



## **AGENDA**

**ECONOMIC DEVELOPMENT AUTHORITY OF THE COUNTY OF BEDFORD, VA  
Bedford County Administration – Ground Floor Training Room**

**122 E Main Street  
Bedford, VA 24523**

**October 15, 2024**

**6:30 p.m.**

**(1) CALL TO ORDER**

**(2) APPROVAL OF AGENDA**

**(3) CLOSED SESSION**

*Closed Session pursuant to Section 2.2-3711 (A) (29), Discussion of the award of a public contract involving the expenditure of public funds, including interviews of bidders or offerors, and discussion of the terms or scope of such contract, where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the public body. (CVCC lease and Real Estate Broker RFP)*

**(4) ACTION AND DISCUSSION ITEMS**

- A. Consideration of Childcare grant recommendations
- B. Consideration of approval to proceed with the New London Phase 2 site project
- C. Authorization to issue an RFP for Meade Road improvements and extension designs
- D. Authorization of the contract with Wiley|Wilson for the New London Phase 2 site design.

**(5) ADJOURN**



## BEDFORD COUNTY ECONOMIC DEVELOPMENT AUTHORITY

### Agenda Item Summary

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#### AGENDA ITEM # 4A

MEETING DATE: October 15, 2024

MEETING TYPE: Business Meeting

ITEM TITLE: Consideration of Childcare Grant recommendations

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#### SUMMARY

As part of the EDA's FY25 budget, a total of \$30,000 was included for funding childcare facilities to either improve facilities or provide training reimbursements with the goal of increasing capacity at facilities in Bedford County.

Three childcare centers submitted applications for a total of \$40,000 in requested funds.

#### The Children's Lounge SML

1077 Town Circle Way – Moneta, VA

**Requests: \$10,050**

- Funds would cover staff training, supplies for toys, diapers, and arts and crafts, shade structure outdoors, and additional furniture.
- The Children's Lounge SML opened in September of 2023 and has capacity for up to 90 students. However, as of September 2024, they only have a total of 18 students enrolled. The hope is for these funds to contribute to training the staff and enhancing the environment to bring in more students. The owner Alexandra plans to get more involved with the Bedford County community by networking and increasing marketing tactics. They are committed to creating a nurturing and inclusive environment for all their children but are eager to increase enrollment.

**Committee Proposes: \$3,050**

- The committee is proposing \$3,050 for The Children's Lounge which would go toward the cost of CDA and MAT Training, a permanent shade structure, center furniture, and a portable sink.

#### Blue Ridge Montessori School, Inc

1071 Woodberry Square Place – Lynchburg, VA (Bedford County)

**Requests: \$15,000**

- Funds would go directly towards the cost of the Montessori Teacher Certification (2). By training 2 additional teachers, the school would be able to open more classrooms, thus increasing enrollment. One teacher would be certified to teach a 3-year-old

- 6-year-old classroom which would allow for 20 new students to be enrolled. The other certification is for 1<sup>st</sup> grade and up. Blue Ridge Montessori School focuses on independence and a love of life and learning within a safe, peaceful, and responsive community. Currently enrolled are children 6 weeks – 6 years. They are at capacity.

**Committee Proposes: \$7,500**

- For Blue Ridge Montessori School, the committee is proposing \$7,500 which would go towards the certification of the individual who would teach the 3 – 6-year-olds classroom.

**The School Zone, Inc**

1639 Rustic Village Road – Forest, VA

**Requests: \$15,000**

- The School Zone has projected 30k worth of improvements to their facility and are requesting 15k. This would go towards new flooring and playground turf that would eliminate them having to mulch the outdoor area every year. They are also interested in new classroom cabinets. They already have a high number of enrolled students, but the grant would help them eventually expand to more classrooms and open up for an additional 38 students. They have over 30 kids on a waitlist but are spending over 10k a year on mulch. With this grant they would be able to eliminate this cost by investing in permanent outdoor flooring and use the money from the mulch towards the students and eventual expansion.

**Committee Proposes: \$13,500**

- The committee is proposing \$13,500. This grant would go towards revamping the playground with new turf, labor, prep materials, and a shade structure.

**TOTAL PROPOSED: \$24,150**



## BEDFORD COUNTY ECONOMIC DEVELOPMENT AUTHORITY

### Agenda Item Summary

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#### AGENDA ITEM # 4B

MEETING DATE: October 15, 2024

MEETING TYPE: Business Meeting

ITEM TITLE: Consideration of approval to proceed with the New London Phase 2 site project

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#### SUMMARY

The Bedford County Economic Development Authority (EDA) has been awarded a \$1,500,000 grant from the Virginia Economic Development Partnership (VEDP) for its Virginia Business Ready Sites Program (VBRSP) for further site development in Phase 2 of the New London Business & Technology Center.

As a condition of receipt of the grant, the Grantee shall be required to provide a local match at least equal to 100 percent of the amount of the grant disbursed.

The project as awarded will extend the gravel portion of Meade Road and create entrances to lots 15 and 16, clear and grub the two lots, and extend utilities. The Scope of Work is expected to advance the Site's Tier Level from a Tier 3 to a Tier 4. The project estimate is \$3,000,000 and is required to be completed by the end of 2025.

At its December 7, 2023, meeting, the EDA approved \$320,000 towards the site development project.

At its January 22, 2024 meeting, the Board of Supervisors approved a resolution to apply for the VBRSP grant and to appropriate \$400,000 in the FY25-29 CIP budget, if approved.

At its February 1, 2024 meeting the EDA approved of additional funds to make up the \$30,000 difference for match requirement for a total investment of \$350,000.

On September 26, 2024, Virginia Tobacco Revitalization Commission (TRRC) awarded a \$750,000 grant to be used as a match.

The total cost of the project is \$3,000,000.

<b>Funding Source</b>	<b>Amount</b>
VBRSP grant	\$1,500,000
TRRC grant	\$750,000
EDA	\$350,000
County	\$400,000 (pending October 15, 2025, Board meeting to appropriate funds)

**Staff Recommendation:** Proceed with the project.



## BEDFORD COUNTY ECONOMIC DEVELOPMENT AUTHORITY

### Agenda Item Summary

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#### AGENDA ITEM # 4C

MEETING DATE: October 15, 2024

MEETING TYPE: Business Meeting

ITEM TITLE: Authorization to issue an RFP for the Meade Road improvements and extension designs

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#### SUMMARY

The Bedford County Economic Development Authority (EDA) has been awarded a \$200,000 design-only grant from the Virginia Department of Transportation (VDOT). The scope of the project includes entrance enhancements to accommodate increased business park traffic and the extension of Route 908 (Meade Road) in the New London Business & Technology Center. Items include:

- R-CUT at Rout 908 /Route 460 with consideration for future signalized intersection;
- Widen the roundabout apron at Route 908/Route 916 (London Park Drive);
- Extension of Route 908

At its April 4, 2024, meeting, the EDA approved the grant application for the design work related to Meade Road improvements and extension with a \$50,000 match requirement.

**Staff Recommendation:** Proceed with the RFP for design services.



## BEDFORD COUNTY ECONOMIC DEVELOPMENT AUTHORITY

### Agenda Item Summary

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**AGENDA ITEM # 4D**

**MEETING DATE:** October 15, 2024

**MEETING TYPE:** Business Meeting

**ITEM TITLE:** Authorization of contract with Wiley | Wilson for the New London Phase 2 site design

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#### **SUMMARY**

Bedford County has a contract with Wiley Wilson for engineering work and they were previously selected by the EDA to do the Phase 2 engineering study and design options for the first round of the Virginia Business Ready Sites Program (VBRSP).

As the EDA has been awarded a grant to move forward with further development of Phase 2, staff is recommending to contract with Wiley Wilson for the design and engineering services for lots 15 and 16 sites. (The VDOT grant will cover the costs of the road design.)