



IDA

Russell County, VA

Agenda Packet

Thursday July 8, 2021

Bonanza 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 8, 2021

AGENDA

The Industrial Development Authority of Russell County Virginia will hold its regular monthly meeting at the Bonanza Restaurant on July 8, 2021 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. Attorney's Report**
- 7. Chairman's Report**
- 8. Old Business**
- 9. New Business**
- 10. Closed Session as permitted by Virginia Code #2.2-3711**
- 11. Adjourn Meeting**

Attachments:

June 10, 2021

The Regular monthly meeting of the Industrial Development Authority of Russell County, Virginia was held on June 10, 2021 at 5:30 P.M. at the Russell County Conference Center.

MEMBERS

PRESENT: Ernie McFaddin, Chairman
Richard Lockridge, Vice Chairman
Carlton Elliott, Secretary
Roger Sword, Member
John Stamper, Member
Donnie Christian, Member
Tony Dodi, Member

ABSENT: Scott Gilmer, Member
Jarred Glass, Member

STAFF: Katherine Patton, Attorney

The Chairman called the meeting to order at 5:37 P.M.

Secretary called the roll and recorded the roll call.

APPROVAL OF MINUTES

Upon motion made by Donnie Christian, second by Tony Dodi and duly approved by the Industrial Development Authority of Russell County, Virginia to approve the minutes of the May 13, 2021 meeting.

The Vote was:

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

Absent: S. Gilmer, J. Glass

Nay: None

FINANCIAL REPORT

Upon motion made by Donnie Christian, second by Richard Lockridge, and duly approved by the Industrial Development Authority of Russell County, Virginia to approve the May 2021 financial reports and pay invoices presented.

The Vote was:

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

Absent: S. Gilmer, J. Glass

Nay: None

REORGANIZATION & ELECTION OF OFFICERS

The Chairman relinquished the chair to the attorney Katie Patton, for the nomination of chairman.

Nomination of Ernie McFaddin for Chairman was made by Tony Dodi.

Upon motion made by Roger Sword, second by John Stamper, closing the nominations and electing Ernie McFaddin as chairman by acclamation.

The Vote was:

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

Absent: S. Gilmer, J. Glass

Nay: None

Katie Patton, Attorney, relinquished the chair to Ernie McFaddin, Chairman.

Nomination of Richard Lockridge for Vice-Chairman was made by Roger Sword.

Upon motion made by Tony Dodi, second by Roger Sword, closing the nominations and electing Richard Lockridge as Vice-chairman by acclamation.

The Vote was:

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

Absent: S. Gilmer, J. Glass

Nay: None

Nomination of Carlton Elliott for Secretary/Treasurer was made by Donnie Christian.

Upon motion made by John Stamper, second by Richard Lockridge, closing the nominations and electing Carlton Elliott as Secretary/Treasurer by acclamation.

The Vote was:

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

Absent: S. Gilmer, J. Glass

Nay: None

Upon motion made by Tony Dodi, second by Roger Sword, and duly approved by the Industrial Development Authority of Russell County, Virginia appointing Chafin Law Firm as legal counsel for the 2021-2022 physical year.

The Vote was:

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

Absent: S. Gilmer, J. Glass

Nay: None

Upon motion made by Donnie Christian, second by Richard Lockridge, and duly approved by the Industrial Development Authority of Russell County, Virginia appointing the Treasurer to handle the day-to-day bookkeeping for the IDA and appointing Bostic Tucker CPA's to do the pre-audit.

The Vote was:

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

Absent: S. Gilmer, J. Glass

Nay: None

Upon motion made by Donnie Christian, second by Richard Lockridge, and duly approved by the Industrial Development Authority of Russell County, Virginia adopting a resolution removing Carlton Elliott as a signatory on the bank accounts and assigning Tony Dodi as a signatory.

The Vote was:

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

Absent: S. Gilmer, J. Glass

Nay: None

Upon motion made by Tony Dodi, second by Roger Sword, and duly approved by the Industrial Development Authority of Russell County, Virginia setting the monthly meeting time to 5:30PM on the second Thursday of each month, located at the Bonanza Steak House Main Street Lebanon, VA.

The Vote was:

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

Absent: S. Gilmer, J. Glass

Nay: None

PUBLIC/GUEST PRESENTATIONS

No guest presentations.

ATTORNEY'S REPORT

The attorney reviewed the by-laws of the IDA and recommended some areas be revised.

Upon motion made by Richard Lockridge, second by Tony Dodi, and duly approved by the Industrial Development Authority of Russell County, Virginia approving the amendments to the By-laws as recommended by the Attorney.

The Vote was:

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

Absent: S. Gilmer, J. Glass

Nay: None

CHAIRMAN'S REPORT

The Chairman discussed a proposal of donating part of the property at the Russell Place to the Town of Lebanon to expand the JS Easterly Park.

Upon motion made by John Stamper, second by Donnie Christian, and duly approved by the Industrial Development Authority of Russell County, Virginia transferring the deed of a section of the Russell Place property to the Town of Lebanon for the JS Easterly Park.

The Vote was:

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

Abstain: T. Dodi

Absent: S. Gilmer, J. Glass

Nay: None

The lease on the probation office has been signed. The work should begin shortly. They will move in the Coalfield space temporarily on June 23rd.

Work is beginning on the Russell Place cleanup. To remove the asbestos and fluorescent bulbs will cost \$93,000.00. Half of this cost is covered from a (VBAF) Brownfields grant.

CLOSED SESSION

Upon motion made by Donnie Christian, second by Richard Lockridge 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, C. Elliott, R. Sword, J. Stamper, T. Dodi, D. Christian

Absent: S. Gilmer, J. Glass

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, R. Sword, J. Stamper, T. Dodi, D. Christian

Absent: S. Gilmer, J. Glass

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	Donnie Christian	Yes
Carlton Elliott	Yes	Jarred Glass	Absent
Scott Gilmer	Absent	John Stamper	Yes
Tony Dodi	Yes	Richard Lockridge	Yes
Roger Sword	Yes		

MOTIONS FROM CLOSED SESSION

Upon motion made by Roger Sword, second by Richard Lockridge, and duly approved by The Industrial Development Authority of Russell County, Virginia accepting the offer, plus legal fees and survey cost, from Tommy Schrader on the 4 +/- acre tract in the Russell County Industrial Park.

The Vote was:

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

Absent: S. Gilmer, J. Glass

Nay: None

The IDA discussed the potential locations for further Industrial development sites in the County.

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 9:57 PM

The Vote was:

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

Absent: S. Gilmer, J. Glass

Nay: None

CHAFIN LAW FIRM, P. C.

ATTORNEYS AT LAW

A. Benton Chafin, Jr. (1985-2020)

M. Katherine Patton (VA)

Jennifer A. Baker (VA & TN)

Nicholas B. "Nick" Compton (VA)

P. O. 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>

July 7, 2021

**Russell County Industrial
Development Authority**

P. O. Box 2378

Lebanon, VA 24266

RE: Billing from May 7, 2021 through July 7, 2021

Dear Sir/Madam:

Enclosed, herewith is a statement for services rendered in the amount of \$1,467.00

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

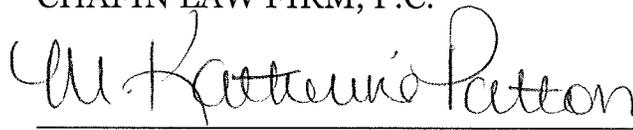
PLEASE PAY THIS AMOUNT:

\$ 1,467.00

If you have any questions, please do not hesitate to contact me.

Very truly yours,
CHAFIN LAW FIRM, P.C.

By:



M. KATHERINE PATTON

mbp

Encl. (As noted)

**BILLING FOR
RUSSELL COUNTY IDA**

(MAY 7, 2021 THROUGH JULY 7, 2021)

FILE	FILE NO.	AMOUNT
Acme Property (Former)	RE4085	\$ 45.00
Fugate Forest Products, LLC	11-K-2054.54	\$ 30.00
General File	92-G-2054	\$ 1,365.00
Special Project Reclaim	17-G-2054.70	\$ 27.00
TOTAL		\$ 1,467.00

Chafin Law Firm, P.C.

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

July 07, 2021

Invoice No. 50799

RUSSELL COUNTY INDUSTRIAL
DEVELOPMENT AUTHORITY, INC.

P. O. BOX 2378
LEBANON, VA 24266

Client Number: RE4085 IDA.ACME PROPERTY (Former)

Matter Number: RE4085 IDA.ACME Property Purchase

For Services Rendered Through 7/7/2021.

Fees

<u>Date</u>	<u>Timekeeper</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
7/1/2021	KP8	Received and Reviewed E-mail from Kevin Tiller. TF with Kevin.	0.30	\$45.00
			Billable Hours / Fees:	0.30 \$45.00

Timekeeper Summary

Timekeeper KP8 worked 0.30 hours at \$150.00 per hour, totaling \$45.00.

Current Invoice Summary

Prior Balance:	\$0.00
Payments Received:	\$0.00
Unpaid Prior Balance:	\$0.00
Current Fees:	\$45.00
Advanced Costs:	\$0.00
TOTAL AMOUNT DUE:	\$45.00

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

July 07, 2021

Invoice No. 50801

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

Client Number: 11-K-2054.54 (Lease) IDA.FUGATE FOREST PRODUCTS LLC
Matter Number: 11-K-2054.54 IDA.Fugate Forest Products, LLC.Lease
For Services Rendered Through 7/7/2021.

Fees

<u>Date</u>	<u>Timekeeper</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
6/23/2021	NC7	Phone call w/Charlie Fugate	0.20	\$30.00
			Billable Hours / Fees:	0.20 \$30.00

Timekeeper Summary

Timekeeper NC7 worked 0.20 hours at \$150.00 per hour, totaling \$30.00.

Payment Detail

<u>Date</u>	<u>Description</u>	<u>Amount</u>
1/3/2020	Check Number 5864 against Inv# 46874	(\$300.00)
1/3/2020	Check Number 5864 against Inv# 46874	(\$7.81)
1/3/2020	Check Number 5864 against Inv# 46874	(\$2.19)
Total Payments Received:		(\$310.00)

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Client Number: 11-K-2054.54
Matter Number: 11-K-2054.54

7/7/2021
Page: 2

Current Invoice Summary

Prior Balance:	\$310.00	
Payments Received:	(\$310.00)	Last Payment: 1/3/2020
Unpaid Prior Balance:	<u>\$0.00</u>	
Current Fees:	\$30.00	
Advanced Costs:	\$0.00	
TOTAL AMOUNT DUE:	<u>\$30.00</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

July 07, 2021

Invoice No. 50802

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 7/7/2021.

Fees

<u>Date</u>	<u>Timekeeper</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
5/13/2021	KP8	May monthly meeting; preparation for meeting	2.40	\$360.00
5/13/2021	KP8	Review agenda for May meeting	0.20	\$30.00
5/17/2021	RS3	Phone call with Chairman	0.30	\$27.00
6/7/2021	KP8	TF with Chairman.	0.30	\$45.00
6/10/2021	KP8	Review agenda for June meeting	0.20	\$30.00
6/10/2021	KP8	Reviewed and Revised By-laws. Research. Prepared for Meeting.	1.00	\$150.00
6/10/2021	KP8	June monthly meeting	4.50	\$675.00
6/15/2021	KP8	TF with Chairman.	0.20	\$30.00
6/21/2021	RS3	Phone call with Chairman	0.20	\$18.00
Billable Hours / Fees:			9.30	\$1,365.00

Timekeeper Summary

Timekeeper KP8 worked 8.80 hours at \$150.00 per hour, totaling \$1,320.00.

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

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Current Invoice Summary

Prior Balance:	\$1,128.00
Payments Received:	\$0.00
Unpaid Prior Balance:	<u>\$1,128.00</u>
Current Fees:	\$1,365.00
Payment:	(\$1,128.00)
Advanced Costs:	\$0.00
TOTAL AMOUNT DUE:	<u><u>\$1,365.00</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

July 07, 2021

Invoice No. 50804

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 7/7/2021.

Fees

<u>Date</u>	<u>Timekeeper</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
5/19/2021	RS3	E-mails with Chairman and Sara Williams	0.30	\$27.00
			Billable Hours / Fees:	0.30 \$27.00

Timekeeper Summary

Timekeeper RS3 worked 0.30 hours at \$90.00 per hour, totaling \$27.00.

Current Invoice Summary

Prior Balance:	\$165.00
Payments Received:	\$0.00
Unpaid Prior Balance:	<u>\$165.00</u>
Current Fees:	\$27.00
Payment:	(\$165.00)
Advanced Costs:	\$0.00
TOTAL AMOUNT DUE:	<u><u>\$27.00</u></u>

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

