

Economic Development Authority of Patrick County

Meeting of October 27, 2021, 7:00 PM

106 Rucker Street, Patrick County Administration Building, Third Floor Board Room

Present: Bill Clark, Chairman; Ron Haley, Vice-Chairman; Glenn Roycroft; Debra Shelor; Harold Gregory; David Lusk

Also Present: Sean Adkins, Economic Development Director; Clayton Kendrick, Board of Supervisors; Anne Darby and Eric Silinsh, Summit Design & Engineering; Harry Henderson, Anchor Consulting; Bryce Simmons, Town Manager; Taylor Boyd, The Enterprise

Absent: George Stovall, Secretary

A meeting of the Economic Development Authority of Patrick County was held on Wednesday, October 27, 2021 in the Third Floor Board Room of the Patrick County Administration Building at 7:00 PM.

INTRODUCTIONS

Mr. Clark called the meeting to order. He introduced the Authority to Sean Adkins, who will serve the County as the new Economic Development Director. Anne Darby and Eric Silinsh introduced themselves before the Authority as representatives from Summit Design & Engineering. Mr. Clark also introduced Harry Henderson, who serves as a consultant to the Authority with Anchor Consulting. On motion by Debra Shelor, seconded by Harold Gregory and carried, the Authority approved the September 22, 2021 Board Meeting Minutes. On motion by Glenn Roycroft, seconded by Debra Shelor and carried, the Authority agreed to place Executive Session after Public Comment in the Meeting Agenda while leaving the rest of the Agenda the same, as well as approved the October 27, 2021 Meeting Agenda.

PUBLIC COMMENT

There was no public comment.

EXECUTIVE SESSION

On motion by Glenn Roycroft, seconded by David Lusk and carried unanimously, the meeting was called into Executive Session under the appropriate codes of Virginia to discuss Real Estate [Section 2.2-3711 (A) (3)] and Contracts [Section 2.2-3711 (A) (29)] 1950 Code of Virginia.

Voting Aye: Bill Clark; Ron Haley; Glenn Roycroft; Debra Shelor; Harold Gregory; David Lusk

Voting Nay: N/A

Abstaining: N/A

Absent: George Stovall

RECONVENE

On motion by Debra Shelor, seconded by Glenn Roycroft and carried unanimously, the meeting was reconvened by the appropriate codes. A roll call vote was taken with unanimous vote that only the items listed above were discussed during the Executive Session.

Voting Aye: Bill Clark; Ron Haley; Glenn Roycroft; Debra Shelor; Harold Gregory; David Lusk

Voting Nay: N/A

Abstaining: N/A

Absent: George Stovall

On motion by Glenn Roycroft, seconded by Harold Gregory and carried, the Authority moved to place the Feasibility Study Presentation from Summit Design & Engineering before the Finance Report on the Meeting Agenda.

EDA UPDATES

PATRICK COUNTY BUSINESS DEVELOPMENT CENTER PRESENTATION

Ms. Darby and Mr. Silinsh presented the Authority with the Feasibility Study that had been conducted on the True Value building. Ms. Darby recounted some of the market research that Summit had conducted concerning what stakeholders would want out of a Business Development Center. Many of the issues raised during the stakeholder interviews included broadband, flexibility in design and function, printing and shipping, a community space, and storage space among other things. Mr. Silinsh presented a concept floor plan highlighting an open co-working space that also accommodates many of the themes brought up in the interviews. Ms. Darby presented the Authority with a pro forma statement of expenses and income sources, suggesting that while grants might be necessary to cover the high initial costs, the building will eventually be a steady and sustainable source of income in a few years' time.

FINANCE REPORT (BILLS):

Mr. Adkins presented the Finance Report, as of October 27, the current unallocated balance is \$641,130.61. The regular monthly bills of Appalachian Power, CenturyLink, and RiverStreet Networks were presented. The non-regular interim bills of Summit Design & Engineering and Blue Ridge Bank were presented. A concern was brought up regarding a bill from the Department of Parks and Recreation, pertaining to the fact it had been given to the Authority as opposed to the County.

The Financial Report consists of reports on the *Account Balances, Current Month Transactions, FY2022 Transactions, FY2022 Categorized Banking Summary, and Unfunded Liabilities.*

On motion by Debra Shelor, seconded by Glenn Roycroft and carried, the Authority approved the finance report and payment of bills for the month of October 2021 with the exception of the bill from Parks and Recreation.

Voting Aye: Bill Clark; Ron Haley; Glenn Roycroft; Debra Shelor; Harold Gregory; David Lusk

Voting Nay: N/A

Abstaining: N/A

Absent: George Stovall

EDA UPDATES (CONT.)

BROADBAND

Mr. Adkins informed the Authority about a conversation he had with RiverStreet Networks, who stated that on October 28, they would find out if the regional project's joint application for a VATI grant would get challenged.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

ENTERPRISE ZONE

Mr. Adkins recounted how in his first week as the new Economic Development Director, the Enterprise Zone for the County was ready to expire. He sent an application for renewal to the State, which agreed to renew for five years. In that time, Mr. Adkins hopes to introduce new Enterprise Zone incentives that businesses can use more frequently. He posited bringing certain options up during the next Board Meeting, and Mr. Simmons expressed his willingness to collaborate on the ways the Town can participate in the Enterprise Zone.

EXECUTIVE SESSION

On motion by Glenn Roycroft, seconded by Debra Shelor and carried unanimously, the meeting was called back into Executive Session under the appropriate codes of Virginia to discuss Real Estate [Section 2.2-3711 (A) (3)]; Legal Matters [Section 2.2-3711 (A) (7)] and Contracts [Section 2.2-3711 (A) (29)] 1950 Code of Virginia.

Voting Aye: Bill Clark; Ron Haley; Glenn Roycroft; Debra Shelor; Harold Gregory; David Lusk

Voting Nay: N/A

Abstaining: N/A

Absent: George Stovall

RECONVENE

On motion by Glenn Roycroft, seconded by Harold Gregory and carried unanimously, the meeting was reconvened by the appropriate codes. A roll call vote was taken with unanimous vote that only the items listed above were discussed during the Executive Session.

Voting Aye: Bill Clark; Ron Haley; Glenn Roycroft; Debra Shelor; Harold Gregory; David Lusk

Voting Nay: N/A

Abstaining: N/A

Absent: George Stovall

Mr. Roycroft requested that the Authority turn the power on at the Results building to keep the pipes inside from freezing and mold from building up. On motion by Glenn Roycroft, seconded by Debra Shelor and carried, the Authority agreed to have the power turned on at the Results building.

ADJOURNMENT

Being no further business to discuss, on motion by Glenn Roycroft, seconded by David Lusk and carried unanimously, the meeting was adjourned by General Consent.

Chairman

Date

NEXT MEETING: December 8, 2021 at 7:00pm- Third Floor Board Meeting Room