

**INDUSTRIAL DEVELOPMENT AUTHORITY  
OF  
RICHMOND COUNTY, VIRGINIA**

***MINUTES OF THE AUGUST 1, 2013 MEETING***

The Industrial Development Authority of Richmond County, Virginia met on August 1, 2013, starting at 7:00 p.m. in the Richmond County Public Meeting Room, 101 Court Circle, Warsaw, Virginia 22572.

The following members were present:

William L. Johns, Chairman  
John M. Heaggans  
Stan Terhune  
Russell G. Brown  
William H. Franklin, Jr.

Absent:

Deborah G. Bass  
John Paul Welch

Also present:

R. Morgan Quicke, Executive Secretary  
Jennifer L. Clark, Recording Secretary

**CALL TO ORDER**

Chairman Johns called the meeting to order at 7:00 p.m. and declared a quorum was present.

**APPROVAL OF MINUTES – NOVEMBER 17, 2011**

Chairman Johns presented the Minutes of the November 17, 2011 meeting.

***“On a motion made by Stan Terhune, seconded by John M. Heaggans, the IDA Board voted: William L. Johns – aye; Stan Terhune – aye; John M. Heaggans – aye; Rusty Brown – aye; William H. Franklin, Jr. – aye: to approve the Minutes of the November 17, 2011 meeting as submitted.”***

**ELECTION OF VICE-CHAIRMAN**

Chairman Johns explained that Mr. David Gallagher was the Vice-Chairman and now he was no longer on the Industrial Development Authority Board; a new Vice-Chairman needed to be elected.

***“On a motion made by William L. Johns, seconded by Rusty Brown, the IDA Board voted: William L. Johns – aye; John M. Heaggans – aye; Rusty Brown – aye; William H. Franklin, Jr. – aye; Stan Terhune – abstain: to elect Stan Terhune as Vice-Chairman of the Richmond County Industrial Development Authority.”***

### **VERIZON LEASE**

Mr. Quicke stated that he had been contacted by John Leahy, Attorney for Verizon, regarding the terms of the “Second Lease Amendment” that was signed December 21, 2010 and began April 1, 2011.

The current lease between the Richmond County IDA and Verizon is set to expire March 31, 2014 and currently Verizon has the ability to exercise (3) options of renewal, each for (3) years.

Mr. Leahy is asking the IDA to consider amending the renewal option terms of the lease to three (1) year renewal options and two (3) year renewal options. Mr. Quicke summarized the breakdowns for the current lease and proposed lease as follows:

The “extension” term of the lease will run from April 1, 2011 to March 31, 2014 and three additional three-year terms were included. The base rent for the facility would be \$74,464.96 per year payable in equal monthly installments of \$6,205.41.

Verizon will reimburse the IDA for all utilities on a basis related to the space they will occupy (54.75%). Currently Verizon pays for their own utilities but with the division of spaces the reimbursement structure would be more on the order of typical commercial lease arrangements. The emergency generator at the facility is owned by Verizon and will provide emergency power only to the Verizon portion of the building. If emergency generation is required for the remaining space, it would have to be provided by others.

### **REQUEST FOR ACTION**

Chairman Johns asked Board members how they wished to proceed with the Verizon proposal.

***“On a motion by Russell G. Brown, seconded by John M. Heaggans, the IDA Board voted: William Johns – aye; Stan Terhune – aye; John M. Heaggans – aye; and Russell G. Brown - aye to: authorize the County Administrator to execute the proposed Verizon lease agreement with any legal corrections deemed necessary.***

### **ADJOURNMENT**

There being no further business, Chairman Johns adjourned the meeting at 7:17 p.m.

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William L. Johns, Chairman