

September 30, 2003

The Joint Industrial Development Authority of Wythe County, Wytheville, and Rural Retreat held a regular meeting Tuesday, September 30, 2003, at 2:00 p.m. in the upstairs dining room at Smokey's Restaurant, Holston Road, Wytheville, Virginia.

MEMBERS PRESENT

Steven D. Irvin, Chairman	Thomas Green III, Vice-Chairman
George T. Johnstone, Treasurer	Robert J. Ayers
Gerald Brewer	Joseph W. Freeman
Danny B. Gordon	

EX-OFFICIO MEMBERS ABSENT

R. Cellell Dalton, Wythe County Administrator
Raymond E. Matney, Rural Retreat Town Manager
Wayne Sutherland, Wytheville Town Manager

DETERMINATION OF QUORUM

The meeting was called to order and a quorum determined to be present by Mr. Irvin, Chairman. Mr. Irvin thanked Authority members for their attendance. Mr. Gordon gave the invocation.

CITIZENS' TIME

Mr. Irvin stated the next agenda item is Citizens' Time. He inquired if there are persons present who wish to address the board during Citizens' Time. There being none, he proceeded with the agenda.

APPROVAL OF MINUTES

Motion was made by Mr. Gordon that the minutes of the regular meeting held on August 28, 2003, be approved as presented, seconded by Mr. Green and passed unanimously.

APPROVAL OF INVOICES

Mr. Irvin asked about check #4012, Chamber of Commerce. Dr. Hawthorne commented that this invoice represents the \$100 hole sponsorship in the Chamber of Commerce golf tournament. Mr. Green made a motion to pay the invoices as presented seconded by Mr. Brewer and passed unanimously.

Joint IDA of Wythe County
Check Register

For the Period From Aug 29, 2003 to Sep 30, 2003

Filter Criteria includes: Report order is by Check Number.

Check #	Date	Payee	Amount
4002	8/29/03	Linda D. Lester	666.72
4003	9/11/03	First VA Bk-Fed. Tax Deposit	2,615.83
4004	9/11/03	VA Dept Of Taxation	417.63
4005	9/11/03	U S Cellular	40.79
4006	9/15/03	Linda D. Lester	739.07
4007	9/30/03	Sprint	121.67
4008	9/30/03	Sprint	23.51
4009	9/30/03	Xerox	146.80
4010	9/30/03	First Union Visa Gold	402.76
4011	9/30/03	Wytheville Office Supply	8.96
4012	9/30/03	Chamber of Commerce	100.00
4013	9/30/03	Trigon	1,389.18
4014	9/30/03	Trigon Dental	102.67
4015	9/30/03	Fort Dearborn Life Ins Co	31.95
4016	9/30/03	Companion Life Insurance Co	86.01
4017	9/30/03	Danny B. Gordon	225.00
4018	9/30/03	George T. Johnstone	225.00
4019	9/30/03	Gerald L. Brewer	225.00
4020	9/30/03	Joseph W. Freeman	225.00
4021	9/30/03	Robert J. Ayers	225.00
4022	9/30/03	Steven D. Irvin	225.00
4023	9/30/03	Thomas Green III	225.00
4024	9/30/03	Town of Wytheville - Postage	44.13
4025	9/30/03	Linda Lester-Reimbursement	11.52
4026	9/30/03	JIDA Petty Cash	47.23
4027	9/30/03	Alan Hawthorne - Reimbursement	472.08
4028	9/30/03	Mike Webb-Reimbursement	45.00
4029	9/30/03	Dept. of Historic Resources	75.00
4030	9/30/03	Alan R. Hawthorne	3,364.14
4031	9/30/03	Michael B. Webb	2,049.48
4032	9/30/03	Linda D. Lester	739.07
Total			15,316.20

OLD BUSINESS

UPDATE ON ENTERPRISE ZONE APPLICATION

Mr. Webb provided an update on the enterprise zone application. The application deadline has

been extended to October 16. Mr. Irvin asked if the application contained less acreage. Dr. Hawthorne commented that is correct. Mr. Brewer asked if the enterprise zone would help the existing industries. Dr. Hawthorne explained that if an existing industry expands in the enterprise zone that the enterprise zone incentives would help.

FAIRVIEW INDUSTRIAL PARK PAVING

Mr. Freeman provided an update on the paving in Fairview Industrial Park. Mr. Freeman recommended sending a letter to the tenants that have not paved their parking areas. Mr. Brewer made a motion to prepare a letter regarding the paving, which should be reviewed by the Joint IDA attorney prior to mailing to the tenants. Motion was seconded by Mr. Johnstone. For: Mr. Brewer, Mr. Freeman, Mr. Ayers, Mr. Johnstone, Mr. Green, and Mr. Irvin. Against: Mr. Gordon.

FAIRVIEW INDUSTRIAL PARK REAR LOTS

Dr. Hawthorne reminded the board that at the September 11 working session meeting they visited Fairview Industrial Park. Dr. Hawthorne reported that he has been working with Peed & Bortz to come up with some ideas on how to develop the rear lots. Mr. Irvin recommended that Dr. Hawthorne continue working with Peed & Bortz regarding the development of these lots.

UPDATE ON OFFICE MOVE

The board reviewed a copy of the lease, which will begin November 1. The term of the lease shall be for a period of one year, with the option to renew the lease for two additional one year periods. Mr. Johnstone expressed his concern that the parking lot was not paved. Mr. Gordon made a motion to authorize the chairman to sign the lease as presented seconded by Mr. Ayers and passed.

Mr. Johnstone made a motion to authorize the chairman and the executive director to approve the installation of the door not to exceed \$800 seconded by Mr. Green and passed.

UPDATE ON RURAL RETREAT INDUSTRIAL PARK SIGNS

Mr. Webb provided an update on the Rural Retreat Industrial Park signs. The background colors of the signs are blue with reflective white for the letter and as a border on each panel.

OTHER

There was no other old business.

NEW BUSINESS

PRESENTATION BY VEDP RESEARCH STAFF

Robert McClintock, VEDP Research Director, introduced the VEDP staff, Neal Barber,

Community Resources Manager, Ann Battle, Sr. Economist Manager, Betty Anne Teter, Sr. Project Research Manager, and Stephanie Allman of the Business Development Division to the board. Ms. Battle, Sr. Economist Manager, gave a presentation on Economic Trends and Issues.

EXECUTIVE COMMITTEE (ACTING AS AUDIT COMMITTEE) REPORT

Mr. Irvin reported that the executive committee reviewed the audit report and commended the staff for a job well done.

UPDATE ON CDBG COMMUNITY ECONOMIC DEVELOPMENT FUND APPLICATIONS

Dr. Hawthorne reported that two CDBG grant applications have been submitted. One of the grants will extend water and sewer service to Musser Lumber, which will be 100 percent funded. The second project will extend water, sewer, gas services, and extension of the access road to Lot 11 in Progress Park. Mr. Irvin asked if administrative fees were associated with these grants. Dr. Hawthorne commented that there are administrative fees associated with these grants.

UPDATE ON RLF LOAN

Dr. Hawthorne reported that one of the revolving loan fund loans that had problems previously has filed Chapter 7. The building is not part of the business activity and is privately owned. The Joint IDA staff is working with the company to identify a lease tenant or someone to purchase the property. Dr. Hawthorne recommended that, if the loan is in arrears after 30 days, to contact the JIDA attorney.

REPORT ON VEDA ANNUAL MEETING

Dr. Hawthorne reported on the VEDA annual meeting and announced that Mr. Irvin was the recipient of the VEDA Volunteer of the Year award.

OTHER

Dr. Hawthorne asked if the board had comments regarding the press release.

The board reviewed copies of the draft Wythe County Zoning Ordinance for Section 3.7 - Industrial District.

Dr. Hawthorne commented that VDOT is seeking input from the communities regarding the I-81 plans.

Dr. Hawthorne shared the conclusions and recommendations received from the Brownfields Site Screening Report for the Ivanhoe Industrial Park. Past industrial use and waste disposal on the site has contaminated surface soils with PAHs in the immediate vicinity of the National Carbide facility and in waste disposal areas. Soils on site have relatively high concentrations of some metals, but it is possible that they are naturally occurring and not a result of a release on site. Groundwater samples on site does not appear to have been impacted by previous site activities. Surface water in Powder

Mill Branch does not appear to be impacted by industrial waste disposal. Sediment has not been impacted above human health screen levels but some of the PAHs may be above ecological screening levels. Due to the size of the site it was not possible to identify all areas of waste disposal. It is possible that there are numerous industrial waste and/or domestic waste disposal areas that have not been addressed in this report. Redevelopment of tracts B, C, and G for residential and/or commercial/industrial uses will likely require a site specific risk assessment to fully categorize the sites for their proposed development.

The recommendations from the Brownfields Site Screening Report are 1) A site specific risk assessment should be conducted to better define potential risks in the vicinity of the carbide facility and any industrial waste disposal areas. 2) Access to the formal carbide facility should be restricted to protect trespassers from physical and chemical hazards. Mr. Irvin recommended that Dr. Hawthorne analyze this report further and report at the next meeting.

Dr. Hawthorne reminded the board that the Wythe Manufacturing Council Candidates Forum is October 22 at Smokey's Restaurant.

ADJOURN

Mr. Irvin asked if there was any further business to come before the Authority. There being none Mr. Irvin adjourned the meeting at 4:15 p.m.

Steven Irvin, Chairman

ATTEST:

Linda Lester, Secretary