client Number: 20-G-2054.83  
Matter Number: 20-G-2054.83

11/10/2020  
Page: 2

### Current Invoice Summary

Prior Balance:	\$870.00	
Payments Received:	(\$870.00)	<b>Last Payment: 9/16/2020</b>
Unpaid Prior Balance:	<u>\$0.00</u>	
Current Fees:	\$186.00	
Advanced Costs:	\$0.00	
<b>TOTAL AMOUNT DUE:</b>	<b><u>\$186.00</u></b>	

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44 E Main Street  
Lebanon, VA 24266  
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Fax: 276-889-1121

November 10, 2020

Invoice No. 49248

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

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Client Number: 17-G-2054.70 IDA.SPECIAL PROJECT RECLAIM

Matter Number: 17-G-2054.70 IDA.SPECIAL PROJECT RECLAIM

**For Services Rendered Through 11/10/2020.**

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**Fees**

<u>Date</u>	<u>Timekeeper</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
10/9/2020	B16	Telephone w/ Karl Kindig	0.40	\$60.00
10/9/2020	B16	Worked on Docs	1.00	\$150.00
10/20/2020	B16	Review review Agreements; phone calls and e-mails with Karl Kindig; preparation of letter to Evan Feinman	3.00	\$450.00
<b>Billable Hours / Fees:</b>			<u>4.40</u>	<u>\$660.00</u>

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**Timekeeper Summary**

Timekeeper B16 worked 4.40 hours at \$150.00 per hour, totaling \$660.00.

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**Payment Detail**

<u>Date</u>	<u>Description</u>	<u>Amount</u>
9/16/2020	Check Number 5967 against Inv# 48862	(\$1,014.00)
<b>Total Payments Received:</b>		<u>(\$1,014.00)</u>

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

11/10/2020  
Page: 2

### Current Invoice Summary

Prior Balance:	\$1,014.00	
Payments Received:	(\$1,014.00)	<b>Last Payment: 9/16/2020</b>
Unpaid Prior Balance:	<u>\$0.00</u>	
Current Fees:	\$660.00	
Advanced Costs:	\$0.00	
<b>TOTAL AMOUNT DUE:</b>	<b><u>\$660.00</u></b>	

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