

JOINT INDUSTRIAL DEVELOPMENT AUTHORITY
Minutes of Meeting
December 18, 2008

The Joint Industrial Development Authority of Wythe County, Wytheville, and Rural Retreat held a regular meeting on Thursday, December 18, 2008, at 3:00 p.m. in the Council Room of the Wytheville Municipal Building located at 150 East Monroe Street, Wytheville, Virginia.

MEMBERS PRESENT

Joe Freeman, Chairman
Tom Jones
Foy Patton
Dana Pack

William Snyder, Vice-Chairman
Linda DiYorio
David Elmore

MEMBERS ABSENT

None

EX-OFFICIO MEMBERS PRESENT

None

EX-OFFICIO MEMBERS ABSENT

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

DETERMINATION OF QUORUM

Chairman Freeman called the meeting to order and determined a quorum to be present. Dr. Snyder offered the invocation, and Chairman Freeman led the Pledge of Allegiance.

CITIZENS' TIME

Chairman Freeman welcomed Wythe "Bucky" Sharitz who was in the audience. Mr. Freeman asked if there were any persons present who wished to address the board during citizens' time. There being none, Chairman Freeman proceeded with the meeting.

APPROVAL OF MINUTES—November 20, 2008, meeting

Ms. DiYorio made a motion, seconded by Mr. Pack, to adopt the minutes as presented. The motion passed unanimously.

APPROVAL OF INVOICES

Dr. Hawthorne noted that check # 5765 was for the final two months of payments to Mount Rogers Development Partnership for 2008. Chairman Freeman asked about check #5763. Dr. Hawthorne stated that it was for payment of the December Employee Federal Withholding Taxes. Mr. Pack made a motion, seconded by Ms. DiYorio, to approve the invoices. With no further discussion, the motion passed unanimously.

Joint IDA of Wythe County

Check Register

For the Period From November 20, 2008 through December 18, 2008

Check #	Date	Payee	Amount
5748	12/18/08	Alan R. Hawthorne	4,275.27
5749	12/18/08	David L. Elmore	207.79
5750	12/18/08	Dana R. Pack	207.79
5751	12/18/08	Foy W. Patton	207.79
5752	12/18/08	Joseph W. Freeman	207.79
5753	12/18/08	Linda DiYorio	207.79
5754	12/18/08	Patrick G. Burton	2,464.74
5755	12/18/08	Tom Jones	207.79
5756	12/18/08	Virginia M. Goodwin	1,503.66
5757	12/18/08	William F. Snyder	207.79
5758	12/18/08	Appalachian Power	136.89
5759	12/18/08	Alan Hawthorne-Reimbursement	560.46
5760	12/18/08	Anthem Southeast Dental	100.72
5761	12/18/08	Anthem Blue Cross and Blue Shield	1,544.35
5762	12/18/08	Embarq	138.75
5763	12/18/08	First Bank of Virginia	3,450.63
5764	12/18/08	Mellon Trust of New England, NA	850.00
5765	12/18/08	The Mount Rogers Dev Partnership	4,599.84
5766	12/18/08	Principal Life Insurance Co.	152.94
5767	12/18/08	Robert G. Moore	1,100.00
5768	12/18/08	Sprint PCS	81.61
5769	12/18/08	VA Dept of Taxation	524.21
5770	12/18/08	Virginia Goodwin	134.11
5771	12/18/08	Bankcard Services	103.40
5772	12/18/08	Va Municipal Liability Pool	636.25
5773	12/18/08	Xerox	267.86
Total			\$24,080.22

OLD BUSINESS

INDUSTRY TENURE AWARDS CEREMONY ON JANUARY 22, 2009

Dr. Hawthorne gave an update on the Industry Tenure Awards Ceremony to be held on January 22, 2009, at the Wytheville Meeting Center. Wytheville Office Supply has agreed to sponsor the event and lunch will be catered by Smokey's Bar-B-Q. Twelve companies will be honored, and Mr. Hi Nicely, member of the Virginia Workforce Council and past chair of the NR/MR Workforce Investment Board, will be the guest speaker of the ceremony. Letters of invitation to the companies will be mailed on Friday, December 19.

ENTERPRISE ZONE AMENDMENTS APPROVED

Dr. Hawthorne discussed the two amendments made to change the aspects of the Enterprise Zone for Progress Park. The first amendment was to extend the boundary to the east, which is accessed by Gator Lane, to include additional property for development. The second amendment was to add an incentive targeted toward high investment, high wage non-manufacturing jobs. The amendments have been approved by the Virginia Department of Housing and Community Development and are retroactive to the beginning of the calendar year.

ONE-STOP CENTER

Work is continuing on the development of the One-Stop Center. Dr. Hawthorne provided a sketch of the layout of the facility for the Board members to review. He noted that there will be an unoccupied area in the back of the facility. It is envisioned that efforts will be taken to locate a compatible occupant to fill the approximately 3000 sq. ft. space before the opening in September of 2009.

Dr. Hawthorne explained that while speaking with Mr. Dalton, Wythe County Administrator, he found that the process may become especially challenging and difficult due to state agency budget cuts. This, in addition to the economic downturn, could have a major impact on the number of project participants and the size of the center. Action expected by the Wythe County Board of Supervisors on December 23 will determine whether or not the Joint IDA will continue to have a role in the project. Dr. Hawthorne will meet with the Joint IDA committee as soon as the need arises and if the project continues to move forward.

There was discussion regarding whether the Board should allow the committee to begin compiling the draft agreement for the facility. Chairman Freeman asked if there was a motion to authorize the committee to compile a draft agreement for the One-Stop Facility. Ms. DiYorio made a motion to move forward with developing a draft agreement, seconded by Mr. Jones. With no further discussion, the motion passed unanimously.

Dr. Hawthorne also noted that there have been some positive comments from state officials in Richmond commending the work already completed in preparation for the center.

OTHER

Joint IDA Events Calendar - Virginia Goodwin explained that there was a state holiday for January 2, 2009, not posted on the events calendar for 2009. An updated copy of the calendar was distributed to each member of the Board prior to the meeting.

Dublin Volvo Plant - Dr. Hawthorne gave a brief update of Volvo's plans for complete shutdowns for week-long intervals beginning in January 2009. The shutdowns are scheduled for the first week of January, the first week of February and the first week of March. He also noted that things for Volvo don't seem to be very optimistic. Volvo's peak employment was about 3200 individuals and at present they are at about 1400.

Mr. Freeman added that Chrysler and Ford are shutting down and General Motors is stopping construction on their plant of the future. He also said that, from personal experience, he is seeing Longwood's industrial customers experiencing the same shutdowns as the automobile industry. Dr. Hawthorne also stated that Toyota has delayed the start of their Tupelo plant.

Dr. Hawthorne will continue to keep the Board informed of any industry changes in Wythe and surrounding counties as they occur.

Lot 1 Progress Park Grading - Dr. Hawthorne reported that Wythe County awarded the bid to begin grading Lot 1 in Progress Park.

NEW BUSINESS

STATEMENT OF ECONOMIC INTERESTS

The Statements of Economic Interest forms are due by January 15, 2009. Board members may access the form online or hard copies are available, if needed. The form is to be notarized and returned to the Clerk of the Court (or town clerk) by the due date.

ENTREPRENEUR EXPRESS— APRIL 30, 2009

Sandy Ratliff from the Virginia Department of Business Assistance contacted Dr. Hawthorne about hosting another Entrepreneur Express Workshop for 2009. Entrepreneur Express provides half-day workshops designed to provide new and early stage businesses with information and technical assistance that can provide a smoother path to success. The recommended level of support from the Joint IDA is \$250.00 to assist with the workshop in our area. Dr. Hawthorne added that the workshop was well-attended last year, and proved to be a success. Ms. DiYorio remarked that they were very beneficial and helpful, and the workshops received a good response from potential business owners, as well as, current business owners in the area.

Chairman Freeman asked if there was a motion to support the Entrepreneur Express in the amount of \$250.00. Dr. Snyder made a motion to support the workshops with \$250.00, seconded by Mr. Patton. With no further discussion, the motion passed unanimously.

REVIEW OF MEMBER JURISDICTIONS' COMPREHENSIVE PLANS

Patrick Burton gave a brief overview of member jurisdictions' comprehensive plan goals. The goals found to be in common were: housing, community facilities and services, economy, transportation, and environment. The goals and objectives reflect connections among individual community components necessary to maintain a healthy, on-going community. The Joint IDA staff plans research demographic and economic trends and bring that data before the board at a later date for use in our on-going planning.

VDOT TIER 2 ASSESSMENT

Dr. Hawthorne gave an update regarding the December 4, 2008, VDOT meeting concerning the I-81 Corridor Improvement Study (Tier 2 I-77/I-81 Overlap). Each Board member was provided a copy of the Preliminary Conceptual Alternatives map of the I-81 Corridor to examine. The map shows alternative routes, conceptual interchange areas and other pertinent information VDOT is considering along the corridor.

Mr. Freeman asked if any of the routes indicate exits to Progress Park. Dr. Hawthorne noted that VDOT is aware of the importance of having an exit there because of the vast number of trucks that access the Park, but showing of specific exit areas would occur later in the process.

Dr. Hawthorne mentioned that he had spoken with Mayor Crewe and Wytheville Town Manager, Wayne Sutherland about a joint resolution regarding the corridor. Mr. Dalton has suggested that this be pursued through the joint governing bodies meeting sometime in March.

POTENTIAL PROGRESS PARK RAIL-SITE DEVELOPMENT

Dr. Hawthorne updated the board on potential rail-site development concepts being considered for Progress Park. There are several factors to consider that will impact the decision to go forward with the development. Some of the factors are: (1) Currently there are only five 100 acre or larger, rail-served properties that are client-ready in Virginia; (2) There are no large rail sites in western Virginia; (3) Additional time for grading has hampered us from consideration for several large projects; (4) Grading costs are considerably less than a couple of years ago; (5) There is a potential to obtain state and federal partners (EDA, TIC, etc.); and (6) There is potential interest to develop the project under the PPEA (Public Private Education Act).

VEDP is encouraging the Joint IDA to develop new product. Their suggestion is to become competitive by continuing to investing in Progress Park. The establishment of major differentiators will get Progress Park on potential prospects' short-lists. Some of the differentiators are to produce prepared sites, have logistical advantages, supply skilled workers, provide strong incentive programs, and implement ongoing, proven business support.

Dr. Hawthorne added that the next steps would be to continue with evaluation work, design refinements, find traditional funding partners and non-traditional investors, and identify proper timing. He also stated that Progress Park is not a finished product. He will continue to supply the board with status reports and update them on what improvements should be done or considered.

PROJECT UPDATES

Dr. Hawthorne summarized information regarding the status of an on-going project. This project has been active of a considerable time. Dr. Hawthorne stated that he will keep the Board informed of any developments or announcements that are made in the future.

OTHER

Acument's Closing - Dr. Hawthorne shared information regarding the closing of the Acument Global Technologies plant. He assisted Acument in efforts to explore consolidation scenarios that would prevent closure of the Wytheville facility. Acument has had a presence in Wytheville for a long period of time, and it's closing will impact the whole community. Dr. Hawthorne offered any help or assistance that the Joint IDA could provide to their employees.

Joe Freeman - Retirement - Joe Freeman will be retiring from the Joint IDA Board at the end of December 2008. Mr. Freeman thanked the board and staff for their support. He said that it has been an honor and a pleasure working with everyone.

ADJOURN

There being no other business, Mr. Freeman adjourned the meeting at 4:25 p.m.

Joe Freeman, Chairman

Attest:

Virginia Goodwin, Secretary