



AGENDA
Economic Development Authority
of the City of Emporia
February 29, 2024 - 6:00PM

ROLL CALL

APPROVAL OF MINUTES

October 26, 2023

February 8, 2024

REPORTS

Financial Report – July 1, 2023 – January 31, 2024

APPROVAL OF AGENDA

OLD BUSINESS

NEW BUSINESS

24-01 – Training – A roadmap for Economic Development – PowerPoint

PUBLIC COMMENT

CLOSED SESSION

**MINUTES
ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF EMPORIA
OCTOBER 26, 2023**

Note to Reader: Although the printed agenda document for this Economic Development Authority meeting is not part of these minutes, the agenda document provides background information on most all the items discussed by the Board at this meeting. The Secretary of the Economic Development Authority maintains the agenda document. One may see a copy of the agenda for this meeting by contacting the Secretary.

The Economic Development Authority of the City of Emporia held a Regular Meeting on Thursday, October 26, 2023, in the Council Chambers of the Municipal Building, 201 South Main Street, Emporia, Virginia, Emporia, Virginia. David Bland, Chairman, presided over the meeting.

ROLL CALL

Upon roll call, the following Economic Development Authority Members indicated their presence:

Mr. David Bland	Mr. David Webb
Ms. Gloria Robinson ~ <i>in at 5:42PM</i>	Mr. Robert Grizzard
Mr. Vincent Lowery	Mr. Jason Slagle

Not Present: Mr. Kenneth Ryals

Others present: Mr. William E. Johnson, III, City Manager
Shenetta Beck, Community and Economic Development Director
Lori R. Jarratt, EDA Secretary

AGENDA APPROVAL

Mr. Webb moved to approve the agenda as presented, seconded by Mr. Slagle, which passed as follows:

Mr. David Bland	aye	Mr. Robert Grizzard	aye
Mr. Vincent Lowery	aye	Mr. Jason Slagle	aye
Mr. David Webb	aye		

MINUTES APPROVAL

Mr. Webb made a motion to approve the minutes from October 26, 2021, February 13, 2023, March 1, 2023, and June 28, 2023, as presented. Seconded by Mr. Slagle which passed as follows:

Mr. David Bland	aye	Mr. Robert Grizzard	aye
Mr. Vincent Lowery	aye	Mr. Jason Slagle	aye
Mr. David Webb	aye		

FINANCIAL REPORT

Mr. Johnson provided the financial report for the period of January 27, 2018 – June 30, 2023.

There were no questions regarding the report.

RECOGNITION

Mr. Johnson advised that Ms. Shanetta Beck was hired in July 2023 as the City’s Community and Economic Development Director.

Mr. Johnson stated that if anyone has business, retail, or expansion ideas to contact Ms. Beck. He also stated that the existing businesses should have an understanding of what is available.

OLD BUSINESS

19-10 – Meeting Schedule- Resolution

Mr. Johnson stated that the attorney was reviewing the bylaws of the EDA which would include updating the meeting schedule.

Mr. Webb made a motion to close item *19-10 Meeting Schedule – Resolution*, seconded by Mr. Slagle, which passed unanimously.

NEW BUSINESS

23-04 – FY24 Budget – Ordinance

Mr. Johnson advised that the FY24 budget was before the EDA for their review.

Mr. Webb made a motion to adopt the FY24 Budget Ordinance 23-01, seconded by Mr. Lowery which passed as follows:

Mr. David Bland	aye	Mr. Robert Grizzard	aye
Mr. Vincent Lowery	aye	Mr. Jason Slagle	aye
Mr. David Webb	aye		

23-05 – Training – EDA Members

Mr. Johnson stated that training has been discussed in past years. He also stated that he and Ms. Beck have had a conversation with the Virginia Institute of Government (VIG) who have experts in the field of Economic Development. He further stated that this training would provide an understanding of the authority of the EDA.

Mr. Johnson advised that he will reach out to VIG on possible dates and will follow up with members of the EDA.

PUBLIC COMMENT

With there being no comments to come before the Economic Development Authority, Mr. Bland closed the public comment portion of the meeting.

****Closed Session****

Mr. Slagle moved that the Economic Development Authority convene in Closed Session pursuant to Code of Virginia Freedom of Information Act Sections 2.2-3711 (A)(3) Discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body.

Invited to attend the closed meeting, as necessary, are the City Manager and City Attorney because they are deemed necessary and their presence will reasonably aid the Economic Development Authority in its consideration of the topics discussed, pursuant to Virginia FOIA Section 2.2-3712(F), seconded by Mr. Webb, which passed as follows:

Mr. David Bland	aye	Mr. Robert Grizzard	aye
Ms. Gloria Robinson	aye	Mr. Jason Slagle	aye
Mr. Vincent Lowery	aye		
Mr. David Webb	aye		

*****Regular Session*****

Ms. Robinson moved that the meeting be returned to Regular Session. Mr. Slagle seconded the motion, which passed as follows:

Mr. David Bland	aye	Mr. Robert Grizzard	aye
Ms. Gloria Robinson	aye	Mr. Jason Slagle	aye
Mr. Vincent Lowery	aye		
Mr. David Webb	aye		

CERTIFICATION

Mr. Slagle moved to certify the following: That the Economic Development Authority return to Public Meeting and certify by roll call vote that only public business matters lawfully exempted from open meeting requirements by the Virginia Freedom of Information Act, and only such public business matters as were identified in the motion convening the closed meeting were heard, discussed, or considered during the closed meeting, seconded by Ms. Robinson, which passed as follows:

Mr. David Bland	aye	Mr. Robert Grizzard	aye
Ms. Gloria Robinson	aye	Mr. Jason Slagle	aye
Mr. Vincent Lowery	aye		
Mr. David Webb	aye		

Ms. Robinson made a motion to authorize the sale of the Pair Building Properties to RRM Realty, LLC, seconded by Mr. Slagle which passed as follows:

Mr. David Bland	aye	Mr. Robert Grizzard	aye
Ms. Gloria Robinson	aye	Mr. Jason Slagle	aye
Mr. Vincent Lowery	aye		
Mr. David Webb	aye		

ADJOURNMENT

With no further business to come before the Authority, Chairman Bland adjourned the meeting.

David Bland, Chair

Date

Lori R. Jarratt, EDA Secretary

Date

**MINUTES
ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF EMPORIA
FEBRUARY 8, 2024**

Note to Reader: Although the printed agenda document for this Economic Development Authority meeting is not part of these minutes, the agenda document provides background information on most all the items discussed by the Board at this meeting. The Secretary of the Economic Development Authority maintains the agenda document. One may see a copy of the agenda for this meeting by contacting the Secretary.

The Economic Development Authority of the City of Emporia held a Regular Meeting on Thursday, February 8, 2024, in the Council Chambers of the Municipal Building, 201 South Main Street, Emporia, Virginia, Emporia, Virginia. David Bland, Chairman, presided over the meeting.

ROLL CALL

Upon roll call, the following Economic Development Authority Members indicated their presence:

Mr. David Bland	Mr. Robert Grizzard
Ms. Gloria Robinson	Mr. Kenneth Ryals
Mr. Vincent Lowery	
Mr. David Webb	

Not Present: Mr. Jason Slagle

Others present: Mr. William E. Johnson, III, City Manager
Shenetta Beck, Community and Economic Development Director
Lori R. Jarratt, EDA Secretary

AGENDA APPROVAL

Mr. Webb moved to approve the agenda as presented, seconded by Mr. Ryals, which passed as follows:

Mr. David Bland	aye	Mr. David Webb	aye
Ms. Gloria Robinson	aye	Mr. Robert Grizzard	aye
Mr. Vincent Lowery	aye	Mr. Kenneth Ryals	aye

MINUTES APPROVAL

There were no minutes provided at this meeting.

FINANCIAL REPORT

There was no financial report provided at this meeting.

NEW BUSINESS

PUBLIC COMMENT

With there being no comments to come before the Economic Development Authority, Mr. Bland closed the public comment portion of the meeting.

****Closed Session****

Ms. Robinson moved that the Economic Development Authority convene in Closed Session pursuant to Code of Virginia Freedom of Information Act Sections 2.2-3711 (A)(3) Discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body.

Invited to attend the closed meeting, as necessary, are the City Manager and City Attorney because they are deemed necessary and their presence will reasonably aid the Economic Development Authority in its consideration of the topics discussed, pursuant to Virginia FOIA Section 2.2-3712(F), seconded by Mr. Webb, which passed as follows:

Mr. David Bland	aye	Mr. David Webb	aye
Ms. Gloria Robinson	aye	Mr. Robert Grizzard	aye
Mr. Vincent Lowery	aye	Mr. Kenneth Ryals	aye

*****Regular Session*****

Mr. Lowery moved that the meeting be returned to Regular Session. Mr. Ryals seconded the motion, which passed as follows:

Mr. David Bland	aye	Mr. David Webb	aye
Ms. Gloria Robinson	aye	Mr. Robert Grizzard	aye
Mr. Vincent Lowery	aye	Mr. Kenneth Ryals	aye

CERTIFICATION

Mr. Ryals moved to certify the following: That the Economic Development Authority return to Public Meeting and certify by roll call vote that only public business matters lawfully exempted from open meeting requirements by the Virginia Freedom of Information Act, and only such public business matters as were identified in the motion convening the closed meeting were heard, discussed, or considered during the closed meeting, seconded by Ms. Robinson, which passed as follows:

Mr. David Bland aye
Ms. Gloria Robinson aye
Mr. Vincent Lowery aye

Mr. David Webb aye
Mr. Robert Grizzard aye
Mr. Kenneth Ryals aye

Ms. Robinson made a motion to authorize the chairman to execute the agreement for purchase and sale of real property between Investor Realty Ventures, LLC and Economic Development Authority of the City of Emporia, seconded by Mr. Webb which passed as follows:

Mr. David Bland aye
Ms. Gloria Robinson aye
Mr. Vincent Lowery aye

Mr. David Webb aye
Mr. Robert Grizzard aye
Mr. Kenneth Ryals aye

ADJOURNMENT

With no further business to come before the Authority, Chairman Bland adjourned the meeting.

David Bland, Chair

Date

Lori R. Jarratt, EDA Secretary

Date

**Economic Development Authority
Checking Account
July 1, 2023 - January 31, 2024**

Beginning Balance		\$149,177.12
Revenues:		
08.04.2023	Deposit from Creative Playthings - August Rent	6,950.00
09.26.2023	Deposit from Creative Playthings - September Rent	6,950.00
11.17.2023	Deposit from City of Emporia - BIG Grant FY24	25,000.00
11.17.2023	Deposit from City of Emporia - GP M&T Grant	193,386.50
12.01.2023	Deposit - Creative Playthings - October Rent	6,950.00
12.08.2023	Deposit - Creative Playthings - November Rent	6,950.00
12.27.2023	Deposit - Powell - Land Rent	563.00
01.05.2024	Deposit - Creative Playthings - December Rent	6,950.00
01.31.2024	Deposit - Creative Playthings - January Rent	6,950.00
	Total Revenues	\$260,649.50
Expenses:		
08.01.2023	Check #1528 - B&B Consultants, Inc	1,500.00
08.01.2023	Check #1529 - Christian and Barton	8,186.88
09.21.2023	Check #1530 - Hurt and Proffitt	4,050.00
10.02.2023	Outgoing Wire: Zions Bank	70,514.58
10.02.2023	Outgoing Wire Fee	30.00
11.12.2023	Check #1531 - Tim Sloan - BIG Grant -October 2023	100.00
11.12.2023	Check #1532 - Samantha Talley - BIG Grant	170.00
11.16.2023	Check #1533 - Georgia Pacific - M&T Grant - 2023	193,386.50
11.28.2023	Check #1534 - HGIS, LLC (Invoice 794)	1,000.00
11.28.2023	Check #1535 - Tim Sloan - BIG Grant - November 2023	100.00
11.28.2023	Check #1536 - Samantha Talley - BIG Grant	170.00
11.28.2023	Check #1537 - Hospitality Quick Care - BIG Grant	293.37
12.19.2023	Check #1538 - Samantha Talley - BIG Grant	170.00
12.20.2023	Check #1539 - Tim Sloan - BIG Grant - December 2023	100.00
01.18.2024	Check #1540 - Tim Sloan - BIG Grant - January 2024	100.00
01.18.2024	Check #1541 - Amanda Howe - BIG Grant	150.00
	Total Expenses	\$280,021.33
Ending Balance		\$129,805.29

Memorandum

February 26, 2024

TO: Economic Development Authority
FROM: William E. Johnson, III, City Manager
SUBJECT: Training – A Roadmap for Economic Development – Power Point
ITEM # 24-01

Training provided by Virginia Institute of Government will cover:

- Theory - The What, The Where, and The How of Economic Development
- Virginia's Legal Context for Economic Development
- Economic Development Authorities: Powers, Functions, and Strategic Role
- Pulling It All Together