



IDA

Russell County, VA

Agenda Packet

Thursday July 11, 2024

Jefferson Room in the SWCC Suite

5:30 P.M.

Virginia Code

Closed Sessions 2.2-3711

- 1. Personnel**
- 3. Acquisition/Sale of Property**
- 4. Privacy of Individuals**
- 5. Prospective Unannounced Business**
- 7 & 8. Legal**



IDA Russell County, VA

Industrial Development Authority of
Russell County, Virginia

July 11, 2024

AGENDA

The Industrial Development Authority of Russell County Virginia will hold the regular monthly meeting on Thursday July 11, 2024 at 5:30 PM at the Jefferson Room in the SWCC Suite.

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes**
- 4. Approval of Financial and Treasurer's Report**
- 5. Guest Presentations**
- 6. Attorney's Report**
- 7. Executive Director's Report**
- 8. Old Business**
- 9. New Business**
- 10. Closed Session as permitted by Virginia Code #2.2-3711 (if needed)**
- 11. Motions from Closed Session**
- 12. Adjourn Meeting**

Attachments:

Minutes ***Page 1 – 7***
Invoices ***Page 8 – 12***
Financials ***Page 13 – 16***

June 13, 2024

The Regular monthly meeting of the Industrial Development Authority of Russell County, Virginia was held on June 13, 2024, at 5:30 P.M. at the Russell County Board of Supervisors Overflow Room.

MEMBERS

PRESENT: Richard Lockridge, Chairman
Tony Dodi, Vice Chairman
Carlton Elliott, Secretary
Harry Ferguson, Member
John Stamper, Member
DeAnna Jackson, Member
Ron Blankenship, Member
Bick Gibson, Member

ABSENT: Jarred Glass, Member

STAFF: Ernie McFaddin, Executive Director
Will Wampler III, Attorney

GUESTS: Denise Blevins, A Hand Up and More on Main
R.D. Snead, Blue Ridge Realty

The Chairman called the meeting to order at 5:31 P.M.

The secretary called the roll and recorded the roll call.

AMMEND THE AGENDA

Upon motion made by Ron Blankenship second by Tony Dodi and duly approved by the Industrial Development Authority of Russell County, Virginia amending the agenda to include annual reorganization and appointment of legal counsel immediately following this motion.

The Vote was:

Aye: C. Elliott, T. Dodi, H. Ferguson, D. Jackson, J. Stamper, B. Gibson, R. Blankenship

Nay: None

Absent: J. Glass

REORGANIZATION

Mr. Lockridge relinquished the chair to the attorney for the election of chairman.

The attorney called for nominations for chairman.

Tony Dodi nominated Richard Lockridge for chairman with a second from Harry Ferguson. With no further nominations, the chair called for a vote.

The Vote was:

Aye: C. Elliott, T. Dodi, H. Ferguson, D. Jackson, J. Stamper, B. Gibson, R.

Blankenship

Nay: None

Absent: J. Glass

The attorney relinquished the chair to Mr. Lockridge.

The Chairman called for nominations for Vice-Chairman.

DeAnna Jackson nominated Tony Dodi for Vice-Chairman with a second from Ron Blankenship. Harry Ferguson moved to close the nominations with a second from DeAnna Jackson.

The Chairman called for a vote.

The Vote was:

Aye: C. Elliott, T. Dodi, H. Ferguson, D. Jackson, J. Stamper, B. Gibson, R.

Blankenship

Nay: None

Absent: J. Glass

The Chairman called for nomination for Secretary-Treasurer.

John Stamper nominated Carlton Elliott with a second from Ron Blankenship. Harry Ferguson moved to close the nominations with a second from Ron Blankenship.

The Chairman called for a vote.

The Vote was:

Aye: C. Elliott, T. Dodi, H. Ferguson, D. Jackson, J. Stamper, B. Gibson, R.

Blankenship

Nay: None

Absent: J. Glass

The Chairman called for nomination for legal counsel.

John Stamper nominated Kilgore Law Firm to provide legal counsel to the IDA for the 2024-2025 fiscal year, with a second from Bick Gibson. Tony Dodi moved to close the nominations with a second from Bick Gibson.

The Chairman called for a vote.

The Vote was:

Aye: C. Elliott, T. Dodi, H. Ferguson, D. Jackson, J. Stamper, B. Gibson, R. Blankenship
Nay: None
Absent: J. Glass

Upon motion made by Tony Dodi second by DeAnna Jackson and duly approved by the Industrial Development Authority of Russell County, Virginia setting the regular monthly meeting to the second Thursday of each month at 5:30 PM in the Board of Supervisors overflow room.

The Vote was:

Aye: C. Elliott, T. Dodi, H. Ferguson, D. Jackson, J. Stamper, B. Gibson, R. Blankenship
Nay: None
Absent: J. Glass

Upon motion made by John Stamper second by Tony Dodi and duly approved by the Industrial Development Authority of Russell County, Virginia to extend the virtual meeting policy for the 2024-2025 fiscal year.

The Vote was:

Aye: C. Elliott, T. Dodi, H. Ferguson, D. Jackson, J. Stamper, B. Gibson, R. Blankenship
Nay: None
Absent: J. Glass

APPROVAL OF MINUTES

Upon motion made by Tony Dodi second by Harry Ferguson and duly approved by the Industrial Development Authority of Russell County, Virginia approving the minutes of the May 9, 2024 meeting.

The Vote was:

Aye: C. Elliott, T. Dodi, H. Ferguson, D. Jackson, J. Stamper, B. Gibson, R. Blankenship

Nay: None

Absent: J. Glass

FINANCIAL REPORT

Upon motion made by John Stamper, second by Tony Dodi and duly approved by the Industrial Development Authority of Russell County, Virginia approving the financial report for May 2024, and to pay the invoices presented.

The Vote was:

Aye: C. Elliott, T. Dodi, H. Ferguson, D. Jackson, J. Stamper, B. Gibson, R. Blankenship

Nay: None

Absent: J. Glass

PUBLIC COMMENT

Denise Blevins presented her plans to open A Hand Up and More on Main Street. The Executive Director informed her of possible funding assistance for her business.

R.D. Snead invited the IDA to come to the former Alcoa building on Friday to meet with a prospective business at 11:00 AM.

ATTORNEY'S REPORT

The IDA has had 4 FOIA requests in the last 12 days.
The Tate purchase agreement of the Bush Building has been closed.

EXECUTIVE DIRECTOR'S REPORT

The Executive Director reported there has been discussion to provide natural gas to St. Pual for both business and residential. VEDP, Go Virginia, and local legislatures are working to provide funding for preliminary engineering.

USDA office project – HVAC is set, wiring is completed, sheetrock completed tomorrow.

RLF loans are all current except for Honaker Wholesale.

Silos have been removed from the Joe Gillespie Drive Property.

Bates Family Farm to be using VCEDA funds to repair the roof of the Acme Building.

There is no new information on the AT&T building.

The Buster Brown Building is still available, the pending purchase never closed.

NEW BUSINESS

The Executive Director asked the Attorney to update the by-laws to include language regarding presentations by the public.

The Attorney will research other IDA's and report next month.

FOIA training for each member must be completed every 2 years. The complete board packet must be made available to the public before each meeting. There needs to be designated FOIA officers for the IDA

Upon motion made by Tony Dodi, second by John Stamper and duly approved by the Industrial Development Authority of Russell County, Virginia appointing Ernie McFaddin and Heather Musick as FOIA officers for the IDA.

The Vote was:

Aye: C. Elliott, T. Dodi, H. Ferguson, D. Jackson, J. Stamper, B. Gibson, R.

Blankenship

Nay: None

Absent: J. Glass

CLOSED SESSION

Upon motion made by Harry Ferguson, second by Ron Blankenship and duly approved by the Industrial Development Authority of Russell County, Virginia to enter Closed Session as permitted by, VA Code #2.2-3711 (3) Acquisition/Sale of Property – Project “Vermie”, Project “King” (5) Prospective Unannounced Business - Project “Vermie”, Project “Bluebird” (6&7) Legal - Project “Bluebird” and Project “King”.

The Vote was:

Aye: C. Elliott, T. Dodi, H. Ferguson, D. Jackson, J. Stamper, B. Gibson, R.

Blankenship

Nay: None

Absent: J. Glass

RECONVENE TO PUBLIC SESSION

Upon motion made by Bick Gibson, second by Harry Ferguson, and duly approved by The Industrial Development Authority of Russell County, Virginia, the Chairman called the meeting back into regular session and requested the “Certification Motion after reconvening in Public Session”.

The Vote was:

Aye: C. Elliott, T. Dodi, H. Ferguson, D. Jackson, J. Stamper, B. Gibson, R.

Blankenship

Nay: None

Absent: J. Glass

CERTIFICATION AFTER RECONVENING IN PUBLIC SESSION

The Industrial Development Authority of Russell County, Virginia hereby certifies that, in the closed session just concluded, nothing was discussed except the matter or matters (1) specifically identified in the motion to convene in closed session and (2) lawfully permitted to be so discussed under the provision of the Virginia Freedom of Information Act cited in that motion.

The Roll Call Vote Was:

Richard Lockridge	Yes	Carlton Elliott	Yes
Harry Ferguson	Yes	Tony Dodi	Yes
DeAnna Jackson	Yes	Bick Gibson	Yes
Jarred Glass	Absent	John Stamper	Yes
Ron Blankenship	Yes		

MOTIONS FROM CLOSED SESSION

Upon motion made by Tony Dodi, second by DeAnna Jackson, and duly approved by The Industrial Development Authority of Russell County, Virginia, authorizing the Executive Director to offer the old 911 Center located at 656 Clydesway Road to the Virginia State Police for the terms specified in Closed Session. The Executive Director, Chairman and Secretary are authorized to sign all documents related to this offer.

The Vote was:

Aye: C. Elliott, T. Dodi, H. Ferguson, D. Jackson, J. Stamper, B. Gibson, R.

Blankenship

Nay: None

Absent: J. Glass

Upon motion made by Tony Dodi, second by DeAnna Jackson, and duly approved by The Industrial Development Authority of Russell County, Virginia, authorizing the Executive Director to offer Project “King” property for the terms specified in Closed Session. The Executive Director, Chairman and Secretary are authorized to sign all documents related to this offer.

The Vote was:

Aye: C. Elliott, T. Dodi, H. Ferguson, D. Jackson, J. Stamper, B. Gibson, R.

Blankenship

Nay: None

Absent: J. Glass

ADJOURNMENT

Upon motion made by DeAnna Jackson, second by Bick Gibson, and duly approved by the Industrial Development Authority of Russell County, Virginia adjourning this meeting at 8:09 PM.

The Vote was:

Aye: C. Elliott, T. Dodi, H. Ferguson, D. Jackson, J. Stamper, B. Gibson, R.

Blankenship

Nay: None

Absent: J. Glass



CONTRACT INVOICE

Invoice Number: 247281
Invoice Date: 7/3/2024
Account Number: RC07
Balance Due: \$4.45

Bill To: Russell County IDA
P.O. Box 2378
Lebanon, VA 24266

Customer: Russell County IDA
135 Highland Dr.
Lebanon, VA 24266

Table with 5 columns: Account No, Payment Terms, Due Date, Invoice Total, Balance Due. Row 1: RC07, 30 Days from invoice, 8/2/2024, \$4.45, \$4.45

Table with 6 columns: Contract Number, Contact, Contract Amount, P.O. Number, Start Date, Exp. Date. Row 1: 2704-02, Treasurer (276) 971-0690, \$4.45, , 10/4/2023, 10/3/2024

Summary:

Contract base rate charge for this billing period \$0.00
Contract overage charge for the 6/4/2024 to 7/3/2024 overage period \$1.45 **
Freight/Fuel/Materials Surcharge \$3.00

Detail:

Equipment included under this contract

Xerox/C8045

Table with columns: Number, Serial Number, Base Adj., Location, Meter Type, Meter Group, Begin Meter, End Meter, Total, Covered, Billable, Rate, Overage. Includes data for H3940 and meter usage details.

Effective June 1, 2012 a 1.5% finance charge per month will accrue after 30 days.

Summary table: Invoice Subtotal: \$4.45, Exempt: \$0.00, Total Tax: \$0.00, Invoice Total: \$4.45

Russell Co. Probation & Parole's Office Cleaning Invoice

For June 2024

Cleaned by: Kayla Wiseman

The Russell Co. Probation Office was cleaned twice a week for a total of 8 cleanings the rate of \$75.00 per cleaning for the month of June in 2024 on the following dates:

06/05/2024 and 06/07/2024

06/12/2024 and 06/14/2024

06/19/2024 and 06/21/2024

06/26/2024 and 06/28/2024

All 8 cleanings total a payment owed in the amount of \$600.00 for June 2024.

Signature:



Kayla Wiseman

SUSANS CLEANING SERVICE
261 WARNER SUB-DIVISION RD
LEBANON VA. 24266
276-701-6962

HEALTH DEPT.	AMOUNT:
June 2024 cleaning	

TOTAL

\$ 1,600.00

Thank You
Cecily Bueary

Invoice



Invoice number 908EF3FC-0011

Date of issue July 1, 2024

Date due July 31, 2024

Votivigy LLC

7042 Campbell Dr.
Salem, Virginia 24153
United States
+1 540-588-4246

Bill to

Russell County IDA
133 Highland Dr.
Suite B
Lebanon, Virginia 24266
United States
+1 276-971-0690
russellcoida@gmail.com

Ship to

Russell County IDA
+12769710690

\$50.00 USD due July 31, 2024

[Pay online](#)

Description	Qty	Unit price	Amount
Website/Maintenance Subscription Jul 1 – Aug 1, 2024	1	\$50.00	\$50.00
Subtotal			\$50.00
Total			\$50.00
Amount due			\$50.00 USD

Pay with ACH or wire transfer

Bank transfers, also known as ACH payments, can take up to five business days. To pay via ACH, transfer funds using the following bank information.

Bank name WELLS FARGO BANK, N.A.
Routing number 121000248
Account number 40630169290243269
SWIFT code WFBIUS6S

INVOICE

INVOICE # 112

DATE: 7/5/24

TO:

Russell County IDA
133 Highland Drive
Suite B
Lebanon, VA 24266

FROM:

ANDREW H MUSICK
66 KENNEDY DRIVE
LEBANON, VA 24266
276-451-8592

SALESPERSON	JOB	REQUISITIONER	PAYMENT TERMS	DUE DATE
Hunter Musick	Lawn Service		Due on receipt	

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	Mowed Probation Property (6/8/24) 2.5 hrs./\$70	\$175.00	\$175.00
2	Mowed Probation Property (6/29/24) 4.0 hrs./\$70	\$280.00	\$280.00

SUBTOTAL	\$455.00
SALES TAX	
SHIPPING & HANDLING	
TOTAL DUE	\$455.00

THANK YOU FOR YOUR BUSINESS!

Hunter Musick 66 Kennedy Dr. Lebanon VA 24266 Phone: 276-451-8592

**Bank Recap Report
For All Document Types**

Document Date Range: From: 06/01/2024 To: 06/30/2024

Industrial Development Authority of Russell County (IDA)

Bank Code: FB&T Operating Account

Document/ Check	Document Type	Check Number	Comment/ Check Payee Name	Document Amount	Bank Balance
				Beginning	60,207.37
6/3/2024	Deposit		Deposit Bates Lease	2,500.00	62,707.37
6/3/2024	Deposit		Deposit Steel Fab Lease	8,333.33	71,040.70
6/3/2024	Withdrawal		Transfer from Operating to	8,333.33	62,707.37
6/3/2024	Check	W000000494	First Bank & Trust Company DSS Pymnt	5,764.59	56,942.78
6/4/2024	Deposit		CASH RECEIPT DEPOSIT Lease	2,046.00	58,988.78
6/5/2024	Deposit		CASH RECEIPT DEPOSIT Lease	14,415.33	73,404.11
6/5/2024	Check	0000006640	Chad Newberry Construction Repairs	256.28	73,147.83
6/5/2024	Check	W000000495	Appalachian Power Company Utilities	1,182.79	71,965.04
6/10/2024	Check	W000000500	First Bank & Trust Company Consolidated Note	36,254.14	35,710.90
6/13/2024	Deposit		Deposit - Tobacco Grant Russell Place	291,266.20	326,977.10
6/13/2024	Deposit		CASH RECEIPT DEPOSIT Lease	3,791.66	330,768.76
6/13/2024	Check	0000006641	Chief Comprehensive Mowing	175.00	330,593.76
6/13/2024	Check	0000006642	Daston Corporation Software	216.00	330,377.76
6/13/2024	Check	0000006643	Hungate Business Services Copier	120.06	330,257.70
6/13/2024	Check	0000006644	Kilgore Law Office, PLLC Legal	3,429.34	326,828.36
6/13/2024	Check	0000006645	Andrew H. Musick Mowing	455.00	326,373.36
6/13/2024	Check	0000006646	Robinson Farmer Audit	22,500.00	303,873.36
6/13/2024	Check	0000006647	Susan's Cleaning Service Inc VDH	1,600.00	302,273.36
6/13/2024	Check	0000006648	Town of Lebanon VA Utilities	713.20	301,560.16
6/13/2024	Check	0000006649	Votivigy, LLC Webpage	50.00	301,510.16
6/13/2024	Check	0000006650	Kayla Wiseman Cleaning	750.00	300,760.16
6/14/2024	Check	W000000501	First Bank & Trust Company Roof Note	6,943.62	293,816.54
6/17/2024	Check	W000000502	Internal Revenue Service Payroll Tax	3,135.77	290,680.77
6/24/2024	Check	W000000504	First Bank & Trust Company USDA Note	1,521.68	289,159.09
6/25/2024	Deposit		CASH RECEIPT DEPOSIT Lease	9,028.54	298,187.63
6/25/2024	Deposit		Deposit - Steel Fab Payment Lease	8,333.33	306,520.96
6/25/2024	Deposit		CASH RECEIPT DEPOSIT Lease	17,668.34	324,189.30
6/26/2024	Withdrawal		Transfer to Savings	291,266.20	32,923.10
6/28/2024	Deposit		CASH RECEIPT DEPOSIT Lease	2,046.00	34,969.10
6/28/2024	Check	0000000357	William C. Elliott	696.97	34,272.13
6/28/2024	Check	0000000358	Richard Lockridge	184.70	34,087.43
6/28/2024	Check	0000000359	John M. Stamper	184.70	33,902.73
6/28/2024	Check	0000000360	DeAnna C. Jackson	184.70	33,718.03
6/28/2024	Check	0000000361	Harry Ferguson	184.70	33,533.33
6/28/2024	Check	0000000362	Ronald L. Blankenship	184.70	33,348.63
6/28/2024	Check	0000000363	Charles B. Gibson	184.70	33,163.93
6/28/2024	Check	0000000364	Ernest McFaddin	4,586.93	28,577.00
6/28/2024	Check	0000000365	Heather W. Musick	1,981.08	26,595.92
6/30/2024	Interest		Bank Stmtnt	13.51	26,609.43
				Ending	26,609.43

**Bank Recap Report
For All Document Types**

Document Date Range: From: 06/01/2024 To: 06/30/2024

Industrial Development Authority of Russell County (IDA)

Bank Code: FB&T - USDA RLF

Document/ Check	Document Type	Check Number	Comment/ Check Payee Name	Document Amount	Bank Balance
				Beginning	15,898.16
6/6/2024	Deposit		Deposit J&J Trash	175.28	16,073.44
6/13/2024	Deposit		Deposit Something Special	350.56	16,424.00
6/30/2024	Interest		Bank Stmt	1.25	16,425.25
				Ending	16,425.25

**Bank Recap Report
For All Document Types**

Document Date Range: From: 06/01/2024 To: 06/30/2024

Industrial Development Authority of Russell County (IDA)

Bank Code: FB&T - Savings

Document/ Check	Document Type	Check Number	Comment/ Check Payee Name	Document Amount	Bank Balance
				Beginning	321,904.51
6/3/2024	Deposit		Transfer VCEDA Funds	400,000.00	721,904.51
6/5/2024	Withdrawal		Transfer Savings to Projects	243,048.61	478,855.90
6/13/2024	Withdrawal		Transfer Savings to Projects	23,448.41	455,407.49
6/26/2024	Deposit		Transfer Tobacco Funds	291,266.20	746,673.69
6/26/2024	Withdrawal		Transfer Savings to Projects	77,370.00	669,303.69
6/30/2024	Interest		Bank Stmt	1,900.35	671,204.04
				Ending	671,204.04

Bank Recap Report
For All Document Types
Document Date Range: From: 06/01/2024 To: 06/30/2024

Industrial Development Authority of Russell County (IDA)

Bank Code: FB&T - Projects

Document/ Check	Document Type	Check Number	Comment/ Check Payee Name		Document Amount	Bank Balance
					Beginning	403,136.13
6/3/2024	Withdrawal		Transfer Project to Savings		400,000.00	3,136.13
6/5/2024	Deposit		Transfer		243,048.61	246,184.74
6/5/2024	Check	0000001212	C & S Construction &	Project "Bluebird"	243,048.61	3,136.13
6/10/2024	Check	0000001213	Twin Enterprises	Project "Bluebird"	23,448.41	20,312.28-
6/13/2024	Deposit		Transfer		23,448.41	3,136.13
6/14/2024	Check	W000000505	Bonanza	Meeting	197.52	2,938.61
6/17/2024	Check	W000000506	Food City	Meeting	3.83	2,934.78
6/26/2024	Deposit		Transfer Paint Booth		77,370.00	80,304.78
6/26/2024	Check	0000001214	AISECO	Project "Bluebird"	77,370.00	2,934.78
6/30/2024	Interest		Bank Strmnt		2.86	2,937.64
					Ending	2,937.64