

**JOINT
HENRY COUNTY BOARD OF SUPERVISORS
MARTINSVILLE CITY COUNCIL
INDUSTRIAL DEVELOPMENT AUTHORITY OF HENRY COUNTY
MINUTES**

July 11, 2023 – 3:30 P.M.

The Henry County Board of Supervisors held a joint meeting with Martinsville City Council and the Industrial Development Authority of Henry County on July 11, 2023 at 3:30 p.m. at The Harvest Foundation Office, 134 E. Church Street, Martinsville, VA.

The following Board members were present: Chairman Jim Adams, Vice Chairman Joe Bryant, Debra Buchanan, Garrett Dillard, Tommy Slaughter, and Ryan Zehr. Staff members present were Dale Wagoner, County Administrator; JR Powell, Deputy County Administrator; Darrell Jones, Director of Finance; George Lyle, County Attorney, Brandon Martin, Public Information Officer; and Jennifer Gregory, Administrative Assistant.

The following Martinsville City Council members were present: L.C. Jones, Mayor; Aaron Rawls, Vice Mayor; Kathy Lawson, Lawrence Mitchell, and Tammy Pearson. Kendall Davis, Public Information Officer, was also present.

The following Industrial Development Authority members were present: Chairman Len Dillon, Vice Chairman Barry Helmstutler, Wesley Caviness, Barry Nelson, Marshall Stowe, and Rodney Thacker. Steve Isley was absent.

Kate Keller, Harvest Foundation President; Travis Hodge, Vice-Chairman Harvest Foundation Board of Directors; Mark Heath, President/CEO of the Martinsville-Henry County Economic Development Corporation; Charles Roark, Star News; Holly Kozelsky, Henry County Enterprise; Bill Wyatt, Martinsville Bulletin; and Luis Romero, BTW21 were also present.

CALL TO ORDER

Board of Supervisors

Chairman Adams called the Board of Supervisors meeting to order at 3:30 p.m.

Martinsville City Council

Mayor Jones called the Martinsville City Council meeting to order at 3:30 p.m.

Industrial Development Authority

Chairman Dillon called the IDA meeting to order at 3:30 p.m.

INTRODUCTIONS AND RECOGNITION OF GUESTS

Chairman Adams introduced members of the Board of Supervisors. Mayor Jones introduced members of Martinsville City Council. Chairman Dillon introduced members of the Industrial Development Authority. Dale Wagoner introduced Henry County staff present. Leon Towarnicki introduced Martinsville City staff present. Kate Keller

introduced Harvest Foundation staff present. Travis Hodge introduced Harvest Foundation Board of Directors present. Mark Heath introduced Martinsville-Henry County Economic Development staff members and Martinsville-Henry County Economic Development Board members present.

CONSIDERATION OF CHANGES TO THE COMMONWEALTH CROSSING BUSINESS CENTRE (CCBC) REVENUE SHARING AGREEMENT

Mr. Wagoner said in 2007, the County of Henry, the City of Martinsville, and the Industrial Development Authority of Henry County (IDA) entered into a revenue-sharing agreement to facilitate the joint development of an expansion of the County's Patriot Centre and new industrial park located at 220 South. The agreement states that the City and County are responsible for all expenses related to developing the parks, and both localities will benefit from taxes generated from the parks. The land is owned by the IDA. The two parcels of land are commonly referred to as the Bryant Property and Commonwealth Crossing Business Centre (CCBC).

Mr. Wagoner said that during recent efforts to secure grant funding for additional grading at CCBC, it was requested that the agreement be split into two separate agreements since development at CCBC was moving much faster than at the Bryant property.

Additionally, it was noted that during the effort to secure grant funding that there was not a sustainability plan in place to ensure adequate funding would be available for future development or marketing of the sites. Thus, a plan was presented that, for a period of time, would direct a portion of certain future tax revenue generated from Lot #2 at CCBC to the Martinsville-Henry County Economic Development Corporation for its marketing, recruitment, and development activities. This plan would be documented as the first amendment to the restated CCBC Revenue-sharing Agreement.

Furthermore, Virginia Code §15.2-2903 requires that the agreement be reviewed by the Commission on Local Government and issues finding of fact "as to the probable effect on the people residing in the area." Once the Commission has reviewed and issued its findings, both localities must hold a public hearing on the matter. Following these steps, the three entities can formally approve the agreements.

It is suggested that the City, County, and IDA initially approve the agreements and forward them to the Commission for its reviews and issuance of findings of fact.

Board of Supervisors

Mr. Zehr moved that the Board of Supervisors split the current revenue-sharing agreement between the City, County, and IDA, into two separate revenue-sharing agreements to be known as the Patriot Centre Expansion Revenue-Sharing Agreement and the Commonwealth Crossing Business Centre Revenue-Sharing Agreement, including the First Amendment to the restated Commonwealth Crossing Business Centre Revenue-Sharing Agreement, and that the approved agreements be collectively forwarded to the Commission on Local Government for its review and issuance of findings of fact. It was seconded by Ms. Buchanan and unanimously carried.

Martinsville City Council

Mr. Rawls moved that Martinsville City Council approve the changes to the Commonwealth Crossing Business Centre (CCBC) Revenue Sharing Agreement as presented. It was seconded by Ms. Lawson and unanimously carried.

Industrial Development Authority of Henry County

Mr. Helmstutler moved that the Industrial Development Authority split the current revenue-sharing agreement between the City, County, and IDA, into two separate revenue-sharing agreements to be known as the Patriot Centre Expansion Revenue-Sharing Agreement and the Commonwealth Crossing Business Centre Revenue-Sharing Agreement, including the First Amendment to the restated Commonwealth Crossing Business Centre Revenue-Sharing Agreement, and that the approved agreements be collectively forwarded to the Commission on Local Government for its review and issuance of findings of fact. It was seconded by Mr. Nelson and unanimously carried.

Mr. Wagoner said he would work with City staff to get the agreements put forth to the Commission on Local Government and report back on the findings.

There being no further business, Mr. Bryant moved that the Board of Supervisors adjourn at 3:47 p.m. It was seconded by Mr. Slaughter and unanimously carried. Mr. Jones moved that Martinsville City Council adjourn at 3:47 p.m. It was seconded by Ms. Lawson and unanimously carried. Mr. Dillon moved that the Industrial Development Authority of Henry County adjourn at 3:47 p.m. It was seconded by Mr. Nelson and unanimously carried.