



ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
AGENDA

September 26, 2023
5:30 PM

Council Chambers, Rocky Mount Municipal Building
345 Donald Avenue, Rocky Mount, Virginia

The Town of Rocky Mount is pleased to offer assistive listening devices for meeting attendees with special hearing needs. Please ask any staff member or the clerk for assistance.

Call to Order and Welcome

1. Roll Call of Members Present
2. Approval of Agenda
3. Review and Consideration of Minutes
 - 3.a. July 25, 2023- Regular Meeting Minutes
4. Secretary's Report
5. Staff Updates
6. Committee Reports (None)
7. Old Business (None)
8. New Business
 - 8.a. Quarterly Accounting Transactions
 - 8.b. Harvester Manager
9. Authority Board Comments
10. Upcoming networking events & EDA Meeting
 - 10.a. Community Partnership - October 9, 2023 9:00am (1035 Franklin St)
 - 10.b. Franklin County Connects - October 11, 2023 9:00am (Franklin Center)
 - 10.c. EDA Meeting - October 24, 2023 5:30pm (Town Municipal Building)
11. Adjournment

**TOWN OF ROCKY MOUNT
ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES
July 25, 2023
5:30 P.M.**

The Economic Development Authority (EDA) of the Town of Rocky Mount, Virginia met at the Rocky Mount Municipal Building on Tuesday, July 25, 2023 at 5:30 p.m., with Chairman Adam Lynch, presiding.

ROLL CALL OF MEMBERS PRESENT

Board Members Present: Chairman Adam Lynch, Vice Chair Justin Muse, Economic Development Authority Board Members Ruth Cook, Doug Guilliams, Mark Redden and Anna Robertson (in at 5:32pm)

Board Members Absent: None

Others Present: Economic Development Director Daniel Pinard, EDA Clerk Cherie Compton

APPROVAL OF AGENDA

Additions or Corrections: None

Motion: To approve the agenda as presented

Motion By: Member Doug Guilliams

Second: Member Mark Redden

Action: Approved by a unanimous vote of members present

REVIEW AND CONSIDERATION OF MINUTES

Let the record show that prior to the meeting, Economic Development Authority received the following draft minutes for review and consideration of approval:

June 27, 2023 - Regular Meeting Minutes

Motion: To approve minutes as presented

Motion By: Vice Chair Justin Muse

Second: Member Ruth Cook

Action: Approved by a unanimous vote of members present

SECRETARY REPORT

Economic Development Clerk Cherie Compton advised members that the statement ending June 30, 2023 had a balance of \$5,000.00.

STAFF UPDATES

Economic Development Director Daniel Pinard provided the following business updates:

- Southern Sparkle is moving into town in the old Halls Music
- Thrift Store behind Buddys in the shopping center
- 150 Fest story telling event August 12th at Harvester
- Big 150 Fest event on September 30th shutting the streets down with several stages throughout the downtown
- DORA license is still moving forward waiting to hear back from ABC about adjusting the zones and boundaries
- Land purchase is moving forward began signing closing documents last week
- New hotel coming behind KFC

COMMITTEE REPORTS

None at this time

OLD BUSINESS

None at this time

HARVESTER UPDATES

Mr. Pinard provided the following Harvester updates:

- Free Harvester community shows scheduled for this year. The free shows will be standing room general admission shows that will bring in touring artists and help reach a more diverse crowd such as Ferrum College students.
- The Harvester is ordering a new movie grade projector and screen to use for events and movies at the Harvester since the local movie theater has closed.

- Franklin County High School hosted their prom there last year and are considering the Harvester again this year for prom and other school events.
- The Homegrown Music series has had excellent turnouts.
- Virginia Chapter American Planning Association held preconference tours in Rocky Mount and Franklin County prior to their annual conference in Roanoke. The Economic Development tour consisted of a tour of Summit View and the Harvester and how they are impacting the Town.
- In October Virginia Local Government Managers Association is holding an event at the Harvester.
- WSET highlighted Twin Creeks Distillery and Rocky Mount Burger Company both located adjacent to the Harvester.
- The Harvester is working on upkeep of the venue signage, roof, pressure washing, painting.
- Average tickets sales prior to covid were 180 per show since numbers have increased to 280 per show.

Chair Adam Lynch suggested placing Town tourist information back in the Harvester. Member Doug Guilliams asked about getting an updated summary of Harvester finances.

AUTHORITY BOARD COMMENTS

Member Redden asked for an update on the connection from Downtown to Uptown. Mr. Pinard stated that the cost came in way higher than expected and Town Council has not made a decision on moving forward at this time. Member Redden also asked about the dog park, Mr. Pinard stated that it is moving forward, and waterlines were being installed soon. Mr. Lynch suggested some projects to look at going forward such as crosswalks, events, and murals.

UPCOMING NETWORKING EVENTS & EDA MEETINGS

Franklin County Connects – August 9, 2023 9:00 am (Franklin Center)

Community Partnership – August 14, 2023 9:00 am (1035 Franklin St)

EDA Meeting – August 22, 2023 - 5:30 pm (Town Municipal Bldg)

Venture Loft Ribbon Cutting – August 28, 2023 @ 5:00 pm

Living Proof Trivia Night with Adam Lynch – August 30, 2023

ADJOURNMENT

Motion to Adjourn By: Member Mark Redden

Second: Member Anna Robertson

Action: Adjourned by a unanimous vote of members present

Time of Adjournment: 6:07 p.m.

Adam Lynch, Chairman

ATTEST:

Cherie Compton, Clerk

AMENDMENT
TO
OPERATING AGREEMENT
OF
HARVESTER PERFORMANCE CENTER, LLC

This amendment to the Operating Agreement of the Harvester Performance Center, LLC (the "company") dated as of August 1, 2013, is made this ____ day of August, 2023, by its sole member as listed below.

WHEREAS, the sole member desires to amend the operating agreement of the company in order to appoint Robert J. Wood and Mark W. Moore as co-managers of the company.

NOW, THEREFORE, pursuant to Section 10.1 of the Operating Agreement, the sole member hereby amends Section 5.1 of the Operating Agreement of the Harvester Performance Center, LLC, dated as of August 1, 2013, to read and provide as follows:

5.1 Management of the Company. The business and affairs of the company shall be managed and controlled by the co-managers and agents and employees appointed or hired by any such co-manager. Robert J. Wood and Mark W. Moore are hereby appointed the co-managers of the company, either of whom may act, as provided herein, and they, along with any other person appointed by them, shall conduct all business and other affairs of the company. All checks and other financial instruments executed in the name of and on behalf of the company shall be signed by the co-managers or may be signed by either co-manager if such check or other instrument is also signed by one of the following authorized signatories of the sole member: Chairman, Vice Chairman, or Treasurer. The signing co-manager shall not be the same person as the authorized signatory of the sole member.

SOLE MEMBER:

ECONOMIC DEVELOPMENT AUTHORITY
OF THE TOWN OF ROCKY MOUNT

BY: _____
Adam Lynch, Chairman

AMENDMENT
TO
OPERATING AGREEMENT
OF
PERFORMANCE CENTER MANAGER, LLC

This amendment to the Operating Agreement of Performance Center Manager, LLC (the "company") dated as of May 1, 2013, is made this ____ day of August, 2023, by its sole member as listed below.

WHEREAS, the sole member desires to amend the operating agreement of the company in order to appoint Robert J. Wood and Mark W. Moore as co-managers of the company.

NOW, THEREFORE, pursuant to Section 10.1 of the Operating Agreement, the sole member hereby amends Section 5.1 of the Operating Agreement of the Performance Center Manager, LLC, dated as of May 1, 2013, to read and provide as follows:

5.1 Management of the Company. The business and affairs of the company shall be managed and controlled by the co-managers and agents and employees appointed or hired by any such co-manager. Robert J. Wood and Mark W. Moore are hereby appointed the co-managers of the company, either of whom may act, as provided herein, and they, along with any other person appointed by them, shall conduct all business and other affairs of the company. All checks and other financial instruments executed in the name of and on behalf of the company shall be signed by the co-managers or may be signed by either co-manager if such check or other instrument is also signed by one of the following authorized signatories of the sole member: Chairman, Vice Chairman, or Treasurer. The signing co-manager shall not be the same person as the authorized signatory of the sole member.

SOLE MEMBER:

ECONOMIC DEVELOPMENT AUTHORITY
OF THE TOWN OF ROCKY MOUNT

BY: _____
Adam Lynch, Chairman

**A RESOLUTION OF THE ECONOMIC DEVELOPMENT AUTHORITY OF
THE TOWN OF ROCKY MOUNT, VIRGINIA**

WHEREAS, the Economic Development Authority of the Town of Rocky Mount, Virginia (the "Authority"), is an authority existing under the Industrial Development and Revenue Bond Act (the "Act"), Title 15.2, Chapter 49, Code of Virginia (1950), as amended; and

WHEREAS, the Authority is the sole member of Harvester Performance Center, LLC (the "LLC"), a Virginia limited liability company; and

WHEREAS, C. James Ervin and Mark W. Moore are co-managers of the LLC; and

WHEREAS, the Authority desires to remove C. James Ervin and appoint Robert J. Wood as co-manager of the LLC in his place and stead.

NOW, THEREFORE, BE IT RESOLVED by the Directors of the Economic Development Authority of the Town of Rocky Mount, Virginia, as follows:

1. The Directors hereby appoint Robert J. Wood and Mark W. Moore as the co-managers of the LLC.

2. The Directors hereby approve the actions necessary to effectuate this resolution including amending the LLC's operating agreement.

3. The Directors hereby direct the Chairman of the Authority to take all such further action as may be necessary, convenient, or expedient to carry out the spirit and intent of this resolution.

4. This resolution shall take effect immediately.

AYES:

NAYS:

ECONOMIC DEVELOPMENT AUTHORITY
OF THE TOWN OF ROCKY MOUNT

BY:

Adam Lynch, Chairman

ATTEST:

Clerk

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ECONOMIC DEVELOPMENT AUTHORITY
OF THE TOWN OF ROCKY MOUNT

BY:

Adam Lynch, Chairman

ATTEST:

Clerk