

**PRINCE EDWARD COUNTY  
INDUSTRIAL DEVELOPMENT AUTHORITY  
MEETING MINUTES**

**Board of Supervisors Room – 3<sup>rd</sup> Floor Prince Edward County  
9:00 am, September 5, 2024**

The Prince Edward County Industrial Development Authority strongly encourages citizen participation in public meetings through in-person participation, written comments, and/or remote participation by calling: **1-844-890-7777, Access Code: 390313** (if busy, please call again). Should citizens have questions, or need additional information, please contact the Industrial Development Authority Clerk's Office at 434-392-1482.

**MEMBERS PRESENT IN PERSON:** Mike Montgomery, Vice-Chairman  
Edgar Jones  
Joyce Yeatts  
Robert Atkinson  
Quincy Handy  
Tim Tharpe

**MEMBERS PRESENT BY PHONE:** None

**ABSENT:** Brad Watson, Chairman

**ALSO PRESENT:** Chelsey White, Director of Economic Development & Tourism/Clerk to the Industrial Development Authority; Molly Kinahan, Tourism Coordinator; Terri Atkins Wilson, IDA Attorney; Robert Love, Director of Planning and Community Development

**Introductions**

**Call to Order**

At 9:08 am, there being a quorum present, Mr. Montgomery welcomed everyone and called the September 5, 2024, special IDA meeting to order.

*5 Pillar Meats Easement Agreement*

Ms. White asked Mr. Love to explain the Five Pillar Meats project and the need for an easement agreement. Mr. Love provided some background information. He explained that a concrete and steel pipe that is over three feet in diameter was recently found on the site. Mr. Love stated that it was installed before VDOT took over the road. He furthered that there needs to be a facility to catch runoff to slow the water down. Mr. Love stated that the contractor cannot build this type of facility the IDA's property (Lot 10) and 5 Pillar Meats cannot maintain the facility without the IDA granting an easement. Mr. Love mentioned that 5 Pillar Meats did not create this problem, but are willing to take care of it. He furthered that they do not want water draining into their facility or the intersection. Mr. Love mentioned that the pipe pre-dates DEQ's records because the agency's record-keeping process has changed. He also explained that the county does not have any record of the pipe. Ms. White added that the engineer for the project, Norm Walton

stated in an email to her that the proposed easement is to allow a detention pond to be constructed on the IDA's property (Lot 10) for the benefit of 5 Pillars Meats. He stated that the entrance to 5 Pillars Meats is a narrow right of way and the low point of the property. Mr. Walton furthered that to meet stormwater requirements, an underground stormwater facility under the entrance was proposed, which is costly to install and costly to maintain. He also explained that this small area of property for the easement is bound by this entrance, the existing roadway, and a stream, making this area all but useless. He explained that they instead believe that this is a good location to build an above-ground pond, saving construction and maintenance costs for 5 Pillars Meats, but not hampering any additional buildable area that the IDA owns. Mr. Handy asked who would be responsible for inspecting the stormwater facility and Mr. Love responded that he would be responsible and would do so every three to five years. Mr. Love also mentioned that this facility would never go away and that a letter would be sent out by his department if there were ever any issues with it. Ms. Yeatts asked if anyone else would be affected by this. Mr. Love responded no, but it would help avoid an issue with a backup happening. Mr. Tharpe made the motion, seconded by Mr. Atkinson, that the IDA approve the 5 Pillar Meats easement and authorize the county attorney to complete the final version of the agreement and authorize the Chairman or Vice-Chairman to sign it. The motion was approved by the following vote:

Aye:	Nay: (none)	Abstain: (none)
Mike Montgomery, Vice-Chairman		
Edgar Jones		
Joyce Yeatts		
Robert Atkinson		
Quincy Handy		
Tim Tharpe		

**Adjournment**

With no other business to discuss Ms. Yeatts made a motion to adjourn the meeting and Mr. Handy seconded. The motion was approved by the following vote:

Aye:	Nay: (none)	Abstain: (none)
Mike Montgomery, Vice-Chairman		
Edgar Jones		
Joyce Yeatts		
Robert Atkinson		
Quincy Handy		
Tim Tharpe		

*The meeting was adjourned at 9:31 am.*