



MINUTES
ECONOMIC DEVELOPMENT AUTHORITY OF THE COUNTY OF BEDFORD,
VA
Bedford County Administration – Ground Floor Training
Room 122 E Main Street
Bedford, VA 24523
Special Meeting
June 19, 2023
5:30 p.m.

Economic Development Authority:

Present: David Wells (District 1); Matthew Braud (District 4); Jimmy Robertson (District 6); Jim Messier (District 7)

Absent: Vicki Gardner (District 2); Kristy Milton (District 5); Wyatt Walton (District 3)

Staff Present: Pam Bailey, Director of Economic Development

(1) CALL TO ORDER

Chairman Robertson called the special meeting to order.

(2) WASHINGTON ST. PROPERTY

A. Elba roof repair project

The fix and repair of the roof is not working where the heat pumps are located. This is causing leaks in the produce section of the store. The heat pumps need to be removed and relocated to the side of the building and repairs to the roof need to be made. A fence will also be installed around the units to prevent vandalism. The staff has done due diligence and has an acceptable proposal of \$13,000.

Mr. Messier made a motion to approve the roof repair proposal, seconded by Mr. Wells.

Adopted Unanimously

(3) CLOSED SESSION

Closed Session pursuant to Section 2.2-3711 (A) (5). Discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community. (Related to a Bedford prospect)

****A closed session was not held to discuss the hotel project but was discussed in open session.***

The business class hotel project located in the Town of Bedford next to the Bedford Welcome Center and the National D-Day Memorial was discussed. Several concerns were raised including the number of part time versus full time employees.

Per the Performance Agreement, eighteen jobs were listed but were not specified as full or part-time positions. However, the developer has stated that the hotel will bring 10 full time positions and 8 part time positions.

Another concern is that the aesthetics and position of the building fit the location as it centers between D-Day Memorial, Bedford Welcome Center, and Bedford Elementary School. The National D-Day Memorial and Welcome Center reviewed the plans and agree to the placement of the building, so it does not obstruct scenery. Per April Cheek-Messier of the National D-Day Memorial, developers stated the hotel will not impede the view shed and that proper screening will take place along the adjoining property. The developer should screen their property with sufficient evergreen trees, or similar, as permitted by the Town of Bedford Zoning Ordinance, along with the boundary between the purchaser's property and remaining property of the seller. The developer agreed to proper plantings. In addition, The National D-Day Memorial retains road frontage along the sidewalk area leading into and beyond their entrance.

The National D-Day Memorial sold .957 acres of their property, and the church next door also sold a couple of acres to help with the water shed. The developer will have a contract with the hotel brand and will have to abide by its standards. If they fail to, any additional payments by the EDA will be forfeited.

Control measures are in place as the National D-Day Memorial and Bedford Welcome Center will sign off on site plan approval.

The Performance Agreement spans a four-year period, but the agreement states the hotel remain in business as a business-class hotel for a minimum of ten years. The EDA can claw back if the minimum is not met.

**A motion was made to approve the \$40,000 Performance Agreement incentive.
Mr. Braud made a motion to approve, seconded by Mr. Messier.
Adopted Unanimously**

(4) ADJORNED 5:56 p.m.


Chairman


Secretary