



**MEETING MINUTES
BEDFORD COUNTY ECONOMIC DEVELOPMENT AUTHORITY**

**Bedford County Administration Board Room
122 E. Main Street
Bedford, VA 24523
November 1, 2018
5:30 p.m.**

Economic Development Authority:

Present:

Dennis Novitzke - Dist. 1; Mickey Johnson, Chairman - Dist. 2; Wyatt Walton - Dist. 3; Matthew Braud - Dist. 4; Kelly Harmony, Vice-Chairman - Dist. 6

Absent: Jim Lusk - Dist. 5; Jim Messier - Dist. 7

Staff Present: Carl Boggess - County Administrator; Traci Blido – EDA Secretary; Pam Bailey - Marketing & Business Development Coordinator; Sheldon Cash - Director of Public Works

Staff Absent: Patrick Skelley - County Attorney

Transcriber: Julia Peters

Guests: Edgar Tuck - County Supervisor District 2; Charla Bansley - County Supervisor District 3; Rich Diddams, Executive Director, Center for Engineering Research and Education (CERE); Kenny Craig, Director of Government Relations, Liberty University.

(1) APPROVAL OF AGENDA

Chairman Mickey Johnson called the meeting to order and asked for approval and/or any amendments to the Authority's November 1, 2018 agenda.

Mrs. Harmony moved, seconded by Mr. Braud, to approve the November 1, 2018 EDA agenda, as presented.

Voting yes: Mr. Novitzke, Mr. Johnson, Mr. Walton, Mr. Braud, Mrs. Harmony

Voting no: None

Adopted Unanimously

(2) APPROVAL OF MEETING MINUTES - September 6, 2018

Chairman Johnson asked for approval and/or any amendments to the Authority's regular September 6, 2018 meeting minutes.

Mr. Braud moved, seconded by Mrs. Harmony, to approve the September 6, 2018 meeting minutes, as presented.

Voting yes: Mr. Novitzke, Mr. Johnson, Mr. Walton, Mr. Braud, Mrs. Harmony

Voting no: None

Adopted Unanimously

(3) REPORTS

A. Economic Development Director's Report

Mrs. Blido thanked the EDA members for attending the joint meeting with the Board of Supervisors last month. At the meeting, Chairman Johnson gave an update on the EDA's accomplishments in the fiscal year which included seven announcements about companies adding jobs and investments in Bedford County with more than 100 new jobs. There were also good discussions about workforce development and everyone heard from local players in that area such as the Bedford Science and Technology Center, CVCC, the Workforce Investment Board and the Lynchburg Regional Business Alliance. This past week, Bison Printing completed their sprinkler meter installation for their new addition. They can now receive their EDA incentive and focus on adding more jobs. They have hired 24 full-time and 7 part-time workers and have netted 12 new jobs this year. The company has increased the number of employees from 46 to 58. It is nice to see continued growth in companies that have been in Bedford County for many years. This week the staff have been working on former Tobacco Commission grants and helping companies such as Innovairre and Smyth get their paperwork in on time to take advantage of the state grants they received for training and retraining. They are also preparing for a small groundbreaking event at KMR Aviation on Thursday, November 8 at 10:00 am and all EDA members are invited to attend. KMR Aviation will have tours, refreshments, and the media will be invited. Mrs. Blido and Ms. Bailey attended the Alliance's Economic Vibe Breakfast where Jonathan Whitt of Liberty University spoke about their School of Engineering building plans on campus rather than in New London. The 28-acre site at the New London business park will be called LUTECH and will focus on engineering, cyber security, and unmanned systems. Mr. Diddams will speak more about these areas later in the meeting. LU's plan is to build either a 30,000 square foot or larger facility and lease to engineering/technology companies aligned with LU's mission. Mr. Boggess noted that having LU attract private sector companies will give Bedford County a better tax base rather than the engineering school and the EDA can continue to concentrate on its mission of developing property, selling it, and putting in the necessary infrastructure. He also said the performance agreements will have to be renegotiated, but not until after January when LU has been able to firm up its plans for the property. Mrs. Blido said that she has referred a couple companies to Liberty that are not quite ready to buy a lot or build a facility, but who might be interested in leasing space in LUTECH and it is nice to have this option available when talking to companies.

B. Monthly Financial Report

Staff reviewed the financial report with the EDA members and answered questions.

C. Monthly Accounts Payable Report – Bills that have been paid

Staff reviewed the accounts payable report with the EDA members and answered questions.

(4) TOWN OF BEDFORD

Mrs. Blido has spoken with Mary Zirkle this week and she will keep in touch with her regarding the School-to-School Project.

(5) NEW LONDON BUSINESS AND TECHNOLOGY CENTER
A. Award of Shell Building Contract

Mrs. Blido provided a PowerPoint presentation regarding the bids received for the shell building. There were four bids and Price Building from Rocky Mount had the lowest bid. The estimate for the grant was \$2.2 million. The newest revised figures show the construction amount being \$232,000 more than the grant request. She introduced Sheldon Cash who would give the EDA members some options on how to close the gap between the different amounts. Mr. Cash said that Price Building is currently working on the old Bedford Nursing Home renovation and the County is pleased with their work. He showed a drawing of the current design of the shell building where a five foot decorative green metal band surrounds the top of the proposed building. This metal band is an architectural feature and does not serve a structural function and can save \$90,000 if it is not installed on the building as an option to bring the gap down to \$142,000. Discussion followed regarding the estimated budget versus the current bid and costs and the options to reconcile the differences. Consensus was to remove the green metal band from the building design to save \$90,000 and ask the Tobacco Commission to increase their grant by \$71,025 with the EDA paying the one for one match of an additional \$71,025 to equal the gap of \$142,050. Discussion followed on whether the EDA would have to pay any of the grant amount back to the Tobacco Commission. The EDA directed Staff to get some answers as to the requirements once sold.

Mr. Braud moved, seconded by Mr. Novitzke to award the shell building construction contract to Price Building and remove the green metal band from the building design to save \$90,000 in costs. Voting yes: Mr. Novitzke, Mr. Johnson, Mr. Walton, Mr. Braud, Mrs. Harmony
Voting no: None
Adopted Unanimously

(6) SPECIAL APPEARANCE

A. LUTECH park update - Rich Diddams, CxA LEED GA, Executive Director, Center for Engineering Research and Education

Mr. Diddams presented the current plans for the Center for Engineering Research and Education (CERE) and LUTECH park. The LU Engineering School will not be built at CERE due to Liberty's concerns for keeping a strong on-campus faculty-student relationship and concerns for off-campus site transportation needs of the students. Now they will create a park with taxpaying businesses and industry. They are currently working on a lease for 10 years for a 15,000 square feet building with an option for an additional 15,000 square feet space and once the details are approved they will begin building. The industries will be able to use their non-destructive testing labs and Framatome is donating equipment for a calibration lab. Students from CVCC and LU will be training and acquiring skill sets that will allow work to stay local because some of the calibration testing is being outsourced to Georgia right now. They want to work and train people for future good paying jobs which will include 3D printing labs so local citizens can be certified in the operation of 3D printers. CERE wants to be a good partner of the county by bringing industry into the county. The new buildings will be tailored to the needs of the businesses. Mrs. Blido has brought interested prospects to the CERE site to meet Mr. Diddams and see how those companies can be helped by the Center's labs and training. The cooling tower will be used for cyber-attack training of a power plant and Oakridge Lab in Tennessee is interested in research regarding their emergency coolant system. He also spoke about the GO Virginia meeting which took place earlier in the day regarding the 3D printing lab grant where they got approval conditional upon receiving \$55,000 from the local community. The grant for \$275,000, will allow LU to purchase 3D printers for training, and CVCC would start including a certificate program in their curriculum at the lab as well. Mr. Diddams

thanked the EDA members for their support and invited them to visit CERE where he would be happy to give them a tour and provide lunch.

(7) BEDFORD CENTER FOR BUSINESS

A. Lease Renewal for East Coast Fabrication

Mr. Boggess reported that the lease expired with East Coast Fabrication and he recommends leaving the lease terms the same for two more years which would effectively be a three-year term and then renew the leases of both CVCC and East Coast in the same year, July 2020 and November 2020 respectively.

Mr. Walton moved, seconded by Mr. Braud to reinstate the lease for East Coast Fabrication with all the same provisions commencing November 1, 2018 and expiring October 31, 2020.

Voting yes: Mr. Novitzke, Mr. Johnson, Mr. Walton, Mr. Braud, Mrs. Harmony

Voting no: None

Adopted Unanimously

(8) MONTVALE CENTER FOR COMMERCE

A. Lot 5 Update

Mrs. Blido said she has received the signed agreement and down payment from Judy Galanes of Bobblett Gap and hopes to have the plat back from the surveyor tomorrow and get it to Chairman Johnson for his signature. Ms. Galanes is now working through the site plan review with Community Development and no problems are expected. Mrs. Blido will keep the EDA members posted.

B. Authorization from the EDA to convey the pump station to the BRWA

Mr. Boggess noted that Rhonda English with BRWA realized about a year and a half ago that the County had not conveyed the little pump station to them. This is a housekeeping matter to convey, not only the sewer easement of Lot 5, but also the pump station lot to BRWA. He has a deed that was prepared by the BRWA attorney and reviewed by Mr. Skelley. They will record the plat to BRWA and then follow up with the deed to Ms. Galanes when the deal is ready to close. He asked the EDA to authorize the Chairman to execute the deed.

Mr. Walton moved, seconded by Mr. Novitzke to authorize the Chairman to sign the deed conveying the pump station to the BRWA along with the necessary easements of Lot 5

Voting yes: Mr. Novitzke, Mr. Johnson, Mr. Walton, Mr. Braud, Mrs. Harmony

Voting no: None

Adopted Unanimously

(9) NEW BUSINESS

A. Burnbridge Road Sewer Update

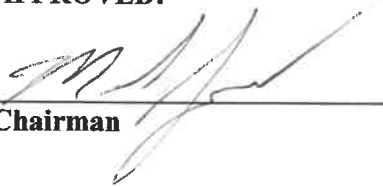
Mr. Boggess reported about a commercial zone in Forest that does not have sewer. A developer has a contract to buy the corner piece of land which led to a project about two years ago to try to bring sewer from Burnbridge Road out to Route 811. Mr. Boggess recommends making this an EDA project that will not need EDA money, but is within the EDA's mission. It would help the credibility of the people that own the property that the project is sanctioned by the EDA, as opposed to a developer. It would involve the county engineer and fiscal management. He does not see any downside to the county because it will bring in much new development and create a better return of investment once the sewer line is completed. The county would use cell tower funds from the Board of Supervisors to fund the sewer line. This project

is similar in nature to what was done for ShopRite and Food Lion in Moneta. The money would come from BRWA and the Board of Supervisors and not from the EDA. He is saying it would be an EDA sanctioned project and EDA would be the "general contractor" for the project, but not have to put any money in. Mrs. Blido noted that there are failing drain fields on this road and some hefty businesses will need the sewer line in the future such as Apocalypse Ale Works. Mr. Boggess is asking for a consensus from the Authority members as to whether or not they would consider sanctioning such a project. Discussion followed with no definitive consensus. Mr. Boggess will come back to the EDA with further information after the BRWA has their next meeting.

(10) ADJOURNMENT

6:55 p.m.

APPROVED:



Chairman



Secretary