



**MEETING MINUTES
BEDFORD COUNTY ECONOMIC DEVELOPMENT AUTHORITY**

**Bedford County Administration Board Room
122 E. Main Street
Bedford, VA 24523
April 5, 2018
5:30 p.m.**

Economic Development Authority:

Present:

Dennis Novitzke - Dist. 1; Mickey Johnson, Chairman - Dist. 2; Wyatt Walton - Dist. 3; Matthew Braud - Dist. 4; Jim Lusk - Dist. 5; Kelly Harmony, Vice-Chairman - Dist. 6; Jim Messier - Dist. 7

Absent: None

Staff Present: Carl Boggess - County Administrator; Traci Blido – EDA Secretary; Pam Bailey - Marketing & Business Development Coordinator

Staff Absent: Patrick Skelley - County Attorney

Transcriber: Julia Peters

Guests: Edgar Tuck - County Supervisor District 2; Charla Bansley - County Supervisor District 3

(1) APPROVAL OF AGENDA

Chairman Mickey Johnson called the meeting to order and asked for approval and/or any amendments to the Authority's April 5, 2018 agenda.

Mrs. Harmony moved, seconded by Mr. Braud, to approve the April 5, 2018 EDA agenda, as presented.

Voting yes: Mr. Novitzke, Mr. Johnson, Mr. Walton, Mr. Braud, Mr. Lusk, Mrs. Harmony, Mr. Messier

Voting no: None

Adopted Unanimously

(2) APPROVAL OF MEETING MINUTES - March 1, 2018

Mr. Johnson asked for approval and/or any amendments to the Authority's regular March 1, 2018 meeting minutes.

Mr. Braud moved, seconded by Mr. Messier, to approve the March 1, 2018 meeting minutes, as presented.

Voting yes: Mr. Novitzke, Mr. Johnson, Mr. Walton, Mr. Braud, Mr. Lusk, Mrs. Harmony, Mr. Messier

Voting no: None

Adopted Unanimously

(3) REPORTS

A. Economic Development Director's Report

Mrs. Blido reported that staff have been working on three ongoing existing business expansions and identifying companies eligible for incentives and training grants. The KMR Aviation expansion has been announced and another company expansion is to come. She met with Teva Pharmaceuticals officials regarding the pending 2020 closure announced last year. Megan Lucas from the Lynchburg Regional Business Alliance and Mrs. Blido will continue to market the facility along with AEP's Economic Development Director, John Smolack. There will be a site selector event coming up this month in the region and staff are trying to secure a tour for those site selectors. Mrs. Blido is preparing to assist the employees wherever possible and the state's Rapid Response Team will assist with training grants available. The trade office of the VEC will also be working to identify any specific extra grants that are available for employees whose jobs are moved to other countries. The Workforce Development Board and the Bedford Area Chamber of Commerce are also working with Mrs. Blido and Teva on employee briefings regarding job fairs and customized training.

Several ribbon cuttings are coming up with Innovaire Communications event scheduled for May 10 at 11:00 am where a couple people from the Governor's Office will attend. The launch of the New London Tech Trails is also coming up on Thursday, April 26 at 10:00 am and there is much excitement about the 6.4 miles of trails. She is also working on a project that will go in next to Owens Market if all goes forward and they want to have a ribbon cutting this month if successful. Ms. Bailey is working on a Business Appreciation Event at Benjamins on May 30 from 5:00 - 6:30 pm, and she will be attending some Bedford One tours in the coming weeks. On April 18, Ms. Bailey will be visiting Liberty University's College of Osteopathic Medicine and Jefferson College of Health Sciences on April 30. On May 8 they will be taking students to US Pipe and Automated Conveyor Systems in Lynchburg. Next week, Mrs. Blido and Ms. Bailey will be attending the Virginia Economic Development Association Spring Conference in Richmond. Ms. Bailey is working on a marketing plan for next year and they have an awesome intern that is helping out. Mr. Walton asked when would the closing of Teva be final and Mrs. Blido said it will be done in phases, but will probably be completed by the end of 2019. She said the upside is that the economy is better and these employees are skilled and we can find them work. Also the 429,000 square foot facility will be available and we do get requests from the state for such a facility and we will make it known to AEP's economic developer and Megan Lucas with LRBA as well.

B. Monthly Financial Report

Staff reviewed the financial report with the EDA members and answered questions.

C. Monthly Accounts Payable Report – Bills that have been paid

Staff reviewed the accounts payable report with the EDA members and answered questions.

(4) TOWN OF BEDFORD

Mrs. Blido, Reid Wodicka and Julie Creasy, County Commissioner of Revenue, met with three of the town councilmen about what the county and the EDA could provide for the middle school development

proposals. It is still too early to have details, but it was a good meeting. Mrs. Blido also visited Beale's and talked with the brewmaster and Dave McCormick has opened up a distribution company next door to Beale's called Saint X. Beale's can now do their own distribution which means 15 new accounts in Richmond and 100 new accounts in the Lynchburg and Roanoke area. Beale's has brewed 240 barrels from January to March and this will increase in time. Mr. Boggess will be speaking at the Attorney Spring Conference in Roanoke about economic development and Beale's Brewery in particular.

(5) NEW LONDON BUSINESS AND TECHNOLOGY CENTER

A. Update on Site Development/Grading Work

Mr. Boggess reported that Lot 3b and 4 are completed. The entrance will be going in on Lot 4. He mentioned several months ago about putting an entrance on Lot 3b, but there are some complicating factors so we will wait on that entrance. On Monday he gave the go ahead to David Bays to begin work on the Lot 7 grading. The EDA approved up to \$150,000, but the actual amount came in at \$121,700 which was a good price. Liberty has the upper entrance almost finished and the next thing to do is the left turn lane. Nanotouch is building on Lot 3a, but the EDA has not seen their architectural plans yet. Mrs. Blido will call them and reach out to Cliff Coleman to see if they can provide those plans for the May meeting. She also reported that Rich Diddams will try to be at the May meeting also with the CERE plans.

B. Shell Building Update

Mr. Boggess and Mrs. Blido met with representatives of Masters Engineering and Mr. Boggess gave the EDA members a very rough draft regarding the shell building because they cannot provide a set of specs since it will be a design build dependant upon the company used. Mr. Boggess told the EDA to e-mail or call him with any questions. He said he will need the EDA's input with the architectural aspect. He has suggested using metal panels instead of block which are less costly and were used on the Liberty project and look good. Discussion followed regarding a shell building. A rough estimate for 40,000 square foot building is \$1 million to \$1.1 million. Mr. Boggess said we do not want to miss the fall meeting of the Tobacco Commission so we need to get our application in the pipeline by this summer. Lot 7 is 6.25 acres and has room for the shell building and room for expansion.

C. Somerset Pump Station Update

Mr. Boggess had a meeting with Planning Commission members Steele and Tilet, Board of Supervisors Bansley and Sharp, Gregg Zody, Community Development Director, and the potential developers of the property. The developers are proposing a rezone. They told him yesterday it would have 164 single family lots, 108 patio units, 63 townhomes and 192 apartments similar to Wyndhurst development with commercial in front and residential in back. He has not talked with board members, but knowing the makeup of the board, he thinks they are a little heavy on the multifamily homes. The developers are on a reasonably aggressive schedule with it possibly going to the Planning Commission in July and to the Board in August. Discussion followed regarding the sewer capacity and the pumps and this development. Mr. Boggess stated that the BRWA cannot allow them to tap into the sewer without approval from the EDA.

(6) BEDFORD CENTER FOR BUSINESS

Mrs. Blido stated she met this week with Mary Zirkle about potential businesses and brought her up to speed on the challenges and opportunities in that park.

(7) MONTVALE CENTER FOR COMMERCE

Mrs. Blido had nothing to report.

(8) ALL OTHER EDA BUSINESS AS MAY BE APPROPRIATE

A. Consideration of Bedford County Fair Sponsorship

Mrs. Blido stated that the EDA gave \$5,000 last year and asked the Authority members if they wanted to sponsor again this year. Discussion followed regarding sponsorship and how much to authorize if decided. Mrs. Blido said sponsors are still needed and the different levels of sponsorship are Platinum \$10,000, Diamond \$5,000, Gold \$2,500, Silver \$1,000, Bronze \$500, Friend of the Fair \$250, and Contributor \$100.

Mr. Walton moved, seconded by Mr. Lusk to contribute \$2,500 to the Bedford County Fair Voting yes: Mr. Novitzke, Mr. Johnson, Mr. Walton, Mr. Braud, Mr. Lusk, Mrs. Harmony, Mr. Messier

Voting no: None

Adopted Unanimously

B. Ratify KMR Aviation Incentive

Mrs. Blido stated that the Governor announced the KMR Aviation expansion in mid March and the EDA assisted them with obtaining an EDA grant, a Tobacco Commission grant, and a Virginia Jobs Investment grant. It was a \$1 million investment and 12 jobs. The EDA's commitment was \$25,000 in a one time cash incentive and she requested the EDA members ratify their decision to assist KMR and authorize the Chairman to sign the agreement.

Mr. Messier moved, seconded by Mr. Lusk, to ratify the KMR Aviation incentive and authorize the Chairman to sign the agreement.

Voting yes: Mr. Novitzke, Mr. Johnson, Mr. Walton, Mr. Braud, Mr. Lusk, Mrs. Harmony, Mr. Messier

Voting no: none

Adopted Unanimously

(9) ADJOURNMENT

6:20 p.m.

APPROVED:



Chairman



Secretary