

Town of Hurt
Minutes
November 19, 2024

Meeting Called to Order

Gary Hodnett calls Town Work Session to order for the town of Hurt scheduled for November 19 at 6:05 PM.

Roll Call

In attendance Steve, Wanda, Bob, and Gary Poindexter establishing a quorum.

Motion for Closed Session

- Gary Hodnett requests a motion to move into a closed session.
- Gary Poindexter makes a motion to convene a closed session under Virginia Code 2.2-3711, citing sections A-1, for discussions on personnel matters, Section 2.237A real estate, and section 5 prospective business.
- Bob seconded the motion, unanimously approved, and the meeting is moved to a closed session.

Certification of Closed Meeting

- Mayor Hodnett asks for a motion to certify the closed session.
- Gary Poindexter makes a motion to certify the closed session held in accordance with the Virginia Freedom of Information Act.
- The motion is seconded by Wanda and approved by all members, Steve, Paul, Wanda, Bob, and Gary Poindexter.

Invocation

- Gary Poindexter leads an invocation, thanking God for blessings and asking for guidance on the meeting.

Pledge of Allegiance

- Lead by Mayor Hodnett

Welcome

- Gary Hodnett announces the Christmas dinner scheduled for December 5 at 6:30 PM, location TBD.

Pivot Energy Solar Farm

- Gary Hodnett provides an update on the pivot energy solar farm, stating they are in the final stages before construction.

- Gary Hodnett asks John if they are okay to sign the contract for the clean footprint solar project, which John confirms.
- Gary Hodnett mentions the water treatment plant project, which has already signed the necessary paperwork.

Discussion on SR RIFA Agreement

- Gary Hodnett asks Steve and Paul to evaluate the agreement with SR RIFA and provide a recommendation on whether to stay in or get out.
- John explains that the water treatment plant is not part of the SR RIFA strip, so they are not obligated to revenue share.
- Gary Hodnett and John discuss the implications of selling water to entities within the SR RIFA strip.
- John mentions that SR RIFA bought land close to Walmart and is focusing on developing that property.

Historical Context and Financial Implications

- Gary Poindexter provides historical context on the formation of SR RIFA, starting in 2018-2019 Fiscal Year.
- Gary Poindexter explains the initial financial contributions and the redistribution of percentages after Alta Vista pulled out.
- Steve questions the financial viability of staying in SR RIFA, given the small share of revenue.
- Steve mentions the potential costs of site preparation for new industries, which could be significant.

Long-Term Prospects and Regional Impact

- Gary Poindexter emphasizes the importance of having a regional vote in SR RIFA, even if the financial return is small.
- Gary Poindexter highlights the potential long-term benefits of developing the SR RIFA strip.
- John questions the specifics of the incentive package and the performance agreement with SR RIFA.
- Gary Hodnett and John discuss the potential costs and benefits of future site preparations and incentive packages.

Evaluation of Performance Agreement

- John stresses the need to know the exact terms of the performance agreement and the county's financial contribution.
- Gary Hodnett mentions that the town does not have to pay the 4% upfront but will be set off against future revenue.
- Bob suggests getting a waiver from the county for the 4% share on the building cost.
- Gary Hodnett and Steve discuss the potential impact of selling water to SR RIFA and the county's reaction.

Final Considerations

- John reiterates the need for exact figures on the building cost and the county's financial contribution.
- Gary Hodnett emphasizes the importance of evaluating the performance agreement thoroughly.
- Gary Hodnett asks the team to provide a mathematical analysis of the financial implications.

Action Items

- Steve and Paul to review the SRRIVA agreement and provide a recommendation on whether the town should stay or withdraw.
- Obtain a copy of the performance agreement with Staunton River Plastics and review the details.
- Investigate the terms of the incentive package provided to Staunton River Plastics, including the county's investment and the town's potential obligations.

Meeting Adjourned

- The meeting was adjourned at 7:35 PM.