

**SOUTHSIDE PLANNING
DISTRICT COMMISSION
MEETING PACKET**

October 30, 2025

Southside PDC Annual Dinner Meeting
Hosted by Brunswick County
The Brunswick County Conference Center | Lawrenceville, Virginia
October 30, 2025

Opening Remarks..... Tom Tanner, Chair

Welcome Message..... Dr. Barbara Jarrett Harris,
Chair Brunswick County Board of Supervisors

Special Recognition..... Andy Wells, Executive Director

Invocation..... Alfreda Reynolds,
Director of Economic Development Brunswick County

Dinner..... Catered by 313 Franklin

Southside Planning District Commission
Business Meeting

Call to Order..... Tom Tanner, Chair

Roll Call..... Andy Wells, Executive Director

Consent Agenda (motion to approve)..... Tom Tanner, Chair

- Agenda
- Meeting Minutes (July 24, 2025)
- Treasurer’s Report (September 2025)

Executive Director’s Report..... Deborah Gosney,
Outgoing Executive Director

Introduction of Speaker..... Tom Tanner, Chair

Guest Speaker: Bob Holsworth, DecideSmart, LLC

Closing Comments & Adjournment..... Tom Tanner, Chair

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 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.

Thank you to our Gold Sponsors



Annual Dinner Meeting Speaker:

Bob Holsworth
Managing Principal, DecideSmart, LLC

Bob Holsworth, Ph.D. is one of Virginia's leading political analysts, featured in *The Wall Street Journal*, *The New York Times*, *The Washington Post*, and on major TV networks including the BBC. He is the regular political analyst for WTVR in Richmond and was named one of the "100 Influentials in Virginia Politics" by *Campaigns & Elections* magazine.

The author of five books and numerous articles, Bob was the Founding Director of both the Center for Public Policy and the Wilder School of Government and Public Affairs at Virginia Commonwealth University, where he received the university's Outstanding Teaching Award and the State Council of Higher Education's Outstanding Faculty Award. He now serves as Managing Principal at DecideSmart, a consulting firm for governments, nonprofits, and businesses.

Bob has chaired and served on multiple state commissions and boards, including Governor McDonnell's Bipartisan Redistricting Commission, Governor Warner's Efficiency and Effectiveness Commission, and Governor Wilder's Commission on Urban Areas. He also served two terms on VCU's Board of Visitors, chaired the GRASP scholarship program, and currently sits on the Executive Committee of RVA757 Connects.

He holds a Ph.D. from the University of North Carolina at Chapel Hill

Thank you to our Bronze Sponsors



MINUTES

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

TREASURER'S REPORT



**SOUTHSIDE PLANNING DISTRICT COMMISSION
ANNUAL DINNER MEETING
October 30, 2025**

Treasurer's Report

THE SEPTEMBER 30, 2025 BALANCE SHEET DETAILS THE FOLLOWING:

ASSETS	\$ 3,345,145.27
LIABILITIES	\$ 1,816,323.30
RETAINED EARNINGS	\$ 1,011,930.32

THE YEAR TO DATE PROFIT & LOSS DETAILS THE FOLLOWING:

REVENUE	\$ 384,722.90
EXPENSES	\$ 340,531.25
NET INCOME	\$ 44,191.65

Southside Planning District Commission
SPDC Monthly Balance Sheet
As of September 30, 2025

Sep 30, 25

ASSETS	
Current Assets	
Checking/Savings	
SPDC Operating Account	115,481.10
Virginia Investment Pool	
VIP Restricted Capital Funds	231,071.97
Virginia Investment Pool - Other	2,073,740.35
Total Virginia Investment Pool	2,304,812.32
Go Virginia Account	34,341.47
Total Checking/Savings	2,454,634.89
Accounts Receivable	
Accounts Receivable	134,029.61
Cash Advances	5,021.00
Total Accounts Receivable	139,050.61
Total Current Assets	2,593,685.50
Fixed Assets	
SPDC Office Building	472,700.00
Building Improvements	19,816.67
Leasehold Improvements	92,263.90
Accumulated Dep L/H Imp	-30,487.88
Equipment	78,904.43
Accumulated Dep. Equipment	-60,278.52
Vehicle	42,950.00
Accumulated Dep. Vehicle	-27,111.83
Total Fixed Assets	588,756.77
Other Assets	
Deferred Outflows	162,703.00
Total Other Assets	162,703.00
TOTAL ASSETS	3,345,145.27

Southside Planning District Commission
SPDC Monthly Balance Sheet
As of September 30, 2025

	Sep 30, 25
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
Credit Card Payable	5,143.93
Total Credit Cards	5,143.93
Other Current Liabilities	
Project Escrow Funds	
Go Virginia Escrow	34,341.47
Opioid Escrow	43,228.12
Brunswick Flat Rock -PI Escrow	3,801.53
Meck Cty Hwy 49-PI Escrow	1,043.44
Meck Cty Lambert Rd- PI Escrow	6,146.67
South Hill Twin Oaks-PI Escrow	15,616.10
South Hill W Main St -PI Escrow	20,530.23
VH Affordab Housing Escrow	287,400.00
VH Affordable Housing-PI Escr...	129,539.00
VH Seed Escrow	20,000.00
Total Project Escrow Funds	561,646.56
Total Other Current Liabilities	561,646.56
Total Current Liabilities	566,790.49
Long Term Liabilities	
Accrued Vacation Leave	59,566.81
Deferred Inflows	49,164.00
Net Pension Liability	1,140,802.00
Total Long Term Liabilities	1,249,532.81
Total Liabilities	1,816,323.30
Equity	
Property Contribution	472,700.00
Retained Earnings	1,011,930.32
Net Income	44,191.65
Total Equity	1,528,821.97
TOTAL LIABILITIES & EQUITY	3,345,145.27

Southside Planning District Commission
 SPDC Profit & Loss
 September 2025

	Sep 25
Ordinary Income/Expense	
Income	
State Funding	
GOVA Annual Contract	10,430.27
GOVA AI Statewide Assessme...	53.38
GOVA GO Tec Virginia 2025	373.66
GOVA VGA Site Development	160.14
GOVA GoTEC Reg 3 Expansion	640.56
GOVA RISE Build to Scale	266.90
GOVA SEED Inovation Hub	640.56
3401 Rural Transportation	17,717.86
Total State Funding	30,283.33
Local Funding	
Chase City B St Pse 1	600.00
Chase City Lead Service Line	16,000.00
Halifax Cty Memorial Dr Housing	16,995.00
Lawrenceville Park St Pse 2	8,000.00
Meck Cty Oak & Surface Rd	38,545.00
S Hill Zoning Text Amendment	2,911.25
Total Local Funding	83,051.25
Other Funding	
Interest Income	8,276.02
Total Other Funding	8,276.02
Total Income	121,610.60
Gross Profit	121,610.60
Expense	
Salaries	
Direct Salaries	38,892.99
Indirect Salaries	6,738.80
Release Time	9,771.47
Total Salaries	55,403.26
Employee Benefits	28,268.76
Auto Repairs/ Maintenance/Gas	137.57
Building Upkeep	1,060.00
Contract Consultant	6,160.00
Direct Misc Expenses	41.60
Direct Project Expenses	1,997.89
Equipment Lease Payments	715.55
Meeting Expense	
Quarterly Meetings	682.43
Annual Meeting	-776.42
Total Meeting Expense	-93.99
Membership Dues	150.00
Office Expenses	1,879.64
Office Supplies	248.34
Postage/Freight	-91.29
Publications/Subscriptions	40.98
Utilities	1,263.69
Total Expense	97,182.00
Net Ordinary Income	24,428.60
Net Income	24,428.60

Southside Planning District Commission Year to Date Budget vs. Actual July through September 2025

	Jul - Sep 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Federal Funding				
EDA Planning Grant		70,000.00	-70,000.00	
SCRC LDD Allocation		23,384.00	-23,384.00	
Hazard Mitigation Plan Update		68,066.46	-68,066.46	
VATI Regional Fiber-Pse 1		5,595.00	-5,595.00	
Total Federal Funding		167,045.46	-167,045.46	
State Funding				
DHCD Annual Contract		114,971.00	-114,971.00	
GOVA Annual Contract	26,869.23	84,000.00	-57,130.77	32.0%
GOVA Advanced Man Talent Path	266.90	3,085.24	-2,818.34	8.7%
GOVA AI Statewide Assessment	266.90	685.24	-418.34	38.9%
GOVA Amelia Cty Due Diligence		2,685.24	-2,685.24	
GOVA GO Tec Virginia 2025	2,188.58	3,336.73	-1,148.15	65.6%
GOVA VGA Site Development	960.84	1,094.44	-133.60	87.8%
GOVA Co-Location Data&CEA		1,370.48	-1,370.48	
GOVA GoTEC Reg 3 Expansion	693.94	4,273.58	-3,579.64	16.2%
GOVA RISE Build to Scale	1,761.54	20,000.00	-18,238.46	8.8%
GOVA SEED Inovation Hub	800.70	5,484.41	-4,683.71	14.6%
Hazard Mitigation Admin		7,255.72	-7,255.72	
Roanoke Region 3 DEQ Water Plan		8,884.00	-8,884.00	
3401 Rural Transportation	17,717.86			
VDOT-Rural Transportaion		58,000.00	-58,000.00	
VATI Regional Fiber-Pse 3		125,000.00	-125,000.00	
VATI Regional Fiber -Pse 2		102,000.00	-102,000.00	
Total State Funding	51,526.49	542,126.08	-490,599.59	9.5%
Local Funding				
Brodnax Depot Project	1,000.00	12,000.00	-11,000.00	8.3%
Brodnax Townwide Housing Rehab		50,000.00	-50,000.00	
Bruns Cty Online GIS Services	4,200.00	4,200.00		100.0%
Bruns Cty Sherrif's GIS Service	7,200.00	7,200.00		100.0%
Bruns Cty Stonewall Indus HUD		2,500.00	-2,500.00	
Bruns Cty Stonewall Indus TRRC		5,000.00	-5,000.00	
Bruns Cty Stonewall Indus VEDP		2,500.00	-2,500.00	
Bruns Cty Township Rd		39,160.00	-39,160.00	
Bruns Cty IDA Produce EDA		45,000.00	-45,000.00	
Bruns Cty IDA Produce-SCRC-SEID		10,000.00	-10,000.00	
Bruns Cty IDA -Sledge & Barkle		7,500.00	-7,500.00	
Chase City B St Pse 1	600.00	29,248.00	-28,648.00	2.1%
Chase City B St Pse 2	4,866.66	68,042.00	-63,175.34	7.2%
Chase City Lead Service Line	16,000.00	16,000.00		100.0%
Clarksville Cove Project		8,333.33	-8,333.33	
Clarksville Sewer Improvement		5,000.00	-5,000.00	
Halifax Banister Tn Hsing Pse 1		22,916.75	-22,916.75	
Halifax Banister Tn Hsing Pse 2		42,900.00	-42,900.00	
Halifax Exxon Redevelopment		6,000.00	-6,000.00	
Halifax Cty GIS Contract	25,000.00	25,000.00		100.0%
Halifax Cty Memorial Dr Housing	16,995.00	19,050.00	-2,055.00	89.2%
Halifax Cty Riverdale Dr Pse 1		62,500.00	-62,500.00	
Halifax Cty VIR Water Supply		58,650.00	-58,650.00	
Lawrenceville Park St Pse 1		74,065.00	-74,065.00	
Lawrenceville Park St Pse 2	8,000.00	15,800.00	-7,800.00	50.6%
Lawrenceville Sharp St		19,000.00	-19,000.00	
Lawrenceville THT Connector		30,000.00	-30,000.00	
Lunenburg County GIS Online	4,800.00	4,800.00		100.0%
Meck Cty GIS Contract	27,000.00	27,000.00		100.0%
Meck Cty GIS Online Site	3,600.00	3,600.00		100.0%
Meck Cty Oak & Surface Rd	38,545.00	38,545.00		100.0%
Meck Cty PVHS Brownfield		1,000.00	-1,000.00	
Per Capita Dues-Brunswick Cty	25,473.60	25,473.60		100.0%
Per Capita Dues Halifax Cty	53,830.40	53,830.40		100.0%
Per Capita Dues Mecklenburg Cty	48,812.80	48,812.80		100.0%
Per Capita Dues South Boston	12,580.80	12,580.80		100.0%

Southside Planning District Commission
Year to Date Budget vs. Actual
July through September 2025

10/02/25

Accrual Basis

	Jul - Sep 25	Budget	\$ Over Budget	% of Budget
Per Capita Dues South Hill	7,603.20	7,603.20		100.0%
RRRTT THT Maint Amenities		5,000.00	-5,000.00	
RRRTT THT Manage Contract		7,500.00	-7,500.00	
SB John Randolph Hotel		5,100.00	-5,100.00	
SB N Main St		20,214.26	-20,214.26	
SB Riverdale Open Space		6,762.36	-6,762.36	
SB Westside MH Redevelopment		48,333.36	-48,333.36	
S Hill Nicks Ln Neighborhood		62,155.00	-62,155.00	
S Hill Sycamore-Howerton Sewer		7,500.00	-7,500.00	
S Hill Zoning Text Amendment	2,911.25	2,911.25		100.0%
Total Local Funding	309,018.71	1,076,287.11	-767,268.40	28.7%
Private Funding				
Lake Country Development Corp		25,000.00	-25,000.00	
Lake Gaston 911 Dock Signs		3,500.00	-3,500.00	
Mid Atlantic Broadband Middle		32,233.33	-32,233.33	
Old Bruns Circuit Dromgoole		2,500.00	-2,500.00	
Total Private Funding		63,233.33	-63,233.33	
Other Funding				
Interest Income	24,177.70	77,500.00	-53,322.30	31.2%
Total Other Funding	24,177.70	77,500.00	-53,322.30	31.2%
Total Income	384,722.90	1,926,191.98	-1,541,469.08	20.0%
Gross Profit	384,722.90	1,926,191.98	-1,541,469.08	20.0%
Expense				
Salaries				
Direct Salaries	136,480.10	473,344.07	-336,863.97	28.8%
Indirect Salaries	22,513.54	100,264.20	-77,750.66	22.5%
Release Time	33,430.34	97,449.74	-64,019.40	34.3%
Total Salaries	192,423.98	671,058.01	-478,634.03	28.7%
Employee Benefits	87,104.26	327,348.99	-240,244.73	26.6%
Audit		9,000.00	-9,000.00	
Auto Repairs/ Maintenance/Gas	387.17	5,000.00	-4,612.83	7.7%
Building Upkeep	4,561.55	9,500.00	-4,938.45	48.0%
Conference/Travel	1,534.37	9,000.00	-7,465.63	17.0%
Contract Consultant	18,480.00	73,920.00	-55,440.00	25.0%
Direct Misc Expenses	41.60	1,500.00	-1,458.40	2.8%
Direct Program Training	1,372.62	5,750.00	-4,377.38	23.9%
Direct Project Expenses	5,253.66	4,000.00	1,253.66	131.3%
Equipment Lease Payments	2,688.83	12,500.00	-9,811.17	21.5%
Insurance/Bonding	6,808.00	7,000.00	-192.00	97.3%
Legal Expense		4,000.00	-4,000.00	
Meeting Expense	1,491.04	13,100.00	-11,608.96	11.4%
Membership Dues	4,650.00	8,625.00	-3,975.00	53.9%
Office Expenses	6,991.12	45,500.00	-38,508.88	15.4%
Office Supplies	990.15	5,000.00	-4,009.85	19.8%
Postage/Freight	541.99	2,000.00	-1,458.01	27.1%
Professional Printing		1,000.00	-1,000.00	
Public Relations	714.81	1,000.00	-285.19	71.5%
Publications/Subscriptions	112.96	550.00	-437.04	20.5%
Utilities	4,383.14	18,500.00	-14,116.86	23.7%
Total Expense	340,531.25	1,234,852.00	-894,320.75	27.6%
Net Ordinary Income	44,191.65	691,339.98	-647,148.33	6.4%
Net Income	44,191.65	691,339.98	-647,148.33	6.4%