



MEETING MINUTES
ECONOMIC DEVELOPMENT AUTHORITY OF THE COUNTY OF BEDFORD, VA
Bedford County Administration Board Room
122 E. Main Street
Bedford, VA 24523

June 3, 2021
5:30 p.m.

Economic Development Authority:

Present: Wyatt Walton - Dist. 3; Matthew Braud - Dist. 4; Kristy Milton - Dist. 5; James Robertson - Dist. 6; Jim Messier - Dist. 7

Absent: Rhonnie Smith - Dist. 1; Vicki Gardner - Dist. 2

Staff Present: Robert Hiss - County Administrator; Traci Blido - EDA Secretary; Pam Bailey - Marketing & Business Development Coordinator; Patrick Skelley - County Attorney; Doug Coffman - General Property Manager

Staff Absent: None

Transcriber: Julia Peters

Guests: Mickey Johnson - County Supervisor District 1; Edgar Tuck - County Supervisor District 2

(1) APPROVAL OF AGENDA

Chairman Messier asked for a motion to approve and/or any amendments to the Authority's June 3, 2021 agenda.

Mr. Braud moved, seconded by Mr. Walton, to approve the June 3, 2021 EDA agenda, as presented.

Voting yes: Mr. Walton, Mr. Braud, Mrs. Milton, Mr. Robertson, Mr. Messier

Voting no: None

Adopted Unanimously

(2) APPROVAL OF MEETING MINUTES - May 6, 2021

Chairman Messier asked for approval and/or any amendments to the Authority's May 6, 2021 meeting minutes.

Mr. Walton moved, seconded by Mrs. Milton, to approve the May 6, 2021 meeting minutes, as presented.

Voting yes: Mr. Walton, Mrs. Milton, Mr. Robertson, Mr. Messier

Voting no: None

Abstaining: Mr. Braud

Motion Passed

(3) REPORTS

A. Economic Development Director's Report

Mrs. Blido reported that the fiscal year ends this month and exciting things continue to happen in economic development. The Teva facility sale transaction is ongoing, and Belvac's construction is proceeding very well and she hopes to be able to make a job creation announcement by the end of July. The Tobacco Commission voted unanimously to award Bedford County with an \$80,000 grant for grading of Lots 10A and 12A in the New London Business and Technology Center. The CIP funds will be the matching dollars, for a total of \$160,000 to grade 1.7 acre pads on both lots – making them shovel ready and rated as Level 5 on the Site Characterization Scale. The plan is to market the lots to high wage manufacturing and professional service companies. The lots still need to be surveyed and some engineering work will be needed as well. Hurt and Proffitt is handling the five-year wetland delineation project on Lot 14 that was discussed at the previous EDA meeting, and a Traci will be doing a walkabout the property with them on Monday. At the Gauntlet Competition, five Bedford companies were honored. The in-kind and cash prizes won by these companies were between \$1,450 and \$17,000. Participating Bedford businesses were The Well, Electric Company Art, LAT Personal Training in Moneta, Kasper UAV, a drone technology company, and Priss-E-Nerd a jewelry business. Ryouga Kasper, owner of Kasper UAV, attended the June Ag Board meeting and spoke about how his company could help agriculture. It was the first time the EDA sponsored the Gauntlet and the first time that Bedford County businesses participated.

Mr. Walton suggested keeping as many trees as possible on the lots that will be graded in the New London park. Mrs. Blido assured him that only 1.7 acres on each lot will be graded and the lots will be kept as natural-looking as they can.

B. Marketing/Business Development Report

Ms. Bailey said that the Bedford One career conversations wrapped up last week. There were six sessions with employees of local companies. They plan to continue these career conversations for the upcoming school year along with in-person tours as well. She also hopes hold an Entrepreneur Day, where business owners can talk with students who are interested in starting their own businesses. She created a print ad promoting the New London Park, as well as digital ads that promotes all EDA-owned parks. She is also working on a newsletter that will go out next week. On June 24, Ms. Bailey will participate in the Chamber of Commerce's Job Fair.

C. Monthly Financial Report (May 2021)

Staff reviewed the financial report with the EDA members and answered questions. Mrs. Blido noted that Mrs. Anderson in Finance will be attending a future EDA meeting to explain how to better interpret the financial reports and answer any questions Authority members may have regarding the data.

D. Monthly Accounts Payable Report – (May bills that have been paid)

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

(4) APPROVAL OF EDA BUDGET FY22

Mrs. Blido said she and Ms. Bailey reviewed each line item for accuracy. Notes were added for more clarification. A building maintenance reserve fund was added for long-term needs and \$200,000 was allocated toward this fund. The Board of Supervisors (BOS) approved \$163,000 toward the EDA budget. Out of the \$163,000, \$120,000 is used for business incentives and the balance helps with maintenance costs.

Staff reviewed the line items with EDA members and answered questions.

Mr. Walton moved, seconded by Mr. Braud to approve the EDA Fiscal Year 2022 Budget as presented.

Voting yes: Mr. Walton, Mr. Braud, Mrs. Milton, Mr. Robertson, Mr. Messier

Voting no: None

Adopted Unanimously

(5) TOWN OF BEDFORD

Elba's parking lot is in need of repairs/improvements and staff requested a quote from Patterson Brothers Paving Inc. to get an idea of the costs. Mr. Coffman reviewed the options and the scope of work included in the estimates. Discussion followed regarding the options; the possibility of joint funding between the Town, County, and School Board for the parking lot improvements; the parking study the Town has initiated; and the Town installing sidewalks. Discussion will continue at future meetings as the project develops.

(6) BEDFORD CENTER FOR BUSINESS

Ms. Bailey reported that an invoice has been sent to CVCC for payment of next year's rent.

(7) MONTVALE CENTER FOR COMMERCE

Mr. Hiss said a meeting is needed with delegates and senators regarding the tanks of Colonial Pipeline. As a community, plans are needed to address all the issues involved and a meeting will be scheduled soon. Delegate Terry Austin, Senator Steve Newman, and others will be invited to attend the meeting.

Mr. Robertson has spoken with people regarding the Montvale School site and has an interest in implementing a task force involving those in the community. Many want nice things to happen to the area. The site is on the historical registry so it has some potential to be developed and restored, although it would be a long process. He feels strong steps are needed to see that something good happens for the site. Mr. Hiss noted that the BOS want to take a different direction and put the property up for sale. They are not interested in putting money into it. They want to sell it or have a developer come in and do something with the property. Mr. Hiss would like to engage a commercial real estate company to help market the facility. Discussion followed pertaining to previous attempts to develop the property and the opposition to those attempts. The property is owned by the County and the Board of Supervisors will be making any final decisions.

(8) NEW LONDON BUSINESS AND TECHNOLOGY CENTER
A. Lot 7 Build-out Report

Mr. Coffman said he visited the site Friday and found 30% of the slab has been poured, all the under-slab plumbing and electrical is in place, and the metal framing is ready for the offices in the front area. About 80% of the cinder block is laid for the bathrooms, the ramp is set for the truck entrance behind the building, and all the vertical crane beams are set. The project is coming together nicely.

(9) OTHER BUSINESS

None.

(10) ADJOURNMENT

6:35 p.m.

APPROVED:

Chairman

Secretary