

VIRGINIA COALFIELD ECONOMIC DEVELOPMENT AUTHORITY

P.O. Box 1060
527 East Main Street
Lebanon, Virginia 24266



Telephone: 276/889-0381
Fax: 276/889-1830
Jonathan S. Belcher • Executive Director

MEMORANDUM

TO: Mr. Grant F. Smith

FROM: Virginia Coalfield Economic Development Authority

DATE: December 21, 2020

RE: VFOIA Request re: Project Jonah

Pursuant to your request received December 17, 2020, please find the enclosed documents. Please note this does not include certain items pursuant to Virginia Code Section 2.2-3705.6(3) which the company has identified as confidential and proprietary, consisting of correspondence from the company's agents and representatives, and investment bankers, and financial information provided by the company, provided in support of the company's request for an extension of the loan closing deadline.

There will be no charge this time for providing these documents. If you have any questions, please do not hesitate to let us know.



Jean Jordan

From: Jonathan Belcher
Sent: Monday, December 21, 2020 9:44 AM
To: Jean Jordan
Subject: FW: Project Jonah

From: Marketta Horton <marketta@vceda.us>
Sent: Monday, November 23, 2020 11:34 AM
To: Jonathan Belcher <jonathan@vceda.us>
Subject: RE: Project Jonah

I will print and give to Mitzi before I leave.....

Marketta Horton

Virginia Coalfield Economic Development Authority

P.O. Box 1060; 527 E. Main Street

Lebanon, VA 24266

1-800-735-9999

276-889-0381

276-608-0623 (mobile)

276-889-1830 (fax)

From: Jonathan Belcher <jonathan@vceda.us>
Sent: Monday, November 23, 2020 9:57 AM
To: James Richardson <JP.Richardson@unitedcoal.com>
Cc: Josh Ball <joshball@cnx.com>; Marketta Horton <marketta@vceda.us>
Subject: Project Jonah

JP...if the attached letter looks acceptable, please let us know how you want to handle the logistics of getting it signed. Lala has already called me asking for it, and I told her it could be a few days due to the holiday. Marketta can print it out on letterhead of course.

Jonathan

Jonathan S. Belcher
Executive Director/General Counsel
Virginia Coalfield Economic Development Authority
Executive Director, Virginia Coalfields Expressway Authority
Phone: (276) 889-0381
Email: jonathan@vceda.us
Web: www.vceda.us

PLEASE NOTE OUR EMAIL ADDRESSES HAVE CHANGED TO @vceda.us

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From: Jonathan Belcher <jonathan@vceda.us>
Sent: Thursday, December 17, 2020 1:45 PM
To: Lala Korall <lala@eurobusdev.com>
Cc: Jean Jordan <jean@vceda.us>
Subject: RE: Extension Letter

I was under the impression it had been signed and mail by certified mail several days ago. I will ask Jean to confirm.

Jonathan S. Belcher
Executive Director/General Counsel
Virginia Coalfield Economic Development Authority
Executive Director, Virginia Coalfields Expressway Authority
Phone: (276) 889-0381
Email: jonathan@vceda.us
Web: www.vceda.us
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From: Lala Korall <lala@eurobusdev.com>
Sent: Thursday, December 17, 2020 1:43 PM
To: Jonathan Belcher <jonathan@vceda.us>
Cc: 'Lala Korall' <lala@eurobusdev.com>
Subject: RE: Extension Letter

Hello Jonathan,

I hope this email finds you in good health.

This is a friendly reminder that I have not received the signed resolution of the Board meeting on November 19th for Project Jonah/ Pure Salmon VA LLC.

The company would very much like to receive it before Christmas. Can you advise on the timeline.

Thank you very much.

Best
Lala

Respectfully yours,

Lala Paola Korall

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Jonathan Belcher <jonathan@vceda.us>

Date: 12/3/20 3:50 PM (GMT-05:00)

To: Lala Korall <lala@eurobusdev.com>

Subject: Extension Letter

Hello Lala. I got your voice mail. The letter has actually not been mailed yet, as our chairman has not made it by our office yet to sign it. As soon as he is able to sign it, it will be emailed and mailed to you. In the meantime, I have attached an unsigned version of its contents.

Jonathan

Jonathan S. Belcher

Executive Director/General Counsel

Virginia Coalfield Economic Development Authority

Executive Director, Virginia Coalfields Expressway Authority

Phone: (276) 889-0381

Email: jonathan@vceda.us

Web: www.vceda.us

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P.O. Box 1060
527 East Main Street
Lebanon, Virginia 24266



Telephone: 276/889-0381
Fax: 276/889-1830
Jonathan S. Belcher • Executive Director

November 23, 2020

By Certified Mail
Return Receipt Requested

Ms. Lala Korall
P.O. Box 42393
Henrico, Virginia 23242

Dear Ms. Korall:

This letter is to inform you that at a meeting of the Board of the Virginia Coalfield Economic Development Authority ("VCEDA") held on November 19, 2020, at Lebanon, Virginia, the VCEDA Board approved an extension of the loan closing deadline on the up to \$10,000,000.00 loan conditionally approved by VCEDA on August 17, 2017 for Project Jonah, to a new loan closing deadline of June 30, 2021, with all other terms and conditions to remain the same (please refer to the letter to Dominion Aquaculture from VCEDA dated August 22, 2017). **This will be the final extension of said loan closing deadline (unless the project has experienced at least \$18,000,000.00 in tangible construction endeavors, expenditures and evidence of significant construction and development related activity), then the conditional loan approval will automatically be cancelled.** If you have any questions, please do not hesitate to let us know.

Sincerely,



J. P. Richardson
Chairman



**Virginia Coalition
for
Human Rights**

Paul Noursi – Co-chair
Nancy Wein – Co-chair

Participating Organizations

American Muslims for Palestine
Appalachian Peace Education Center
Arab American Association of Central Virginia
Community for Justice in Palestine & Israel of the Alliance of Baptists
Defenders for Freedom, Justice, and Equality
Israel Palestine Mission Network of the Presbyterian Church - USA
Jewish Voice for Peace
National Arab American Women's Association
New Dominion PAC
Northern Virginians for Peace & Justice
Palestinian Christian Alliance for Peace
Plovershares Peace & Justice Center
Richmonders for Peace in Israel and Palestine
Unitarian Universalists for Justice in the Middle East, Northern Virginia Chapter
United Methodists for Kairos Response
US Campaign for Palestinian Rights
Washington Interfaith Alliance for Middle East Peace

October 20, 2020

Page 1 of 2

Via Email Jonathan@vaceda.org

Jonathan Belcher, Executive Director/ General Counsel
Virginia Coalfield Economic Development Authority
PO Box 1060
527 East Main Street
Lebanon, VA 24266

RECEIVED
OCT 26 2020

VCEDA

Subject: Do not extend 'Project Jonah' \$10 million loan deadline

Dear Mr. Belcher,

The Virginia Coalition for Human Rights (VCHR) urges you NOT to renew the \$10 million loan awarded to "Project Jonah." VCHR has long been opposed to the Virginia Israel Advisory Board (VIAB) because we believe there should be no preferential and unconditional support for Israeli business projects in the Commonwealth. Project Jonah is a manifestation of VIAB's flawed mission, its self-dealing, and its corruption. The following four paragraphs elaborate our concerns.

1. Project Jonah's original mission was flawed. Project Jonah was originally conceived as a tilapia aquaculture operation. We believe VIAB's consultant Lala Korall and other promoters settled on tilapia as a proven concept with a ready market. In particular, it appears that they were targeting Blue Ridge Aquaculture. BRA is a home-grown, socially conscious Virginia company that had developed recirculating aquaculture technology before Aquamaof even acquired its RAS patents from U.S. inventors. **We object to providing a foreign-owned company with millions in state support to compete in the market of such an admirable Virginia-owned company.**

2. Project Jonah suffers from conflicts of interest and from uncertain leadership. There is no indication that "Project Jonah" has the leadership expertise to operate successfully in Virginia. Lala Korall was a project consultant paid by VIAB who later became a corporate VP of Dominion Aquaculture, the company that was incorporated to operate Project Jonah. She has had no experience in aquaculture or any related industry, has left the company, and is presently a consultant for "European Business Development." John Schiering, COO of Dominion Aquaculture, LLC has had some food related experience in candy but is also stepping away with a side gig at a new venture called "Newfangled Confections."

3. Project Jonah's financing is sketchy. There is no indication that, after half a decade, Project Jonah has been able to raise the capital needed to break ground on the project, and there are many indications it is stalling for time to avoid repaying TROF grants. The project's Singapore and Cayman Islands-based investment bankers have never provided any verifiable substantiation that they actually have funds on hand to invest in the project. Their proposal to close on the loan before breaking any ground or meeting other benchmarks is a red flag that they cannot deliver on what they promised.

4. We've seen this sort of implosion before. VCHR filed the complaint this year against VIAB's "Project Biodiesel" that led to the investigation and the finding of wrongdoing by the Virginia Office of the Inspector General. In that case, a VIAB executive, who also had had no industry experience, attempted to bring a major refining operation to Saint Paul, Virginia. When the project collapsed, the VIAB vice chair, in collusion with the TROF executive director, improperly avoided repayment of a portion of the grant by claiming that other VIAB projects (most of which have not yet come to fruition) more than met his refining performance agreement. You may read the [OSIG determination here](#). This scandal is also the basis for a series of investigative reports initiated by the [Associated Press](#) on the dangers of unaccountable economic development agency activities that leave counties on the hook for repayment while insiders abscond with millions.

As in past years, Project Jonah will likely approach the Virginia Coalfield Economic Development Authority in late October to seek an extension for the loan deadline. **We urge you not to extend the deadline.**

VCHR is a coalition of 17 organizations representing over 10,000 Virginians.

Sincerely,
Virginia Coalition for Human Rights



Paul Noursi
Co-chair



Nancy Wein
Co-chair

Pure Salmon (Project Jonah) Announcement



- On Nov. 16, Buchanan, Russell, and Tazewell Counties announced Project Jonah (Pure Salmon) as one of the largest private capital investment projects in Southwest Virginia history. VCEDA has contingently approved up to \$10 million for the project. The number of jobs in the application to VCEDA is 203 full-time.



electronic IT
energy
education
emerging
technologies
entrepreneurs

JOINT PRESS RELEASE

November 16, 2020

Contact: AJ Robinson

aj.robinson@tazewellcounty.org

(276) 245-6194

**BUCHANAN, RUSSELL AND TAZEWELL COUNTIES ANNOUNCE ONE OF THE
LARGEST PRIVATE CAPITAL INVESTMENT PROJECTS IN
SOUTHWEST VIRGINIA HISTORY**

Southwest, Virginia – The Board of Supervisors of Russell, Buchanan and Tazewell Counties announced one of the most important economic development events of the Cumberland Region, the construction of Project Jonah – the world’s largest vertically integrated indoor aquaculture facility. Located on the boundary of Tazewell and Russell Counties in Southwest Virginia, the facility will employ over two hundred residents whose individual median wage will equal or exceed the total median family income of families in all of the three counties.

The project is to be constructed by Pure Salmon, a global leader in aquaculture. Pure Salmon will invest approximately \$228 million in facility and equipment. This is one of the largest private capital investment projects in Southwest Virginia history. The facility will raise and process up to 20,000 tons of salmon annually.

The three counties have been working with the project for nearly six years to land the big fish. A combination of local and regional economic development incentives was offered jointly by the counties to augment their coal driven economies with this environmentally friendly industry.

In 2013, Delegate Will Morefield traveled to Israel to seek out economic opportunities for Southwest Virginia. In 2015, a contingent of local officials traveled to observe similar large-scale aquaculture projects.

Travis Hackworth, a member of the Tazewell County Board of Supervisors travelled with local officials to look at pilot projects and stated “The facility we saw under construction was amazing. It was unbelievably large, and our project is going to be ten times that size. The number of jobs required will give opportunity to so many of our residents to stay home and not have to move away for work. We are thankful to have this tremendous opportunity.

Beginning in 2017, Tazewell, Russell and Buchanan Counties, all of whom had been considered as potential sites for the project, began to realize that the fish project was too big for any one of them to land alone. Together they formed a regional industrial facilities authority, seeking ways to contribute jointly to the local incentives and share the future tax revenue. The counties concluded their negotiations in October 2020, in time to enter an historic revenue sharing agreement, providing the final piece of the local incentive puzzle necessary for the project.

Craig Stiltner, Chairman of the Buchanan County Board of Supervisors, also supported the endeavor and remarked, “This project is the realization of the work of many people from Buchanan, Russell and Tazewell Counties to create a regional project that provides for economic diversity, high paying jobs and an increased tax base that will inure to the benefit of all three participating counties. Regional cooperation is the future for the coalfield counties of Southwest Virginia.”

Rebecca Dye, Russell County Board of Supervisors Chairperson, spoke of the project and the importance of jobs and economic development in the county and within the coalfield region, "This regional project will enable our coalfield region to capitalize on the skills and talents of our county's workforce while giving our children opportunities for the future. By working together, we will strengthen our communities, workforces, and quality of life for all." The Virginia Coalfield Economic Development Authority also supported the project by offering incentives funded by the Commonwealth's Metallurgical Coal Tax Credit Program.

The project purchased 203 acres of land near Southwest Virginia Community College in the summer of 2020 and applied for their land disturbing permits this fall. Site preparation will begin in earnest this winter.

A spokesperson for Pure Salmon, said "We are pleased to have chosen Southwest Virginia as the location for our Pure Salmon facility. Our decision was driven by the early support and continued assistance we have received from Delegate Morefield, the Virginia Coalfield Economic Development Authority, Tazewell County, Southwest Virginia Community College and the College Foundation as well as the benefits of economic development policies such as HB222. Our aim as a company is to produce clean, healthy and fresh locally produced salmon while providing increased opportunities for the local community.”

The project is expected to be complete by the end of 2023.

For more information about Pure Salmon visit www.pure-salmon.com



AGENDA
Committee Meetings
November 19, 2020

Executive Committee - 12:00 - 1:00 p.m.

1. Nominating Committee
2. Update on JLARC Report
3. Update on Economic Impact Study and Strategic Plan
4. Update on Seed Capital Matching Fund
5. Update on Virginia Coalfields Expressway Authority
6. Active Projects - Page 27
7. Pending Funding Requests
8. Next Board Meeting

Business Development Committee - 1:00-1:30 p.m.

1. Prospect Engage
2. New Regional Videos
3. Virginia Business November Ad - Page 19
4. Business Development Updates - Page 21
5. Existing Industry Report - Page 23
6. Active Projects - Page 27

Finance Committee 1:30-2:00 p.m.

1. Certificates of Deposit - Page 33
2. Invoices - Page 35
3. Financial Report - Page 38
4. Loan Report - Page 41
5. Grant Report - Page 44
6. Available Balance Reports - Page 47

Project Review Committee - 2:00-3:00 p.m.

1. Loan and Grant Approvals & Closings (2020 YTD) - Page 65
2. Update on Russell County IDA/Lebanon Inn
3. Update on Scott County EDA/Mountain Top Timber Products
4. SRRA Request for Modification of Archery Project Grant Agreement (Dickenson Co.) - Page 67
5. Dickenson County IDA \$170,000 Grant Request for Medical Device Feasibility Study - Page 87
6. Tazewell County IDA \$400,000 Loan Request for Project Claw - Page 167
7. Request from Project Jonah for Extension of Loan Closing Deadline - Page 286

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Telephone: 276/889-0381
Fax: 276/889-1830
Jonathan S. Belcher • Executive Director

CONFIDENTIAL MEMORANDUM

TO: VCEDA Project Review Committee

FROM: Jonathan Belcher, VCEDA Executive Director/General Counsel

DATE: November 3, 2020

RE: Request from Project Jonah to Extend Loan Closing Deadline

On August 17, 2017, the VCEDA Board conditionally approved up to \$10,000,000.00 in loan funds for the Project Jonah fish farm project in Tazewell/Russell Counties (see enclosed letter dated August 22, 2017 for exact terms). This conditional loan approval is currently set to expire on December 31, 2020, and Project Jonah has submitted the enclosed letter requesting another one-year extension of the loan closing deadline to December 31, 2021. VCEDA's initial conditional earmark of funds on this project was on December 19, 2013.

DRAFT MOTION

Motion to (*recommend, not recommend, or table*) to approve an extension of the loan closing deadline on the up to \$10,000,000.00 loan conditionally approved by VCEDA on August 17, 2017 for Project Jonah, to a new loan closing deadline of _____, with all other terms and conditions to remain the same. **This will be the final extension of said loan closing deadline. If the loan has not been closed by the new loan closing deadline, then the conditional loan approval is automatically cancelled.** The VCEDA Chairman is hereby authorized to execute any documentation associated with the foregoing.



**VIRGINIA COALFIELD ECONOMIC DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING
November 19, 2020**

The Virginia Coalfield Economic Development Authority Board of Directors met on Thursday, November 19, 2020 at the VCEDA Office, 527 East Main Street, Lebanon, Virginia.

Board members present were: Maggie Asbury, Jim Baldwin, Josh Ball, Esther Bolling (participated remotely from Wise, VA), Carroll Branham, Harry Childress, Becky Coleman (participated remotely from Gate City, VA), Brian Hess, Mike Hymes, Duane Miller, Larry Mosley, Troy Nichols, and J. P. Richardson.

Board members absent were: Vince Barnett (Rob McClintock attended remotely as a non-voting observer for VEDP), Mark Leonard and Rhonda Sluss.

Staff present were: Jonathan Belcher, Executive Director/General Counsel; Jean Jordan, Funds Administrator; and Marketta Horton, Economic Development Specialist. Susan Copeland, Marketing Coordinator, and Cathy St. Clair, VCEDA Marketing Ambassador, attended remotely.

Chairman J. P. Richardson called the meeting to order at 3:31 p.m.

Upon motion by Carroll Branham and duly seconded by Troy Nichols, and unanimously passed with all members present voting in favor thereof, none voting against the same, none abstaining, and with Vince Barnett, Mark Leonard, and Rhonda Sluss absent, the board approved the minutes of the September 23, 2020 meeting.

Jonathan Belcher noted that Becky Coleman was participating remotely from Gate City, VA under VCEDA’s policy on electronic participation due to personal matter which was COVID19, and Esther Bolling was participating remotely from Wise, VA under VCEDA’s policy on electronic participation due to personal matter which was medical-related.

I. Chairman called for the Executive Director’s Report, and Jonathan Belcher reported –

- A. The following report is a summary of major activities and events since the last board meeting.
- B. Since the last board meeting, staff have spent significant time dealing with the JLARC report, working with Virginia Tech on the economic impact/strategic planning projects, talking with a host of leads from both the U.S. and globally, funds administration including the closing of loans and grants and disbursement

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of funds, processing applications for this board meeting, processing seed capital applications for the December meeting, and assisting the new Coalfields Expressway Authority.

- C. The pipeline of business development leads continues to be fairly good given the pandemic. Most meetings are still virtual, but some are now in person.
- D. Interest in the seed capital program continues to be strong.
- E. Yates Recovery and Transport, LLC - On Oct. 6, VCEDA announced a \$10,000 seed capital grant to Yates Recovery and Transport, LLC, a new towing business in Dickenson County. One full-time and two part-time jobs are projected.
- F. First Meeting of the Virginia Coalfields Expressway Authority - On Oct. 6, VCEDA assisted in holding the first meeting of the board of the Virginia Coalfields Expressway Authority, which was held at the Southern Gap Transportation and Logistics Center in Buchanan County. Jay Rife was elected the first chairman, and Mike Yates the first vice-chairman, of the new Authority.
- G. Haysi & Clintwood Site Development Grant Announcement – On Oct. 13, VCEDA announced an up to \$950,000 grant to the Dickenson County IDA to assist with the demolition and development of the former Clintwood High School and Haysi High School sites into new economic development sites.
- H. Appalachian Council for Innovation Award - On Oct. 15, VCEDA was honored to receive the “Excellence in Government Response: COVID19” award from the Appalachian Council for Innovation (formerly known as the Southwestern Virginia Technology Council) at their annual gala. This was in recognition of VCEDA’s quick response in conjunction with the IDAs/EDAs in assisting small businesses affected by the pandemic.
- I. Dickenson County Broadband Grant Announcement - On Oct. 22, VCEDA announced an up to \$750,916.88 grant to the Dickenson County IDA to assist in the extension of broadband to underserved areas of the county in the Powell River area.
- J. Red Onion Industrial Site Development Grant Announcement - On Nov. 2, VCEDA announced an up to \$1,200,000 grant to the Dickenson County IDA to assist with further site development and infrastructure for the Red Onion Industrial Site in western Dickenson County.
- K. *Virginia Business Ad* - The November 2020 issue of *Virginia Business* magazine included a new ad from VCEDA promoting the region.

- L. The Grind Bluefield LLC – On Nov. 16, VCEDA announced an up to \$10,000 seed capital grant to The Grind Bluefield LLC, a new coffee and bagel shop in downtown Bluefield. Two full-time and five part-time jobs are projected.
- M. JLARC Report - VCEDA staff reached out to JLARC staff and talked several times with them to discuss comments made concerning VCEDA in their draft report. As a result of these conversations, we were able to point out several matters, which led to JLARC making a number of clarifications and corrections concerning VCEDA in their final report.

It is important to note that there is no official recommendation from JLARC concerning VCEDA in either the draft or final report. In other words, JLARC is not officially recommending any action to the General Assembly directly in reference to VCEDA. Nevertheless, close monitoring during the upcoming General Assembly session will be prudent. VCEDA staff also have talked individually with every state legislator from the VCEDA region.

- N. Virginia Tech Economic Impact Analysis and Strategic Plan - As authorized at the Sep. 23 board meeting, Virginia Tech was commissioned to complete an economic impact analysis of VCEDA and to assist in the development of a strategic plan for VCEDA. An advisory committee of stakeholders has been identified, and data collection for the economic impact analysis is well underway. VCEDA staff spent numerous hours in assisting on the data collection. The economic impact study should be complete by Dec. The strategic plan will be complete around March. Tentatively, the economic impact study will be presented to the board at the Dec. 17 meeting. The board will be asked to participate in the strategic planning early next year.
- O. Additional Events and Activities:

- Oct. 5 – Project Oasis Virtual Announcement
- Oct. 8 – Project Brown Loan Closing (Russell County)
- Oct. 15 – UVA-Wise Strategic Planning Focus Group (Virtual)
- Oct. 20 – VEDP REDO Meeting (Virtual) (recurring monthly)
- Oct. 21 – Governor’s Summit on Rural Prosperity (Virtual)
- Oct. 26 – GO Virginia Region 1 Agriculture Working Group (Virtual)
- Oct. 27 – Opportunity SWVA Meeting (Virtual)
- Oct. 29 – GO Virginia Region 1 IT Working Group (Virtual)
- Nov. 12 – Cumberland Plateau PDC CEDS Committee Meeting
- Nov. 18 -- VEDP REDO Meeting (Virtual) (recurring monthly)
- Nov. 19 – VCEDA Board Meeting

Upcoming:

- Dec. 3 – VCEDA Project Rev. Committee (Seed Capital Interviews)

Dec. 15 – Virginia Coalfields Expressway Board Meeting
Dec. 17 – VCEDA Board Meeting

II. Executive Committee met, and J. P. Richardon reported -

- A. Upon motion by Larry Mosley and duly seconded by Carroll Branham, and unanimously passed with all members present voting in favor thereof, none voting against the same, with Josh Ball abstaining, and with Vince Barnett, Mark Leonard, and Rhonda Sluss absent, the board approved to earmark a total of \$1,000,000 (up to \$500,000 from the Coalfield Revolving Loan Fund and up to \$500,000 from the Coalfield Workforce Development and Training Fund) for renewable energy projects, subject to the existing guidelines for said funds.
- B. Committee received an update on the JLARC Report, Economic Impact Study and Strategic Planning, Seed Capital Matching Fund, and the Virginia Coalfields Expressway Authority.
- C. The Nominating Committee will present a slate of officers for 2021 to the full board at the next board meeting.
- D. Committee discussed active projects, pending funding requests and the next board meeting (December 17).

III. Business Development Committee met, and Larry Mosley reported –

- A. Committee discussed the business development activities and reports that the e-Region has had 146 inquiries and 27 prospect visits Y-T-D. Events and activities that have taken place since the last board meeting include the AUVSI XPONENTIAL 2020 (virtual), CFX Authority Board meeting, UVA-Wise Strategic Planning meeting (virtual), SWVA Technology Council Gala and Awards Banquet (Abingdon), 2020 Governor’s Summit on Rural Prosperity (virtual), GO VA Region 1 Agriculture Working Group zoom meeting, Opportunity SWVA (virtual), GO VA Region 1 IT Working Group zoom meeting, CPPDC CEDS committee meeting, and SEDC’s Meet the Consultants Coast to Coast (virtual).
- B. Committee discussed upcoming events, which include Opportunity SWVA, CFX Authority Board meeting, December 17 VCEDA Board meeting, Business Investment Call Trip (Oklahoma/Arkansas), Business Investment Call Trip (Illinois), AUVSI XPONENTIAL (Atlanta), Business Investment Call Trip (Southern Michigan), SelectUSA (Washington DC), and Area Development Consultants Forum (Richmond).
- C. Committee discussed Prospect Engage (which is a new interactive chat feature

and data analytics service that is being tried on a test basis on the website), *Virginia Business* November Ad, and Existing Industry Reports. Committee also discussed additional new regional videos which VCEDA has released.

- D. Larry Mosley reported that VCEDA staff are currently working forty-three (43) active projects; two (2) are agriculture related, three (3) are information technology related, eleven (11) are manufacturing related, twenty-two (22) are seed capital related, one (1) is tourism related, two (2) are energy related, and two (2) are other related.

IV. Finance Committee met, and Esther Bolling reported –

- A. Committee reviewed certificates of deposit, invoices, financial report, loan and grant reports, and available balance reports and found no irregularities.

V. Project Review Committee met, and Josh Ball reported –

- A. Committee reviewed loan and grant approvals & closings (2020 YTD).
- B. Committee received an update on Russell County IDA/Lebanon Inn and Scott County EDA/Mountain Top Timber Products loans.
- C. Upon motion by Josh Ball and duly seconded by Larry Mosley, and unanimously passed with all members present voting in favor thereof, none voting against the same, none abstaining, and with Vince Barnett, Mark Leonard, and Rhonda Sluss absent, the board approved a request from the Southwest Regional Recreation Authority (“SRRA”) to amend and modify the Grant Agreement dated August 15, 2019 by and between VCEDA and SRRA concerning an up to \$149,945.00 grant, to add the construction and development of a rifle, pistol, and shotgun range in Dickenson County, the purchase of equipment for an indoor archery range in Dickenson County, and costs associated therewith, to the eligible uses of VCEDA grant proceeds under Section 2 of said Grant Agreement. SRRA shall maintain a valid easement or other legal right to use the real estate at all times that VCEDA funds are used on the rifle, pistol, and shotgun range project, and a valid lease or other legal right to use the real estate at all times VCEDA funds are used on the indoor archery range project. The VCEDA Chairman is hereby authorized to execute any documentation associated with the foregoing.
- D. Upon motion by Josh Ball and duly seconded by Jim Baldwin, and unanimously passed with all members present voting in favor thereof, none voting against the same, none abstaining, and with Vince Barnett, Mark Leonard, and Rhonda Sluss absent, the board approved up to a \$170,000.00 grant to the Industrial Development Authority of Dickenson County, Virginia (“IDA”) to be used to finance a medical device manufacturing feasibility study including design,

engineering, component, assembly, legal, consulting, permitting, and regulatory expenses, the purchase of equipment, tools, molds, and software, and costs associated with the foregoing. This grant shall be funded from the VCEDA Dickenson County Account. The VCEDA Chairman is hereby authorized to execute any documentation associated with the foregoing and this grant.

E. Upon motion by Josh Ball and duly seconded by Mike Hymes, and unanimously passed with all members present voting in favor thereof, none voting against the same, none abstaining, and with Vince Barnett, Mark Leonard, and Rhonda Sluss absent, the board approved up to a \$400,000.00 loan to the Industrial Development Authority of Tazewell County, Virginia (“IDA”) to be used to finance site development, site grading, building construction, the installation and extension of utilities, other improvements, and costs associated with the foregoing, to assist with the location of Project Claw to the Bluestone Regional Business and Technology Park in Tazewell County, Virginia, subject to the following terms and conditions:

1. The loan shall be due and payable in one hundred eighty (180) consecutive monthly payments of principal and interest, with the first twenty-four (24) months payments of principal and interest deferred. Monthly payments shall be amortized to be as equal as possible in amount, and re-calculated accordingly as loan proceeds are drawn down from VCEDA.
2. The interest rate shall be 1.625%.
3. The loan shall be collateralized by a first lien deed of trust on the building to be constructed with these VCEDA loan proceeds in the Bluestone Regional Business and Technology Park.
4. This loan shall be funded from the VCEDA Tazewell County Account.
5. The IDA’s lease-purchase to Project Claw of the real estate securing this VCEDA loan, is hereby approved. Such lease(s) shall be acceptable to the VCEDA Executive Director/General Counsel.
6. The VCEDA Chairman is hereby authorized to execute any documentation associated with the foregoing and this loan.

F. Josh Ball made a motion (which was the recommendation from the Project Review Committee), duly seconded by Harry Childress, to approve an extension of the loan closing deadline on the up to \$10,000,000.00 loan conditionally

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approved by VCEDA on August 17, 2017 for Project Jonah, to a new loan closing deadline of May 19, 2021, with all other terms and conditions to remain the same. **This will be the final extension of said loan closing deadline (unless the project has experienced at least \$18,000,000.00 in tangible construction endeavors, expenditures and evidence of significant construction and development related activity), then the conditional loan approval will automatically be cancelled.** The VCEDA Chairman is hereby authorized to execute any documentation associated with the foregoing.

Upon substitute motion by Mike Hymes, duly seconded by Jim Baldwin, and unanimously passed with all members present voting in favor thereof, none voting against the same, with none abstaining, and with Vince Barnett, Mark Leonard, and Rhonda Sluss absent, the board approved an extension of the loan closing deadline on the up to \$10,000,000.00 loan conditionally approved by VCEDA on August 17, 2017 for Project Jonah, to a new loan closing deadline of June 30, 2021, with all other terms and conditions to remain the same. **This will be the final extension of said loan closing deadline (unless the project has experienced at least \$18,000,000.00 in tangible construction endeavors, expenditures and evidence of significant construction and development related activity), then the conditional loan approval will automatically be cancelled.** The VCEDA Chairman is hereby authorized to execute any documentation associated with the foregoing.

Chairman called for old business, and there was none.

Chairman called for new business, and there was none.

Upon motion by Mike Hymes and duly seconded by Larry Mosley, the meeting adjourned at 4:05 p.m.