



## **AGENDA**

**ECONOMIC DEVELOPMENT AUTHORITY OF THE COUNTY OF BEDFORD, VA**  
**Bedford County Administration – Ground Floor Training Room**  
**122 E Main Street**  
**Bedford, VA 24523**  
**November 2, 2023**  
**5:30 p.m.**

**(1) CALL TO ORDER**

**(2) APPROVAL OF AGENDA**

**(3) APPROVAL OF MEETING MINUTES – September 7, and October 10, 2023**

**(4) REPORTS**

- A. Economic Development Director's Report
- B. Business Programs Report
- C. Monthly Financial Report
- D. Monthly Accounts Payable Report – (see Sept/October bills that have been paid)

|  |                    |
|--|--------------------|
| <b>EDA</b>                                   |                    |
| EDA Mileage – September and October meetings | \$199.09           |
|  |                    |
| <b>Bedford Center</b>                        |                    |
| Town of Bedford Power – CVCC                 | \$5,006.69         |
| Peaksview Landscaping                        | \$866.68           |
| BRWA – CVCC                                  | \$341.03           |
|  |                    |
| <b>New London</b>                            |                    |
| Southside Electric                           | \$1,174.00         |
| Peaksview Landscaping                        | \$2,988.34         |
|  |                    |
| <b>Washington Street</b>                     |                    |
| Peaksview Landscaping                        | \$243.34           |
|  |                    |
| <b>TOTAL:</b>                                | <b>\$10,819.17</b> |

**(5) TOWN OF BEDFORD**

**(6) BEDFORD CENTER FOR BUSINESS**

- A. CVCC parking lot entrance paving discussion and approval

**(7) MONTVALE CENTER FOR COMMERCE**

**(8) NEW LONDON BUSINESS AND TECHNOLOGY CENTER**

- A. Phase 2 master plan presentation and discussion regarding next steps
- B. Tree replacement discussion and approval

**(9) WASHINGTON STREET PROPERTY**

**(10) OTHER BUSINESS**

- A. Valtim incentive clawback discussion
- B. Adult Day Care request for rezoning in Forest Professional Park



## **MINUTES**

**ECONOMIC DEVELOPMENT AUTHORITY OF THE COUNTY OF BEDFORD, VA**  
**Bedford County Administration – Ground Floor Training Room**  
**122 E Main Street**  
**Bedford, VA 24523**  
**September 7, 2023**  
**5:30 p.m.**

### **Economic Development Authority:**

**Present:** Matthew Braud (District 4); Vicki Gardner (District 2); Jim Messier (District 7); Kristy Milton (District 5); Jimmy Robertson (District 6); Wyatt Walton (District 3); David Wells (District 1)

### **Absent:**

**Staff Present:** Pam Bailey – Economic Development Director; Holley Scheffel – Business Programs Coordinator; Robert Hiss – County Administrator; Patrick Skelley – County Attorney

**Guests:** Charla Bansley

### **(1) CALL TO ORDER**

Chairman Robertson called the meeting to order at 5:32 p.m.

### **(2) APPROVAL OF AGENDA**

Chairman Robertson called for a motion to approve the agenda as presented. Mr. Walton moved, seconded by Mr. Braud.

Adopted Unanimously

### **(3) APPROVAL OF MEETING MINUTES – August 3, 2023**

Chairman Robertson called for a motion to approve the August meeting minutes, as amended. Mr. Braud moved, seconded by Mr. Wells.

Adopted Unanimously

### **(4) REPORTS**

#### **A. Economic Development Director's Report**

TEVA is currently under contract with project Moonstone. Capital is still being raised therefore they have not closed, yet. The building is not off the market and is actively being marketed. Prospect Precision is also interested in the building, but no offer has been made. A third interested party may be inquiring as the building they had an interest in has been sold.

Ms. Bailey met with a prospect for the purchase of the Nanotouch facility. They have expressed interest in the building, but do not require the entire space and are willing to lease space.

The Tobacco Commission recently toured the Center for Engineering Research and Education,

which they helped fund. Megan Lucas provided an overview of the Lynchburg Regional Nuclear Industry Technology & Commercialization Hub/NITCH for a grant they submitted through the US EDA. The new Deputy Director and Director of Regional Energy Development & Innovation will be focused on two new funding initiatives with Agribusiness and Energy Development. It is encouraging to hear they will request feedback from counties, industries, and businesses, which will positively impact their grant funding decisions.

Leather manufacturer, Moore & Giles, educates the consumer about the need for leather and it being eco-friendly. They have partnered with Seven Hills Food Co. to repurpose hides instead of being thrown into the landfill.

A meeting with the disc golf tournament pros discussed logistics, parking, and the possibility of selling lot 4. It was determined that the sheriff's office and the fire department would need to be on site. The tournament is scheduled for August 21-24, 2024.

A meeting with Southside Electric discussed vegetation control and its issue with half of the outages.

Ms. Bailey and other economic developers across the region will speak at the LRBA to commercial and industrial realtors regarding incentives offered. The goal is to work together with prospects.

#### B. Business Programs Report

September 27 will kick off the first 2023-2024 Bedford One tour with a focus on the Automotive Industry. The tour will begin at Terry Subaru with lunch included, then end the day at Wicked Diesel.

Our office was a procuring cause for the Teachers for Tomorrow students at Susie G. Gibson to attend a program at Longwood University for inspiring teachers. The tour is scheduled for October 27.

October 25 marks the second Bedford One program at Southern Air and will end the day at Innerspec Technologies.

Ms. Scheffel met with the principals & CTE Departments at Staunton River and Liberty High Schools. It was very beneficial as connections have been made to meet teachers' needs both with metal drops and guest speakers.

Ms. Bailey & Ms. Scheffel will be meeting with CTE partners with BCPS, Roanoke County & Roanoke City Public Schools, and the Dept of Labor and Industry contact, Sherie Fulcher, on September 26. The hope is to all work together to benefit the students.

9/15 CVCC is having its annual workforce conversation.

9/18 Ms. Scheffel will be speaking to SRHS regarding the Career Day Fair at Susie G. Gibson

10/4 Career Day at Susie G Gibson for 7<sup>th</sup> graders.



In October, Ms. Scheffel is attending the World Works Career and Industry Expo in Tuscaloosa, Alabama at Shelton State Community College. Replicating this event here in our region is the goal.

The JF Career Coach has been hired and will be training at CVCC. A candidate for SRHS is moving through the hiring process. This position will cover both Staunton and Liberty. The LRBA is working on a GO Virginia grant to potentially help fund these as full-time positions. The concern is that the funding would be needed every year, and not just for a short period of time. Ms. Bailey has spoken with Bif Johnson, a VCCS Board member, regarding funding this position.

**C. Monthly Financial Report**

Ms. Bailey stated that per Ms. Anderson, the first draft of the audit is complete and well ahead of schedule. A final report and presentation by Ms. Anderson may be presented at the December meeting. Ms. Bailey will discuss with Finance an explanation of reports and Accounts Receivable.

**D. Monthly Accounts Payable Report – (see August bills that have been paid)**

|                              |                   |
|------------------------------|-------------------|
| <b>EDA</b>                   |                   |
| EDA Mileage – August meeting | \$111.79          |
|                              |                   |
| <b>Bedford Center</b>        |                   |
| Town of Bedford Power – CVCC | \$2,462.69        |
| Peaksview Landscaping        | \$1,494.17        |
| BRWA – CVCC                  | \$135.00          |
|                              |                   |
| <b>New London</b>            |                   |
| Southside Electric           | \$593.00          |
| Peaksview Landscaping        | \$508.34          |
|                              |                   |
| <b>Washington Street</b>     |                   |
| Peaksview Landscaping        | \$121.67          |
|                              |                   |
| <b>TOTAL:</b>                | <b>\$5,426.66</b> |

**TOWN OF BEDFORD**

Nothing to report.

**(5) BEDFORD CENTER FOR BUSINESS**

**A. Approval of CVCC HVAC project**

Of the three quotes requested, Trane & Whitt Mechanical responded, but Southern Air did not. Mr. Coffman's recommendation was to accept Witt Mechanical's quote.

Mr. Walton moved, seconded by Mr. Wells to award the contract to Whitt Mechanical  
Adopted Unanimously.

B. Discussion of East Coast Fabrication expansion request

East Coast desires to expand the building by 15,000 SF. Due to rising construction costs, a new building is not financially practical, and refiguring space could maximize the need. Al Philpott Manufacturing Extension Partnership was suggested to solve the operational and business challenges.

**(6) MONTVALE CENTER FOR COMMERCE**

There are no updates currently.

**(7) NEW LONDON BUSINESS AND TECHNOLOGY CENTER**

A. Lot 4 Tier Status report

Lot 4 is now a Tier 5 site, and the current project in phase 2 is coming along and is expected to be completed by the end of the month.

The prospect for lot 11 is still interested but has another parcel to sell.

Project Dovetail still has interest, but a decision has not been made.

**(8) WASHINGTON STREET PROPERTY**

The paving project will begin next week and will be completed in three phases, with milling in the evening. Project cost: \$226,192. Budget: \$200,000. The shortfall will derive from Emergency Maintenance Funds.

**(9) OTHER BUSINESS**

A. Approval of revised EDA by-laws

Due to the request for remote participation, By-law Bi 1-5 has been revised to allow for remote participation and in-person meetings. This request is only under special circumstances, must be pre-approved by the Chairman, and can only be taken twice in a fiscal year.

Mr. Walton moved to adopt the revised by-law, seconded by Mr. Braud.

Voting yes: Mr. Braud, Ms. Gardner, Mr. Messier, Ms. Milton, Mr. Robertson, Mr. Walton, Mr. Wells

Adopted Unanimously

B. Close Valtim performance agreements

Valtim was not able to meet job requirements per the agreement. Mr. Wells made a motion to claw back \$15,000. No second motion.

Mr. Walton made a motion to claw back \$20,000, seconded by Ms. Milton.

Voting no: Mr. Braud, Mr. Messier, Mr. Robertson

Motion passes

C. Close Blue Ridge Optics performance agreement

Blue Ridge was not able to maintain forty-two positions.

Mr. Walton made a motion to claw back \$13,200, seconded by Mr. Wells. Payment in full within 60 days.

Voting no: Mr. Braud.

Motion passes.

A motion was made by Mr. Braud, seconded by Ms. Gardner, to adjourn the meeting.

Adjourned 7:00 pm

---

Chairman

---

Secretary



**MEETING MINUTES**  
**ECONOMIC DEVELOPMENT AUTHORITY OF THE COUNTY OF BEDFORD, VA**  
**Bedford County Administration Ground Floor Training Room**  
**122 E Main Street**  
**Bedford, VA 24523**  
**October 10, 2023**  
**6:30 p.m.**

**Economic Development Authority:**

**Present:** David Wells (District 1); Wyatt Walton (District 3); Matthew Braud (District 4); Kristy Milton (District 5); Jimmy Robertson (District 6); Jim Messier (District 7)

**Absent:** Vicki Gardner (District 2)

**Staff Present:** Pam Bailey – EDA Director; Holley Scheffel – Business Programs Coordinator; Patrick Skelley – County Attorney; Robert Hiss – County Administrator, Trish Luger – Admin Asst.

---

**(1) CALL TO ORDER**

Chairman Robertson called the meeting to order at 6:41 PM.

**(2) APPROVAL OF AGENDA**

Chairman Robertson called for a motion to approve the agenda as amended. Mr. Messier moved, and a second was made by Mr. Walton, to approve the agenda.

Adopted Unanimously

**(3) NEW BUSINESS**

**A. Renewal of East Coast Fabricators lease agreement**

The current 3-year lease expires October 31, 2023. East Coast Fabricators has expressed interest in renewing the first of two one-year terms.

Chairman Robertson called for a motion to extend the East Coast Fabricators lease until October 31, 2024. Mr. Braud moved, and a second was made by Mr. Walton.

Adopted Unanimously

**B. Ratify the Parkland Direct Performance Agreement**

Chairman Robertson called for a motion to ratify the Parkland Direct Performance Agreement. Mr. Walton moved, and a second was made by Mr. Braud.

**Discussion:** Mr. Messier questioned the upfront incentive of \$30,000, believing the board was moving away from incentives. Mr. Walton believed this agreement was in place before claw backs were discussed.

Ms. Milton inquired about updating the language of repayment in paragraph 5 to be more specific. If payment is not made within 30 days, it does not specify what actions are forthcoming.

**Chairman Robertson called for an amended motion to add a current statutory judgment rate to begin after 30 days. Mr. Walton moved, and a second was made by Mr. Braud.**

Adopted Unanimously

**(4) ADJOURNMENT**

7:04 PM

**APPROVED:**

---

**Chairman**

---

**Secretary**

## YEAR-TO-DATE BUDGET REPORT

FOR 2024 04

| ACCOUNTS FOR:                             | ORIGINAL    | TRANFRS/                       | REVISED     |            |              | AVAILABLE   | PCT     |
|---|-------------|--------------------------------|-------------|------------|--------------|-------------|---------|
| 556 ECONOMIC DEVELOPMENT AUTHORITY        | APPROP      | ADJSTMTS                       | BUDGET      | YTD ACTUAL | ENCUMBRANCES | BUDGET      | USE/COL |
| <b>561500 EDA INTEREST EARNINGS</b>       |             |                                |             |            |              |             |         |
| 556-56-0000-000-000-15-0000-415101-       | -           | INTEREST ON BANK DEPOSITS      |             |            |              |             |         |
|   | .00         | .00                            | .00         | -943.88    | .00          | 943.88      | 100.0%  |
| 556-56-0000-000-000-15-0000-415210-       | -           | BRWA CELL TOWER INCOME         |             |            |              |             |         |
|   | .00         | .00                            | .00         | -5,306.04  | .00          | 5,306.04    | 100.0%  |
| TOTAL EDA INTEREST EARNINGS               | .00         | .00                            | .00         | -6,249.92  | .00          | 6,249.92    | 100.0%  |
| <b>561800 EDA MISC REVENUE</b>            |             |                                |             |            |              |             |         |
| 556-56-0000-000-000-18-0000-418901-       | -           | MISCELLANEOUS REVENUE          |             |            |              |             |         |
|   | .00         | .00                            | .00         | -17,968.97 | .00          | 17,968.97   | 100.0%  |
| TOTAL EDA MISC REVENUE                    | .00         | .00                            | .00         | -17,968.97 | .00          | 17,968.97   | 100.0%  |
| <b>561900 EDA RECOVERED COSTS</b>         |             |                                |             |            |              |             |         |
| 556-00-0000-000-000-19-0000-419010-BLVAC- | -1,447.59   | RECOVERED COSTS - BELVAC       |             |            |              |             |         |
|   |             | .00                            | -1,447.59   | .00        | .00          | -1,447.59   | .0%     |
| 556-00-0000-000-000-19-0000-419010-DMPRE- | -390.41     | RECOVERED COSTS - DAMAGE PREVE |             |            |              |             |         |
|   |             | .00                            | -390.41     | .00        | .00          | -390.41     | .0%     |
| 556-00-0000-000-000-19-0000-419010-LU     | -           | RECOVERED COSTS - LIBERTY UNIV |             |            |              |             |         |
|   | -2,597.00   | .00                            | -2,597.00   | .00        | .00          | -2,597.00   | .0%     |
| 556-00-0000-000-000-19-0000-419010-NANO   | -           | RECOVERED COSTS - NANOTOUCH    |             |            |              |             |         |
|   | -393.00     | .00                            | -393.00     | .00        | .00          | -393.00     | .0%     |
| 556-00-0000-000-000-19-0000-419010-SMPLM- | -1,061.00   | SMPLM -RECOVERED COSTS - OTHER |             |            |              |             |         |
|   |             | .00                            | -1,061.00   | .00        | .00          | -1,061.00   | .0%     |
| TOTAL EDA RECOVERED COSTS                 | -5,889.00   | .00                            | -5,889.00   | .00        | .00          | -5,889.00   | .0%     |
| <b>564100 EDA OTHER FINANCING SOURCES</b> |             |                                |             |            |              |             |         |
| 556-56-0000-000-000-41-0000-441110-       | -           | TRANSFER FROM GENERAL FD       |             |            |              |             |         |
|   | -163,055.00 | .00                            | -163,055.00 | .00        | .00          | -163,055.00 | .0%     |
| TOTAL EDA OTHER FINANCING SOUR            | -163,055.00 | .00                            | -163,055.00 | .00        | .00          | -163,055.00 | .0%     |

YEAR-TO-DATE BUDGET REPORT

| FOR 2024 04                               |            |                                |         |            |              |            |         |           |     |
|---|------------|--------------------------------|---------|------------|--------------|------------|---------|-----------|-----|
| ACCOUNTS FOR:                             | ORIGINAL   | TRANFRS/                       | REVISED |            |              |            |         | AVAILABLE | PCT |
| 556 ECONOMIC DEVELOPMENT AUTHORITY        | APPROP     | ADJSTMTS                       | BUDGET  | YTD ACTUAL | ENCUMBRANCES | BUDGET     | USE/COL |           |     |
| 565600 EDA ADMINISTRATION                 |            |                                |         |            |              |            |         |           |     |
| 556-56-5600-000-000-00-0000-531110-       | -          | ACCOUNTING & AUDITING SERVICES |         |            |              |            |         |           |     |
|   | 10,000.00  | .00 10,000.00                  |         | .00        | .00          | 10,000.00  | .0%     |           |     |
| 556-56-5600-000-000-00-0000-531120-       | -          | ADVERTISING SERVICES           |         |            |              |            |         |           |     |
|   | 6,500.00   | .00 6,500.00                   |         | 3,049.67   | .00          | 3,450.33   | 46.9%   |           |     |
| 556-56-5600-000-000-00-0000-531130-       | -          | ATTORNEY AND LEGAL SERVICES    |         |            |              |            |         |           |     |
|   | 2,500.00   | .00 2,500.00                   |         | .00        | .00          | 2,500.00   | .0%     |           |     |
| 556-56-5600-000-000-00-0000-531220-SAL    | -          | ADMIN SALARY -SKILLED SERVICES |         |            |              |            |         |           |     |
|   | 23,000.00  | .00 23,000.00                  |         | .00        | .00          | 23,000.00  | .0%     |           |     |
| 556-56-5600-000-000-00-0000-531410-       | -          | BUILDING REPAIR & MAINT SVCS   |         |            |              |            |         |           |     |
|   | 150,000.00 | .00 150,000.00                 |         | .00        | .00          | 150,000.00 | .0%     |           |     |
| 556-56-5600-000-000-00-0000-531410-CVCC   | -          | BUILDING REPAIR & MAINT SVCS   |         |            |              |            |         |           |     |
|   | .00        | .00 .00                        |         | 476.25     | 11,985.00    | -12,461.25 | 100.0%  |           |     |
| 556-56-5600-000-000-00-0000-531510-       | -          | POSTAGE AND FREIGHT            |         |            |              |            |         |           |     |
|   | 120.00     | .00 120.00                     |         | .00        | .00          | 120.00     | .0%     |           |     |
| 556-56-5600-000-000-00-0000-531730-       | -          | CONFERENCE & EDUCATION         |         |            |              |            |         |           |     |
|   | 1,500.00   | .00 1,500.00                   |         | .00        | .00          | 1,500.00   | .0%     |           |     |
| 556-56-5600-000-000-00-0000-531750-       | -          | EMPLOYEE RECOGNITION           |         |            |              |            |         |           |     |
|   | 100.00     | .00 100.00                     |         | .00        | .00          | 100.00     | .0%     |           |     |
| 556-56-5600-000-000-00-0000-531820-       | -          | TRAVEL MILEAGE                 |         |            |              |            |         |           |     |
|   | 1,500.00   | .00 1,500.00                   |         | 223.58     | .00          | 1,276.42   | 14.9%   |           |     |
| 556-56-5600-000-000-00-0000-551210-       | -          | GENERAL LIABILITY INSURANCE    |         |            |              |            |         |           |     |
|   | 654.00     | .00 654.00                     |         | .00        | .00          | 654.00     | .0%     |           |     |
| 556-56-5600-000-000-00-0000-551220-       | -          | AUTOMOBILE LIABILITY INSURANCE |         |            |              |            |         |           |     |
|   | 150.00     | .00 150.00                     |         | .00        | .00          | 150.00     | .0%     |           |     |
| 556-56-5600-000-000-00-0000-551230-       | -          | PROPERTY INSURANCE             |         |            |              |            |         |           |     |
|   | 10,018.00  | .00 10,018.00                  |         | .00        | .00          | 10,018.00  | .0%     |           |     |
| 556-56-5600-000-000-00-0000-551240-       | -          | BOILER AND MACHINERY INSURANCE |         |            |              |            |         |           |     |
|   | 1,264.00   | .00 1,264.00                   |         | .00        | .00          | 1,264.00   | .0%     |           |     |
| 556-56-5600-000-000-00-0000-551250-       | -          | OTHER FINANCIAL INSURANCES     |         |            |              |            |         |           |     |
|   | 675.00     | .00 675.00                     |         | .00        | .00          | 675.00     | .0%     |           |     |
| 556-56-5600-000-000-00-0000-551260-       | -          | PUBLIC OFFICIALS INSURANCE     |         |            |              |            |         |           |     |
|   | 182.00     | .00 182.00                     |         | .00        | .00          | 182.00     | .0%     |           |     |
| 556-56-5600-000-000-00-0000-551290-       | -          | CYBER RISK INSURANCE           |         |            |              |            |         |           |     |
|   | 100.00     | .00 100.00                     |         | .00        | .00          | 100.00     | .0%     |           |     |
| 556-56-5600-000-000-00-0000-561120-       | -          | OFFICE SUPPLIES                |         |            |              |            |         |           |     |
|   | 500.00     | .00 500.00                     |         | .00        | .00          | 500.00     | .0%     |           |     |
| 556-56-5600-000-000-00-0000-561140-       | -          | FOOD & MEALS NON-TRAVEL        |         |            |              |            |         |           |     |
|   | 2,300.00   | .00 2,300.00                   |         | 415.81     | .00          | 1,884.19   | 18.1%   |           |     |
| 556-56-5600-000-000-00-0000-561140-BDONE- | -          | BDONE-FOOD MEALS NON TRAVEL    |         |            |              |            |         |           |     |
|   | 3,000.00   | .00 3,000.00                   |         | 29.05      | .00          | 2,970.95   | 1.0%    |           |     |

## YEAR-TO-DATE BUDGET REPORT

FOR 2024 04

| ACCOUNTS FOR:                             | ORIGINAL    | TRANSFERS/                     | REVISED     |            |              |             | AVAILABLE | PCT |
|---|-------------|--------------------------------|-------------|------------|--------------|-------------|-----------|-----|
| 556 ECONOMIC DEVELOPMENT AUTHORITY        | APPROP      | ADJUSTMENTS                    | BUDGET      | YTD ACTUAL | ENCUMBRANCES | BUDGET      | USE/COL   |     |
| 556-56-5600-000-000-0000-561140-BSAPP-    |             | BSAPP-FOOD MEALS NON TRAVEL    |             |            |              |             |           |     |
|   | 2,500.00    | .00                            | 2,500.00    | .00        | .00          | 2,500.00    | .0%       |     |
| TOTAL EDA ADMINISTRATION                  | 216,563.00  | .00                            | 216,563.00  | 4,194.36   | 11,985.00    | 200,383.64  | 7.5%      |     |
| 565615 EDA BEDFORD CTR FOR BUSINESS       |             |                                |             |            |              |             |           |     |
| 556-56-5615-000-000-0000-531410-          | -           | BUILDING REPAIR & MAINT SVCS   |             |            |              |             |           |     |
|   | 9,500.00    | .00                            | 9,500.00    | .00        | .00          | 9,500.00    | .0%       |     |
| 556-56-5615-000-000-0000-531410-CVCC -    | .00         | CVCC-BLDG REPAIR & MAINT SVCS  |             | 565.00     | .00          | -565.00     | 100.0%    |     |
|   |             | .00                            | .00         |            |              |             |           |     |
| 556-56-5615-000-000-0000-531420-          | -           | GROUNDS REPAIR & MAINT SVCS    |             |            |              |             |           |     |
|   | 8,900.00    | .00                            | 8,900.00    | 966.68     | .00          | 7,933.32    | 10.9%     |     |
| 556-56-5615-000-000-0000-531420-CVCC -    | .00         | GROUNDS REPAIR & MAINT SVCS    |             | 483.34     | .00          | -483.34     | 100.0%    |     |
|   |             | .00                            | .00         |            |              |             |           |     |
| 556-56-5615-000-000-0000-531430-CVCC -    | 31,200.00   | CVCC - EQUIP REP& MAINT SVCS   |             | 5,435.82   | .00          | 25,764.18   | 17.4%     |     |
|   |             | .00                            | 31,200.00   |            |              |             |           |     |
| 556-56-5615-000-000-0000-531430-ECOST-    | 2,000.00    | ECOST - EQUIP REP & MAINT SVCS |             | 875.00     | .00          | 1,125.00    | 43.8%     |     |
|   |             | .00                            | 2,000.00    |            |              |             |           |     |
| 556-56-5615-000-000-0000-551110-CVCC -    | 40,000.00   | CVCC-ELECTRICAL SVC CHARGES    |             | 10,223.18  | .00          | 29,776.82   | 25.6%     |     |
|   |             | .00                            | 40,000.00   |            |              |             |           |     |
| 556-56-5615-000-000-0000-551130-CVCC -    | 2,000.00    | CVCC-WATER & SEWER CHARGES     |             | 441.51     | .00          | 1,558.49    | 22.1%     |     |
|   |             | .00                            | 2,000.00    |            |              |             |           |     |
| 556-56-5615-000-000-0000-561510-CVCC -    | .00         | CVCC-BUILDING MATERIALS        |             | 221.84     | .00          | -221.84     | 100.0%    |     |
|   |             | .00                            | .00         |            |              |             |           |     |
| TOTAL EDA BEDFORD CTR FOR BUSI            | 93,600.00   | .00                            | 93,600.00   | 19,212.37  | .00          | 74,387.63   | 20.5%     |     |
| 56561515 RENT                             |             |                                |             |            |              |             |           |     |
| 556-56-5615-000-000-15-0000-415201-CVCC - | -142,296.00 | PROPERTY RENTALS-CVCC          |             | .00        | .00          | -142,296.00 | .0%       |     |
|   |             | .00                            | -142,296.00 |            |              |             |           |     |
| 556-56-5615-000-000-15-0000-415201-ECOST- | -121,280.00 | PROPERTY RENTALS-EAST COAST    |             | -30,320.01 | .00          | -90,959.99  | 25.0%     |     |
|   |             | .00                            | -121,280.00 |            |              |             |           |     |
| 556-56-5615-000-000-15-0000-415201-MBC -  | -3,600.00   | PROPERTY RENTALS-MBC           |             | -900.00    | .00          | -2,700.00   | 25.0%     |     |
|   |             | .00                            | -3,600.00   |            |              |             |           |     |
| TOTAL RENT                                | -267,176.00 | .00                            | -267,176.00 | -31,220.01 | .00          | -235,955.99 | 11.7%     |     |
| 565621 EDA BEDFORD BREWERY                |             |                                |             |            |              |             |           |     |
| 556-56-5621-000-000-0000-591130-VCC -     | 13,035.29   | VCC-DEBT PRINCIPAL             |             | 3,086.82   | .00          | 9,948.47    | 23.7%     |     |
|   |             | .00                            | 13,035.29   |            |              |             |           |     |



## YEAR-TO-DATE BUDGET REPORT

FOR 2024 04

| ACCOUNTS FOR:                               | ORIGINAL   | TRANFRS/                       | REVISED    |            |              | AVAILABLE  | PCT     |
|---|------------|--------------------------------|------------|------------|--------------|------------|---------|
| 556 ECONOMIC DEVELOPMENT AUTHORITY          | APPROP     | ADJSTMTS                       | BUDGET     | YTD ACTUAL | ENCUMBRANCES | BUDGET     | USE/COL |
| 556-56-5621-000-000-0000-591140-VCC -       |            | VCC-DEBT INTEREST              |            |            |              |            |         |
|   | 30,783.07  | .00                            | 30,783.07  | 7,867.77   | .00          | 22,915.30  | 25.6%   |
| TOTAL EDA BEDFORD BREWERY                   | 43,818.36  | .00                            | 43,818.36  | 10,954.59  | .00          | 32,863.77  | 25.0%   |
| <b>56562115 RENT</b>                        |            |                                |            |            |              |            |         |
| 556-56-5621-000-000-15-0000-415201-BREW -   |            | PROPERTY RENTALS-BREWERY       |            |            |              |            |         |
|   | -43,818.36 | .00                            | -43,818.36 | 10,713.08  | .00          | -54,531.44 | -24.4%  |
| TOTAL RENT                                  | -43,818.36 | .00                            | -43,818.36 | 10,713.08  | .00          | -54,531.44 | -24.4%  |
| <b>565655 EDA MONTVALE CTR FOR COMMERCE</b> |            |                                |            |            |              |            |         |
| 556-56-5655-000-000-00-0000-531420-         | -          | GROUNDS REPAIR & MAINT SVCS    |            |            |              |            |         |
|   | 1,600.00   | .00                            | 1,600.00   | .00        | .00          | 1,600.00   | .0%     |
| TOTAL EDA MONTVALE CTR FOR COM              | 1,600.00   | .00                            | 1,600.00   | .00        | .00          | 1,600.00   | .0%     |
| <b>565680 EDA WASHINGTON STREET</b>         |            |                                |            |            |              |            |         |
| 556-56-5680-000-000-00-0000-531410-         | -          | BUILDING REPAIR & MAINT SVCS   |            |            |              |            |         |
|   | 7,500.00   | .00                            | 7,500.00   | 250.00     | .00          | 7,250.00   | 3.3%    |
| 556-56-5680-000-000-00-0000-531420-         | -          | GROUNDS REPAIR & MAINT SVCS    |            |            |              |            |         |
|   | 1,500.00   | .00                            | 1,500.00   | 365.41     | .00          | 1,134.59   | 24.4%   |
| 556-56-5680-000-000-00-0000-561510-VISTA-   |            | VISTA-BUILDING MATERIALS       |            |            |              |            |         |
|   | .00        | .00                            | .00        | 321.02     | .00          | -321.02    | 100.0%  |
| 556-56-5680-000-000-00-0000-582141-         | -          | SITE IMPROV-PARKING LOTS/PAVIN |            |            |              |            |         |
|   | 200,000.00 | .00                            | 200,000.00 | .00        | .00          | 200,000.00 | .0%     |
| TOTAL EDA WASHINGTON STREET                 | 209,000.00 | .00                            | 209,000.00 | 936.43     | .00          | 208,063.57 | .4%     |
| <b>56568015 WASHINGTON STREET RENT</b>      |            |                                |            |            |              |            |         |
| 556-56-5680-000-000-15-0000-415201-         | -          | PROPERTY RENTALS               |            |            |              |            |         |
|   | -30,600.00 | .00                            | -30,600.00 | -7,650.00  | .00          | -22,950.00 | 25.0%   |

## YEAR-TO-DATE BUDGET REPORT

FOR 2024 04

| ACCOUNTS FOR:                             | ORIGINAL    | TRANSFERS/                     | REVISED     |             |              | AVAILABLE   | PCT     |
|---|-------------|--------------------------------|-------------|-------------|--------------|-------------|---------|
| 556 ECONOMIC DEVELOPMENT AUTHORITY        | APPROP      | ADJUSTMENTS                    | BUDGET      | YTD ACTUAL  | ENCUMBRANCES | BUDGET      | USE/COL |
| TOTAL WASHINGTON STREET RENT              | -30,600.00  | .00                            | -30,600.00  | -7,650.00   | .00          | -22,950.00  | 25.0%   |
| <b>565685 EDA NEW LONDON</b>              |             |                                |             |             |              |             |         |
| 556-56-5685-000-000-00-0000-531210-NLPH2- |             | NLPH2-A & E SERVICES           |             |             |              |             |         |
| 127,500.00                                | .00         | 127,500.00                     | 127,500.00  | .00         | .00          | 100.0%      |         |
| 556-56-5685-000-000-00-0000-531410-       |             | BUILDING REPAIR & MAINT SVCS   |             |             |              |             |         |
| -   | .00         | 3,102.00                       | .00         | .00         | 3,102.00     | .0%         |         |
| 556-56-5685-000-000-00-0000-531420-       |             | GROUNDS REPAIR & MAINT SVCS    |             |             |              |             |         |
| -   | .00         | 20,000.00                      | 6,606.69    | .00         | 13,393.31    | 33.0%       |         |
| 556-56-5685-000-000-00-0000-551110-       |             | ELECTRICAL SERVICE CHARGES     |             |             |              |             |         |
| 20,000.00                                 | .00         | 7,100.00                       | 2,372.62    | .00         | 4,727.38     | 33.4%       |         |
| 556-56-5685-000-000-00-0000-551170-       |             | OTHER SERVICE CHARGES          |             |             |              |             |         |
| -   | .00         | .00                            | 17.34       | .00         | -17.34       | 100.0%      |         |
| 556-56-5685-000-000-00-0000-591130-LOT7 - |             | SHELL BLDG - DEBT PRINCIPAL    |             |             |              |             |         |
| 105,420.23                                | .00         | 105,420.23                     | 34,813.81   | .00         | 70,606.42    | 33.0%       |         |
| 556-56-5685-000-000-00-0000-591140-LOT7 - |             | SHELL BLDG - DEBT INTEREST     |             |             |              |             |         |
| 48,113.65                                 | .00         | 48,113.65                      | 16,364.15   | .00         | 31,749.50    | 34.0%       |         |
| TOTAL EDA NEW LONDON                      | 311,235.88  | .00                            | 311,235.88  | 187,674.61  | .00          | 123,561.27  | 60.3%   |
| <b>56568515 RENT</b>                      |             |                                |             |             |              |             |         |
| 556-56-5685-000-000-15-0000-415201-BLVAC- |             | PROPERTY RENTALS - BELVAC      |             |             |              |             |         |
| -260,000.00                               | .00         | -260,000.00                    | -86,669.68  | .00         | -173,330.32  | 33.3%       |         |
| TOTAL RENT                                | -260,000.00 | .00                            | -260,000.00 | -86,669.68  | .00          | -173,330.32 | 33.3%   |
| <b>56568524 EDA STATE CATEGORICAL AID</b> |             |                                |             |             |              |             |         |
| 556-56-5685-000-000-24-0000-425210-NLPH2- |             | NL PHASE 2-STATE GRANT REVENUE |             |             |              |             |         |
| -63,750.00                                | .00         | -63,750.00                     | .00         | .00         | -63,750.00   | .0%         |         |
| TOTAL EDA STATE CATEGORICAL AI            | -63,750.00  | .00                            | -63,750.00  | .00         | .00          | -63,750.00  | .0%     |
| TOTAL ECONOMIC DEVELOPMENT AUT            | 41,528.88   | .00                            | 41,528.88   | 83,926.86   | 11,985.00    | -54,382.98  | 231.0%  |
| TOTAL REVENUES                            | -834,288.36 | .00                            | -834,288.36 | -139,045.50 | .00          | -695,242.86 |         |
| TOTAL EXPENSES                            | 875,817.24  | .00                            | 875,817.24  | 222,972.36  | 11,985.00    | 640,859.88  |         |

YEAR-TO-DATE BUDGET REPORT

| FOR 2024 04                                       |                    |                      |                   |            |              |                     |                |
|---|--------------------|----------------------|-------------------|------------|--------------|---------------------|----------------|
|   | ORIGINAL<br>APPROP | TRANFRS/<br>ADJSTMTS | REVISED<br>BUDGET | YTD ACTUAL | ENCUMBRANCES | AVAILABLE<br>BUDGET | PCT<br>USE/COL |
| GRAND TOTAL                                       | 41,528.88          | .00                  | 41,528.88         | 83,926.86  | 11,985.00    | -54,382.98          | 231.0%         |
| ** END OF REPORT - Generated by Michael Carter ** |                    |                      |                   |            |              |                     |                |

## YEAR-TO-DATE BUDGET REPORT

### REPORT OPTIONS

|            | Field # | Total | Page Break |
|------------|---------|-------|------------|
| Sequence 1 | 1       | Y     | Y          |
| Sequence 2 | 9       | Y     | N          |
| Sequence 3 | 0       | N     | N          |
| Sequence 4 | 0       | N     | N          |

Report title:  
YEAR-TO-DATE BUDGET REPORT

Includes accounts exceeding 0% of budget.

Print totals only: N

Print Full or Short description: F

Print full GL account: Y

Format type: 2

Double space: N

Suppress zero bal accts: Y

Include requisition amount: N

Print Revenues-Version headings: N

Print revenue as credit: Y

Print revenue budgets as zero: N

Include Fund Balance: N

Print journal detail: N

From Yr/Per: 2022/12

To Yr/Per: 2022/12

Include budget entries: Y

Incl encumb/liq entries: Y

Sort by JE # or PO #: J

Detail format option: 1

Include additional JE comments: N

Multiyear view: D

Amounts/totals exceed 999 million dollars: N

Year/Period: 2024/ 4

Print MTD Version: N

Roll projects to object: N

Carry forward code: 1

#### Find Criteria

| Field Name | Field Value |
|------------|-------------|
|------------|-------------|

|      |     |
|------|-----|
| Fund | 556 |
|------|-----|

Function

Department

Location

Program

RevMjSrc

DOE Function

Unassigned

Character Code

Org

Object

Project

Account type

YEAR-TO-DATE BUDGET REPORT

REPORT OPTIONS

Account status  
Rollup Code

**BALANCE SHEET FOR 2024 4**

| FUND: 556 ECONOMIC DEVELOPMENT AUTHORITY |        |                                     |  | NET CHANGE<br>FOR PERIOD | ACCOUNT<br>BALANCE |
|--|--------|-------------------------------------|--|--------------------------|--------------------|
| <b>ASSETS</b>                            |        |                                     |  |                          |                    |
| 556                                      | 110010 | EQUITY IN GENERAL CHECKING          |  | -70,493.70               | 2,139,975.32       |
| 556                                      | 120100 | BRWA CELL TOWER FUND                |  | 1,326.51                 | 37,606.78          |
| 556                                      | 142100 | OTHER RECEIVABLES                   |  | 14,058.20                | 168,554.20         |
| 556                                      | 145700 | BEALE NOTES RECEIVABLE              |  | .00                      | 634,272.97         |
| 556                                      | 145700 | DMPRE DAMAGE PREVENTION - NOTES REC |  | .00                      | 90,225.00          |
| 556                                      | 145800 | LEASE RECEIVABLE                    |  | .00                      | 4,412,446.17       |
| 556                                      | 181000 | LAND                                |  | .00                      | 612,789.56         |
| 556                                      | 181100 | BLDG & LAND HELD FOR RESALE         |  | .00                      | 8,370,768.53       |
| 556                                      | 181200 | LAND HELD FOR LEASE                 |  | .00                      | 42,628.07          |
| 556                                      | 183000 | BUILDINGS & IMPROVEMENTS            |  | .00                      | 8,857,517.45       |
| 556                                      | 184000 | MACHINERY & EQUIPMENT               |  | .00                      | 18,253.99          |
| 556                                      | 189300 | ACC DEPR-BUILDINGS & IMPROV         |  | .00                      | -4,171,096.03      |
| 556                                      | 189400 | ACC DEPR-MACHINERY & EQUIP          |  | .00                      | -12,410.49         |
| TOTAL ASSETS                             |        |                                     |  | -55,108.99               | 21,201,531.52      |
| <b>LIABILITIES</b>                       |        |                                     |  |                          |                    |
| 556                                      | 220300 | ACCOUNTS PAYABLE                    |  | 26,861.84                | -18,366.61         |
| 556                                      | 220600 | PERFORMANCE GRANTS PAYABLE          |  | .00                      | -520,225.00        |
| 556                                      | 281000 | LOT7 SHELL BUILDING - NOTES PAYABLE |  | .00                      | -1,767,518.63      |
| 556                                      | 281000 | VCC NOTES PAYABLE                   |  | .00                      | -632,666.34        |
| 556                                      | 293000 | DEFERRED REVENUE UNEARNED           |  | -14,058.20               | -171,104.20        |
| 556                                      | 293100 | CVCC PREPAID RENT - CVCC            |  | .00                      | -142,296.00        |
| 556                                      | 298140 | DIR-LEASES                          |  | .00                      | -4,267,888.60      |
| TOTAL LIABILITIES                        |        |                                     |  | 12,803.64                | -7,520,065.38      |
| <b>FUND BALANCE</b>                      |        |                                     |  |                          |                    |
| 556                                      | 330000 | FUND BALANCE-UNASSIGNED             |  | .00                      | -13,765,393.00     |
| 556                                      | 340000 | REVENUE CONTROL                     |  | -1,326.51                | -139,045.50        |
| 556                                      | 350000 | EXPENDITURE CONTROL                 |  | 43,631.86                | 222,972.36         |
| 556                                      | 393530 | BUDGETARY FBAL RESRVD 4 ENC         |  | 25,500.00                | -11,985.00         |
| 556                                      | 395500 | ENCUMBRANCES CONTROL                |  | -25,500.00               | 11,985.00          |
| TOTAL FUND BALANCE                       |        |                                     |  | 42,305.35                | -13,681,466.14     |
| TOTAL LIABILITIES + FUND BALANCE         |        |                                     |  | 55,108.99                | -21,201,531.52     |

\*\* END OF REPORT - Generated by Michael Carter \*\*



## BEDFORD COUNTY ECONOMIC DEVELOPMENT AUTHORITY

### Agenda Item Summary

---

#### AGENDA ITEM # 6A

MEETING DATE: November 2, 2023

MEETING TYPE: Regular Meeting

ITEM TITLE: Parking lot entrance paving

---

#### SUMMARY

In July, Patrick Gatti reached out to staff regarding a few items that he would like taken care of including some landscaping tasks and parking lot entrance potholes.

Staff then reached out to Public Works who met with Randall Patterson Paving in September to look at the potholes and having them filled in. After discussing the concerns with the contractor, it was suggested to repave the entire section rather than filling in with asphalt due to the spider cracks in the areas surrounding the potholes.



(Until the problem is resolved, the public works department has been filling in the holes with gravel.)

#### ATTACHMENTS

None.

#### STAFF RECOMMENDATION

Solicit quotes for the work from three paving contractors.



## BEDFORD COUNTY ECONOMIC DEVELOPMENT AUTHORITY

### Agenda Item Summary

---

#### AGENDA ITEM # 8A

MEETING DATE: November 2, 2023

MEETING TYPE: Regular Meeting

ITEM TITLE: New London Phase 2 master plan review

---

#### SUMMARY

Wiley Wilson has completed the Phase 2 project in New London and new master plan options have been provided. This project was part of the Governor's Virginia Business Ready Sites Program grant with the goal of creating more pad-ready sites in the Commonwealth. The parameters included a preliminary geo-tech exploration and report, a complete boundary survey of the property, Phase I environmental assessment report, cultural resources review, threatened and endangered species review, and a new master plan. Three master plan options have been provided for the EDA's consideration.

#### **Exhibit 1**

This option creates one large pad-ready site on the front section of the parcel and one smaller pad-ready site on the back side of the parcel. This option extends Meade Road along the back of the property along the Southside Electric easement, as well as water and sewer lines to both sites. This is the most expensive option at \$5.27M with the least amount of overall building square footage on the two proposed lots.

#### **Exhibit 2**

This option creates two large pad-ready sites on the front section of the parcel. This option extends Meade Road to beyond the site B entrance and creates a parking lot for park amenities, as well as extend water and sewer lines as needed to the sites. A gravel road would extend to the back of the site to provide a right-of-way access to Dominion Power. This is the least expensive option at \$4.34M and would create two pad-ready sites for a potential 170K SF building as well as a 300K SF building.

#### **Exhibit 3**

This option creates three pad-ready sites on the front section of the parcel. This option extends Meade Road to beyond the site C entrance and creates a parking lot for park amenities, as well as extend water and sewer lines as needed to the sites. A gravel road would extend to the back of the site to provide a right-of-way access to Dominion Power. This is the mid-point option in terms of price at \$4.82M and would create three pad-ready sites for a potential 170K SF building, a 300K SF building, and a 127K SF building.



### ATTACHMENTS

Master plan options and estimates.

### STAFF RECOMMENDATION

Proceed with a pre-application for another Virginia Business Ready Sites Program grant and request funding for the match from the Board of Supervisors as part of the CIP process.







|   |   |      |                |               |                    |
|---|---|------|----------------|---------------|--------------------|
| <b>Bedford County, Virginia</b>                       |   |      | <b>Desc.:</b>  |               | <b>Exhibit - 1</b> |
| <b>New London Business Park Master Plan Phase 2</b>   |   |      | <b>Date:</b>   |               | <b>10/24/2023</b>  |
| <b>W/W Comm. No.: 230106</b>                          |   |      | <b>Status:</b> |               | <b>Concept</b>     |
| Bid<br>Item No.                                       | Description                               | Unit | Est.<br>Qty.   | Unit<br>Price | Extended<br>Price  |
| <b>EARTHWORK AND ROADWAY CONSTRUCTION</b>             |   |      |                |               |                    |
| 1   | Earthwork (Cut)                           | CY   | 324,000        | \$8.00        | \$2,592,000        |
| 2   | Earthwork (Fill)                          | CY   | 267,000        | \$15.00       | \$4,005,000        |
| 3   | Stock Pile                                | CY   | 8,000          | \$8.00        | \$64,000           |
| 4   | Strip 3" Topsoil, Stockpile, and Respread | CY   | 24,500         | \$2.50        | \$61,250           |
| 5   | Clearing & Grubbing                       | AC   | 61             | \$12,000.00   | \$732,000          |
| 6   | Access Roadway Pavement                   | SF   | 113,200        | \$10.00       | \$1,132,000        |
| 7   | Curb and Gutter                           | LF   | 4,700          | \$20.00       | \$94,000           |
| 8   | Gravel Road - 12 foot wide                | LF   | 450            | \$25.00       | \$11,250           |
| <b>Earthwork and Roadway Construction Subtotal</b>    |   |      |                |               | <b>\$2,094,500</b> |
| <b>UTILITIES FOR ROADWAY</b>                          |   |      |                |               |                    |
| 9   | Stormwater Piping                         | LF   | 2,500          | \$150.00      | \$375,000          |
| 10  | Stormwater Inlets                         | EA   | 10             | \$7,000.00    | \$70,000           |
| 11  | Stormwater Manholes                       | EA   | 5              | \$6,000.00    | \$30,000           |
| 12  | Open Bottom Culvert                       | LF   | 250            | \$1,000.00    | \$250,000          |
| 13  | Stormwater Management                     | LS   | 1              | \$150,000.00  | \$150,000          |
| 14  | Underground Communications                | LF   | 2,300          | \$65.00       | \$149,500          |
| 15  | Waterline                                 | LF   | 2,300          | \$75.00       | \$172,500          |
| 16  | Fire Hydrants                             | EA   | 8              | \$14,000.00   | \$112,000          |
| <b>Utilities for Roadway Subtotal</b>                 |   |      |                |               | <b>\$1,309,000</b> |
| <b>EROSION AND SEDIMENT CONTROL MEASURES</b>          |   |      |                |               |                    |
| 17  | Erosion and Sediment Control Measures     | AC   | 48             | \$5,000.00    | \$240,000          |
| 18  | Seeding Area Steeper than 3:1             | AC   | 9              | \$2,500.00    | \$22,500           |
| 19  | Seeding Area Flatter than 3:1             | AC   | 39             | \$2,000.00    | \$78,000           |
| <b>Erosion and Sediment Control Measures Subtotal</b> |   |      |                |               | <b>\$340,500</b>   |
| <b>SIGNAGE AND LANDSCAPING</b>                        |   |      |                |               |                    |
| 20  | Signage and Landscaping                   | LS   | 1              | \$10,000.00   | \$10,000           |
| <b>Landscaping Subtotal</b>                           |   |      |                |               | <b>\$10,000</b>    |
| <b>Opinion of Probable Construction Cost</b>          |   |      |                |               |                    |
|   |   |      |                |               | <b>\$3,750,000</b> |
| Contingencies   |   |      |                | 30.0%         | \$1,130,000        |
| Design Services                                       |   |      |                | 8.0%          | \$390,000          |
| <b>Opinion of Probable Project Cost</b>               |   |      |                |               | <b>\$5,270,000</b> |



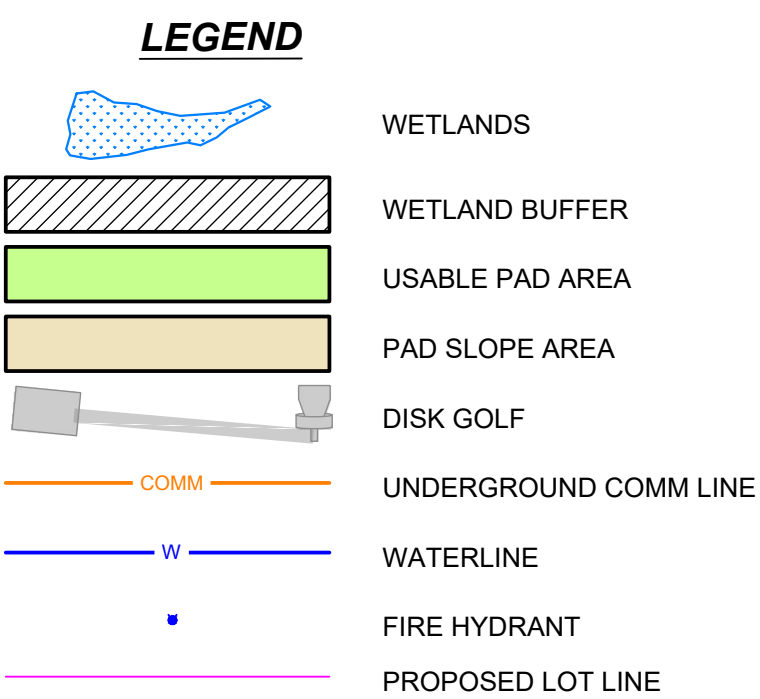




|   |   |      |                |                    |                    |
|---|---|------|----------------|--------------------|--------------------|
| <b>Bedford County, Virginia</b>                       |   |      | <b>Desc.:</b>  | <b>Exhibit - 2</b> |                    |
| <b>New London Business Park Master Plan Phase 2</b>   |   |      | <b>Date:</b>   | <b>10/24/2023</b>  |                    |
| <b>W W Comm. No.: 230106</b>                          |   |      | <b>Status:</b> | <b>Concept</b>     |                    |
| Bid<br>Item No.                                       | Description                               | Unit | Est.<br>Qty.   | Unit<br>Price      | Extended<br>Price  |
| <b>EARTHWORK AND ROADWAY CONSTRUCTION</b>             |   |      |                |                    |                    |
| 1   | Earthwork (Cut)                           | CY   | 324,000        | \$8.00             | \$2,592,000        |
| 2   | Earthwork (Fill)                          | CY   | 267,000        | \$15.00            | \$4,005,000        |
| 3   | Stock Pill                                | CY   | 8,000          | \$8.00             | \$64,000           |
| 4   | Strip 3" Topsoil, Stockpile, and Respread | CY   | 24,500         | \$2.50             | \$61,250           |
| 5   | Clearing & Grubbing                       | AC   | 61             | \$12,000.00        | \$732,000          |
| 6   | Access Roadway Pavement                   | SF   | 65,000         | \$10.00            | \$650,000          |
| 7   | Curb and Gutter                           | LF   | 4,700          | \$20.00            | \$94,000           |
| 8   | Gravel Road - 12 foot wide                | LF   | 3,000          | \$25.00            | \$75,000           |
| 9   | Gravel Disc Parking Lot                   | Car  | 18             | \$1,650.00         | \$29,700           |
| <b>Earthwork and Roadway Construction Subtotal</b>    |   |      |                |                    | <b>\$1,705,950</b> |
| <b>UTILITIES FOR ROADWAY</b>                          |   |      |                |                    |                    |
| 10  | Stormwater Piping                         | LF   | 2,600          | \$150.00           | \$390,000          |
| 11  | Stormwater Inlets                         | EA   | 10             | \$7,000.00         | \$70,000           |
| 12  | Stormwater Manholes                       | EA   | 5              | \$6,000.00         | \$30,000           |
| 13  | Stormwater Management                     | LS   | 1              | \$150,000.00       | \$150,000          |
| 14  | Underground Communications                | LF   | 2,100          | \$65.00            | \$136,500          |
| 15  | Waterline                                 | LF   | 2,100          | \$75.00            | \$157,500          |
| 16  | Fire Hydrants                             | EA   | 7              | \$14,000.00        | \$98,000           |
| <b>Utilities for Roadway Subtotal</b>                 |   |      |                |                    | <b>\$1,032,000</b> |
| <b>EROSION AND SEDIMENT CONTROL MEASURES</b>          |   |      |                |                    |                    |
| 17  | Erosion and Sediment Control Measures     | AC   | 48             | \$5,000.00         | \$240,000          |
| 18  | Seeding Area Steeper than 3:1             | AC   | 9              | \$2,500.00         | \$22,500           |
| 19  | Seeding Area Flatter than 3:1             | AC   | 39             | \$2,000.00         | \$78,000           |
| <b>Erosion and Sediment Control Measures Subtotal</b> |   |      |                |                    | <b>\$340,500</b>   |
| <b>SIGNAGE AND LANDSCAPING</b>                        |   |      |                |                    |                    |
| 20  | Signage and Landscaping                   | LS   | 1              | \$10,000.00        | \$10,000           |
| <b>Landscaping Subtotal</b>                           |   |      |                |                    | <b>\$10,000</b>    |
| <b>Opinion of Probable Construction Cost</b>          |   |      |                |                    | <b>\$3,090,000</b> |
| Contingencies   |   |      |                | 30.0%              | \$930,000          |
| Design Services                                       |   |      |                | 8.0%               | \$320,000          |
| <b>Opinion of Probable Project Cost</b>               |   |      |                |                    | <b>\$4,340,000</b> |



# Exhibit 3



| SUMMARY OF GRADING QUANTITIES |                              |                    |              |              |              |
|-------------------------------|------------------------------|--------------------|--------------|--------------|--------------|
| SURFACE                       | USABLE<br>PAD AREA<br>(ACRE) | CUT<br>MAX<br>(FT) | *CUT<br>(CY) | FILL<br>(CY) | *NET<br>(CY) |
| LOT "A"                       | 13                           | -20                | 98,000       | 102,000      | -2,000       |
| LOT "B"                       | 16                           | -16                | 89,000       | 89,000       | 0            |
| LOT "C"                       | 7                            | -17                | 63,000       | 63,000       | 0            |
| GRAVEL RD                     | -                            | -6                 | 2,000        | 4,000        | -1,000       |
| ROADWAY                       | -                            | -11                | 9,000        | 5,000        | 4,000        |

NOTE:  
\* - INCLUDES 15% SHRINKAGE



Wiley|Wilson®  
Constant Progress

NOT FOR  
CONSTRUCTION  
FOR REVIEW  
ONLY

BEDFORD COUNTY  
NEW LONDON BUSINESS  
PARK MASTER PLAN  
PHASE 2

[illegible]

COMM NO: 230106

DATE: \_\_\_\_\_

|            |             |
|------------|-------------|
| DRAWN: DGB | DESIGN: KDC |
|------------|-------------|

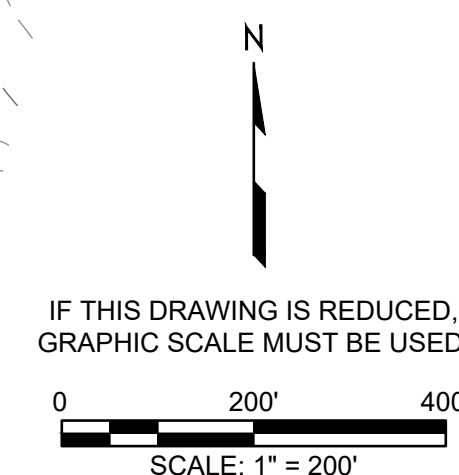
CHECK: KDC

SHEET TITLE

EXHIBIT-3

SHT. NO.  
SK-003

|          |   |
|----------|---|
| REV. NO. | 0 |
|----------|---|





|  |   |      |                |                    |                    |
|--|---|------|----------------|--------------------|--------------------|
| <b>Bedford County, Virginia</b><br><b>New London Business Park Master Plan Phase 2</b> |   |      | <b>Desc.:</b>  | <b>Exhibit - 3</b> |                    |
| <b>W/JW Comm. No.: 230106</b>  |   |      | <b>Date:</b>   | <b>10/24/2023</b>  |                    |
|  |   |      | <b>Status:</b> | <b>Concept</b>     |                    |
| Bid<br>Item No.  | Description                               | Unit | Est.<br>Qty.   | Unit<br>Price      | Extended<br>Price  |
| <b>EARTHWORK AND ROADWAY CONSTRUCTION</b>  |   |      |                |                    |                    |
| 1  | Earthwork (Cut)                           | CY   | 311,000        | \$8.00             | \$2,488,000        |
| 2  | Earthwork (Fill)                          | CY   | 259,180        | \$15.00            | \$3,887,700        |
| 3  | Stock Pill                                | CY   | 5,000          | \$8.00             | \$40,000           |
| 4  | Strip 3" Topsoil, Stockpile, and Respread | CY   | 25,044         | \$2.50             | \$62,609           |
| 5  | Clearing & Grubbing                       | AC   | 62             | \$12,000.00        | \$745,101          |
| 6  | Access Roadway Pavement                   | SF   | 70,000         | \$10.00            | \$700,000          |
| 7  | Curb and Gutter                           | LF   | 5,300          | \$20.00            | \$106,000          |
| 8  | Gravel Road - 12 foot wide                | LF   | 3,000          | \$25.00            | \$75,000           |
| 9  | Gravel Disc Parking Lot                   | Car  | 18             | \$1,650.00         | \$29,700           |
| <b>Earthwork and Roadway Construction Subtotal</b>                                     |   |      |                |                    | <b>\$1,758,411</b> |
| <b>UTILITIES FOR ROADWAY</b>   |   |      |                |                    |                    |
| 10   | Stormwater Piping                         | LF   | 2,500          | \$150.00           | \$375,000          |
| 11   | Stormwater Inlets                         | EA   | 14             | \$7,000.00         | \$98,000           |
| 12   | Stormwater Manholes                       | EA   | 6              | \$6,000.00         | \$36,000           |
| 13   | Stormwater Management                     | LS   | 1              | \$150,000.00       | \$150,000          |
| 14   | Underground Communications                | LF   | 3,400          | \$65.00            | \$221,000          |
| 13   | Waterline                                 | LF   | 3,400          | \$75.00            | \$255,000          |
| 14   | Fire Hydrants                             | EA   | 12             | \$14,000.00        | \$168,000          |
| <b>Utilities for Roadway Subtotal</b>  |   |      |                |                    | <b>\$1,303,000</b> |
| <b>EROSION AND SEDIMENT CONTROL MEASURES</b>   |   |      |                |                    |                    |
| 15   | Erosion and Sediment Control Measures     | AC   | 51             | \$5,000.00         | \$255,032          |
| 16   | Seeding Area Steeper than 3:1             | AC   | 12             | \$2,500.00         | \$30,094           |
| 17   | Seeding Area Flatter than 3:1             | AC   | 39             | \$2,000.00         | \$77,937           |
| <b>Erosion and Sediment Control Measures Subtotal</b>                                  |   |      |                |                    | <b>\$363,064</b>   |
| <b>SIGNAGE AND LANDSCAPING</b>   |   |      |                |                    |                    |
| 18   | Signage and Landscaping                   | LS   | 1              | \$10,000.00        | \$10,000           |
| <b>Landscaping Subtotal</b>  |   |      |                |                    | <b>\$10,000</b>    |
|  |   |      |                |                    |                    |
| <b>Opinion of Probable Construction Cost</b>   |   |      |                |                    | <b>\$3,430,000</b> |
| Contingencies  |   |      |                | 30.0%              | \$1,030,000        |
| Design Services  |   |      |                | 8.0%               | \$360,000          |
| <b>Opinion of Probable Project Cost</b>  |   |      |                |                    | <b>\$4,820,000</b> |



## BEDFORD COUNTY ECONOMIC DEVELOPMENT AUTHORITY

### Agenda Item Summary

---

AGENDA ITEM # 8B

MEETING DATE: November 2, 2023

MEETING TYPE: Regular Meeting

ITEM TITLE: New London Phase 2 tree clean-up

---

#### SUMMARY

Several trees in the New London Technology Center are dead or have fallen. The work to clean them up are outside of the scope of the contract in place with Peakview Landscaping. The quote to remove them is attached for review.

#### ATTACHMENTS

Peakview Landscaping quote.

#### STAFF RECOMMENDATION

Remove trees as indicated.





## PEAKSVIEW LANDSCAPING LLC

---

(540)586-1100  
(540)586-1100 Fax

3282 Peaks Road  
Bedford, Virginia 24523

September 27, 2023

Bedford County  
Office of Economic Development  
122 East Main St., Ste. 202  
Bedford, VA 24523

**Q U O T E**  
**(New London Technology Center)**

- remove stumps from twenty dead Hawthorne trees
- plant twenty Autumn Brilliance Serviceberry trees & stake

**TOTAL COST                      \$5,560.00**



## BEDFORD COUNTY ECONOMIC DEVELOPMENT AUTHORITY

### Agenda Item Summary

---

#### AGENDA ITEM # 10B

MEETING DATE: November 2, 2023

MEETING TYPE: Regular Meeting

ITEM TITLE: Request for Adult Day Care in Forest Professional Park

---

#### SUMMARY

Mr. Jeffrey Krantz wants to establish an Adult Day Care Center at 2003 Graves Mill Road. This site falls under the Lake Vista Centre covenants and light industrial/commercial uses would be allowed. In zoning, a Day Care Center is considered a civic use group.

Trident Services located at 2003 Graves Mill Road, Forest, VA 24551, is a day support program designed for adults with special needs. Participants that will be enrolled are residents from the greater Central Virginia area to include the counties of Amherst, Appomattox, Bedford, and Campbell, as well as the City of Lynchburg and the Town of Bedford. The need for programs such as Trident, stems from the closure of state institutions that occurred a decade ago. The Department of Justice (DOJ), which coordinated the closure, set requirements for those individuals that were moved from state institutions into the community. One of many requirements, included a choice of day activity programs for these individuals. A day program is currently under operation at 2022 Graves Mill Road, less than a half mile away that I opened in October 2018. The new program, Trident Services located at 2003 Graves Mill Road, is needed due to the requests of services for day support programs.

Trident Services will be licensed by the Department of Behavioral Health and Development Services (DBHDS). This license is awarded by the Commonwealth of Virginia. This service provides meaningful activities to the individuals meeting admission requirements. Operating hours are from 8:00 am until 4:00 pm, Monday through Friday. This is NOT a residential facility. According to the square footage of the building, DBHDS will allow 25 individuals to attend Trident Services.

Mr. Krantz is asking for the EDA to approve of the use of this building space for his adult day care business. Mr. Krantz will also need to apply for a major site plan change of use from offices to Day Care Center and he will need to apply for a building permit for interior alterations from Planning and Zoning.



