

1 **TOBACCO REGION REVITALIZATION COMMISSION**

2 701 East Franklin Street, Suite 501

3 Richmond, Virginia 23219

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7 **Southside Economic Development Committee Meeting**

8 Tuesday, September 18, 2018

9 3:30 p.m.

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Floyd Event Center

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Floyd, Virginia

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1     APPEARANCES:

2     The Honorable Thomas C. Wright, Jr., Chairman

3     The Honorable Edward Owens, Vice Chairman

4     Mr. Demeria

5     Ms. Gayle F. Barts

6     The Honorable Kathy J. Byron

7     Ms. Gretchen Clark

8     Dr. Alexis I. Ehrhardt

9     The Honorable Daniel W. Marshall, III

10    Mr. Robert Mills, Jr.

11    The Honorable Frank M. Ruff

12    Mr. Buddy Shelton

13    The Honorable William M. Stanley, Jr.

14

15    COMMISSION STAFF:

16    Mr. Evan Feinman, Executive Director

17    Mr. Andy Sorrell, Deputy Executive Director

18    Mr. Timothy S. Pfohl, Grants Program Administration Director

19    Ms. Sarah K. Capps, Grants Program Administrator,

20        Southside Virginia

21    Ms. Stacey Richardson, Executive Assistant

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1     COUNSEL FOR THE COMMISSION:  
2     Ms. Elizabeth B. Myers, Assistant Attorney General  
3     Richmond, Virginia 23219

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1 September 18, 2018

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DELEGATE WRIGHT: Good afternoon. I'm going to call the meeting of the Southside Economic Development Committee to order. I'll ask Evan to call the roll.

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MR. FEINMAN: Mr. Demeria.

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MR. DEMERIA: Here.

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MR. FEINMAN: Ms. Barts.

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MS. BARTS: Here.

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MR. FEINMAN: Ms. Clark.

10

MS. CLARK: Here.

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MR. FEINMAN: Delegate Byron.

12

DELEGATE BYRON: Here.

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MR. FEINMAN: Delegate Edmunds.

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DELEGATE EDMUNDS: (No response).

15

MR. FEINMAN: Dr. Ehrhardt.

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DR. EHRHARDT: Here.

17

MR. FEINMAN: Delegate Marshall.

18

DELEGATE MARSHALL: Here.

19

MR. FEINMAN: Mr. Mills.

20

MR. MILLS: Here.

21

MR. FEINMAN: Mr. Owens.

22

MR. OWENS: Here.

23

MR. FEINMAN: Senator Ruff.

24

SENATOR RUFF: Here.

1 MR. FEINMAN: Mr. Buddy Shelton.

2 MR. SHELTON: Here.

3 MR. FEINMAN: Senator Stanley.

4 SENATOR STANLEY: Here.

5 MR. FEINMAN: Delegate Wright.

6 DELEGATE WRIGHT: Here.

7 MR. FEINMAN: You have a quorum, Mr. Chairman.

8 DELEGATE WRIGHT: Do I have a motion to approve  
9 the minutes of May 21, 2018?

10 MR. OWENS: So moved.

11 DELEGATE WRIGHT: I have a motion and a second to  
12 approve the minutes. All those in favor, say aye. (Ayes).  
13 Opposed? (No response). The minutes are approved.

14 I thank you all for being here. So, at this time, I'll call  
15 on Sarah. I believe there are three projects, Halifax,  
16 Mecklenburg, Nottoway, Prince Edward.

17 MS. CAPP: Mr. Chairman and members of the  
18 Committee, we have four applications. We do have a fifth, which  
19 was a late submission, but the first on the list is Bedford County,  
20 the New London Shell Building Project. The first one on the list is  
21 under Bedford County, New London Shell Building Project, and  
22 this is a request for \$1,300,502. This has something to do with  
23 rising construction costs, and this involves a 40,000 square foot  
24 Shell building. There's been a lot of activity centered around  
25 this.

1 MR. FEINMAN: Sarah, can you speak up a little bit.

2 MS. CAPPS: Fifty percent of the costs concerning the  
3 Shell building, and this has to be more consistent with other  
4 Shell building projects.

5 The next one on the list is Franklin County, the  
6 Summit View Business Park, Southern Access Road Segment.

7 MR. FEINMAN: Sarah, you're going to have to change  
8 the mikes, I guess, we can't hear it up here.

9 MS. CAPPS: All right. And their request, Franklin  
10 County is requesting \$210,689. This is for an extension, and this  
11 involves a lot of activity in Franklin County. The Staff  
12 recommends an award of \$210,689.

13 The third project on the list is under the Mecklenburg  
14 County Allocation, the Revitalization of Old Community Memorial  
15 Hospital, and the \$50,000 requested. And this involves the study  
16 about the economic analysis of the old hospital building and  
17 possibly turning it into a training facility. The training center  
18 would repurpose a portion of the currently unoccupied Old  
19 Community Memorial to create a realistic training environment.  
20 This could focus on training for Mecklenburg, Brunswick,  
21 Lunenburg, Charlotte, Halifax, and Prince Edward. They offer  
22 courses not available elsewhere. This is specifically for Phase  
23 One, the Economic Impact Assessment, and faculty architectural  
24 and engineering assessment for the project. Staff recommends a  
25 grant award of \$50,000 for up to 50 percent of contracted scopes

1 of work.

2 The fourth project, Nottoway County, Pickett Park  
3 Infrastructure Improvement, and this is a request for \$180,000.  
4 This involves \$600,000 from Blackstone. Staff recommends the  
5 grant of \$180,000.

6 DELEGATE WRIGHT: Thank you, Sarah.

7 I'm going to now recognize anybody that has any  
8 comments or questions they'd like to bring forward at this time.  
9 If not, then I'd entertain a motion to vote on these projects in a  
10 block.

11 A COMMITTEE MEMBER: Can we pull 3471 out of the  
12 block?

13 DELEGATE WRIGHT: 3471 is pulled out of the block.  
14 Do I have a motion on the remaining projects?

15 A COMMITTEE MEMBER: Mr. Chairman, I move that  
16 the remaining three projects be approved in a block.

17 MR. BLEVINS: Second.

18 DELEGATE WRIGHT: A motion has been made and  
19 seconded to approve the remaining three in the block. All those  
20 in favor, say aye. (Ayes). Opposed? (No response). The  
21 motion carries.

22 Now, we have 3471, Nottoway. Any questions?

23 A COMMITTEE MEMBER: Mr. Chairman, I move that  
24 the Nottoway Project 3471 be approved.

25 MR. OWENS: Second.

1 DELEGATE WRIGHT: We have a motion and a second  
2 to approve 3471. All in favor, say aye. (Ayes). Opposed, no?  
3 (No response). One abstention. Motion carries.

4 We have a proposal from Prince Edward, and that  
5 came in late in the process. I know that some folks feel this is  
6 against protocol, but in this case, I believe we should proceed  
7 with it. In this case, the Staff did not offer a recommendation.  
8 Are there any questions? So, at this time, I'd ask Tim to explain  
9 that.

10 MR. PFOHL: Mr. Chairman, I've been involved in  
11 multiple conversations with Prince Edward on this project over  
12 the last several weeks. We make a very conscious effort not to  
13 bring or not to encourage late filings, except there is an active  
14 economic development, expansion, or traction. And in those  
15 cases, as the Chairman pointed out, we rarely offer a  
16 recommendation.

17 This is a request that came in Number 3480 at the  
18 close of business Friday afternoon from Prince Edward County to  
19 ask for the available allocation in the Southside Prince Edward  
20 allocation, which is \$116,679. This is known as Project Neptune.  
21 Project Neptune is an expansion of an existing Southern Virginia  
22 manufacturer. This company also had some operations out of  
23 state, and they have outgrown their space currently in a Tobacco  
24 Region county.

25 There is a very real prospect that they can consolidate



1 all of their operations in another southern state and we could  
2 lose a few dozen existing jobs, as well as an opportunity for  
3 expansion in the Tobacco Region. This is an active economic  
4 development project that's being worked not only by the  
5 Commission through this program but also the Tobacco Region  
6 opportunity fund, like a TROF grant, that is provided for the  
7 project.

8           The Virginia Economic Development Partnership is  
9 working with Prince Edward with their opportunity fund, as well  
10 as the Virginia Economic Partnership. The County Administrator  
11 is here to speak to the project today and has some very specific  
12 details, and this would require us to go into closed session.  
13 While not offering a recommendation, and we've had a  
14 conversation with the county for several weeks over the last  
15 month at least on this project, and the Virginia Growth Alliance  
16 and the Regional Economic Development organizations are  
17 working actively to help secure for Southside Virginia working  
18 with Prince Edward County.

19           So, all of the partners are at the table and it's nearing  
20 decision time for this company and there will be expansion, in  
21 addition to the retention of jobs that currently in a neighboring  
22 county has outgrown. The neighboring county currently served  
23 and the site of the company does not have a product to offer  
24 them, and we conferred that with the neighboring county  
25 yesterday.

1           We do have an application submitted in the system.  
2 I don't have all the copies here today, but like I said, we just got  
3 that Friday afternoon, at the close of business if you have  
4 questions for the County Administrator.

5           DELEGATE WRIGHT: We have from the Board of  
6 Supervisors a letter.

7           MR. PFOHL: They are the applicant here.

8           DELEGATE WRIGHT: Are there any questions?

9           A COMMITTEE MEMBER: Do we have anything in our  
10 packets?

11           MR. PFOHL: This came out of conversation and we  
12 had an updated round of calls that occurred late last week after  
13 the packets were sent to you. With the concurrence of the  
14 Committee Chair, we asked the county very quickly to submit a  
15 grant application. It's actually very well prepared, Grant  
16 Proposal Number 3480, asking for \$116,679.

17           MR. FEINMAN: We should have had all that for you  
18 and I apologize that we just didn't have time to do all that.

19           SENATOR RUFF: Mr. Chairman, I understand what  
20 Tim has said, but since we don't have anything in front of us, I  
21 think we really should have all the information.

22           DELEGATE WRIGHT: Well then, maybe we should go  
23 into closed session.

24           DELEGATE MARSHALL: Then we'll go into closed  
25 session. I move we go into closed session in accordance with the

1 Virginia Freedom of Information Act. The purpose of this closed  
2 session is to discuss Project Neptune. The subject of this closed  
3 session is to discuss confidential information submitted for a  
4 grant or loan. The applicable exemption from open meeting  
5 requirements under the Freedom of Information Act is Section  
6 2.2-3711(A)(43).

7

8 NOTE: A closed meeting was held, whereupon the  
9 meeting is reconvened in open session.

10

11 DELEGATE MARSHALL: I move that we vote on and  
12 record our certification that, to the best of each member's  
13 knowledge, only public business matters lawfully exempted from  
14 open meeting requirements under this chapter and only such  
15 public business matters as were identified in the motion by which  
16 the closed meeting was convened, were heard, discussed, or  
17 considered in the closed meeting.

18

DELEGATE WRIGHT: Please call the roll.

19

MR. FEINMAN: The vote is to affirm that we only  
20 discussed the issues involving Project Neptune.

21

Mr. Demeria.

22

MR DEMERIA: Yes.

23

MR. FEINMAN: Ms. Barts.

24

MS. BARTS: Yes.

25

MR. FEINMAN: Delegate Byron.

1 DELEGATE BYRON: Yes.

2 MR. FEINMAN: Ms. Clark.

3 MS. CLARK: Yes.

4 MR. FEINMAN: Ms. Ehrhardt.

5 DR. EHRHARDT: Yes.

6 MR. FEINMAN: Delegate Marshall.

7 DELEGATE MARSHALL: Yes.

8 MR. FEINMAN: Mr. Mills.

9 MR. MILLS: Yes.

10 MR. FEINMAN: Mr. Owens.

11 MR. OWENS: Yes.

12 MR. FEINMAN: Senator Ruff.

13 SENATOR RUFF: Yes.

14 MR. FEINMAN: Mr. Shelton.

15 MR. SHELTON: Yes.

16 MR. FEINMAN: Senator Stanley.

17 SENATOR STANLEY: Yes.

18 MR. FEINMAN: Delegate Wright.

19 DELEGATE WRIGHT: Yes.

20 DELEGATE WRIGHT: The motion carries. So, do I

21 have a motion for the project?

22 MR. OWENS: Mr. Chairman, I move that we approve

23 the project.

24 MR. MILLS: Second.

25 DELEGATE WRIGHT: We have a motion and a second.

1 All those in favor say aye. (Ayes). Opposed no? (No response).  
2 The motion carries.

3 Now, at this time, I think Evan has some additional  
4 comments.

5 MR. FEINMAN: I do, Mr. Chairman, and there is one  
6 housekeeping matter for you to consider. As you recall, some  
7 years back, in reference to a long-running project, and a few  
8 years ago, the Commission talked about a second inland port  
9 location in Northern Pittsylvania County, and there was a multi-  
10 site there that we believe and continue to believe that would lend  
11 itself well as a multi-park. As part of that, we committed to  
12 helping with financial support with the feasibility study. So, we  
13 were going to follow up and we were going to simply me  
14 following up and cut a check and this involved some procurement  
15 issues without sending a check directly to Dewberry to perform  
16 the assessment.

17 So, what I need is your authorization to give the  
18 money to Pittsylvania County so they can get with Dewberry.

19 DELEGATE MARSHALL: So moved.

20 DELEGATE WRIGHT: I have a motion and a second to  
21 do that. All in favor, say aye. (Ayes). Opposed? (No response).  
22 The motion carries.

23 A COMMITTEE MEMBER: What's the dollar amount?

24 MR. FEINMAN: A hundred and forty thousand.

25 DELEGATE WRIGHT: Any further business? If not,

1 are there any public comments? If not, we'll be adjourned.

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**PROCEEDINGS CONCLUDED.**

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**CERTIFICATE OF THE COURT REPORTER**

I, Medford W. Howard, Registered Professional Reporter and Notary Public for the State of Virginia at Large, do hereby certify that I was the Court Reporter who took down and transcribed the proceedings of the **Tobacco Region Revitalization Commission, Southside Economic Development Committee Meeting**, when held on Tuesday, September 18, 2018, at 3:30 p.m., at the Floyd Event Center, Floyd, Virginia.

I further certify this is a true and accurate transcript, to the best of my ability to hear and understand the proceedings. Given under my hand this 26<sup>th</sup> day of October, 2018.

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Medford W. Howard  
Registered Professional Reporter  
Notary Public for the State of Virginia at Large

MY COMMISSION EXPIRES: October 31, 2018.