



MINUTES

ECONOMIC DEVELOPMENT AUTHORITY OF THE COUNTY OF BEDFORD, VA
Bedford County Administration Ground Floor Training Room
122 E Main Street
Bedford, VA 24523
February 5, 2026
5:30 p.m.

Economic Development Authority:

Present: David Wells (*District 1*), Vicki Gardner (*District 2; arrived 5:33*), Wyatt Walton (*Vice Chairman, District 3*); Matthew Braud (*Chairman, District 4; left at 6:28pm*), Kristy Milton (*District 5*), Jimmy Robertson (*District 6*), Jim Messier (*District 7*)

Staff Present: Pam Armstrong, *Economic Development Director*, Lauren Thurston, *Business Programs Coordinator*, Niki Feazell, *Economic Development Administrative Assistant*, Robert Hiss, *County Administrator*, Patrick Skelley, *County Attorney*, Whitney Greenway, *Assistant Finance Director*

Board of Supervisors Present: Mickey Johnson, *District 1*, Edgar Tuck, *District 2*, Charla Bansley, *District 3*

(1) CALL TO ORDER

Mr. Skelley called the meeting to order at 5:31 p.m.

(2) ORGANIZATION

A. Election of Officers

- County Attorney Patrick Skelley opened the floor for nominations of 2026 Chairman. Mr. Walton nominated Mr. Messier, seconded by Mr. Braud. *Mr. Skelley asked for a motion to close nominations. Adopted Unanimously*
- Chairman Messier asked for a motion to nominate a 2026 Vice-Chairman. Mr. Walton nominated Mr. Wells, seconded by Mr. Braud. *Mr. Messier asked for a motion to close nominations. Adopted Unanimously*
- Chairman Messier asked for a motion to nominate a 2026 Secretary. Mr. Walton nominated Mrs. Armstrong, seconded by Mr. Braud. *Mr. Messier asked for a motion to close nominations. Adopted Unanimously*
- Chairman Messier asked for a nomination for Treasurer. Mr. Walton nominated Mr. William Perrow, Bedford County Treasurer, seconded by Mr. Braud. *Mr. Messier asked for a motion to close nominations. Adopted Unanimously.*

B. Approval of 2026 Meeting Calendar

- Chairman Messier asked for motion of approval for 2026 Meeting Calendar as presented. Mr. Walton moved, seconded by Mr. Braud. *Adopted Unanimously*

(3) APPROVAL OF AGENDA

Chairman Messier asked for motion to approve agenda. Mr. Walton moved, seconded by Mr. Messier. *Adopted unanimously.*

(4) APPROVAL OF MEETING MINUTES – January 8, 2026, and January 23, 2026

- Chairman Messier asked for motion of approval for January 8, 2026, minutes as presented, Mr. Braud moved, seconded by Mr. Walton. *Adopted unanimously.*
- Chairman Messier asked for motion of approval of January 23, 2026, Special Called Meeting minutes as presented, Mr. Braud moved, seconded by Mr. Robertson. *Adopted unanimously.*

(5) CLOSED SESSION

- At a regular meeting of the Economic Development Authority of the County of Bedford, Virginia held at the County Administration Building on the 5th day of February 2026, Chairman Messier asked for motion to enter closed session. Mr. Braud moved to enter pursuant to Section 2.2-3711 (A) (5), seconded by Mr. Walton.

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.

- Mr. Braud made motion to move back into regular session; seconded by Mr. Walton. Voting Yes: Mr. Wells, Mrs. Gardner, Mr. Walton, Mrs. Milton, Mr. Robertson, Mr. Messier, and Mr. Braud.

(6) REPORTS

A. Economic Development Director's Report

- Beale's real estate closing Update. Appreciation was extended to all who assisted with Beale's property closing. The public announcement was made today by the new owners. An official opening date has not yet been announced.
- VEDA Day at the Capitol – January 21. Economic developers from across Virginia attended. Discussions focused on the organization's public policy platform. The VEDA platform document was included in meeting packets for review.
- VEDP Real Estate Solutions team visit – January 23. The Virginia Economic Development Partnership (VEDP) Real Estate Solutions team visited to review progress in New London. Feedback was very positive; the team was impressed with the site and the industrial park setting.
 - Wiley|Wilson has completed the Aerial survey and updated preliminary pad grading plan.
 - Next steps are for Wiley|Wilson to finalize the updated E&S phasing plan and calculations for county submission. Erik is reviewing CAD files and is consulting with Haymes Brothers regarding cost estimates to continue grading for pad-ready sites.
- Data Center Summit at the LRBA Mrs. Armstrong attended the Data Center Summit hosted by Lynchburg Regional Business Alliance (LRBA). Session provided valuable insight into: Data center operational requirements, industry evolution, improvements in water usage efficiency, reductions in noise pollution.
- SBDC Start Up Toolbox Marathon is being hosted by the Small Business Development Center (SBDC) February 12, 9:00 AM – 4:30 PM at the Bedford Area Welcome Center. Multi-part workshop covering defining a business concept, creating a business plan,

understanding required licenses and permits, selecting a business location, funding sources and financing basics, business expectations, one-page business plan tools, access to Startup Toolbox and Business Model Canvas.

- Business Retention & Expansion (BRE) visits are being scheduled for later this month. One visit is confirmed with Innovairre on January 24.

B. Business Programs Report

- Bedford ONE Healthcare Industry Tour achieved the highest student turnout to date, with 31 students registered. Both the hospital and Centra provided comprehensive information on the variety of healthcare career pathways and required educational training. Several students indicated plans to attend Centra College following graduation.
- ProMach|Sentry & Belvac Tour was originally scheduled, however, date was postponed due to snow. Tour has been rescheduled for March.
- Upcoming Industry Tours include Fire & Rescue, 911, and Sheriff’s Tour scheduled for this month. “All Things Government” Tour to follow the subsequent week.
- Business Appreciation Event (May) update; Initial discussions have begun with Zimmerman’s regarding hosting the event. Zimmerman’s expressed enthusiasm about hosting. No venue fee will be charged. They are interested in developing a custom menu for the event.
- Moneta Job Fair continues to gain interest since confirming the event date, seven returning businesses from last year have already registered to participate.
- Signage quotes follow-up: Ongoing discussions with additional signage companies to obtain competitive quotes. More detailed information is expected to be presented at the next meeting.

C. Monthly Financial Report

- The EDA has paid approximately \$1.8 million in expenses related to the New London Phase 2 project. This expenditure has temporarily impacted overall cash balances.
- All required reimbursement requests have been submitted by Pam to:
 - Virginia Business Ready Sites Program (VBRSP)
 - Tobacco Region Revitalization Commission (TRRC)
- The EDA received \$304,000 in reimbursements from TRRC last week. Reimbursement from VBRSP remains pending. Current outstanding balance owed to EDA by VBRSP: \$1,041,287.
- Finance will continue to closely monitor cash flow until outstanding reimbursements are received. If necessary, a transfer from VIP will be made to maintain adequate liquidity. Continued monitoring and updates will be provided as funds are received.

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

EDA	
EDA Mileage – (January meeting)	\$123.93
Bedford Center	
Town of Bedford Power – CVCC – (January)	\$3,992.39
Peaksview Landscaping – (January)	\$518.09
BRWA (January)	\$155.85
Security Central (Annual January payment)	\$192.00

New London	
Southside Electric – (January)	\$660.66
Peaksview Landscaping – (January)	\$1,575.00
Washington Street	
Peaksview Landscaping (January; lawn maint + snow removal)	\$1,510.50
TOTAL:	\$8,728.42

(7) TOWN OF BEDFORD

- Nothing new to report.

(8) BEDFORD CENTER FOR BUSINESS

- Nothing new to report.

(9) MONTVALE CENTER FOR COMMERCE

- Nothing new to report.

(10) NEW LONDON BUSINESS AND TECHNOLOGY CENTER

- Nothing new to report.

(11) WASHINGTON STREET PROPERTY

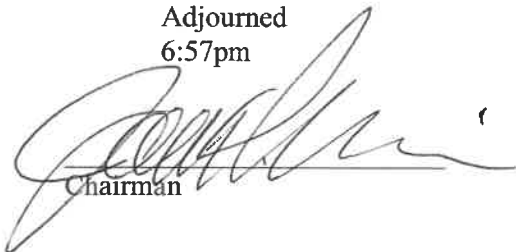
- Nothing new to report.

(12) OTHER BUSINESS

- Nothing new to report.

Motion made to adjourn by Mr. Wells, seconded by Mrs. Milton. Unanimous consent to adjourn.

Adjourned
6:57pm


Chairman


Secretary