

SOUTHSIDE PLANNING DISTRICT COMMISSION
Virtual Quarterly Meeting
July 24, 2025

Brunswick County	Present	Virtual	Absent
Dr. Alfonzo Seward	X		
Leslie Weddington – Treasurer	X		
Dr. Barbara Jarrett-Harris			X
Halifax County			
Stanley Brandon			X
William Claiborne			X
Jerry Lovelace			X
Keith McDowell	X		
Scott Simpson	X		
Mecklenburg County			
Joe Cappaert	X		
Charlie Simmons	X		
Claudia Lundy	X		
Tom Tanner – Chair	X		
Kirk Gravitt		X	
South Boston			
Joseph Chandler	X		
George Leonard – Vice Chair	X		
South Hill			
Kim Callis – Past Chair	X		
Lillie Feggins-Boone			X
TOTAL	11	1	5

Staff	Present	Virtual	Absent
Deborah Gosney, Executive Director	X		
Andy Wells, Deputy Director	X		
Leslie Kubasek, Finance Director/HR	X		
Ashleigh Zincone, Senior Community Planner	X		
Sangi Cooper, Senior Planner	X		
Erika Tanner, Community Planner II	X		
Chad Neese, Senior Planner/GIS Specialist	X		
Tanya Jessup, Administrative Assistant	X		
Tyler Creedle, GIS Technician	X		

Guests in Attendance:

No guests were in attendance.

PUBLIC COMMENT PERIOD

Chair Tanner asked for public comments. Hearing none, the public comment period was closed.

INTRODUCTION OF NEW STAFF MEMBER

Executive Director Gosney introduced newly hired SPDC staff member, Tyler Creedle, GIS Technician.

CONSENT AGENDA

The Consent Agenda including the Meeting Agenda, Meeting Minutes dated April 24, 2025, Treasurer's Report dated June 30, 2025, and Annual Electronic Meeting Policy were submitted in the meeting packet emailed prior to the meeting. Chair Tanner requested that an item be added to the agenda titled Dissolution of Lake Country Development Corporation; there were no other additions/changes to the agenda. **Joseph Chandler made a motion to approve the consent agenda with the recommended addition to the meeting agenda titled Dissolution of Lake Country Development Corporation, seconded by George Leonard, the motion carried unanimously.**

GUEST SPEAKER

Chair Tanner introduced the guest speaker Ryan Price, Chief Economist for Virginia REALTORS®. Ryan leads the Research and Statistics Team and prior to joining Virginia REALTORS®, he served as the President of research at the Center for Regional Analysis at George Mason University and Financial Analyst at Freddie Mac. Ryan received a master's degree in urban and regional planning from Virginia Tech, and a bachelor's degree in finance from James Madison University. Ryan's research focuses on housing market trends in Virginia and the economic and demographic factors that influence them. Earlier this year, he was a featured speaker at the PDC's first Regional Housing Summit held in Chase City.

FY26 BUDGET REVISION

After reconciling year-end final quarter expenditures, revenue increased by an additional \$29,157.29 with adjusted net income now totaling \$691,339.98. There were no changes made to FY26 budgeted expenditures. **Joseph Chandler made a motion to approve the FY26 budget revision, seconded by Leslie Weddington, the motion carried unanimously.**

DISSOLUTION OF LAKE COUNTRY DEVELOPMENT CORPORATION

Executive Director Gosney reported that internal discussion with staff regarding office operations and efficiencies led to consideration being given to the dissolution of Lake Country Development Corporation (LCDC). This would facilitate simplified bookkeeping and an audit for one versus two organizations, the elimination of a tax return, and centralized more efficient utilization of staff. Ms. Gosney noted that she had consulted with the PDC attorney and asked that the appropriate research be performed to ensure that this was a viable option. She asked that the Board authorize her to proceed upon receiving positive feedback from the attorney. **Kim Callis made a motion that Ms. Gosney follow up with the**

Executive Committee for final authorization to proceed following additional research and feedback from PDC's attorney, seconded by George Leonard, the motion carried unanimously.

SPDC PERSONNEL MANUAL POLICY

The Southside Planning District Commission Personnel Manual has been updated to reflect current policies and procedures. There were significant changes made to modernize the language, clarify procedures, and reflect the Commission's evolving operations since the last update made in April of 2019. **Keith McDowell made a motion to adopt the SPDC Personnel Policy Manual, seconded by Joseph Chandler, the motion carried unanimously.**

CEDS 2025-2030 FIVE-YEAR UPDATE

Senior Planner/GIS Specialist Chad Neese provided an update on the Comprehensive Economic Development Strategy (CEDS). Mr. Neese reminded the Commissioners that major updates to the CEDS occur every five years with cursory reviews being implemented annually, Mr. Neese announced that the PDC received EDA approval to transition to a digital CEDS update versus the typical hard copy PDF versions done in the past making it more interactive and engaging. A 30-day public comment period was advertised, and no comments were received. Following Mr. Neese's review, Chair Tanner presented the CEDS Resolution for adoption. **Leslie Weddington made a motion to adopt the CEDS Resolution as read, seconded by Claudia Lundy, the motion carried unanimously.**

EXECUTIVE DIRECTOR'S REPORT

Executive Director Gosney reported on the following:

- Recent Project Activity – Southside PDC offers grant writing and administrative services to all 15 jurisdictions that are within the District's geographic footprint. A total of 23 project applications were approved in FY25 requesting a total of \$15,944,189.00. An additional 21 applications were submitted and are pending agency review. SPDC staff are currently managing 51 projects, plans and initiatives.
- Southside Regional Opioid Assessment – In January 2025, on behalf of the Counties of Brunswick, Halifax and Mecklenburg, Southside PDC issued a Request for Proposals for Projects to address the regional needs as identified in the completed Opioid Abatement Assessment. Three proposals were received on June 1, 2025. The County Administrators have identified three persons to serve on the Proposal Review Committee and score proposals. A debrief meeting was held on July 22 followed by a meeting with the County Administrators on July 25 to reveal and discuss the selected project. The County Administrators will present the chosen project to their Boards, once approved by the Board, official announcement will be made.

- Travel - Following the April meeting, Executive Director Gosney attended various conferences and retreats. VEDA, GO Virginia Retreat, and the Federal Reserves “Investing in Rural America Conference - Elevating What Works.”

Executive Director Gosney and Deputy Director Andy Wells attended the SERDI Annual Professional Development and New Executive Directors Training Conference in Atlantic Beach, Florida.

- Next PDC Meeting – The next meeting will be the Annual Dinner Meeting hosted by Brunswick County and to be held at the Brunswick County Conference Center on October 30th.

OTHER BUSINESS

No other business.

ADJOURNMENT

There being no further business, the meeting adjourned at 1:04 p.m.



Tom Tanner, PDC Chair



Deborah Gosney, PDC Secretary