



IDA

Russell County, VA

Agenda Packet

Wednesday September 14, 2022

**Russell County Government Center
Conference Center**

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 14, 2022

AGENDA

The Industrial Development Authority of Russell County Virginia will hold the regular monthly meeting at the Russell County Conference Center on September 14, 2022 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. Executive Director's Report**
- 8. Old Business**
- 9. New Business**
- 10. Closed Session as permitted by Virginia Code #2.2-3711**
- 11. Adjourn Meeting**

Attachments:

Minutes

Financials

Invoices

Pages 1-6

Pages 5-13

Pages 14-24

August 11, 2022

The Regular monthly meeting of the Industrial Development Authority of Russell County, Virginia was held on August 11, 2022 at 5:30 P.M. at the Russell County Conference Center.

MEMBERS

PRESENT: Richard Lockridge, Chairman
Tony Dodi, Vice Chairman
Carlton Elliott, Secretary
Harry Ferguson, Member
John Stamper, Member
Donnie Christian, Member
DeAnna Jackson, Member
Roger Sword, Member
Jarred Glass, Member

STAFF: Ernie McFaddin, Executive Director
Katie Patton, Attorney

GUESTS: David Eaton, Russell County Board of Supervisors

The Chairman called the meeting to order at 5:30 P.M.

Secretary called the roll and recorded the roll call.

APPROVAL OF MINUTES

Upon motion made by DeAnna Jackson, second by Harry Ferguson and duly approved by the Industrial Development Authority of Russell County, Virginia to approve the minutes of the July 14, 2022 meeting.

The Vote was:

Aye: C. Elliott, J. Stamper, T. Dodi, D. Christian, H. Ferguson, D. Jackson
R. Sword, J. Glass

Nay: None

FINANCIAL REPORT

Upon motion made by Tony Dodi, second by Roger Sword, and duly approved by the Industrial Development Authority of Russell County, Virginia approving the July 2022 financial reports and approve paying invoices presented.

The Vote was:

Aye: C. Elliott, J. Stamper, T. Dodi, D. Christian, H. Ferguson, D. Jackson
R. Sword, J. Glass
Nay: None

GUEST COMMENT

Mr. David Eaton presented a project considering the feasibility of constructing a road to Laurel Bed Lake. This would be in conjunction with the “Twin Lake Trail Project” to have access to the lake and trail from Russell County. The IDA board expressed interest in the Executive Director to be involved with the Board of Supervisors on conversations with VDOT, AEP, DGIF and others to present this as a feasible project for the state.

ATTORNEY’S REPORT

No Report

EXECUTIVE DIRECTOR’S REPORT

The Health Department has moved into the Government Center facilities.

Probation has moved into the new offices. The parking lot and lighting should be completed within the next few days.

Russell Place – JA Street is preparing some designs for the site that should be available by the next meeting.

Acme Building – Should have the final plans for the project next week so we can advertise for bids.

USDA will have a follow-up call on the 17th to go over the proposed lease.

Ploycap – the supply chain has improved.

Steel Fab – running at full capacity with 300+ employees.

JM Conveyors – currently at 60-70 employees.

CLOSED SESSION

Upon motion made by Donnie Christian, 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 (1) Personnel (3) Property (5) Prospective Business (7) & (8) Legal.

The Vote was:

Aye: C. Elliott, J. Stamper, T. Dodi, D. Christian, H. Ferguson, D. Jackson

R. Sword, J. Glass

Nay: None

RECONVENE TO PUBLIC SESSION

Upon motion made by Tony Dodi, second by DeAnna Jackson, 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: C. Elliott, J. Stamper, T. Dodi, D. Christian, H. Ferguson, D. Jackson

R. Sword, 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 Call Vote Was:

Richard Lockridge	Yes	DeAnna Jackson	Yes
Carlton Elliott	Yes	Donnie Christian	Yes
Harry Ferguson	Yes	Jarred Glass	Yes
Tony Dodi	Yes	John Stamper	Yes
Roger Sword	Yes		

MOTIONS FROM CLOSED SESSION

Upon motion made by Donnie Christian, second by John Stamper, and duly approved by the Industrial Development Authority of Russell County, Virginia authorizing the Executive Director to work with the Russell County Board of Supervisors on the project to access Laurel Bed Lake from Russell County.

The Vote was:

Aye: C. Elliott, J. Stamper, T. Dodi, D. Christian, H. Ferguson, D. Jackson

R. Sword, J. Glass

Nay: None

Upon motion made by Harry Ferguson, second by Tony Dodi, and duly approved by the Industrial Development Authority of Russell County, Virginia authorizing the Executive Director to offer Ceccato a settlement of \$32,000.00 for the termination of the lease on Russell Place. The terms shall be 4 monthly payments of \$8,000.00 and Ceccato returns possession of the building to Russell County IDA by August 31, 2022. Furthermore, the first payment must be made before any equipment can be removed from the building.

The Vote was:

Aye: C. Elliott, J. Stamper, T. Dodi, D. Christian, H. Ferguson, D. Jackson
R. Sword, J. Glass

Nay: None

ADJOURNMENT

Upon motion made by Donnie Christian, second by Jarred Glass, and duly approved by the Industrial Development Authority of Russell County, Virginia setting the September meeting for September 7, 2022 at 5:30 PM in the Russell County Conference Center and adjourning this meeting at 8:15 PM.

The Vote was:

Aye: C. Elliott, J. Stamper, T. Dodi, D. Christian, H. Ferguson, D. Jackson
R. Sword, J. Glass

Nay: None

August 24, 2022

A Special Called meeting of the Industrial Development Authority of Russell County, Virginia was held on August 24, 2022 at 5:30 P.M. at the Russell County Conference Center.

MEMBERS

PRESENT: Richard Lockridge, Chairman
Tony Dodi, Vice Chairman
Carlton Elliott, Secretary
Harry Ferguson, Member
John Stamper, Member
DeAnna Jackson, Member
Roger Sword, Member
Jarred Glass, Member

ABSENT: Donnie Christian, Member

STAFF: Ernie McFaddin, Executive Director

The Chairman called the meeting to order at 5:30 P.M.

Secretary called the roll and recorded the roll call.

CLOSED SESSION

Upon motion made by Tony Dodi, second by John Stamper 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 Business (7) & (8) Legal.

The Vote was:

Aye: C. Elliott, J. Stamper, T. Dodi, H. Ferguson, D. Jackson

R. Sword, J. Glass

Absent: D. Christian

Nay: None

RECONVENE TO PUBLIC SESSION

Upon motion made by Tony Dodi, second by John Stamper, 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: C. Elliott, J. Stamper, T. Dodi, H. Ferguson, D. Jackson

R. Sword, J. Glass

Absent: D. Christian

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 Call Vote Was:

Richard Lockridge	Yes	DeAnna Jackson	Yes
Carlton Elliott	Yes	Donnie Christian	Asent
Harry Ferguson	Yes	Jarred Glass	Yes
Tony Dodi	Yes	John Stamper	Yes
Roger Sword	Yes		

ADJOURNMENT

Upon motion made by Tony Dodi, second by DeAnna Jackson, and duly approved by the Industrial Development Authority of Russell County, Virginia adjourning this meeting at 8:36 PM.

The Vote was:

Aye: C. Elliott, J. Stamper, T. Dodi, H. Ferguson, D. Jackson

R. Sword, J. Glass

Absent: D. Christian

Nay: None

**Bank Recap Report
For All Document Types**

Document Date Range: From: 080122 To: 083122

Industrial Development Authority of Russell County (IDA)

Bank	FB&T Operating Account				Document	Bank
Document/ Check	Docume nt	Check Number	Comment/ Check Payee Name		Amount	Balance
					Beginning	59,623.40
8/1/2022	Check	W000000178	First Bank & Trust Company	Note Payment Probation	5,103.00	54,520.40
8/1/2022	Check	W000000179	First Bank & Trust Company	Note Payment DSS	5,764.59	48,755.81
8/2/2022	Deposit		CASH RECEIPT DEPOSIT		17,432.00	66,187.81
8/2/2022	Check	0000006317	Heather Musick		16.62	66,171.19
8/2/2022	Check	0000006318	Sign Shop	Signs Gov Center	978.00	65,193.19
8/2/2022	Check	0000006319	Treasurer of Virginia	Tobacco JM Conveyors	10,750.00	54,443.19
8/2/2022	Check	0000006320	VCC Bank	Polycap Paymet	32,960.20	21,482.99
8/2/2022	Check	0000006321	Susan's Cleaning Service Inc	Cleaning VDH	2,110.00	19,372.99
8/2/2022	Check	0000006322	Turner Cleaning Service LLC	Cleaning Probation	150.00	19,222.99
8/3/2022	Deposit		Polycap Payment		33,010.20	52,233.19
8/8/2022	Deposit		CASH RECEIPT DEPOSIT		6,183.33	58,416.52
8/8/2022	Deposit		CASH RECEIPT DEPOSIT		1,705.00	60,121.52
8/9/2022	Check	W000000180	First Bank & Trust Company	Interest	59.81	60,061.71
8/10/2022	Check	W000000181	American Electric Power	Power Acme	185.63	59,876.08
8/10/2022	Check	W000000182	American Electric Power	Power Russell Place	900.55	58,975.53
8/11/2022	Check	0000006323	Campbell Chafin, PC	Legal	965.00	58,010.53
8/11/2022	Check	0000006324	Chief Comprehensive	Mowing	350.00	57,660.53
8/11/2022	Check	0000006325	Russell Couty Circuit Court	Recording	20.00	57,640.53
8/12/2022	Check	W000000183	Internal Revenue Service	P/R Taxes	3,096.73	54,543.80
8/15/2022	Deposit		CASH RECEIPT DEPOSIT		650.00	55,193.80
8/15/2022	Check	W000000184	First Bank & Trust Company	Note Payment Roof	6,943.62	48,250.18
8/16/2022	Check	0000002519	Russell County Treasurer	Deliquent Tax Land	1,943.67	46,306.51
8/17/2022	Deposit		CASH RECEIPT DEPOSIT		14,233.00	60,539.51
8/17/2022	Check	0000006326	Virginia Coalfield Economic	JM Conveyors Pymnt	12,441.66	48,097.85
8/24/2022	Deposit		Deposit - Refund AEP		100.17	48,198.02
8/24/2022	Deposit		Deposit Ceccato lease		7,974.00	56,172.02
8/24/2022	Deposit		CASH RECEIPT DEPOSIT		16,935.75	73,107.77
8/24/2022	Deposit		Deposit Tobacco for I-Go		117,287.14	190,394.91
8/24/2022	Check	0000006327	Bristol Sign Co. Walden, LLC	Sign Probation	4,396.30	185,998.61
8/24/2022	Check	W000000185	First Bank & Trust Company	Wire Fee	10.00	185,988.61
8/25/2022	Deposit		CASH RECEIPT DEPOSIT		43,436.24	229,424.85
8/25/2022	Check	0000006328	I-Go Technology	Grant Distribution	117,025.20	112,399.65
8/26/2022	Check	0000000136	Void		0.00	112,399.65
8/26/2022	Check	0000000137	Roger D. Sword		184.70	112,214.95
8/26/2022	Check	0000000138	William C. Elliott		688.38	111,526.57
8/26/2022	Check	0000000139	Richard Lockridge		184.70	111,341.87
8/26/2022	Check	0000000140	Jarred Glass		184.70	111,157.17
8/26/2022	Check	0000000141	Donnie Christian		184.70	110,972.47
8/26/2022	Check	0000000142	John M. Stamper		184.70	110,787.77
8/26/2022	Check	0000000143	DeAnna C. Jackson		184.70	110,603.07
8/26/2022	Check	0000000144	Harry Ferguson		184.70	110,418.37
8/30/2022	Check	0000006329	Andrew H. Musick		760.00	109,658.37
8/30/2022	Check	0000006330	VCC Bank	Polycap Pymnt Note sent	32,960.20	76,698.17
8/31/2022	Interest		Bank Stmnt		3.51	76,701.68
8/31/2022	Check	0000000145	Ernest McFaddin		4,525.52	72,176.16
8/31/2022	Check	0000000146	Heather W. Musick		2,043.20	70,132.96
					Ending	70,132.96

**Bank Recap Report
For All Document Types**

Document Date Range: From: 080122 To: 083122

Industrial Development Authority of Russell County (IDA)

Bank Code: FB&T Motel Account

Document/ Check	Docume nt	Check Number	Comment/ Check Payee Name	Document Amount	Bank Balance
				Beginning	5,326.80
8/2/2022	Deposit		CASH RECEIPT DEPOSIT	8,535.16	13,861.96
8/2/2022	Check	0000002637	Virginia Coalfield Economic	1,168.05	12,693.91
8/2/2022	Check	0000002638	Virginia Coalfield Economic	2,079.25	10,614.66
8/2/2022	Check	0000002639	Virginia Small Business	5,287.86	5,326.80
8/30/2022	Check	0000002640	Virginia Small Business	5,287.86	38.94
				Ending	38.94

Bank Recap Report
For All Document Types
Document Date Range: From: 080122 To: 083122

Industrial Development Authority of Russell County (IDA)

Bank		FB&T - Projects			Document	Bank
Document /	Docum ent	Check Number	Comment/ Check Payee Name		Amount	Balance
					Beginning	1,709.05
8/1/2022	Check	W000000194	United States Postal Service	PO Box Rent	70.00	1,639.05
8/8/2022	Check	W000000195	Microsoft	Project Software	30.00	1,609.05
8/12/2022	Check	W000000196	Goto Meeting	Meetings	192.00	1,417.05
8/15/2022	Check	W000000197	Food City	Meeting Exp	7.78	1,409.27
8/15/2022	Check	W000000198	Bonanza	Meeting Exp	228.96	1,180.31
8/25/2022	Check	W000000199	Pizza Town	Meeting Exp	75.24	1,105.07
8/26/2022	Check	W000000200	Food City	Meeting Exp	7.88	1,097.19
8/26/2022	Check	W000000201	Food City	Meeting Exp	24.59	1,072.60
					Ending	1,072.60

**Bank Recap Report
For All Document Types**

Document Date Range: From: 080122 To: 083122

Industrial Development Authority of Russell County (IDA)

Bank FB&T - Steel Fab

Document/ Check	Docume nt	Check Number	Comment/ Check Payee Name	Document Amount	Bank Balance
				Beginning	56,678.39
8/17/2022	Deposit		Deposit	13,046.82	69,725.21
8/17/2022	Check	0000002805	Virginia Coalfield Economic	12,901.95	56,823.26
8/24/2022	Deposit		Deposit	35,145.98	91,969.24
8/24/2022	Check	0000002806	Town of Lebanon VA	22,099.16	69,870.08
8/31/2022	Interest		Bank Stmt	1.58	69,871.66
				Ending	69,871.66

**Bank Recap Report
For All Document Types**

Document Date Range: From: 080122 To: 083122

Industrial Development Authority of Russell County (IDA)

Bank Code: FB&T - USDA RLF

Document/ Check	Document Type	Check Number	Comment/ Check Payee Name	Document Amount	Bank Balance
				Beginning Balance:	8,679.51
8/24/2022	Deposit		Deposit Nxt Gen welding	180.00	8,859.51
8/31/2022	Interest		Bank Stmt	0.23	8,859.74
				Ending Balance:	8,859.74

**Bank Recap Report
For All Document Types**

Document Date Range: From: 080122 To: 083122

Industrial Development Authority of Russell County (IDA)

Bank Code: FB&T - Savings

Document/ Check	Reference Number	Comment/ Check Payee Name	Document Amount	Bank Balance
			Beginning	101,518.82
8/31/2022	INTEREST	Bank Stmt	143.13	101,661.95
			Ending	101,661.95

Turner Cleaning Service LLC Invoice August 2022
120 David Martin LN
Dante, VA 24237

Cleaning at: Lebanon Probation
Cleaning days: 9
\$75 per cleaning
Total Due: \$675.00

SUSANS CLEANING SERVICE
261 WARNER SUB-DIVISION RD
LEBANON VA 24266
276-701-6962

TDEC

August 2022	AMOUNT:
Aug 1-3-5 7	
8-10-12	
15-17-19 21	
22-24-26	
29-31	

TOTAL

\$ 350.00

Thank you
Joan Balling

Subject: Russell Place
From: Mark Mitchell <chiefcompservices@gmail.com>
Date: 9/1/2022, 9:57 AM
To: Carlton Elliott <wce0909@gmail.com>

Mowed;

August 9, 2022

August 25, 2022

\$350.00

Jeffrey L. Campbell, Esq.
A. Benton Chafin, Jr., Esq. (1985-2021)
Nicholas B. Compton, Esq.
M. Katherine Patton, Esq.
Jed Arnold, Esq.



CAMPBELL CHAFIN, P.C.
Attorneys at Law

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Tel: (276) 783-8197
Fax: (276) 706-8490

Lebanon Office
Tel: (276) 889-0143
Fax: (276) 889-1121

September 8, 2022

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

RE: Billing from August 9, 2022, through September 8, 2022

Dear Sir/Madam:

Enclosed herewith please find our invoices for services rendered in the amount of \$825.00.

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

PLEASE PAY THIS AMOUNT:

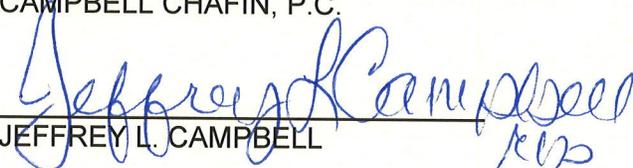
\$ 825.00

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

Very truly yours,

CAMPBELL CHAFIN, P.C.

By:


JEFFREY L. CAMPBELL

JLC/rbs

Enclosures (as noted)

**BILLING FOR
INDUSTRIAL DEVELOPMENT AUTHORITY
OF RUSSELL COUNTY, VIRGINIA**

(AS OF SEPTEMBER 8, 2022)

FILE	FILE No.	CURRENT FEES	TOTAL DUE
General File	92-G-2054	\$450.00	\$450.00
Project Brown	20-G-2054.85	\$375.00	\$375.00
TOTAL		\$825.00	\$825.00

Campbell Chafin, P.C.

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

September 07, 2022

Invoice No. 53822

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 9/7/2022.

Fees

<u>Date</u>	<u>Timekeeper</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
8/11/2022	KP8	August monthly meeting	0.00	\$250.00
8/11/2022	KP8	Review agenda for meeting	0.20	\$30.00
8/18/2022	RS4	Texts and e-mail with Executive Director	0.20	\$20.00
8/24/2022	JC1	Preparation of Agreement with Ceccato USA Corporation	0.00	\$150.00
			Billable Hours / Fees:	0.40
				\$50.00
			Flat Charge Hours / Fees:	\$400.00

Timekeeper Summary

Timekeeper KP8 worked 0.20 hours at \$150.00 per hour, totaling \$30.00.

Timekeeper KP8 - flat charges totaling \$250.00.

Timekeeper RS4 worked 0.20 hours at \$100.00 per hour, totaling \$20.00.

Timekeeper JC1 - flat charges totaling \$150.00.

Payment Detail

<u>Date</u>	<u>Description</u>	<u>Amount</u>
8/17/2022	Check Number 6323 against Inv# 53596	(\$670.00)
Total Payments Received:		(\$670.00)

Continued On Next Page

Client Number: 92-G-2054
Matter Number: 92-G-2054

9/7/2022
Page: 2

Current Invoice Summary

Prior Balance:	\$670.00	
Payments Received:	(\$670.00)	
Unpaid Prior Balance:	<u>\$0.00</u>	Last Payment: 8/17/2022
Current Fees:	\$450.00	
Advanced Costs:	\$0.00	
TOTAL AMOUNT DUE:	<u><u>\$450.00</u></u>	

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

Campbell Chafin, P.C.

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

September 07, 2022

Invoice No. 53821

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

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 9/7/2022.

Fees

<u>Date</u>	<u>Timekeeper</u>	<u>Description</u>	<u>Hours</u>	<u>Amount</u>
8/31/2022	JC1	Work on file; prepare letter to property owners; phone call with Chairman	2.50	\$375.00
Billable Hours / Fees:			<u>2.50</u>	<u>\$375.00</u>

Timekeeper Summary

Timekeeper JC1 worked 2.50 hours at \$150.00 per hour, totaling \$375.00.

Payment Detail

<u>Date</u>	<u>Description</u>	<u>Amount</u>
8/17/2022	Check Number 6323 against Inv# 53593	(\$120.00)
Total Payments Received:		<u>(\$120.00)</u>

Continued On Next Page

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

9/7/2022
Page: 2

Current Invoice Summary

Prior Balance:	\$120.00	
Payments Received:	(\$120.00)	
Unpaid Prior Balance:	<u>\$0.00</u>	Last Payment: 8/17/2022
Current Fees:	\$375.00	
Advanced Costs:	\$0.00	
TOTAL AMOUNT DUE:	<u><u>\$375.00</u></u>	

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