



# Grayson County Economic Development Authority

P. O. Box 217; Independence, VA 24348

June 18, 2023

## MEETING MINUTES

### Members Present

Christopher J. Butler  
 Todd Cannaday  
 Gary Rascoe  
 Elizabeth Hash  
 Kenneth R. Belton  
 Darin Young

### Staff Present

Stephen A. Boyer  
 Mitchell L. Smith  
 Lyndsie Young

### Members Absent

Jason Baumgardner  
 Betsy Shearin

### Staff Absent

Nichole Edwards  
 Tracy Cornett

Mr. Butler, Chair, opened the meeting; called roll and determined a quorum is present.

### APPROVAL OF MINUTES

Mr. Rascoe made the motion to approve the regular meeting minutes of May 21, 2024; duly seconded by Mrs. Hash. Motion carried 5-0.

### FINANCIAL REPORT

Mr. Butler noted that there are some questions on the financial report (listed below) regarding the grant and pass-through for McAllister Mills – Mr. Butler noted that the financial report will be tabled and will go over it at the July meeting.

Economic Development Funds  
 Grayson County, Virginia

As of 6/13/2024

|   | A           | B                     | C   | D                      | E                        | F                   | G                       | H              |
|---|-------------|-----------------------|---|------------------------|--------------------------|---------------------|-------------------------|----------------|
|   | <u>Date</u> | <u>Vendor</u>         | <u>Description</u>  | <u>Amount Received</u> | <u>Amount Encumbered</u> | <u>Amount Spent</u> | <u>Savings (if any)</u> | <u>Balance</u> |
| 1 |             |                       |   |                        |                          |                     |                         |                |
| 2 |             |                       |   |                        |                          |                     |                         |                |
| 3 | 5/31/2022   |                       | Balance   | \$ 742,228.74          |                          |                     |                         | \$ 742,228.74  |
| 4 | 6/9/2022    | Cresthaven Farms, Inc | Feasibility Study - Creamery  |                        |                          | \$ 10,000.00        |                         | \$ 732,228.74  |
| 6 | 7/5/2022    | Grayson Millworks     | Loan Repayment  | \$ 709.00              |                          |                     |                         | \$ 732,937.74  |
| 7 | 7/6/2022    | McAllister Mills      | clawback of grant funds; to be held for Tobacco Commission (Pass Through) | \$ 2,893.36            | \$ 2,893.36              |                     |                         | \$ 732,937.74  |

|    |            |                               |  |             |              |              |             |               |
|----|------------|-------------------------------|--|-------------|--------------|--------------|-------------|---------------|
| 8  | 7/15/2022  | Va Foundation of Ag           | Feasibility Study - Ag/Multi-Use Facility                  |             | \$ 9,000.00  | \$ 1,000.00  |             | \$ 724,937.74 |
| 9  | 7/19/2022  | Oak Hall Rent                 | Return on Investment                                       | \$ 3,010.41 |              |              |             | \$ 727,948.15 |
| 10 | 7/29/2022  | Interest                      |  | \$ 991.50   |              |              |             | \$ 728,939.65 |
| 11 | 8/8/2022   | Grayson Millworks             | Loan Repayment   | \$ 709.00   |              |              |             | \$ 729,648.65 |
| 12 | 8/16/2022  | MRRP (formerly VIAA) BRCEDA   | regional strategic plan                                    |             | \$ 25,000.00 | \$ 16,816.67 | \$ 8,183.33 | \$ 729,648.65 |
| 13 | 8/23/2022  | Oak Hall Rent                 | Return on Investment                                       | \$ 3,010.41 |              |              |             | \$ 732,659.06 |
| 14 | 8/31/2022  | Interest                      |  | \$ 1,301.37 |              |              |             | \$ 733,960.43 |
| 15 | 9/6/2022   | Grayson Millworks             | Loan Repayment   | \$ 709.00   |              |              |             | \$ 734,669.43 |
| 16 | 9/8/2022   | NRV Sheep & Goat club         | wool baler   |             |              | \$ 5,000.00  |             | \$ 729,669.43 |
| 17 | 9/20/2022  | Oak Hall Rent                 | Return on Investment                                       | \$ 3,010.41 |              |              |             | \$ 732,679.84 |
| 18 | 9/30/2022  | Interest                      |  | \$ 1,486.28 |              |              |             | \$ 734,166.12 |
| 19 | 10/4/2022  | McAllister Mills              | clawback of grant funds; to be held for Tobacco Commission | \$ 3,000.00 | \$ 3,000.00  |              |             | \$ 734,166.12 |
| 20 | 10/14/2022 | Oak Hall Rent                 | Return on Investment                                       | \$ 3,010.41 |              |              |             | \$ 737,176.53 |
| 21 | 12/8/2022  | Mt Rogers Heritage Center     | storm water, survey, engineering, etc                      |             | \$ 6,742.90  | \$ 8,257.10  |             | \$ 728,919.43 |
| 22 | 10/14/2022 | Oak Hall Rent                 | Return on Investment                                       | \$ 3,010.41 |              |              |             | \$ 731,929.84 |
| 23 | 10/31/2022 | Interest                      |  | \$ 1,877.07 |              |              |             | \$ 733,806.91 |
| 24 | 11/7/2022  | Grayson Millworks             | Loan Repayment   | \$ 709.00   |              |              |             | \$ 734,515.91 |
| 25 | 11/16/2022 | Oak Hall Rent                 | Return on Investment                                       | \$ 3,010.41 |              |              |             | \$ 737,526.32 |
| 26 | 12/19/2022 | Oak Hall Rent                 | Return on Investment                                       | \$ 3,010.41 |              |              |             | \$ 740,536.73 |
| 27 | 12/30/2022 | Interest                      |  | \$ 2,536.30 |              |              |             | \$ 743,073.03 |
| 28 | 1/5/2023   | Grayson Millworks             | Loan Repayment   | \$ 709.00   |              |              |             | \$ 743,782.03 |
| 29 | 1/31/2023  | Interest                      |  | \$ 2,727.30 |              |              |             | \$ 746,509.33 |
| 30 | 2/3/2023   | Oak Hall Rent                 | Return on Investment                                       | \$ 3,010.41 |              |              |             | \$ 749,519.74 |
| 31 | 2/7/2023   | AFID Grant - NRV Sheep & Goat | wool baler project   | \$ 7,500.00 |              |              |             | \$ 757,019.74 |

|    | A         | B                             | C                              | D               | E                 | F             | G                | H               |
|----|-----------|-------------------------------|--------------------------------|-----------------|-------------------|---------------|------------------|-----------------|
| 1  | Date      | Vendor                        | Description                    | Amount Received | Amount Encumbered | Amount Spent  | Savings (if any) | Balance         |
| 32 | 6/26/2023 | Transfer from County          |                                | \$ 290,000.00   |                   |               |                  | \$ 1,047,019.74 |
| 33 | 2/9/2023  | Mt Rogers Heritage Center     | engineering, etc               |                 |                   | \$ -          |                  | \$ 1,047,019.74 |
| 34 | 2/21/2023 | NRV Sheep & Goat club         | wool baler                     |                 |                   | \$ 7,500.00   |                  | \$ 1,039,519.74 |
| 35 | 2/28/2023 | Interest                      |                                | \$ 2,565.97     |                   |               |                  | \$ 1,042,085.71 |
| 36 | 3/6/2023  | Oak Hall Rent                 | Return on Investment           | \$ 3,010.41     |                   |               |                  | \$ 1,045,096.12 |
| 37 | 3/6/2023  | Grayson Millworks             | Loan Repayment                 | \$ 709.00       |                   |               |                  | \$ 1,045,805.12 |
| 38 | 3/9/2023  | BRCEDA                        | Strategic Plan                 |                 |                   | \$ 6,050.00   |                  | \$ 1,039,755.12 |
| 39 | 3/9/2023  | Mt Rogers Heritage Center     | engineering, etc               |                 |                   | \$ 1,512.00   |                  | \$ 1,038,243.12 |
| 40 | 3/20/2023 | Oak Hall Rent                 | Return on Investment           | \$ 3,010.41     |                   |               |                  | \$ 1,041,253.53 |
| 41 | 3/21/2023 | Mt Rogers Heritage Center     | demolition                     |                 |                   | \$ 119,656.80 |                  | \$ 921,596.73   |
| 42 | 3/31/2023 | Interest                      |                                | \$ 2,925.85     |                   |               |                  | \$ 924,522.58   |
| 43 | 4/5/2023  | Grayson Millworks             | Loan Repayment                 | \$ 709.00       |                   |               |                  | \$ 925,231.58   |
| 44 | 4/13/2023 | Mt Rogers Heritage Center     | engineering, etc               |                 |                   | \$ 1,500.00   |                  | \$ 923,731.58   |
| 45 | 4/13/2023 | Tri Area Community Health     | xray machine                   |                 |                   | \$ 61,000.00  |                  | \$ 862,731.58   |
| 46 | 4/17/2023 | Oak Hall Rent                 | Return on Investment           | \$ 3,010.41     |                   |               |                  | \$ 865,741.99   |
| 47 | 4/28/2023 | Interest                      |                                | \$ 2,913.89     |                   |               |                  | \$ 868,655.88   |
| 48 | 5/5/2023  | Grayson Millworks             | Loan Repayment                 | \$ 709.00       |                   |               |                  | \$ 869,364.88   |
| 49 | 9/14/2023 | Transfer from County          | reimbursement for demo         | \$ 19,656.80    |                   |               |                  | \$ 889,021.68   |
| 50 | 5/22/2023 | Tobacco Commission            | RPM passthrough                | \$ 252,225.00   |                   |               |                  | \$ 1,141,246.68 |
| 51 | 5/31/2023 | LGIP Interest - May           | Interest                       | \$ 3,148.49     |                   |               |                  | \$ 1,144,395.17 |
| 52 | 6/5/2023  | Grayson Millworks             | Loan Repayment                 | \$ 709.00       |                   |               |                  | \$ 1,145,104.17 |
| 53 | 6/6/2023  | AFID Grant - NRV Sheep & Goat | Wool Baler                     | \$ 5,000.00     |                   |               |                  | \$ 1,150,104.17 |
| 54 | 6/8/2023  | BRCEDA                        | Strategic Plan                 |                 |                   | \$ 6,050.00   |                  | \$ 1,144,054.17 |
| 55 | 6/8/2023  | RPM-Passthrough from TRRC     | Complete Performance Agreement |                 |                   | \$ 252,225.00 |                  | \$ 891,829.17   |
| 56 | 6/27/2023 | Oak Hall Rent                 | Return on Investment           | \$ 3,010.14     |                   |               |                  | \$ 894,839.31   |
| 57 | 6/30/2023 | LGIP Interest - June          | Interest                       | \$ 3,114.26     |                   |               |                  | \$ 897,953.57   |
| 58 | 7/5/2023  | Grayson Millworks             | Loan Repayment                 | \$ 709.00       |                   |               |                  | \$ 898,662.57   |
| 59 | 7/31/2023 | LGIP Interest - July          | Interest                       | \$ 3,278.96     |                   |               |                  | \$ 901,941.53   |
| 60 | 8/7/2023  | Grayson Millworks             | Loan Repayment                 | \$ 709.00       |                   |               |                  | \$ 902,650.53   |
| 61 | 8/9/2023  | Oak Hall Rent                 | Return on Investment           | \$ 3,010.14     |                   |               |                  | \$ 905,660.67   |
| 62 | 8/14/2023 | Oak Hall Rent                 | Return on Investment           | \$ 3,010.14     |                   |               |                  | \$ 908,670.81   |
| 63 | 8/23/2023 | BRCEDA                        | Strategic Plan                 |                 |                   | \$ 4,716.67   |                  | \$ 903,954.14   |
| 64 | 8/23/2023 | BRCEDA                        | Strategic Plan Training        |                 |                   | \$ 324.50     |                  | \$ 903,629.64   |
| 65 | 8/24/2023 | LGIP Interest - August        | Interest                       | \$ 3,366.69     |                   |               |                  | \$ 906,996.33   |
| 66 | 9/5/2023  | Grayson Millworks             | Loan Repayment                 | \$ 709.00       |                   |               |                  | \$ 907,705.33   |
| 67 | 9/13/2023 | Oak Hall Rent                 | Return on Investment           | \$ 3,010.41     |                   |               |                  | \$ 910,715.74   |

|    | A          | B                         | C                    | D               | E                 | F            | G                | H             |
|----|------------|---------------------------|----------------------|-----------------|-------------------|--------------|------------------|---------------|
| 1  | Date       | Vendor                    | Description          | Amount Received | Amount Encumbered | Amount Spent | Savings (if any) | Balance       |
| 68 | 9/28/2023  | NRV Sheep and             | Wool Baler           |                 |                   | \$ 5,000.00  |                  | \$ 905,715.74 |
| 69 | 9/29/2023  | LGIP - Interest September | Interest             | \$ 3,307.18     |                   |              |                  | \$ 909,022.92 |
| 70 | 10/23/2023 | Oak Hall Rent             | Return on Investment | \$ 3,010.41     |                   |              |                  | \$ 912,033.33 |
| 71 | 10/31/2023 | LGIP - Interest October   | Interest             | \$ 3,440.94     |                   |              |                  | \$ 915,474.27 |
| 72 | 11/14/2023 | Oak Hall Rent             | Return on Investment | \$ 3,010.41     |                   |              |                  | \$ 918,484.68 |
| 73 | 11/30/2023 | LGIP - Interest           | Interest             | \$ 3,367.88     |                   |              |                  | \$ 921,852.56 |
| 74 | 12/6/2023  | Grayson Millworks         | Loan Repayment       | \$ 709.00       |                   |              |                  | \$ 922,561.56 |
| 75 | 12/6/2023  | Oak Hall Rent             | Return on Investment | \$ 3,010.41     |                   |              |                  | \$ 925,571.97 |

|    |             |                           |   |                        |                          |                     |                         |                |
|----|-------------|---------------------------|---|------------------------|--------------------------|---------------------|-------------------------|----------------|
| 76 | 12/14/2023  | Taff & Frye               | demolition  |                        |                          | \$ 46,083.20        |                         | \$ 879,488.77  |
| 77 | 12/20/2023  | Gold Hill, LLC            | Forgivable Loan   |                        |                          | \$ 50,000.00        |                         | \$ 829,488.77  |
| 78 | 12/31/2023  | LGIP - Interest           | Interest  | \$ 3,490.96            |                          |                     |                         | \$ 832,979.73  |
| 79 | 1/9/2024    | Grayson Millworks         | Loan Repayment  | \$ 709.00              |                          |                     |                         | \$ 833,688.73  |
| 80 | 1/23/2024   | Oak Hall Rent             | Return on Investment  | \$ 3,010.41            |                          |                     |                         | \$ 836,699.14  |
| 81 | 1/26/2024   | Grant                     |   | \$ 2,800.00            |                          |                     |                         | \$ 839,499.14  |
| 82 | 1/31/2024   | LGIP - Interest           | Interest  | \$ 3,496.23            |                          |                     |                         | \$ 842,995.37  |
| 83 | 2/20/2024   | EDA                       | Reimbursement to EDA for Demo   | \$ 46,083.20           |                          |                     |                         | \$ 889,078.57  |
| 84 | 2/20/2024   | McAllister Mills          | Grant   |                        |                          | \$ 75,000.00        |                         | \$ 814,078.57  |
| 85 | 2/20/2024   | Angela Biram              | Grant   |                        |                          | \$ 30,000.00        |                         | \$ 784,078.57  |
| 86 | 2/20/2024   | Oak Hall Rent             | Return on Investment  | \$ 3,010.41            |                          |                     |                         | \$ 787,088.98  |
| 87 | 2/29/2024   | LGIP - Interest           | Interest  | \$ 3,268.69            |                          |                     |                         | \$ 790,357.67  |
| 88 | 3/5/2024    | Grayson Millworks         | Loan Repayment  | \$ 709.00              |                          |                     |                         | \$ 791,066.67  |
| 89 | 3/19/2024   | Oak Hall Rent             | Return on Investment  | \$ 3,010.41            |                          |                     |                         | \$ 794,077.08  |
| 90 | 3/31/2024   | LGIP - Interest           | Interest  | \$ 3,493.00            |                          |                     |                         | \$ 797,570.08  |
| 91 | 4/9/2024    | McAllister Mills          | clawback of grant funds; to be held for Tobacco Commission (Pass Through) | \$ 18,000.00           |                          |                     |                         | \$ 815,570.08  |
| 92 | 4/18/2024   | Oak Hall Rent             | Return on Investment  | \$ 3,010.41            |                          |                     |                         | \$ 818,580.49  |
| 93 | 4/22/2024   | Tobacco Commision Payment | MacAllister Mills   | \$ -                   |                          | \$ 11,893.36        |                         | \$ 806,687.13  |
| 94 | 5/5/2024    | Grayson Millworks         | Loan Repayment  | \$ 709.00              |                          |                     |                         | \$ 807,396.13  |
| 95 |             |                           |   |                        |                          |                     |                         | \$ 807,396.13  |
| 96 | 5/13/2024   | Oak Hall Rent             | Return on Investment  | \$ 3,010.41            |                          |                     |                         | \$ 810,406.54  |
| 97 | 6/10/2024   | McAllister Mills          | clawback of grant funds; to be held for Tobacco Commission (Pass Through) | \$ 12,000.00           |                          |                     |                         | \$ 822,406.54  |
|    | A           | B                         | C   | D                      | E                        | F                   | G                       | H              |
| 1  | <u>Date</u> | <u>Vendor</u>             | <u>Description</u>  | <u>Amount Received</u> | <u>Amount Encumbered</u> | <u>Amount Spent</u> | <u>Savings (if any)</u> | <u>Balance</u> |
| 98 | 6/11/2024   | Tobacco Commision Payment | MacAllister Mills   |                        |                          | \$ 24,000.00        |                         | \$ 798,406.54  |

## OLD BUSINESS

- EDA Grant Application – Steve/Kit Marshall – Mr. Butler covered the application and gave his thought on the EDA not being able to help every Air BnB but supporting tourism zone. Discussion continued among members. Mr. Belton made the motion to not fund the Acorn House; duly seconded by Mr. Rascoe. Motion carried 5-0.
- GCHS WELDING LAB – Mr. Wilmore, Grayson County School Superintendent, noted that the project is moving ahead and Mr. Wilmore showed the plans - will have 8 bays – demolition is done - \$60,000 request for electrical part which has already been ordered – will do as many bays as possible this coming year – willing to work with Wytheville Community College on holding adult programs during the evenings at the school – willing to let citizens come in and use the lab who is not associated with the school – vocational training also includes Galax students as well as the Grayson County students. Discussion took place regarding this project. Mrs. Hash made the motion to approve \$59,385.10 for the reimbursement of the electrical supplies as a grant; duly seconded by Mr. Cannaday. Motion carried 5-0.
- Meeting Date/Time Discussion – Discussion took place regarding the meeting date change – Authority chose to change the meeting date of the EDA from the third Tuesday to the fourth Thursday of each month beginning with the next meeting which will be held on Thursday, July 25, 2024, at 4pm.

## NEW BUSINESS

- McAllister Mills, Inc – Irrevocable Letter of Credit – Authority read the letter from Skyline National Bank (listed below) requesting release of the IRLOC. Mr. Cannaday made the motion to approve the release of the IRLOC; duly seconded by Mrs. Hash. Motion carried 5-0.



June 11, 2024

Economic Development Authority of Grayson County, Virginia  
PO Box 217  
Independence, Virginia 24348  
Attention: Nikki Edwards, Director of Finance (County of Grayson, Virginia)

**Subject: McAllister Mills, Inc - Irrevocable Letter of Credit**

### Greetings:

I am writing the Board of Directors of the Economic Development Authority of Grayson County, Virginia (EDA) regarding the release of an Irrevocable Letter of Credit (IRLOC) written for the benefit of the EDA by Grayson National Bank (now known as Skyline National Bank) for applicant McAllister Mills, Inc., of 173 Rainbow Circle.

The IRLOC, numbered 7287185, was issued in the amount of \$55,000 USD (fifty-five thousand and 00/100 United States Dollars) with an issue date of April 8, 2015. Loan-to-date, there have been no draws on the subject IRLOC.

The letter was originally for benefit of the Economic Development Authority of Grayson County, Virginia in an economic package with the Tobacco Region Opportunity Fund (TROF) through the Tobacco Indemnification and Community Revitalization Commission.

It is our understanding that all factors requiring the existence of this IRLOC have been satisfied during the month of June 2024 by McAllister Mills, Inc.

With this understanding, we hereby formally request the release of this IRLOC through the return of the original letter and an issued letter from the EDA confirming release.

If you have any questions or comments, please feel free contact me.

Respectfully,

A handwritten signature in black ink, appearing to read 'Anthony G. Edwards'.

Anthony G. Edwards  
VP / Senior Credit Risk Officer  
Skyline National Bank

## INFORMATIONAL ITEMS

- Mr. Rascoe made the motion to add ARS Program update; duly seconded by Mrs. Hash. Motion carried 5-0. Mr. Butler gave an update to the Authority noting that he could not reach the owner of the property the Authority is looking at.

## EDA MEMBER TIME

- None

## PUBLIC COMMENT(S)

- None

## EXECUTIVE SESSION

Mr. Cannaday made the motion to go into closed session for discussions relating to the acquisition or disposition of real property pursuant to §2.2-3711(A)(4) of the Code of Virginia; duly seconded by Mr. Rascoe. Motion carried 5-0. Mr. Cannaday made the motion to come out of closed session; duly seconded by Mrs. Hash. Motion carried 5-0.

Whereas, the Grayson County Economic Development Authority (EDA) has convened a closed session on this 18th day of June 2024, 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: Todd Cannaday– I so certify; Gary Rascoe – I so certify; Elizabeth Hash – I so certify; Kenneth Belton – I so certify; Chris Butler – I so certify.

**ADJOURN**

Mr. Cannaday made the motion to adjourn; duly seconded by Mrs. Hash. Motion carried 5-0.