

Directors
John Phillips
James Taylor
Ray Tuck
John Tuttle
Norman Winstead

Eric Johnsen
Chairman
Tommy Loflin
Vice-Chairman
Brian T. Hamilton
Secretary/Treasurer
Martin M. McMahon
Attorney

Minutes
Tuesday, June 21, 2016 – 11:30 A.M.
Board of Directors Monthly Meeting
Economic Development Authority of Montgomery County, Virginia
Montgomery County Government Center
755 Roanoke Street, Suite 2H, Christiansburg, VA
Eric Johnsen - Chair, Presiding

The Economic Development Authority of Montgomery County, Virginia held its monthly meeting on Tuesday, June 21, 2016 at the Montgomery County Government Center, Christiansburg, VA. Those in attendance were Chair Eric Johnsen, Vice-Chair Tommy Loflin. Directors: John Tuttle, James Taylor. Also in attendance were Brian Hamilton, Economic Development Director; Marty McMahon, County Attorney; Angie Hill, Finance Director; Nancy Turner, Program Assistant; Ashlyn Shrewsbury, Project Manager and Kim Hall, Economic Development Assistant. Absent were Directors John Phillips, Ray Tuck and Doug Winstead. Also absent were Craig Meadows, County Administrator and Brenda Rigney, Project Manager.

OPENING REMARKS

Declaration of Quorum

Chair Johnsen declared a quorum was present, and called the meeting to order at 11:44 A.M.

Approval of Agenda

On a motion by Director Loflin, seconded by Director Tuttle, and carried unanimously, the agenda was approved.

Introduction of Guests

No guests were in attendance.

CONSENT AGENDA

Approval of Minutes of the May 17, 2016 meeting – Exhibit Tab 1

On a motion by Director Taylor, seconded by Director Tuttle, and carried unanimously, the minutes dated May 17, 2016 were approved as presented.

Review and Acceptance of Treasurer’s Report – Exhibit Tab 2

Ms. Hill presented the report included in agenda packet. There were no significant changes. Mr. Hamilton stated the EDA will act as a pass through for the grants from the Town of Blacksburg for the Fieldstone project. The EDA is waiting for an invoice and W-9 from the company, this is the reason why there is a slight increase in funds.

On a motion by Director Tuttle, seconded by Director Loflin and carried unanimously, the Treasurer’s Report for May 31, 2016 was accepted as presented.

FY 2016-17 Budget Exhibit Tab 3

Mr. Hamilton discussed in detail the budget for the Economic Development Authority. Mr. Hamilton also discussed having a reserve fund set up for maintenance repairs and replacements.

On a motion by Director Loflin, seconded by Director Taylor and carried unanimously, the Budget for Fiscal Year July 1, 2016- June 30, 2017 was accepted as presented.

DISCUSSION OF FY 16-17 OFFICERS

Resolution Declaring Date of Annual Meeting –

On a motion by Director Taylor, Seconded by Director Loflin, the following resolution was approved unanimously:

RESOLUTION DECLARING DATE OF ANNUAL BOARD OF DIRECTORS MEETING

Be IT Resolved, by the Economic Development Authority of Montgomery County, Virginia that the annual meeting for Fiscal Year 2016-17 will be the June 21, 2016, Board of Directors meeting.

Eric Johnsen, Chair

Brian Hamilton, Secretary/Treasurer

Discussion of FY 16-17 Officers-

Director Johnsen suggested: Tommy Loflin Chair; Norman Winstead, Vice-Chair; Marty McMahan, Legal Counsel; Brian Hamilton, Secretary-Treasurer; Brenda Rigney, Assistant Secretary-Treasurer.

Nominations were opened from the floor, none were given. On a motion by Director Tuttle seconded by Director Taylor, and carried unanimously, nominations were closed.

On a motion by Director Taylor, seconded by Director Tuttle, and carried unanimously, the following officers for the FY 16-17 were elected: Tommy Loflin Chair; Norman Winstead, Vice-Chair; Marty McMahon, Legal Counsel; Brian Hamilton, Secretary-Treasurer; and Brenda Rigney, Assistant Secretary-Treasurer.

INTO CLOSED MEETING

On a motion by Director Loflin, seconded by Director Tuttle, and carried unanimously, BE IT RESOLVED, The Economic Development Authority hereby enters into Closed Meeting for the purpose of discussing the following:

§2.2-3711

(7) Consultation with Legal Counsel and Briefings from Staff Members or Consultants Pertaining to Actual or Probable Litigation, Where Such Consultation or Briefing in Open Meeting Would Adversely Affect the Negotiating or Litigating Posture of the Public Body; and Consultation with Legal Counsel Employed or Retained by a Public Body Regarding Specific Legal Matters Requiring Provision of Legal Advice by Such Counsel

1. Corning Performance Agreement – **Exhibit Tab 5**

(3) Discussion or Consideration of the Acquisition of Real Property for 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

1. Falling Branch Corporate Park
2. Blacksburg Industrial Park Lot 7C

(5) Discussion concerning a prospective business or industry or the Expansion of an existing business or industry where no previous announcement has been made of the businesses or industries interest in locating or expanding its facilities in the community

1. Project 2016013
2. Project 2016015
3. Project 2016027

OUT OF CLOSED MEETING

On a motion by Director Taylor, Seconded by Director Tuttle, and carried unanimously,

BE IT RESOLVED, The Economic Development Authority hereby ends its Closed Meeting and returns to Regular Session.

CERTIFICATION OF CLOSED MEETING

On a motion by Director Loflin, seconded by Director Tuttle, and carried unanimously,

WHEREAS, The Economic Development Authority of Montgomery County, Virginia has convened a closed meeting on this date in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3711 of the Code of Virginia requires certification by the Economic Development Authority of Montgomery County, Virginia that such closed meeting was conducted in conformity with Virginia law.

NOW, THEREFORE, BE IT RESOLVED, That the Economic Development Authority of Montgomery County, Virginia hereby certifies that, to the best of each Director’s knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies; and (ii) only such public business matters as were identified in the motion conveying the closed meeting were heard, discussed, or considered by the Economic Development Authority of Montgomery County, Virginia.

The vote on the foregoing motion was as follows:

<u>Aye</u>	<u>Nay</u>	<u>Absent During Vote</u>	<u>Absent During Meeting</u>
Eric Johnsen		John Phillips	John Phillips
Tommy Loflin		Ray Tuck	Ray Tuck
John Tuttle		Norman Winstead	Norman Winstead
James Taylor III			

Motions resulting from closed session:

On a motion by Director Taylor, seconded by Director Tuttle and carried unanimously, the board approved the Corning Performance Agreement as presented.

Resolution

Passed by _____ vote at a regular meeting of the Economic Development Authority of Montgomery County, Virginia, on Tuesday, June 21, 2016 at the Montgomery County Government Center in Christiansburg, Virginia

WHEREAS, the ECONOMIC DEVELOPMENT AUTHORITY OF MONTGOMERY COUNTY, VIRGINIA, hereinafter referred to as “the EDA” and CORNING INCORPORATED, a New York Corporation, hereinafter called “the Company” executed and entered into that certain Performance Agreement dated July 16, 2013, whereby in consideration of the Company agreeing to make an Investment of at least \$13 million in new machinery and tools at the Company’s manufacturing facility in Montgomery County, Virginia, the EDA agreed to provide an annual Economic Development Grant over a five year period and equal to thirty percent (30%) to fifty percent (50%) of the new machinery and tools tax paid by the Company to Montgomery County not to exceed a total grant payment of \$500,000 over a five year period (“the Agreement”); and

WHEREAS, the Agreement contemplates that the new machinery and tool Investment of \$13 million to \$15 million would incur in the calendar years of 2013 through 2015; and

WHEREAS, the Company has requested that the investment period by which the Company is required to make the \$15 million Investment in machinery and tool tax be expanded to include the period from November 30, 2012 through March 31, 2016; and

WHEREAS, the EDA is in agreement with amending the Agreement to reflect that the Company shall make the required \$15 million Investment between November 30, 2012 and March 31, 2016.

NOW THEREFORE, BE IT RESOLVED by the Economic Development Authority of Montgomery County, Virginia that the EDA hereby approves the First Amendment to the Performance Agreement; and,

BE IT FURTHER RESOLVED by the Economic Development Authority of Montgomery County, Virginia that the Economic Development Authority hereby authorizes the Chairman or Vice Chairman of the Economic Development Authority to execute the First Amendment to the Performance Agreement.

Eric Johnsen, Chair

Brian T. Hamilton,
Secretary/Treasurer

Motions resulting from closed session:

On a motion by Director Tuttle, seconded by Director Loflin and carried unanimously, the board approved auctioning off Lot 7C in Blacksburg Industrial Park for a minimum bid of \$50,000.

General Business

Technology Manufacturing Building – Exhibit Tab 6

Mr. Hamilton discussed options for Energy Efficiency Financing for the TMB. The building will be needing HVAC units replaced in the next few years. The TMB would qualify for the energy efficiency financing. An energy efficiency study would have to be performed by Trane before applying for the VA Saves program. Another option for the Technology Manufacturing Building is to move forward without the study and have a reserve fund set aside for repairs and replacements. Mr. Hamilton also stated the TMB had some recent repairs to a 400 ton chiller, and 6 fan motors replaced.

Storm water repairs – Exhibit Tab 7

Mr. Hamilton stated Town of Blacksburg has inspected 3 storm water ponds at the Technology Manufacturing Building. Mr. Hamilton stated pond 2 is cut twice a year and pond 3 will be allowed to be cleaned up after the first frost of the year.

TORC Building – Exhibit Tab 8

Mr. Hamilton stated TORC's workforce is growing rapidly. TORC has requested building renovations at their cost but before TORC can move forward with renovations, the Economic Development Authority must approve plans.

On a motion by Director Taylor, seconded by Director Tuttle and carried unanimously, the board approved TORC's request for renovations.

Strategic Planning

Mr. Hamilton stated he met with Dr. John Provo, Virginia Tech Economic Development, to discuss a Montgomery County EDA Strategic Plan. Dr. Provo is currently working on the NRV Alliance Strategic Plan, and he is going to do a draft proposal for the EDA to review. This is not a Montgomery County Strategic Plan, but more of an EDA work plan.

Director's Report

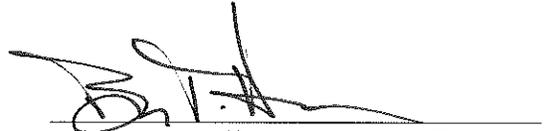
Marketing Report - AUVSI

Ms. Shrewsbury discussed the AUVSI Tradeshow for next year in Dallas, how VEDP is wanting to have a booth and looking for partners within the state to share costs. The Economic Development Authority has committed a max of \$2,500 for the Tradeshow next year.

ADJOURNMENT

The meeting was adjourned at 1:15 P.M. The next meeting will be held Tuesday, July 19, 2016, at 11:30 A.M. at the Montgomery County Government Center in Christiansburg, VA.


Eric Johnsen - Chair


Brian T. Hamilton, Secretary/Treasurer