

AGENDA

**JOINT MEETING OF THE BEDFORD COUNTY BOARD OF SUPERVISORS
AND THE BEDFORD COUNTY ECONOMIC DEVELOPMENT AUTHORITY**

**7:30 PM, Thursday, July 28, 2005
Ground Floor Training Room**

7:30 PM

(1) CALL TO ORDER

- a. Call to Order – Board of Supervisors
- b. Call to Order – Economic Development Authority

(2) APPROVAL OF AGENDA

**(3) WELCOME & OPENING COMMENTS – EDA
CHAIRMAN ECKERT**

(4) BOARD OF SUPERVISORS BRIEFING - CHAIRMAN CHEEK

**(5) STAFF REPORT – PRESENTATION ON CURRENT
AND RECENT ACTIVITY AND EXISTING BUSINESS PROGRAM**

(6) NEW LONDON BUSINESS AND TECHNOLOGY CENTER

a. Development/Infrastructure

- (1) progress to date/timetable for permits, bids, construction
- (2) discussion of design changes to add a roundabout

b. Closed Session – Section 2.2-3711(A)(5) of the Virginia Code – Discussion or consideration 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.

(7) GENERAL DISCUSSION

(8) CLOSING REMARKS

:Present :

Board of Supervisors:

Roger W. Cheek - Chairman – Dist. 3, Gary Lowry – Vice-Chairman – Dist. 7, Dale C. Wheeler – Dist. 1, Charles Neudorfer - Dist. 2, Steve Arrington - Dist. 5, Bobby G. Pollard – Dist. 6

:Absent:

Robert L. Bashore – Dist. 4

Economic Development Authority:

Jack Eckert – Chairman – Dist. 4, Terry Babbitt – Vice-Chairman – Dist. 5, Carolyn C. Gordon – Dist. 1, Raymond P. Sellers – Dist. 2, Wyatt H. Walton, III – Dist. 3, James McCabe – Dist. 6, Charles H. Oliver, Jr. – Dist. 7

Staff Present:

Kathleen Guzi, County Administrator, Carl Boggess – County Attorney, Sue Montgomery - Director of Economic Development, Bill Hoy – Public Information/Webmaster, Diana Cocke – Senior Administrative Associate

(1) CALL TO ORDER

a. Call to Order – Board of Supervisors

Chairman Cheek called the Board of Supervisors meeting to order.

b. Call to Order – Economic Development Authority

Chairman Eckert called the Economic Development Authority meeting to order.

(2) APPROVAL OF AGENDA

Supervisor Lowry made a motion to approve the agenda as presented.

Voting yes: Mr. Wheeler, Mr. Neudorfer, Mr. Cheek, Mr. Arrington, Mr. Pollard and Mr. Lowry

Voting no: None

Absent: Dr. Bashore

Adopted Unanimously

Authority member Oliver, second by Authority member Gordon, made a motion to approve the agenda as presented.

Voting yes: Mrs. Gordon, Mr. Sellers, Mr. Walton, Mr. Eckert, Mr. Babbitt, Mr. McCabe and Mr. Oliver

Voting no: None

Adopted Unanimously

(3) WELCOME & OPENING COMMENTS – EDA CHAIRMAN ECKERT

Chairman Eckert thanked the Board for their time and for the opportunity to jointly meet and discuss the current and future economic development of Bedford County. Chairman Eckert stated that the EDA is an outstanding group of dedicated people who work well together and enjoy the opportunity to be of service to Bedford County. He added that the members are hopeful that the EDA is fulfilling the role that the Board wants, “as we work to sustain and improve the local economy.”

Chairman Eckert stated that without the Board’s continued financial support through the CIP it would not be possible to acquire and develop the sites, buildings, and commerce parks that are so essential for business growth. Chairman Eckert also thanked the Board for providing the necessary staff support to implement the Authority’s programs.

Chairman Eckert reported that this year the EDA is on the verge of debuting by far the largest and most prestigious business park that the Authority has ever undertaken. In fact, he stated that the New London Business and Technology Center will be unlike anything this region has ever seen.

Chairman Eckert introduced the Authority’s current members and support staff.

(4) BOARD OF SUPERVISORS BRIEFING – CHAIRMAN CHEEK

Chairman Cheek welcomed and thanked everyone for attending the joint meeting. Chairman Cheek stated that the recent announced expansion by Barr Laboratories in Forest is a prime example of great success by an existing business. Chairman Cheek also stated that the Board was anxious to hear about the continued development of the New London Business and Technology Center.

(5) STAFF REPORT – PRESENTATION ON CURRENT AND RECENT ACTIVITY AND EXISTING BUSINESS PROGRAM

Mrs. Sue Montgomery, Bedford County Director of Economic Development, reported that the economy is good and healthy with a low unemployment rate of 3.2% as of May 2005. The business-based revenue report for completed years 2002 through 2004 shows a decrease in the machinery and tools tax not because the County is losing business, but due to a 5% depreciation factor that has been implemented by the Commissioner's Office. The Lake Vista Corporate Centre continues to grow both in the commercial and light manufacturing sectors, but the County's seven major corporations support the bulk of the business revenue that is generated.

Mrs. Montgomery reported on the current and recent activities surrounding the Existing Business Program. The Roundtable meetings continue with two scheduled for the month of August. The first meeting is set for August 16, 2005 at 8:00 a.m. at the Forest Recreation Center for Districts 3, 4, and 5. The second meeting will be held on August 23, 2005 at 8:00 a.m. at the Bedford County Administration Building for Districts 1, 2, 6, 7, and the City of Bedford. A Business and Resource Taskforce group was formed to address the number one issue of concern by businesses (workforce, training and education). As a result, an employer resource web page is currently being developed on the County's web site, which will assist businesses in locating information vital to their business needs. An existing business data base has been established, visitation is on-going, and a resource of communication tools has been added. A new regional program of interest known as the Virginia Economic Bridge (VEB) allows companies from the Region 2000 area the opportunity to do business, if they chose to participate, with companies in northern Virginia. Mrs. Montgomery introduced Mrs. Cocke and reported that she would be going to northern Virginia to support and listen to the County's businesses make their presentations to the northern Virginia companies on January 18, 2006.

Mrs. Montgomery presented a Power Point presentation on the expansion and growth of Bedford County's existing businesses.

(6) NEW LONDON BUSINESS AND TECHNOLOGY CENTER

a. Development/Infrastructure

(1) Progress to date/timetable for permits, bids, construction

Mrs. Montgomery reported on the long-term and concrete planning strategy for the development of the New London park. Detailed road plans have been submitted to the highway department for approval. The conservation easements and DEQ permits are all in place. The water tower is complete and lines are in place. There have been multiple meetings with the utility companies as all utilities in the park will be run underground. The construction of the three (3)

creek crossings and temporary road should be completed in approximately 60-days. Mrs. Montgomery introduced Mr. Bif Johnson, Vice-President of Hurt and Proffitt and thanked Mr. Johnson for the company's engineering design work that has been done at the park. Mrs. Montgomery presented an architectural design layout of the entrance road and discussed the amenities designed by Land Planning and Design Associates of Charlottesville, Virginia.

A layout of the New London park and a breakdown on the bidding process was presented by Mrs. Montgomery. The first phase of the development consists of 12-lots or approximately 200-acres. It would begin with a base bid and six alternates. Once the temporary road is in place it will give the Authority an opportunity to show the park to clients.

Supervisor Wheeler asked how lot 15 would be accessed since the road stops at lot 14. Mrs. Montgomery stated that the Authority was presently negotiating the sale of lot 15 because the terrain is not compatible with the property that is being developed. Lot 25, shown only on the Technology Zone layout, is approximately 16-acres of public use property donated to Bedford County by Al Stroobants.

Chairman Cheek asked when the first lot would be ready for a tenant. Mrs. Montgomery stated if everything goes exactly right then it would be the spring or summer of 2006. This would also depend on how long the plan approval takes.

(2) Discussion of Design Changes to Add a Roundabout

Mrs. Montgomery reported that VDOT has very strongly stated the desire for roundabout intersection in the center. A roundabout is essentially a traffic calming circle and is being strongly promoted by the U. S. Department of Transportation. Only the Authority's Executive Committee has had the opportunity to discuss the concept in any depth. The Authority did ask for an opinion on the roundabout from the park's civil engineering company regarding the additional cost of putting in a roundabout. The Authority received an approximate figure of \$100,000 plus additional engineering fees of \$5,000 to \$6,000. Mrs. Montgomery asked the Board for their feedback on this concept.

County Administrator Guzi stated that the roundabout is an additional cost not originally anticipated and asked the Board and the Authority to consider the roundabout concept and have it submitted as a revenue sharing project. Under the Revenue Sharing Program VDOT would pay for one-half of the cost on at least that portion of the road. Based on the number reported by Mr. Sutton, VDOT Resident Engineer of Bedford to Mrs. Montgomery, the amount (\$166,000) will more than cover the cost of the project. Authority member Walton asked if VDOT was committed to the funding if the Authority and Board agreed to the concept. Authority member Oliver reported that the Executive Committee was concerned why VDOT was pushing the roundabout at such a

late date. It was the general consensus of the Executive Committee that no capital was available to support this project. Authority member Oliver thanked County Administrator Guzi for negotiating the revenue sharing project with VDOT.

Chairman Cheek stated that if VDOT is committed he wanted to make sure it was in the meeting minutes. County Administrator Guzi assured him that it would be. Furthermore, Chairman Cheek stated that through his observation VDOT is only going to approve the roundabout.

Supervisor Arrington questioned the fact that when the Board committed the capital that the roundabout was a part of the initial concept to consider.

Supervisor Wheeler stated that a roundabout might be beautiful, but he would not give a “plug nickel” for one. However, if that is all that VDOT is going to approve then, “once again I will have to vote in favor of something that I personally am not in favor of.”

County Administrator Guzi asked if there was a consensus that the roundabout is the best way to go in spite of VDOT’s strong recommendation and funding or is further discussion needed. Supervisor Pollard stated that if we do not approve the roundabout then VDOT could possibly delay the approval of the plans.

b. Closed Session – Section 2.2-3711(A)(5) of the Virginia Code

Supervisor Pollard made a motion that the Board of Supervisors convene into a Closed Session pursuant to Section 2.2-3711(A)(5) of the Virginia Code for discussion or consideration 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.

Voting yes: Mr. Wheeler, Mr. Neudorfer, Mr. Cheek, Mr. Arrington, Mr. Pollard and Mr. Lowry

Voting no: None

Absent: Dr. Bashore

Adopted Unanimously

Authority member Walton, second by Authority member Babbitt, made a motion that the Economic Development Authority convene into a Closed Session pursuant to Section 2.2-3711(A)(5) of the Virginia Code for discussion or consideration 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.

Voting yes: Mrs. Gordon, Mr. Sellers, Mr. Walton, Mr. Eckert, Mr. Babbitt,
Mr. McCabe and Mr. Oliver

Voting no: None

Adopted Unanimously

Supervisor Neudorfer made a motion to go back into regular session.

Voting yes: Mr. Wheeler, Mr. Neudorfer, Mr. Cheek, Mr. Arrington, Mr. Pollard
and Mr. Lowry

Voting no: None

Absent: Dr. Bashore

Adopted Unanimously

Authority member Babbitt, second by Authority member Walton, made a motion to go back into regular session.

Voting yes: Mrs. Gordon, Mr. Sellers, Mr. Walton, Mr. Eckert, Mr. Babbitt,
Mr. McCabe and Mr. Oliver

Voting no: None

Adopted Unanimously

Supervisor Pollard made a motion that in accordance with Section 2.2-3712.D the Board certifies that to the best of each member's knowledge, only public business matters lawfully exempted from open meeting requirements under this chapter and only such public business matter as were identified in the motion by which the closed session was convened, were heard, discussed or considered in the closed session by the Board.

Voting yes: Mr. Wheeler, Mr. Neudorfer, Mr. Cheek, Mr. Arrington, Mr. Pollard
and Mr. Lowry

Voting no: None

Absent: Dr. Bashore

Adopted Unanimously

Authority member Oliver, second by Authority member Babbitt, made a motion that in accordance with Section 2.2-3712.D the Economic Development Authority certifies that to the best of each member's knowledge, only public business matters lawfully exempted from open meeting requirements under this chapter and only such public business matter as were identified in the motion by which the closed session was convened, were heard, discussed or considered in the closed session by the Authority.

Voting yes: Mrs. Gordon, Mr. Sellers, Mr. Walton, Mr. Eckert, Mr. Babbitt,
Mr. McCabe and Mr. Oliver

Voting no: None

Adopted Unanimously

(7) GENERAL DISCUSSION

Supervisor Pollard made the motion to adjourn the Board.

Voting yes: Mr. Wheeler, Mr. Neudorfer, Mr. Cheek, Mr. Arrington, Mr. Pollard
and Mr. Lowry

Voting no: None

Absent: Dr. Bashore

Adopted Unanimously

Chairman Cheek adjourned the meeting at 9:15 p.m.

Chairman

(8) CLOSING REMARKS

Chairman Eckert stated that the Economic Development Authority would stay in open session for a brief meeting.