

Southside PDC
Executive Committee Meeting

September 15, 2025

Meeting Agenda



EXECUTIVE COMMITTEE MEETING

Date & Time: September 15, 2025
2:00 pm – 4:30 pm

Location: 200 S Mecklenburg Ave.
South Hill, VA 23970

AGENDA

1. Call to Order Chair Tanner
 - Roll Call & Recognition of Guests Executive Director Gosney
 - Public Comment Period Chair Tanner
2. Approval/Modification of Agenda Chair Tanner
 - Commission Approval
3. Dissolution of LCDC Executive Director Gosney
 - Adopt Resolution
4. Closed Session Chair Tanner
 - Personnel Matters

Enter Closed Session:

“Pursuant to Section § 2.2-3711 of the Virginia Freedom of Information Act, I move that the Southside PDC Executive Committee convene in closed session to discuss personnel matters pursuant to the closed meeting exemption per § 2.2-3711(A)(1) of the Code of Virginia,” seconded by _____ (take roll call if virtual).

Return to Open Session:

“Having convened and concluded a closed meeting pursuant to Section § 2.2-3711 of the Virginia Freedom of Information Act on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and per Section § 2.2-3711 (D) of the Code of Virginia I move to certify that the executive meeting was conducted in conformity with the Virginia law; and that the Southside PDC Executive Committee hereby certified that to the best of each member’s knowledge; 1) Only public business matters lawfully exempted from open meetings requirement by Virginia law were discussed in the executive meeting to which certification resolution applies. 2) Only such business matters as were identified in the motion conveying the executive meeting were heard, discussed, or considered by the Executive Committee. “Seconded by _____ (take roll call vote if virtual).

5. Adjournment Chair Tanner

The Southside Planning District Commission will make reasonable accommodations and services necessary for sensory-impaired and citizens with disabilities to attend this meeting. Additionally, translation services may be offered upon request and availability. Persons requiring such accommodations/services should contact Chad Neese at least seven (7) business days in advance of the meeting. Written comments may be mailed to Southside Planning District Commission, ATTN: Chad Neese, 200 S. Mecklenburg Ave., South Hill, VA 23970. Comments may also be submitted by phone at 434-447-7101, extension 211, or by email at cneese@southsidepdc.org.

LCDC Resolution

**RESOLUTION OF THE EXECUTIVE COMMITTEE OF THE SOUTHSIDE
PLANNING DISTRICT COMMISSION REQUESTING THE DISSOLUTION AND
TERMINATION OF THE LAKE COUNTRY DEVELOPMENT CORPORATION, THE
TERMINATION OF THE RELATED JOINT POWERS AGREEMENT AND THE
TRANSFER OF THE ASSETS AND LIABILITIES OF THE CORPORATION TO THE
COMMISSION**

WHEREAS, in 1969 the Counties of Brunswick, Halifax and Mecklenburg, the Town (then City) of South Boston and the Town of South Hill (collectively, the “Member Localities”) established the Southside Planning District Commission (the “Commission”) as a public body corporate and politic under the predecessor to the Regional Cooperation Act (Title 15.2, Chapter 42, Sections 15.2-4200, et. seq., Code of Virginia (1950), as amended) (the “Act”);

WHEREAS, in 1981 the Member Localities also organized the Lake Country Development Corporation (the “Corporation”) as a Virginia non-stock, non-profit corporation of which the Member Localities are the members;

WHEREAS, in 1984 the Member Localities changed the Corporation to operate as a joint exercise of powers entity under Section 15.1-21 of the Code of Virginia (1950), as amended, as reflected in the joint powers agreement dated November 5, 1984 (the “Joint Powers Agreement”), by and between the Member Localities;

WHEREAS, the Commission was designated by the U.S. Department of Commerce, Economic Development Administration (the “EDA”) as the grantee of certain awards to capitalize a revolving loan fund to make favorable financing available to local businesses, industries and governments within Planning District 13;

WHEREAS, the Commission designated the Corporation with the institutional and legal capacity to make and administer the revolving loan fund on behalf of the Commission;

WHEREAS, the revolving loan fund has been capitalized from various sources but principally by EDA award funds;

WHEREAS, at the Commission’s request and pursuant to the Agreement to Release the EDA Federal Interest in a Revolving Fund Award (the “Defederalization Agreement”) entered into between the EDA and the Commission in August of 2021, the EDA agreed to release certain federal interests in the above-described EDA award funds provided that the Commission continue to use such funds for activities that carry out the economic development purposes of the Public Works and Economic Development Act of 1965 (42 U.S.C. § 3121 et seq.) (the “PWEDA”);

WHEREAS, the Defederalization Agreement provides that the EDA may require the return of any misspent portion of the award funds;

WHEREAS, the Commission and the Corporation maintain separate boards of directors and identities, but the Corporation is administered by Commission staff;

WHEREAS, Commission staff and the Member Localities have found it increasingly difficult to identify board members for the Corporation and to obtain quorums for Corporation board and loan committee meetings;

WHEREAS, in recent years the administrative expenses of the Corporation, including for an audit and the preparation of the IRS Form 990, have far exceeded the income from the revolving loan fund;

WHEREAS, at its meeting on July 24, 2025, the Commission authorized the Executive Director of the Commission to consult Commission counsel regarding the possible dissolution and termination of the Corporation and to seek the approval of the Executive Committee of the Commission to proceed with such dissolution and termination if counsel provided positive feedback;

WHEREAS, Commission counsel has noted that, among other things, the current form of Section 15.2-4205 of the Act authorizes the Commission, without the need for the Corporation or any other intervening entity, to apply for and accept, disburse and administer, for itself or for Member Localities so requesting, loans and grants of money or materials or property at any time from any private or charitable source or the United States of America or the Commonwealth of Virginia, or any agency or instrumentality thereof and Section 15.2-4218 authorizes any of the Member Localities in Planning District 13 to appropriate funds directly to the Commission for such purposes;

WHEREAS, Commission staff, following consultation with Commission counsel, has determined that the Commission currently has the institutional and legal capability to operate a revolving loan fund program and otherwise undertake the functions of the Corporation in accordance with the PWEDA and other applicable federal and Virginia laws and has recommended that the Corporation be dissolved and terminated, the Joint Powers Agreement be terminated and the assets and liabilities of the Corporation be transferred to the Commission; and

WHEREAS, both the Corporation's articles of incorporation and the Joint Powers Agreement provide that in the event of the dissolution of the Corporation, the assets of the Corporation shall be distributed under the direction of the directors of the Corporation only to certain recipients, which include the Member Localities for use exclusively for public purposes;

NOW, THEREFORE, BE IT RESOLVED BY THE EXECUTIVE COMMITTEE OF THE SOUTHSIDE PLANNING DISTRICT COMMISSION THAT:

1. It is hereby found and determined that the dissolution and termination of the Corporation, the termination of the Joint Powers Agreement and the transfer of the assets and liabilities of the Corporation to the Commission for continued use as a revolving loan fund or for other purposes in accordance with the PWEDA and other applicable federal and Virginia laws will result in significant operational efficiencies and administrative cost reductions, reduce the fragmentation of governmental units and services, and otherwise promote the public health, safety, convenience and welfare of Planning District 13.

2. The Commission requests the governing body of each of the Member Localities to adopt the concurrent resolution in substantially the form attached as Exhibit A (the “Concurrent Resolution”).

3. The Chair, the Secretary and the Executive Director of the Commission are authorized and directed to forward the form of the Concurrent Resolution to the governing bodies of the Member Localities and to aid the governing bodies and the staffs of the Member Localities as they consider the adoption of the Concurrent Resolution. If the Concurrent Resolution is adopted by all of the governing bodies, the Chair, the Secretary and the Executive Director of the Commission are authorized and directed to take such actions and to execute and deliver all certificates and other documents and instruments as may be considered necessary or desirable to effect the dissolution and termination of the Corporation, the termination of the Joint Powers Agreement and the transfer of the assets and liabilities of the Corporation to the Commission to be used for the purposes identified in this Resolution and the Concurrent Resolution.

4. This Resolution shall take effect immediately.

[Remainder of Page Intentionally Left Blank]

The undersigned Chair and Secretary of the Southside Planning District Commission hereby certify that the foregoing is a true and correct copy of a resolution approved by a unanimous vote of the Executive Committee of the Commission at a duly called meeting on _____, 2025.

Chair, Southside Planning District
Commission

Secretary, Southside Planning District
Commission