



Richard Slate  
Chairman

Clinton Willie  
Vice-Chairman

### ***Carroll County Industrial Development Authority***

605-1 Pine Street  
Hillsville, VA 24343

The Carroll County Industrial Development Authority met July 7, 2008 at the County Complex.

Members present were: Chairman Richard Slate, Vice-Chairman Clinton Willie, Roger Wilson, Barry Hicks, Randy Webb, Danny Beamer.

Also, Assistant County Administrator and IDA Secretary Ronald Newman, County Administrator Gary Larrowe, Andy Jackson, a member of the Board of Supervisors representing Laurel Fork, and County Attorney James E. Cornwell, Jr.

Chairman Slate called the meeting to order at 4:07.

#### ***Industrial Park Time Line Statement***

Upon motion by Mr. Wilson, seconded by Mr. Webb, and passed unanimously, the Authority approved including the following statement presented at the meeting in the minutes for this meeting:

#### **Exit 14/ US 58 Industrial Park Property**

Carroll County purchased property that is now known as the Carroll County Industrial Park during the mid-1980's. All property in the park has been available for development since that time and signage was posted on the property.

Carroll County worked continuously to obtain permission to open an entrance from Route 58 into the park and continually was denied the request by V DOT.

During the fall of 2004 and the spring of 2005 there were three retail establishments that looked at the property located at the intersection of Route 58 and I-77. The IDA was not involved with these negotiations as they were handled by the former County Administrator. It was at this time that preliminary approval of an entrance into the property was given but an entrance permit was never granted.

During the spring of 2005 a Request for Proposals was advertised and only one proposal was submitted. After reviewing the construction costs, this proposal was withdrawn.

Due to the deterioration, the sign was taken down in the fall of 2005.

In February 2006, a Yield Study was performed by Adams-Heath Engineering. During this analysis cost to develop a 0.94 acre pad was estimated at \$442,800 and the cost to develop a 0.64 acre pad was estimated at \$307,200. In addition to these costs would have been \$65,000 for purchase of property from VDOT. These pads would have been located at the bottom of the property and not on the hillside. This location would have been at a lesser cost than locating on this hillside. This analysis confirmed the extensive rock formation found on this property which is both costly to develop and established that intensive development could be detrimental to surrounding established manufacturing concerns.

The undeveloped land in the industrial park was transferred from the Board of Supervisors to the Industrial Development Authority in December 2006.

In February 2007, the IDA transferred 3.308 acres to Weststar Investments, LLC for development. At this time, the land value listed in the Carroll County Assessor's Office was \$10,000 per acre. This transfer put this property back on the tax role and allowed for development which increased the value, therefore creating a higher tax base. This transfer also allowed Carroll County to eliminate costs associated with upkeep of the property and reduced the liability of possible worker accidents.

### *Citizen's Time*

Mr. Mike Goldwasser told that he appreciated the opportunity to be here and that what he just heard did not change his mind since Mr. Lineberry had stated that he knew 3 years ago it would be assessable to 1500 cars per day. He stated that 3 things concerned him including AmerLink, the Market Village, and the sale of property for \$31,000 partly because of lack of public knowledge and public participation. He stated that the IDA was possibly in violation of the law because he had to use the Freedom of Information Act to get copies of the minutes and suggested these be put on the website.

Mr. Goldwasser told that the 91 acre deal is resolving itself and that he didn't want the same thing that happened on the other 3 deals to happen on the 91 acres. He told he would like to see commitment to a future process so taxpayers would know what is happening. He stated that there was no publicity about the Carroll Market Village and it troubles him that the public doesn't know what is going on. He stated there was not a business like approach to development. He then asked how much the land where Carroll Market Village is going is worth and stated there may be other purposes for the land. He told that an analysis should be performed and let the public know.

Mr. Goldwasser stated that he started out objecting to the process. He told that he thought he might hear that Weststar was going to develop the 91 acres. He stated that the people have a good reason to be cynical. He told that he respected the IDA and the Board of Supervisors but that they should not be doing land transactions without a real estate professional. He then presented the IDA with 3 printed handouts and told that he was not a troublemaker but with the current atmosphere asked that the IDA take these under consideration.

Mr. Mike Gallaher told that he was working on developing an area at Route 58 and I-77. He told that from the time he approached Gene Othic about this he was advised to contact

Marshall Lineberry. He stated that there was a permit for a 40 car/day permit and there was a proposal for Go-Mart for 1500 cars/day. He told that he submitted plans for a drive-thru coffee shop and when VDOT visited they asked for an engineering study of the cars/day. He told that Pillar Engineering performed this study and VDOT signed off on 1400 cars/day. Mr. Gallaher estimated sales at the coffee shop at \$2.5 million annually. He then told that he planned to open Gallaher's Steakhouse with 135 seats and that it would be a 4-star restaurant that would have a trained wait staff. He stated that the east side of I-77 was thriving but he couldn't speak of the west side except he knew that Weststar has pulled out and will be locating in Pulaski County. He stated that he believes the County is doing an excellent job and working together will develop Exit 14 to the fullest potential.

Mr. Floyd Richardson told that he was speaking in support of Mike Goldwasser. He stated that the meetings needed to be more open and that it was his fault for not participating. He stated that the meetings should be more open and be advertised. He told that he could care less that Mr. Lineberry pulled out.

Ms. Janet Tate told that it is good for people to question what is going on. She told that it was not an attack for people to have questions but that maybe other ways needed to be looked at. She commented that the community should work together.

Mr. Larrowe asked Ms. Tate about the Laurel Fork Fire Department issue that was discussed earlier by the IDA.

Ms. Tate replied that the department would meet that night and she would find out.

Mr. Larrowe replied that the IDA needed something in writing from the fire department. He then commented that Ms. Tate comes to a lot of the IDA meetings and asked her if she knows when the meetings are held.

Ms. Tate responded that the government calendar should list these and it should be more assessable, but stated that it was the people's responsibility to pay more attention.

### ***Minutes***

Mr. Hicks made the motion to approve minutes of the June 2, 2008 regular meeting and the June 12, 2008 joint meeting with the Board of Supervisors, seconded by Mr. Beamer, and approved.

### ***Claims***

Mr. Beamer made the motion to approve payment of the claims as presented this day and as evidenced by check numbers 1742-1 750, seconded by Mr. Willie, and approved.

### ***Treasurer's Report***

Mr. Hicks made the motion to approve the Treasurer's Report, seconded by Mr. Webb, and approved.

### ***Project Updates***

Mr. Larrowe told that the Carter Pines Project was almost finished and was very stunning for the community and commented it was done without general revenues. He told that the IDA was cognizant about doing what they can with the information they have but stated there are times items can't be discussed in open because of negotiations or incentives from the State. He told that it was a good idea to have the minutes on the website and that it would be good for people to know there is a process for economic development.

Mr. Beamer told that he agreed with Mr. Goldwasser and that he had signatures of people who are concerned about land sales. He stated that the IDA is very concerned about making sure this is done right.

### ***Closed Session***

Upon motion by Mr. Hicks, seconded by Mr. Beamer, and passed unanimously, the Authority entered Closed Session from 4:47 p.m. until 5:55 p.m. for the discussion of disposition of real estate where public discussion would be detrimental to the County's position, for the discussion of a prospective business or industry where no public announcement has been made concerning the business or industry's desire to locate or expand in the County, and for the discussion of legal matters pertaining to threatened or pending litigation as authorized by Virginia Code Section 2.2-3711 (A3,A5,A7).

### ***Return to Open Session/Certification of Closed Session***

Upon motion by Mr. Willie, seconded by Mr. Webb, and passed unanimously, the Authority returned to Open Session and adopted the following Resolution:

Whereas, the Carroll County Industrial Development Authority convened a Closed Session this date pursuant to an affirmative recorded vote on the motion to close the meeting in accordance with the Virginia Freedom of Information Act;  
Whereas, Section 2.2-3711(D) of the Code of Virginia requires a certification by the Authority that such Closed Session was conducted in conformity with Virginia law;

Now, Therefore, Be It Resolved that the Carroll County Industrial Development Authority hereby certifies that, to the best of each member's knowledge, (I) only public business matters lawfully exempted from open meeting requirements under the Virginia Freedom of Information Act were heard, discussed or considered in the Closed Session to which this certification applies, and (II) only such business matters as were identified in the motion by which this Closed Session was convened were heard, discussed, or considered in the meeting to which this certification applies.

### ***Reject Ivanhoe Development Proposals***

A motion was made by Mr. Wilson to reject all proposals related to the Ivanhoe development, seconded by Mr. Beamer, and passed unanimously.

***Amend Marketing Firm Advertisement Motion***

A motion was made by Mr. Webb to amend the June 12, 2008 motion to add “property as the IDA may direct” to the duties of the marketing firm, seconded by Mr. Willie, and passed unanimously.

***Carroll Market Village***

A motion was made by Mr. Hicks to revoke the motion authorizing entering into a contract with Weststar Investments for property to be known as the Carroll Market Village, seconded by Mr. Wilson, and passed unanimously.

Note: Mr. Hicks stated that the reason for this motion was that information received this day indicated Weststar Investments was leaving the area and the performance agreement had not been signed.

***Adjournment***

A motion was made by Mr. Willie to adjourn at 5:58 p.m., seconded by Mr. Wilson, and passed unanimously.

---

Richard P. Slate, Sr., Chairman

---

Ronald L. Newman, Secretary

---

Larry Chambers, Recording Clerk