

Economic Development Authority
Minutes
June 13, 2023
6:00 p.m.

The Lee County Economic Development Authority met in regular session Tuesday, June 13, 2023 at 6:00 p.m. in the General District Courtroom of the Lee County Courthouse located in Jonesville, Virginia. Present were Chairman Greg Edwards, Secretary/Treasurer Ray Blair, Board Members Chad Hines, Richard Sprinkle Jr., Mark Long, Community Development Director Richard Johnson, Community Development Secretary Cathy Wilder and EDA Attorney Rick Callahan. Vice-Chairman Paul Johnson and Board Member A.J. Hatmaker were unable to attend the meeting.

Chairman Edwards determined that a quorum was present then called the meeting to order.

Approval of EDA Minutes

Chairman Edwards called for a motion to approve the minutes from the May 4, 2023 meeting.

Richard Sprinkle, Jr. made a motion to approve the minutes from the May 4, 2023 meeting. Mark Long seconded the motion. The motion passed.

Public Comment

None

Approval of EDA Financial Report, Bills & Payments

Mark Long made a motion to approve the financial report and paying the bills for the month of June. Chad Hines seconded the motion. The motion passed unanimously.

Old Business

Whistle Pig Update

Director Johnson stated that Whistle Pig Country Store plans are being reviewed by the Building Official. He said there are a couple of revisions that need to be made which have been sent back to engineering firm to be updated. He said they are currently underway of getting their septic system in place and they should be ready to start construction in the near future.

AFID Planning Grant Update

Director Johnson stated that at last month's meeting a potential joint application was discussed for the AFID Planning Grant in conjunction with Scott County for an exploratory planning grant for business expansion. He stated that the timelines that Virginia had did not fit the needs of the business so they went to Tennessee and they have already received the money.

New Business

Board Appointment/Re-Appointment

Chairman Edwards stated that Chad Hines has been reappointed to the Authority.

Promissory Note Extension Request

Director Johnson stated that the extension is specific to the building that England Furniture occupies in Dryden. He said that the promissory note was in the amount of \$150,000.00 and dated back to when the DeRoyal building was purchased. He said that the formal request is for a ten-year extension to fall in line with the current lease expiration and their option to purchase.

Director Johnson also stated that the request will be heard by VCEDA Thursday, June 15th.

Chairman Edwards asked if any action needed to be taken by the Board.

Director Johnson stated that no action was needed.

Ray Blair asked if all expected goals are still being met by the tenant.

Director Johnson stated that they are far in excess of what is required by their performance agreement.

England Furniture Maintenance

Price Proposal for Sewer Line Replacement

Director Johnson stated that the proposals are due Thursday, June 15, 2023 by 5:00 p.m.

Conduit and Exposed Wire Update

Director Johnson stated that the Board had previously discussed the exposed wires and conduit and he has requested more information from the engineering firm to see if there were any previous photos.

Sprinkler Inspection Report

Director Johnson stated that the 5-year sprinkler system inspection was conducted and there were some delinquencies with the system. He said that he has consulted the Building Official and our engineer to try to locate the original set of drawings for the system to determine if those delinquencies were present at the time of installation and to determine how best to move forward. He said that the plans have not been provided by the engineer at this point and as soon as he receives them and has a determination he will report back to the board.

Reports & Recommendations of the Board

Chairman Edwards stated that George Montgomery buys barns and he asked Mr. Montgomery to look at the barn at Constitutional Oaks Industrial Park to see if it was worth anything. He said that Mr. Montgomery said that he was afraid to touch it, the back side of the barn where Lee McPherson has hay stored is falling and there are problems with the trusses.

Chairman Edwards said that he sent word to Director Johnson regarding the barn.

Director Johnson stated that he reported the condition of the barn to the Building Official and that they would follow up on the item.

**Reports & Recommendations of the Director
Forest Service Collaboration Opportunity Update**

Director Johnson stated that he had previously mentioned to the Board that there are opportunities around Lake Keokee and the Sand Cave Recreation area. He said that he has scheduled meetings with Senior USDA Officials to visit the sites to see if there is any way to move forward to better utilize these assets.

Community Innovation Score

Director Johnson stated that he participated in a TVA event last month to which they developed a system of scoring communities on individualized basis to determine what the assets are as well as what the deficiencies are. He said he will send the Board Members the link to the scoring system. He asked that the Board Members look at it if they get a chance, he said it could be of some benefit to the Board so that they could outline areas that they recognize as assets and delinquencies and maybe come up with a solution of how to promote or remedy the items.

Constitutional Oaks Sign

Director Johnson stated that an estimate has been obtained from Morristown Sign. He explained that the sign was repaired in 2020 for the amount of \$625.00 and that the estimate to repair the sign now is \$1,278.59 with installation of the sign being \$780.00. He requested that the Board allow reaching out to another sign company to get an estimate to repair the sign.

It was the consensus of the Board to obtain another estimate.

July Meeting Date

It was the consensus of the Board to hold the EDA regular monthly meeting on July 6, 2023.

Ray Blair asked Director Johnson for an update regarding the Data Center World trip.

Director Johnson stated that there were scheduled appointments with individualized companies. He said there are some potentials to look at in the future.

Ray Blair asked if anything had moved forward with the potential business that was discussed after last year's Data Center World trip.

Director Johnson said that before anything could move forward, the property would need to be optioned from the current owner.

Mark Long made a motion to adjourn. Ray Blair seconded the motion. The motion passed unanimously.

Community Development Secretary
Cathy Wilder
June 14, 2023

Community Development Director
Richard Johnson
June 23rd, 2023