



# Grayson County Economic Development Authority

P. O. Box 217; Independence, VA 24348

August 22, 2017

## MEETING MINUTES

### Members Present

Ricky F. Anderson  
Larry D. Osborne  
Joseph M. Killon  
Esko Z. Lehtinen  
Tony M. Shaffner

### Staff Present

William L. Shepley  
Mitchell L. Smith  
Leesa A. Gayheart

### Members Absent

Gregory M. Webb  
William F. Halsey

### OPEN MEETING

Ricky F. Anderson, Chair, called the meeting to order and welcomed the two (2) newest members, William L. Shepley and Esko Z. Lehtinen.

### ROLL CALL

Mitchell L. Smith, Deputy Secretary/Clerk, called the roll and determined a quorum was present. Mr. Smith explained he would be helping with the meeting today, to give Mr. Shepley a chance to get the feel for the EDA meeting.

### APPROVAL OF MINUTES

Mr. Shaffner made the motion to approve the minutes of December 19, 2016; duly seconded by Mr. Killon. Motion carried 5-0.

### FINANCIAL REPORT

Leesa Gayheart, Director of Finance, noted that the beginning balance as of December 19, 2016 is \$177,536.94 and our current balance is \$241,133.00. Mr. Smith also noted that the payment arrangements made in the past between Grayson Investment LLC (Grayson Inn & Suites) and Grayson Millworks Company Inc. have greatly improved with the regularity of payments – Grayson Investment LLC now pays quarterly and Grayson Millworks pays monthly. Mr. Lehtinen made the request for the financial report to be emailed along with the agenda for review prior to any meeting. Mr. Killon made the motion to approve the financial report as presented; duly seconded by Mr. Osborne. Motion carried 5-0.

## **OLD BUSINESS – MOUNT ROGERS SCHOOL**

Mr. Smith explained that request for proposals (RFP) resulted in one (1) response from Mount Rogers Fire & Rescue. When details regarding the proposal were questioned for clarification purposes, the application/business plan was withdrawn. With no application, Mr. Smith reminded the Board that the other option would be to put the building on the commercial market. Mr. Osborne inquired about the cost of upkeep each year and Mr. Smith and Mrs. Gayheart explained that a specific price tag is very difficult to determine because the main costs are the soft costs of maintaining the building with vandalism and general deterioration being the main costs. Mr. Smith estimates a cost of \$20,000 per year. Discussion among the Board members lead to a consensus to publicly sell the property. Mr. Shepley requested to have time to personally see the building before any formal action is taken. The Board inquired of the acreage of the property along with the square footage of 23,137. No action was taken.

## **NEW BUSINESS**

None

## **PROJECT UPDATES**

- **River Ridge Land & Cattle Co. – Project Process:** Ribbon Cutting and Open House was held on July 21, 2017 and was a huge success. Attendance for it was the best we've ever had at a ribbon cutting. Also, they have already meet the employee level they committed to.
- **Grubb Building:** Currently the Treasurer's office and Finance office is working together to pay off the loan.

## **EXECUTIVE SESSION**

Mr. Killon made the motion to go into executive session pursuant to Sec. 2.2-3711(A)(5) of the Code of Virginia, relating to a discussion of an undisclosed prospective business or industry or the expansion of an existing business or industry; duly seconded by Mr. Osborne. Motion carried 5-0. Mr. Shaffner made the motion to come out of executive session; duly seconded by Mr. Lehtinen. Motion carried 4-0; Mr. Osborne had to leave half-way through executive session.

Whereas, the Grayson County Economic Development Authority (EDA) has convened a closed session on this 22<sup>nd</sup> day of August 2017, pursuant to an affirmative recorded vote and in accordance with provision of the Virginia Freedom of Information Act; and

Now, Therefore Be It Resolved, that the Grayson County Economic Development Authority (EDA) hereby certifies that, to the best of each member's knowledge, (I) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed session to which this certification resolution applies, and (II) only such public business matters as were identified in the motion convening the closed session were heard, discussed or considered by the Economic Development Authority with recorded confirmation from members as follows: Ricky F. Anderson – I so

certify; Esko Z. Lehtinen – I so certify; Tony M. Shaffner – I so certify; Joseph M. Killon – I so certify.

**ADJOURN**

Chairman Anderson adjourned the meeting.