

August 26, 2004

The Joint Industrial Development Authority of Wythe County, Wytheville, and Rural Retreat held a regular meeting on Thursday, July 29, 2004, at 3:00 p.m. in the Council Room of the Rural Retreat Municipal Building, 307 South Main Street, Rural Retreat, Virginia.

MEMBERS PRESENT

Steven D. Irvin, Chairman	George T. Johnstone, Treasurer
Robert J. Ayers	Gerald Brewer
Danny B. Gordon	William F. Snyder

MEMBERS ABSENT

Joseph W. Freeman

EX-OFFICIO MEMBERS PRESENT

Raymond E. Matney, Rural Retreat Town Manager
Wayne Sutherland, Wytheville Town Manager

EX-OFFICIO MEMBERS ABSENT

R. Cellell Dalton, Wythe County Administrator

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 and welcomed visitors. The invocation was given by Mr. Gordon, and the Pledge of Allegiance was led by Mr. Irvin.

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 - JULY 29, 2004

Motion was made by Mr. Gordon that the minutes of the regular meeting held on July 29, 2004, be approved as presented, seconded by Mr. Brewer, and passed unanimously.

APPROVAL OF INVOICES

Mr. Gordon asked about check #4354, Bobden Corporation DBA Express Signs. Dr. Hawthorne explained that check #4354 and check #4355, Southwest Signs, represent the costs associated

with the decals that are to be placed on the Camrett Logistics trailers. Mr. Gordon made a motion to approve the invoices as presented seconded by Mr. Brewer and passed unanimously.

Joint IDA of Wythe County

Check Register

For the Period From Jul 30, 2004 to Aug 26, 2004

Filter Criteria includes: Report order is by Check Number.

Check #	Date	Payee	Amount
4334	7/30/04	Linda D. Lester	738.38
4335	8/12/04	U S Cellular	30.38
4336	8/12/04	First Bank of Virginia	2,712.80
4337	8/12/04	VA Dept Of Taxation	431.89
4338	8/13/04	Linda D. Lester	666.27
4339	8/26/04	American Electric Power	68.91
4340	8/26/04	Sprint	123.87
4341	8/26/04	Sprint	15.56
4342	8/26/04	Stallard Studios	240.00
4343	8/26/04	Mike Webb-Reimbursement	19.50
4344	8/26/04	VA Economic Dev Assoc.	160.00
4345	8/26/04	Bankcard Services	54.52
4346	8/26/04	Trigon Dental	110.36
4347	8/26/04	Trigon	1,458.28
4348	8/26/04	Fort Dearborn Life Ins Co	31.95
4349	8/26/04	Va Municipal Liability Pool	1,854.00
4350	8/26/04	Va Municipal League Group	192.00
4351	8/26/04	The Mount Rogers Dev Partnersh	6,899.75
4352	8/26/04	JIDA Petty Cash	29.60
4353	8/26/04	Town of Wytheville - Postage	40.36
4354	8/26/04	Bobden Corporation DBA Express Signs	3,050.00
4355	8/26/04	Southwest Signs	300.00
4356	8/26/04	Hodges & Campbell	88.63
4357	8/26/04	Xerox	146.80
4358	8/26/04	Alan Hawthorne - Reimbursement	207.00
4359	8/26/04	Companion Life Insurance Co	86.22
4360	8/26/04	Michael B. Webb	2,035.36
4361	8/26/04	Alan R. Hawthorne	3,469.45
4362	8/26/04	Linda Lester-Reimbursement	25.13
4363	8/26/04	Robert G. Moore	1,100.00
Total			26,386.97

OLD BUSINESS

RECENT PRESS RELEASES AND MEDIA COVERAGE

Dr. Hawthorne announced that the Virginia Tobacco Indemnification and Community

Revitalization Commission has awarded the Crossroads Regional Industrial Facility Authority a \$350,000 grant to assist in development of water and sewer infrastructure in the rail-served southern portion of Progress Park. Following is a copy of the press release:

PRESS RELEASE

VIRGINIA TOBACCO COMMISSION AWARDS GRANT FOR PROGRESS PARK

WYTHEVILLE—The Virginia Tobacco Indemnification and Community Revitalization Commission has awarded the Crossroads Regional Industrial Facility Authority (CRIFA) a \$350,000 grant to assist in development of water and sewer infrastructure in the rail-served southern portion of Progress Park. Costs for the Phase II southern Progress Park development project total approximately \$5.8 M and include grading of a road and rail corridor to the center of the industrial park, grading of a 25-acre rail-served industrial site pad, initial grading for an inland port, and construction of an industrial access road in addition to construction of the water and sewer infrastructure. These large rail-served sites within the 1210-acre regional industrial park are an important addition to the state and region's inventory of available sites.

"Progress Park is a great project in Southwest Virginia," stated Senator Phillip Puckett, member of the Tobacco Commission. "The Special Projects Committee and the entire Tobacco Commission is pleased to work with the Crossroads Regional Industrial Facility Authority on Phase II of this project to serve the corporate citizens within the Park."

"We are most appreciative of the support provided by the Tobacco Commission," CRIFA Chairman Wythe B. Sharitz said. "This grant will allow us to proceed with construction of 'backbone' water and sewer infrastructure to serve the southern portion of Progress Park. With this backbone in place, future rail-served businesses can easily connect to the utility system within the building construction time frame."

The CRIFA award was part of \$2.5 M in special projects grants awarded by the Tobacco Commission at its July 22 meeting held in Abingdon, Virginia. For additional information on the recent Tobacco Commission awards, see <http://www.vatobaccocommission.org/pressrelease.asp>.

The Tobacco Indemnification and Community Revitalization Commission is a 31-member body created by the 1999 General Assembly. A significant part of its mission is the promotion of economic growth and development in tobacco-dependent communities. The Crossroads Regional Industrial Facility Authority is a regional industrial facilities authority with membership of Bland County, Wythe County, and the Town of Wytheville.

RELEASE: 8/17/04

Contacts:

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DirectorJIDA@wytheville.org

Mary Cabell Sherrod
Communications Manager
Virginia Tobacco Commission
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MCSherrod@tic.state.va.us

Dr. Hawthorne announced that the Virginia Economic Development Partnership has awarded Crossroads RIFA a \$15,000 grant to prepare a technology-driven Virtual Building program. Following is a copy of the press release.

OFFICE OF GOVERNOR PRESS RELEASE

August 12, 2004

Ellen Qualls

(804) 786-2211, x2379

www.governor.virginia.gov

Jill Vaughan

VEDP

(804) 371-0049

**GOVERNOR WARNER ANNOUNCES WINNERS OF “VIRTUAL BUILDING”
GRANTS**

- Virginia Economic Development Partnership awards \$15,000 to five Virginia communities -

RICHMOND - Governor Mark R. Warner today announced that five Virginia communities will receive \$15,000 grants each to prepare a technology-driven Virtual Building program. A Virtual Building is a business location where all of the preliminary planning and site work has been completed in order to start construction immediately. For example, the Virtual Building has been designed. The utilities are at the site. A development team is in place. Firm cost estimates and a construction schedule have been established. Lastly, the site plan permit has been obtained. This level of preplanning allows virtual building construction time frames to rival completion schedules of traditional industrial shell building build-outs.

Competitively selected from a pool of 11 statewide applicants, the following communities will receive grants:

- Campbell County
- Virginia’s Heartland Region (Amelia County, Buckingham County, Charlotte County, Cumberland County, Lunenburg County, and Prince Edward County)
- Crossroads Regional Industrial Facilities Authority (Wythe County)
- Southampton County
- Lee County

“I congratulate these five communities for taking the initiative and winning a grant in this innovative program,” said Governor Warner. “Virtual Buildings will spark attention from business prospects, while the communities save time and money in their economic development efforts. Virginia is setting a standard for future business recruitment.”

The grants represent the first awards from the Virginia Economic Development Partnership’s (VEDP) new Virtual Building Demonstration Grant Program. The purpose of this pilot grant

program is to increase the inventory of marketable business properties in Virginia to better recruit new jobs and capital investment. Upon completion, the five new Virtual Buildings will immediately be placed on VirginiaScan®, VEDP’s web-based inventory of all available sites and buildings in the Commonwealth, located at www.YesVirginia.org.

The grant program will cover 50 percent of the development costs of the Virtual Building up to \$15,000. Local governments and economic development organizations will then match this amount. Grant applications were evaluated on the lack of existing building product, the readiness of the site, the marketing strategy proposed for the property, the capacity to complete the project, and the economic distress of the community.

“As with every successful enterprise, economic development is also being transformed by the latest technology,” said Virginia Secretary of Commerce and Trade Michael J. Schewel. “We are pleased to assist these five projects and we hope more Virginia communities will recognize the benefits of marketing buildings in the virtual environment.”

The Virginia Economic Development Partnership, a marketing organization, was created by the Virginia General Assembly in 1995 to encourage, stimulate, and support the development and expansion of the economy of the Commonwealth. The Partnership is a state authority, which is governed by a 15-member Board of Directors appointed by the Governor. To accomplish its objectives of promoting economic expansion within the Commonwealth, the Partnership focuses its efforts on business recruitment, expansion and international trade. VEDP has offices in Virginia, Germany, Hong Kong, Mexico, Brazil, Korea and Japan.

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Dr. Hawthorne announced that a press release has been prepared announcing that he will receive the International Economic Development Council’s annual award for outstanding leadership and accomplishments made during the first five years of an economic development career. Following is a copy of the press release:

PRESS RELEASE

Joint IDA Director to Receive International Award

WYTHEVILLE—Dr. Alan Hawthorne, Executive Director of the Joint Industrial Development Authority of Wythe County, will receive the International Economic Development Council’s annual award for outstanding leadership and accomplishments made during the first five years of an economic development career. The award will be presented during the recognition dinner to be held September 20 in conjunction with the professional organization’s annual meeting in St. Louis.

Dr. Hawthorne has served as Executive Director of the Joint Industrial Development Authority of Wythe County since May 1999. He also serves as executive director of the Crossroads Regional Industrial Facility Authority, an organization that assists in providing financial tools for regional economic development.

Dr. Hawthorne holds a B.S. in Nuclear Science from Virginia Tech and a Ph.D. in Nuclear Engineering from North Carolina State University. A native of Wythe County, he returned to the region following 15 years at the Oak Ridge National Laboratory where he served in various research and management positions focusing on health and safety related research. He lives with his wife, Sherry, in the Rural Retreat area of Wythe County. They have one daughter, Susannah, who is an MBA student at the Pamplin School of Business at Virginia Tech.

The Joint IDA is a local economic development organization comprising Wythe County and the towns of Wytheville and Rural Retreat with the goal of working with member jurisdictions to improve the quality of life for citizens through economic development. Previous Joint IDA awards include recognition by Site Selection as one of the nation's ten 2002 Top Economic Development Groups, being named as one of three national finalists for the U. S. Department of Commerce's Economic Development Administration Excellence in Rural Economic Development award for 2003, and selection of Chairman Steven Irvin as the Virginia Economic Developers Association's Volunteer of the Year award in 2003.

The International Economic Development Council is the nation's largest economic development professional association. It was created in 2001 through the merger of the Council for Urban Economic Development (CUED) and the American Economic Development Council (AEDC), two premier organizations with long-established reputations for service and excellence.

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Release Date – August 19, 2004

In addition to the press releases, the *Wytheville Enterprise* published an article relating to the decals that are being placed on the Camrett Logistics trailers, *Beverage World* published an article relating to the recent dedication of the Pepsi Bottling Group's New River Valley facility, and the *Roanoke Times* published an article relating to the virtual building tour conducted by Thompson & Litton at the Crossroads Regional Industrial Facility Authority meeting held July 25.

Mr. Irvin congratulated Dr. Hawthorne for the selection of the International Economic Development Council award. He also congratulated Crossroads RIFA for receiving the VEDP Virtual Building grant and Virginia Tobacco Indemnification and Community Revitalization Commission grant.

IVANHOE INDUSTRIAL PARK PROPERTY

Dr. Hawthorne reported on the visit to the Ivanhoe Industrial Park. Dr. Snyder commented that he was impressed with Commonwealth Manufacturing and the success of their venture. He noted that in his opinion the property in the Ivanhoe Industrial Park is difficult to access and the property would be difficult to develop as an industrial site. Dr. Hawthorne notified the board that Mr. Good has submitted an offer to purchase the remaining property. The offer is considerably less than the offer that was submitted previously from another individual. Mr. Irvin referred this issue to the Ivanhoe Industrial Park Ad Hoc committee for review and instructed the committee to submit recommendations to the board.

FAIRVIEW INDUSTRIAL PARK PAVING UPDATE

The board reviewed letters from two of the noncompliant landowners raising objections relating to paving. Mr. Gordon recommended that the Joint IDA attorney prepare responses to these letters.

FAIRVIEW INDUSTRIAL PARK REAR LOTS

Dr. Hawthorne thanked Mr. Johnstone and Mrs. Lester for coordinating the mowing of the hay in the Fairview Industrial Park. Dr. Hawthorne provided an update on the development of the rear lots in the Fairview Industrial Park and made a recommendation that he prepare a RFP for review at the next working session meeting. Mr. Johnstone recommended that Dr. Hawthorne proceed with drafting the RFP and obtaining the right of way from Mr. Umberger.

IEDC FUNDING FOR TRIP TO ANNUAL CONFERENCE IN ST. LOUIS

Dr. Hawthorne informed the board that the IEDC has agreed to waive approximately \$750, which includes the conference fee and dinner tickets to the annual conference in St. Louis. Mr. Brewer asked Dr. Hawthorne if there are other costs associated with the conference. Dr. Hawthorne estimated \$2,000 and commented that Ablest Staffing Services has donated \$500 to economic development, which could be used for some of the expenses associated with the conference. Mr. Johnstone made a motion to approve the funding for the conference seconded by Mr. Brewer and passed.

OTHER

Dr. Hawthorne informed the board that the Southwest Virginia Economic Development Commission held their first meeting on August 2, 2004, at Wytheville Community College. This commission is the joint subcommittee studying measures to improve and enhance economic development in Southwest Virginia, pursuant to SJR111.

The board reviewed sketches of the virtual building for Lot 8 in Progress Park.

Dr. Hawthorne reported that at the August 11, 2004, meeting of the Rural Retreat Town Council, the Council chose to proceed with water only service to Musser Lumber.

NEW BUSINESS

HIGHLIGHTS OF BOARD WORKING SESSION

Dr. Hawthorne reported most of these items have been, or will be, covered elsewhere on today's agenda. Dr. Hawthorne informed the board that a wood cutting program has been implemented in the Ivanhoe Industrial Park with Mr. Gene Dunford managing the program. Following is a copy of the permit:

Firewood cutting and removal

Requirements for cutting firewood on Joint Industrial Development Authority property in Ivanhoe Industrial Park:

- All persons must have a Wood Cutting Permit to participate in wood cutting.
- All persons participating must be at least 13 years old or older (those less than 18 must have a parent or guardian co-sign).
- Wood cutting will be allowed only during authorized hours.
- Wood cutting is restricted to limbs and residue from recent timbering. Access is limited to this area of the property.
- Wood harvesting is for personal use only and not for resale.
- To receive a permit, all persons must sign an Assumption of Risk form acknowledging risk associated with wood cutting and removal.

Assumption of Risk

I hereby confirm that I am aware that wood cutting and removal are potentially hazardous activities in which I could be injured as a result of my own actions, the actions or inactions of other participants, or the environment or conditions of the site. In light of the foregoing, I hereby assume the risk of all bodily injuries and property damage which might arise from my participation in wood cutting or any other activity in which I engage while on property of the Joint Industrial Development Authority of Wythe County. In applying for a wood cutting permit, I am not relying on any representations from the Joint Industrial Development Authority, Wythe County, or anyone else about the conditions or potential risks of wood cutting and removal, and I affirm that I have considered to my satisfaction all such risks. I understand that the Joint Industrial Development Authority has only given permission for cutting of firewood for personal use and is not responsible for its planning or operation, and I waive any and all claims against the Joint Industrial Development Authority and Wythe County associated with such an activity. In assuming the risk of injury or damage I recognize that this includes injury or damages occurring as the result of any action or inaction by the Joint Industrial Development Authority including but not limited to negligence and/or gross negligence of the Authority or its employees. I recognize that the Authority is relying on the truth of my assertions in this assumption of risk as the basis for allowing me to participate. I further agree to restrict my activities to designated areas and relinquish my permit and leave the property should I be so requested.

I certify that I am 18 years of age or older.

Applicant

If less than 18, parent or guardian must approve.

Parent or Guardian

For field agent use only:

The following permit number has been assigned
to this applicant: _____

JIDA Logo here

Field Representative Processing Application: _____

Date Permit issued: _____

PLANNED COVERAGE OF PROGRESS PARK IN *SOUTHERN BUSINESS & DEVELOPMENT*

The board reviewed a copy of the ad that will appear in the September issue of *Southern Business & Development*.

ENTERPRISE ZONE RENEWAL

Dr. Hawthorne explained that letters are being mailed to past or potential stakeholders in an Enterprise Zone designation for the Progress Park area requesting input into the assessment of appropriate local incentives for inclusive in the Enterprise Zone application. The public hearing for the enterprise zone will be September 14 and the application deadline for submission is October 1, 2004. Dr. Snyder made a motion to authorize the Chairman to prepare a letter of commitment for both marketing and managing of the Enterprise Zone to be included in the application package seconded by Mr. Johnstone and passed.

FINANCIAL AUDIT INPUT

Dr. Hawthorne explained that the financial audit details are being prepared for review by the executive committee. Mr. Irvin instructed Mrs. Lester to coordinate setting up the meeting with the executive committee.

VIRGINIA aCORRIDOR ITEMS

The board reviewed the new marketing materials from Virginia aCorridor.

NEWSLETTER

The board reviewed a copy of the Summer 2004 Wythe Economic Development News.

OTHER

Dr. Hawthorne reminded the board that the office space lease expires in November. A motion was made by Mr. Gordon to authorize the executive director to renew the lease seconded by Mr. Brewer and passed.

Dr. Hawthorne informed the board that the 28th Joint Meeting of the Southeast U.S.-Japan and Japan-U.S. Southeast Associations conference is October 10 - 12, 2004 in Atlanta. A motion was made by Mr. Johnstone authorizing Dr. Hawthorne to attend the conference seconded by Dr. Snyder and passed.

Dr. Hawthorne provided an update on projects.

ADJOURN

Mr. Irvin asked if there was any further business to come before the Authority. There being none, the meeting adjourned at 4:10 p.m.

Steven D. Irvin, Chairman

ATTEST:

Linda Lester, Secretary