

**AGENDA**  
**COUNTY OF AMELIA ECONOMIC DEVELOPMENT AUTHORITY**  
**AMELIA COUNTY ADMINISTRATION BUILDING CONFERENCE ROOM**  
**TUESDAY, SEPTEMBER 12, 2023 AT 10:00 AM**

**REGULAR MEETING**

- 1. CALL TO ORDER/DETERMINATION OF QUORUM-CHAIRMAN**
- 2. ROLL CALL**
- 3. INVOCATION AND PLEDGE OF ALLEGIANCE**
- 4. WELCOME**
- 5. COMMUNICATIONS FROM CITIZENS**
- 6. APPROVAL/ACCEPTANCE OF MINUTES AND FINANCIAL REPORTS**
  - A. Approval of Minutes
  - B. Acceptance of Treasurer's Reports
- 7. OLD/NEW BUSINESS**
  - A. Guest Speaker  
Stephen Versen
  - B. Richardson Road EDA Park  
Demolition and Abatement  
Appraisal Discussion  
Deed Restrictions
  - C. Grants  
State Budget Discussion  
Go Virginia  
VTC Marketing Leverage Program
  - D. Social Media Platform: LinkedIn
- 8. COUNTY ADMINISTRATOR'S REPORT**
- 9. CLOSED MEETING**
- 10. MOTION TO ADJOURN OR CONTINUE MEETING**

MINUTES: AMELIA ECONOMIC DEVELOPMENT AUTHORITY  
REGULAR MEETING HELD ON AUGUST 8, 2023 AT 10:00  
A.M. AT THE AMELIA COUNTY CONFERENCE ROOM

EDA MEMBERS PRESENT:

ROBERT C. SMITH  
WINSTON VAUGHN  
ELDON DIEFFENBACH  
ROBERT LLEWELLYN  
MAUDIE SCOTT

ALSO

PRESENT: A. TAYLOR HARVIE, County Administrator  
ASHLEY GUNN, Administrative Assistant

- The August 8, 2023 EDA meeting was called to order by Bob Smith.
- Roll Call was taken by Taylor Harvie.
- Robert Llewellyn offered the invocation.
- Everyone participated in the Pledge of Allegiance.

#### **COMMUNICATION FROM CITIZENS**

- There was no communication from citizens.

#### **APPROVAL/ACCEPTANCE OF MINUTES AND FINANCIAL REPORTS**

- The July 11, 2023 minutes were approved.
- The July 2023 Treasurer's reports were accepted.

#### **OLD/NEW BUSINESS**

A. Deed Restrictions

- County Administrator discussed the recommendations of the County Attorney. Taylor

discussed the buffers and the ability to buy-back option. The County Administrator stated for the members to come up with any other restrictions the board members would like to add.

- Neal Barber made his recommendations with the Floyd County deed restriction example.
- Community Development stated the zoning restrictions and intent for buffer protects the neighboring community. He recommended not restricting it too much and recommended making subdivision requirements.
- Board members and Director of Community Development discussed adding or removing Floyd County restriction examples for the Richardson rd. site.

B. Staff (Daryl) Recommendations for Site Clean-up

- County Administrator discussed the recommendation of contracting out the service and clarifying the expectations of the EDA for the site. If they wanted to have the abatement done, taking down the building, and just having those spots cleaned or have a nice, cleared area with a nice gravel entrance with a gate on it?
- Board Members discussed opening the doors to non-profit organizations to skim through the items left behind and see if it's anything they want anything.

❖ **Robert Llewelyn made a motion to go through with the abatement, removing the buildings, getting it to where it'll look good and putting in a small gravel area, and began offering it to the public. Winston Vaughn second the motion. 5-0 (two members are absent from the meeting); Motion approved.**

❖ **Eldon Dieffenbach made a motion to allow local non-profit organizations to take a tour as long as they're insured. Winston Vaughn second the motion. 5-0 (two members are absent from the meeting); Motion approved.**

C. Appraisal Update for Richardson Road

- The County Administrator stated that he has not heard anything back from the original appraiser after multiple attempts. He continued to state that he reached out to a local appraiser and received a quote. He recommends reaching out to at least three or more appraisers.

D. Richardson Road Tract Development- Neal Barber

1. Go Virginia Grant Application and Feedback for DHCD
- Neal discussed the requirements of the application and timeline.
  - 2. State Budget-Issues for the site due to lack of a FY24 Budget
  - Neal stated if conferees reach an agreement, VDEP's Business Ready Site Program applications most likely won't be accepted towards the end of the calendar year.
  - 3. Site Signage
  - Neal discussed moving forward with the signage once the property has been cleared. Royal Signs is ready to go once a proof has been provided.

- Eldon Dieffenbach presented pictures and information of his new potato chip business.

E. Guests Invites for Future Meetings

1. Stephen Versen- Tobacco Commission

- County Administrator discussed Mr. Versen's career and experience.

2. Cliff Williamson- Agribusiness Council

- County Administrator provided career/experience information on Mr. Williamson.
- Eldon suggested including Anthony Romanello from the Henrico EDA.
- Brady Deal also endorsed Anthony Romanello and described his relationship with him.
- County Administrator suggested inviting Joe Casey from Chesterfield.

**COUNTY ADMINISTRATOR'S REPORT**

- Mr. Harvie discussed the closing of HCA swift Creek, and according to the news article they're going to move it 10 miles west 360.
- Maudie Scott Mentioned that a large lot has been cleared along 360 as well for something big.
- Brady Deal discussed a phone call he and Mr. Harvie were a part of with the CRC about forming a Regional Economic Development Organization (REDO).
- Board members discussed the RiverStreet project and CTA tower placements.

**MOTION TO CONTINUE/ADJOURN**

There being no further business, the August 8, 2023 EDA meeting was adjourned.

ATTEST

Minutes Approved September 12, 2023

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A. Taylor Harvie, County Administrator

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Robert Smith, Chairman

ACCOUNT #	DESCRIPTION	DATE	REFERENCE/PO#	CURRENT AMOUNT		YEAR-TO-DATE	\$ BUDGET \$
				DEBITS	CREDITS		
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	** EDA FUND **		FUND#-501				
	ASSETS		MAJOR-000100				
000100-0100	Cash With Treasurer	8/08/2023	B.FWD.			.00	.00
	BEG. YEAR BALANCE	2023/07 7/01/2023	YE-001-BEG.BAL.	- 416,700.14	.00		
	-TREASURER CASH REPORT	2023/07 7/17/2023	CS-001-20230717	- 10,552.96	.00		
	-TREASURER CASH REPORT	2023/07 7/31/2023	CS-001-20230731	- 2,132.46	.00		
	-TOTAL-			429,385.56	.00	429,385.56	
					429,385.56 *	429,385.56 *	429,385.56-
000100-0630	Buildings	8/08/2023	B.FWD.			.00	.00
	BEG. YEAR BALANCE	2023/07 7/01/2023	YE-001-BEG.BAL.	- 1,352,463.74	.00		
	-TOTAL-			1,352,463.74	.00	1,352,463.74	
					1,352,463.74 *	1,352,463.74 *	1,352,463.74-
000100-0635	Accum Depreciation - Buildings	8/08/2023	B.FWD.			.00	.00
	BEG. YEAR BALANCE	2023/07 7/01/2023	YE-001-BEG.BAL.	- .00	222,476.25-		
	-TOTAL-			.00	222,476.25-	222,476.25-	
					222,476.25-*	222,476.25-*	222,476.25
000100-0640	Equipment	8/08/2023	B.FWD.			.00	.00
	BEG. YEAR BALANCE	2023/07 7/01/2023	YE-001-BEG.BAL.	- 107,290.00	.00		
	-TOTAL-			107,290.00	.00	107,290.00	
					107,290.00 *	107,290.00 *	107,290.00-
000100-0645	Accum Depreciation - Equipment	8/08/2023	B.FWD.			.00	.00
	BEG. YEAR BALANCE	2023/07 7/01/2023	YE-001-BEG.BAL.	- .00	57,221.68-		
	-TOTAL-			.00	57,221.68-	57,221.68-	
					57,221.68-*	57,221.68-*	57,221.68
000100-0646	Lease Receivable	8/08/2023	B.FWD.			.00	.00
	BEG. YEAR BALANCE	2023/07 7/01/2023	YE-001-BEG.BAL.	- 529,450.95	.00		
	-TOTAL-			529,450.95	.00	529,450.95	
					529,450.95 *	529,450.95 *	529,450.95-
DEPT TOTAL.....	BALANCE FORWARD					.00	
	CURRENT MONTH					2138892.32	
	ENCUMBRANCE					.00	
	YEAR TO DATE					2138892.32	
	BUDGET BALANCE					2138892.32-	
	Land		MAJOR-000110				
000110-0610	Land	8/08/2023	B.FWD.			.00	.00
	BEG. YEAR BALANCE	2023/07 7/01/2023	YE-001-BEG.BAL.	- 1,073,864.27	.00		
	-TOTAL-			1,073,864.27	.00	1,073,864.27	
					1,073,864.27 *	1,073,864.27 *	1,073,864.27-

ACCOUNT #	DESCRIPTION	DATE	REFERENCE/PO#	CURRENT AMOUNT		YEAR-TO-DATE	\$ BUDGET \$
				DEBITS	CREDITS		
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	** EDA FUND **		FUND#-501				
	Land		MAJOR-000110				
000110-0610	Land						
DEPT TOTAL.....	BALANCE FORWARD					.00	
	CURRENT MONTH					1073864.27	
	ENCUMBRANCE					.00	
	YEAR TO DATE					1073864.27	
	BUDGET BALANCE					1073864.27-	
	LIABILITIES		MAJOR-000200				
000200-0500	Deferred Inflow - Lease	8/08/2023	B.FWD.			.00	.00
	BEG. YEAR BALANCE	2023/07 7/01/2023	YE-001-BEG.BAL.	-	.00 526,195.26-		
	-TOTAL-				.00 526,195.26-	526,195.26-	
					526,195.26-*	526,195.26-*	526,195.26
DEPT TOTAL.....	BALANCE FORWARD					.00	
	CURRENT MONTH					526195.26-	
	ENCUMBRANCE					.00	
	YEAR TO DATE					526195.26-	
	BUDGET BALANCE					526195.26	
	FUND EQUITY		MAJOR-000300				
000300-0100	Fund Balance	8/08/2023	B.FWD.			.00	.00
	BEG. YEAR BALANCE	2023/07 7/01/2023	YE-001-BEG.BAL.	-	.00 3,360,661.61-		
	-TOTAL-				.00 3,360,661.61-	3,360,661.61-	
					3,360,661.61-*	3,360,661.61-*	3,360,661.61
DEPT TOTAL.....	BALANCE FORWARD					.00	
	CURRENT MONTH					3360661.61-	
	ENCUMBRANCE					.00	
	YEAR TO DATE					3360661.61-	
	BUDGET BALANCE					3360661.61	
	Revenue From Use of Money		MAJOR-015010				
015010-0001	Interest Earned - Bank Deposits	8/08/2023	B.FWD.			.00	.00
	-APPROPRIATION ENTRY-	2023/07 7/01/2023	BA-001-0000250	-			3,000.00-
	-TREASURER CASH REPORT	2023/07 7/31/2023	CS-001-20230731	-	.00 2,132.46-		
	-TOTAL-				.00 2,132.46-	2,132.46-	
					2,132.46-*	2,132.46-*	867.54-
DEPT TOTAL.....	BALANCE FORWARD					.00	
	CURRENT MONTH					2132.46-	
	ENCUMBRANCE					.00	

ACCOUNT #	DESCRIPTION	DATE	REFERENCE/PO#	CURRENT AMOUNT		YEAR-TO-DATE	\$ BUDGET \$
				DEBITS	CREDITS		
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	** EDA FUND **		FUND#-501				
	Revenue From Use of Money		MAJOR-015010				
015010-0002	Interest Earned - Investments						
	YEAR TO DATE					2132.46-	
	BUDGET BALANCE					867.54-	
	Rent of General Property		MAJOR-015020				
015020-0001	Rent of General Property	8/08/2023	B.FWD.			.00	.00
	-APPROPRIATION ENTRY- 2023/07	7/01/2023	BA-001-0000250	-			129,000.00-
	-TREASURER CASH REPORT 2023/07	7/17/2023	CS-001-20230717	-	.00	10,552.96-	
	-TOTAL-			.00	10,552.96-	10,552.96-	
					10,552.96-*	10,552.96-*	118,447.04-
DEPT TOTAL.....	BALANCE FORWARD					.00	
	CURRENT MONTH					10552.96-	
	ENCUMBRANCE					.00	
	YEAR TO DATE					10552.96-	
	BUDGET BALANCE					118447.04-	
	Trans to GF for EDA Expenses		MAJOR-995000				
995000-0100	Trans to GF for EDA Expenses	8/08/2023	B.FWD.			.00	.00
	-APPROPRIATION ENTRY- 2023/07	7/01/2023	BA-001-0000250	-			48,750.00
	-TOTAL EXPENDITURE-			.00	.00	.00	
					.00 *	.00 *	48,750.00
DEPT TOTAL.....	BALANCE FORWARD					.00	
	CURRENT MONTH					.00	
	ENCUMBRANCE					.00	
	YEAR TO DATE					.00	
	BUDGET BALANCE					48750.00	
FUND TOTAL.....	A S S E T S		.00	3,212,756.59	3,212,756.59		
FUND TOTAL.....	L I A B I L I T Y		.00	3,886,856.87-	3,886,856.87-		
FUND TOTAL.....	R E V E N U E		.00	12,685.42-	12,685.42-		
FUND TOTAL.....	E X P E N S E		.00	.00	.00		
FUND TOTAL.....			.00	686,785.70-	686,785.70-		
FUND TOTAL.....	ENCUMBRANCE				.00		
COMPANY TOTAL.....	A S S E T S		.00	3,212,756.59	3,212,756.59		
COMPANY TOTAL.....	L I A B I L I T Y		.00	3,886,856.87-	3,886,856.87-		
COMPANY TOTAL.....	R E V E N U E		.00	12,685.42-	12,685.42-		
COMPANY TOTAL.....	E X P E N S E		.00	.00	.00		
COMPANY TOTAL.....			.00	686,785.70-	686,785.70-		
COMPANY TOTAL.....	ENCUMBRANCE				.00		

ACCOUNT #	DESCRIPTION	DATE	REFERENCE/PO#	CURRENT AMOUNT		YEAR-TO-DATE	\$ BUDGET \$
				DEBITS	CREDITS		
*****	*****	*****	*****	*****	*****	*****	*****
	**ECONOMIC DEVELOPMENT**		FUND#-100				
	**ECONOMIC DEVELOPMENT**		MAJOR-081500				
081500-3160	Professional Services	8/08/2023	B.FWD.			.00	.00
	-APPROPRIATION ENTRY- 2023/07	7/01/2023	BA-001-0000250	-			20,000.00
	B & B CONSULTANTS INCB 2023/07	8/14/2023	AP-001-27386	-	420.00	.00	
	-TOTAL EXPENDITURE-			420.00	.00	420.00	
					420.00 *	420.00 *	19,580.00
081500-3310	Repairs & Maintenance	8/08/2023	B.FWD.			.00	.00
	-APPROPRIATION ENTRY- 2023/07	7/01/2023	BA-001-0000250	-			3,000.00
	-TOTAL EXPENDITURE-			.00	.00	.00	
					.00 *	.00 *	3,000.00
081500-3600	Advertising	8/08/2023	B.FWD.			.00	.00
	-APPROPRIATION ENTRY- 2023/07	7/01/2023	BA-001-0000250	-			400.00
	-TOTAL EXPENDITURE-			.00	.00	.00	
					.00 *	.00 *	400.00
081500-5110	Electrical Services	8/08/2023	B.FWD.			.00	.00
	-APPROPRIATION ENTRY- 2023/07	7/01/2023	BA-001-0000250	-			1,600.00
	-TOTAL EXPENDITURE-			.00	.00	.00	
					.00 *	.00 *	1,600.00
081500-5230	Telecommunications	8/08/2023	B.FWD.			.00	.00
	-APPROPRIATION ENTRY- 2023/07	7/01/2023	BA-001-0000250	-			250.00
	VERIZON WIRELESS B 2023/07	7/14/2023	AP-001-9936943038	-	40.01	.00	
	-TOTAL EXPENDITURE-			40.01	.00	40.01	
					40.01 *	40.01 *	209.99
081500-5540	Travel-Convention/Education	8/08/2023	B.FWD.			.00	.00
	-APPROPRIATION ENTRY- 2023/07	7/01/2023	BA-001-0000250	-			500.00
	-TOTAL EXPENDITURE-			.00	.00	.00	
					.00 *	.00 *	500.00
081500-5810	Dues/Association Memberships	8/08/2023	B.FWD.			.00	.00
	-APPROPRIATION ENTRY- 2023/07	7/01/2023	BA-001-0000250	-			250.00
	-TOTAL EXPENDITURE-			.00	.00	.00	
					.00 *	.00 *	250.00
081500-6001	Office Supplies	8/08/2023	B.FWD.			.00	.00
	-APPROPRIATION ENTRY- 2023/07	7/01/2023	BA-001-0000250	-			150.00
	-TOTAL EXPENDITURE-			.00	.00	.00	
					.00 *	.00 *	150.00
081500-6007	Repairs & Maintenance Supplies	8/08/2023	B.FWD.			.00	.00
	-APPROPRIATION ENTRY- 2023/07	7/01/2023	BA-001-0000250	-			100.00
	-TOTAL EXPENDITURE-			.00	.00	.00	



ACCOUNT #	DESCRIPTION	DATE	REFERENCE/PO#	CURRENT AMOUNT		YEAR-TO-DATE	\$ BUDGET \$
				DEBITS	CREDITS		
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	**ECONOMIC DEVELOPMENT**		FUND#-100				
	**ECONOMIC DEVELOPMENT**		MAJOR-081500				
081500-6007	Repairs & Maintenance Supplies						
					.00 *	.00 *	100.00
DEPT TOTAL.....	BALANCE FORWARD					.00	
	CURRENT MONTH					460.01	
	ENCUMBRANCE					.00	
	YEAR TO DATE					460.01	
	BUDGET BALANCE					25789.99	
FUND TOTAL.....	A S S E T S	.00	.00	.00			
FUND TOTAL.....	L I A B I L I T Y	.00	.00	.00			
FUND TOTAL.....	R E V E N U E	.00	.00	.00			
FUND TOTAL.....	E X P E N S E	.00	460.01	460.01			
FUND TOTAL.....		.00	460.01	460.01			
FUND TOTAL.....	ENCUMBRANCE			.00			
COMPANY TOTAL.....	A S S E T S	.00	.00	.00			
COMPANY TOTAL.....	L I A B I L I T Y	.00	.00	.00			
COMPANY TOTAL.....	R E V E N U E	.00	.00	.00			
COMPANY TOTAL.....	E X P E N S E	.00	460.01	460.01			
COMPANY TOTAL.....		.00	460.01	460.01			
COMPANY TOTAL.....	ENCUMBRANCE			.00			

EXPENDITURE SUMMARY

--DETAIL--

7/01/2023 - 7/31/2023

--DETAIL--

FUND #-100 General Fund

MAJOR		BUDGET	APPR.	CURRENT	Y-T-D	ENCUMBRANCE	UNENCUMBERED	%
ACCT#	DESCRIPTION	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	BALANCE	REMAIN.
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81500	**ECONOMIC DEVELOPMENT**							
3160	Professional Services	20,000.00	20,000.00	420.00	420.00	.00	19,580.00	97.90
3310	Repairs & Maintenance	3,000.00	3,000.00	.00	.00	.00	3,000.00	100.00
3600	Advertising	400.00	400.00	.00	.00	.00	400.00	100.00
5110	Electrical Services	1,600.00	1,600.00	.00	.00	.00	1,600.00	100.00
5230	Telecommunications	250.00	250.00	40.01	40.01	.00	209.99	83.99
5540	Travel-Convention/Education	500.00	500.00	.00	.00	.00	500.00	100.00
5810	Dues/Association Memberships	250.00	250.00	.00	.00	.00	250.00	100.00
6001	Office Supplies	150.00	150.00	.00	.00	.00	150.00	100.00
6007	Repairs & Maintenance Supplies	100.00	100.00	.00	.00	.00	100.00	100.00
	**ECONOMIC DEVELOPMENT**	26,250.00	26,250.00	460.01	460.01	.00	25,789.99	98.24
		-----	-----	-----	-----	-----	-----	-----
	**ECONOMIC DEVELOPMENT**	26,250.00	26,250.00	460.01	460.01	.00	25,789.99	98.24
	--FUND TOTAL--	26,250.00	26,250.00	460.01	460.01	.00	25,789.99	98.24

090001535

Tax Map No. 13-92, 93, 94, 96, 97 Exempt from Taxation Pursuant to Va. Code §§ 58.1-811(A)(3) and 58.1-811(C)(4)

DEED OF DEDICATION  
AND RESTRICTIONS  
FLOYD COUNTY REGIONAL COMMERCE CENTER

THIS DEED OF DEDICATION AND RESTRICTIONS is made and entered into this 3rd day of August, 2009 by the Economic Development Authority of Floyd, County, Virginia.

WITNESSETH:

WHEREAS, the Economic Development Authority of Floyd County, Virginia (hereinafter, the "Owner" or the "EDA") owns certain real property located in the Floyd County Regional Commerce Center (the "Property"), as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

WHEREAS, the Owner desires to dedicate the Property for use as a regional commerce center and to establish a general plan for the orderly, consistent and compatible improvement, development and use of the Property, to protect and enhance long-term property values, protect owners and lessees in the Property against improper and incompatible uses within the Property, provide pleasant and productive working environments, to ensure the construction and maintenance of high-quality buildings integrated into an attractively landscaped environment, and to promote development of the community and enhancement of the region.

(Y0190247.1 005093-034403)

Prepared by:

Reuben:

James E. Cornwell, Jr.  
SANDS, ANDERSON, MARKS & MILLER  
250 S. Main St., Suite 226  
Blacksburg, VA 24060  
(540) 443-9800

PG0078 AUG-4-09

mailed  
8-4-09

PG0079 AUG-4 60

NOW, THEREFORE, the Economic Development Authority of Floyd County, Virginia does hereby dedicates the Property for use as a regional commerce center and does hereby freely and voluntarily declare that the following protective covenants, restrictions, conditions and limitations shall apply to the Property.

**1. PURPOSE.**

The Covenants, contained herein are intended to run with the land and each and every part thereof, insofar as federal, state, and local laws permit, and are intended to ensure proper use and appropriate development and improvement of the Property so as to:

1. Protect the owners and tenants of parcels located in the regional commerce center against such improper development and use of surrounding parcels as will depreciate value and use.
2. Prevent the erection of structures constructed of improper or unsuitable materials or with improper quality and methods of construction.
3. Ensure reasonably consistent development of the Property in keeping with the overall goals of Floyd County Regional Commerce Center to promote quality development.
4. Encourage and ensure the erection of attractively designed, permanent improvements appropriately located within the Property in order to achieve harmonious appearance and function.
5. Ensure the construction of adequate off-street parking and loading facilities.
6. Establish and preserve public open spaces for the enjoyment and benefit of occupants, tenants, owners, and the public.

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7. Promote the compatibility of the development and use of parcels within the Property with the integrity, beauty, character and preservation of the environment and water resources.
8. Generally promote the welfare and safety of occupants, tenants, owners of parcels within the Property, and the community.
9. Promote economic development, job creation and the expansion of the county tax base.

**2. APPLICABILITY AND EFFECT.**

These Covenants shall be applicable to all parcels now held by the EDA and located within Floyd County, and commonly known as the Floyd County Regional Commerce Center, and shall become effective upon recordation in the Floyd County Circuit Court Clerk's Office.

**3. DEFINITIONS:**

The terms indicated on boldface type below shall have the accompanying meaning for purposes of the Covenants.

**Aggressive Non-Native Species** shall mean those species of plants which are not indigenous to Floyd County and which, when planted in the County, can be expected to spread quickly beyond their immediate location (e.g., by rapid growth, excessive sucker growth, allelopathy, out-competing native species, profile reproduction, or wide dissemination of seeds).

**Greenspace Areas** shall mean natural or naturalized areas. Maintenance of these areas may include being mowed or "bush-hogged" only occasionally (e.g., twice per year).

**Landscaped Area** shall mean all parts of the site which are not covered by buildings or paving, and which are not being set aside as greenspace areas as defined in Site Plan.

{Y0190247.1 005093-034403 }

**Nuisance Non-Native Species** shall mean those species of plants which are not indigenous to Floyd County and which, when planted here, can be expected to produce unpleasant odors, prolific fruit seeds, excessive trash or twig drop, or other hazards to the general public, such as skin irritation.

**Property** shall mean any and all real property owned by the Economic Development Authority of Floyd County, Virginia located within the Floyd County Regional Commerce Center.

**Parcel** shall mean any lot within the Property, or any area within the Property designated on the approved site plan for development, excluding publicly owned greenspace, preservation, and other common areas, and roads, within the Property.

**Site Plan** shall mean a detailed description of how a Parcel, or portion thereof, is to be developed. It shall include, but is not limited to, construction schedule; building design and location; roof design; accessory structures; outdoor equipment location; outdoor storage areas; parking plan; setback areas; loading areas, signage plan; exterior lighting plan; utility plan; vegetative screening and/or fencing plan; contour lines; storm water management plan; greenspace areas; and landscape installation and maintenance plan.

**Floyd County or County** shall mean Floyd County, Virginia, an independent political subdivision of the Commonwealth of Virginia.

**Economic Development Authority (EDA).** The EDA, or its designee, is the acting authority in relation to these Protective Covenants and Restrictions.

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**4. PERMITTED AND PROHIBITED USES.**

**4.1 PERMITTED USES**

The Property and any improvements thereon, and any Parcels divided from the Property may only be used for manufacturing, warehousing, distribution, office or other industrial related purposes; research and development facilities; distribution centers; regional service centers, data storage facilities; technology facilities; multi-state, regional or national headquarters offices or operational centers; facilities for use by a locality, the Commonwealth and its agencies, or other governmental organizations; public recreational facilities or such other uses as the Economic Development Authority of Floyd County may permit on the adjacent properties in the Floyd County Commerce Center; and, such other facilities or improvements used for infrastructure necessary to support such improvements and facilities.

**4.2 PROHIBITED USES**

Any and all uses not specifically permitted in Section 4.1 shall be prohibited. Without limiting the generality of the foregoing, no residential uses or structures of any kind shall be permitted, including but not limited to residential dwellings, apartments, boarding houses, group homes, adult homes, residential care or assisted living facilities or similar facilities providing residential accommodations to individuals or families. Notwithstanding the foregoing, accessory overnight lodging facilities may be incorporated into any use permitted under Section 4.1 for use by persons employed thereon in providing necessary maintenance, support, or security for such permitted use.

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## **5. DEVELOPMENT STANDARDS**

### **5.1 General**

A variety of architectural design and materials shall be permitted, however the architecture shall be compatible with other uses located in the commerce center and must reflect a high-quality corporate image.

#### **5.1.1 Site Plan Requirement**

A site plan detailing planned improvements, including proposed contour lines, shall be prepared by the purchaser of any Parcel prior to initiation of construction addressing the standards enumerated in Sections 5 through 12 herein and submitted for approval of the EDA, which reserves the right to require that all or selected portions of any plan be prepared by a licensed engineer(s) or other appropriate professionals. The site plan shall include a proposed construction schedule; building design and location; roof design; accessory structures; outdoor equipment location; outdoor storage areas; setback areas; loading areas; utility plan; vegetative screening and/or fencing plan; contour lines; and greenspace areas. The site plan shall likewise include a landscape installation and maintenance plan, signage plan, storm water management plan, parking plan and exterior lighting plan.

The approved site plan shall be retained by the County and shall be compared to the construction plans submitted as part of any request for a building permit. The final Site Plan shall be submitted to the EDA within six months after transfer of any Parcel. Under no circumstances shall construction begin prior to approval of the site plan by the EDA. Any variations, expansions, renovations or redirected use of a Parcel must be reviewed and approved by the EDA prior to the issuance of a building permit.

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### 5.1.2 Subdivision of Parcels

No Parcel shall be subdivided without the written consent of the EDA. Requests to subdivide Parcels shall be submitted to the EDA in writing. Notwithstanding the foregoing, the EDA reserves the right to subdivide any and all Parcels owned by the EDA.

### 5.1.3 Inspection

The EDA may from time to time at any reasonable hour or hours enter and inspect any Parcel (excluding improvements) to ascertain compliance with these Covenants. Any plan, reflecting the approved Site Plan, submitted for permitting shall be copied to the EDA.

### 5.2 Materials

The exterior construction of the front side of buildings within the Property shall be of stone, brick, timber frame, architectural block, concrete (reinforced, precast, poured in place, Hardie board or tilt-up), split-faced units, glass, Exterior Insulation Finish System (EIFS) (e.g., DRYVIT), or a combination of any of these materials or of any of these materials with metal or otherwise approved by the site plan. The exterior construction of sides other than the front may be of the above materials or of metal or faced (e.g., stuccoed) concrete masonry units. The front side of the building shall generally mean that side seen when entering the Parcel. If the side seen when entering the Parcel is other than the side facing the main public road, the EDA shall determine which side is considered the front for purposes of this paragraph 5.2.

### 5.3 Accessory Structures

The site plan shall control the development of Parcels within the Property. No additional or accessory buildings or structures may be constructed which are not identified on the approved Site Plan without approval of the EDA. Additional buildings and enclosures shall be of similar design

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and materials as the principal buildings, and shall comply in all respects with the provisions of Paragraph 5.2 unless waived by the EDA in writing.

#### **5.4 Equipment**

Transformers or similar above-ground equipment shall be screened to soften the lines of the object.

Dumpsters, recycling equipment and containers, compactors, bailers and other waste management equipment and waste containers shall be located on grade at the rear of the building unless otherwise approved by the EDA in writing. All such containers and equipment shall be screened so as to not be visible from any public roadway or right-of-way, adjoining Parcel, greenspace, lake or pond area. A year-round, continuous visual screen of the area shall be maintained by the owner or tenant of the Parcel.

To the extent that such screening interferes with their normal operation, screening will not be required for antennas, satellite downlink and uplink facilities, or microwave installations, provided, however, that all service connections to such facilities and devices shall be underground unless a part of a structure. Placement of such facilities shall be indicated on the site plan.

#### **5.5 Roofs**

All roofing surfaces contained on a particular Parcel shall be of a consistent design and material and shall be addressed in the Site Plan.

#### **5.6 Fencing**

The use of fencing on any Parcel, other than for required screening of equipment or outdoor storage areas, is not permitted without written approval of the EDA.

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### 5.7 Outdoor Storage

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All outdoor storage areas or facilities shall be included in the Site Plan and should be designed, located, or screened such that they are not visible from any adjoining Parcel or publicly maintained roadway. This may be accomplished by a landscape berm and/or continuous evergreen buffer. All Screening plantings must be of a size and density at the time of planting sufficient to provide a continuous visual screen of the area. Vinyl-coated chain link fencing with vinyl slats may be used to screen outdoor storage areas provided that the exterior perimeter of the fence is extensively landscaped with, at least, evergreen plantings and trees. Temporary storage that would be visible from any public roadway may be permitted on a temporary basis upon written approval of the EDA.

Accumulation of unusable equipment, damaged finished materials and products, and any other materials, substances, machinery, and parts may be permitted on a temporary basis and upon written approval of the EDA.

### 5.8 Maintenance

Each owner, tenant, or occupant of any Parcel shall maintain the buildings, grounds, and improvements in a safe, neat, clean, and maintained condition and shall comply in all respects with all governmental statutes, ordinances, and regulations.

Each owner, tenant, or occupant shall remove, at their own expense, any rubbish or trash which may accumulate on their Parcel. Rubbish, trash, garbage, or other waste shall be kept only in sanitary containers. All equipment for the storage or disposal of such materials shall be kept in a clean, neat, and sanitary condition. Rubbish and trash shall not be disposed of on the premises by burying or burning.

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The EDA shall have the right to remove, or have removed, any rubbish, trash, garbage, waste or other items accumulated on any Parcel after (10) days written notice to the owner of such Parcel. If the owner of the Parcel has failed to remove such rubbish, trash, garbage waste or other accumulated items within 10 days of such notice, the EDA shall have the right to remove and dispose of such items in any manner that the EDA sees fit, and the owner or lessee of such Parcel shall be solely responsible for the cost of removal and any accompanying environmental remediation required as a result of the owner or lessee's failure to remove such rubbish, trash, garbage, waste or other items accumulated upon such Parcel.

## **6. REGULATION OF IMPROVEMENTS**

No improvements shall be constructed, erected, placed, altered, maintained, or permitted on any Parcel unless in conformity with the required site plan and these Covenants.

### **6.1 Setbacks**

Minimum setbacks shall be as required by the approved site plan

The EDA reserves the right to dedicate and construct utility and drainage easements within the setback area as shown upon the approved site plan.

### **6.2 Utilities**

All utility services, except those in existence at the time of recordation of these Covenants, including power, natural gas, telephone, fiber optic, sanitary sewer, or water lines shall be installed underground with the exception of overhead lines which may be located along interior lot lines after approval by the EDA. Gas storage tanks and transformers required to be placed above ground shall be screened to the greatest extent possible.

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### 6.3 Grading

Cut slopes and fill slopes shall have rounded edges or as approved in the Floyd County Erosion and Sediment Control Plan. Modifying the surface to simulate the natural landforms or existing terrain, for the purpose of blending the slope into its surroundings and minimizing the artificial look is encouraged, as is the use of tree plantings and other landscaping to further obscure the visual impact of the slope. The preservation of the existing natural environment is encouraged whenever possible, and shall be considered for purposes of site plan review.

## 7. PARKING STANDARDS

### 7.1 General

Each Parcel shall contain all required parking for ultimate buildout within the Parcel and shall be appropriately documented in the site plan. Off-site parking shall not be permitted. Parking shall not be permitted on any street or roadway within or adjacent to the Property. Owners of Parcels and their tenants shall be responsible for communicating this requirement to their employees and visitors. On-street parking shall result in the vehicles being towed, and it shall be the responsibility of the vehicle owner to recover the car and pay all towing and storage costs. EDA shall not be liable for any damages as a result of towing of vehicles parked on-street.

### 7.2 Required Parking

A parking plan shall be included in the site plan, and shall address the operational realities of the business, including, but not limited to, the number of employees the building will accommodate, the number of shifts anticipated, and the number of anticipated visitors and deliveries to the site.

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### 7.3 Location

Parking areas may be constructed on any part of a Parcel as delineated in the site plan except the required setback areas.

### 7.4 Access and Parking

All access and parking areas shall be constructed with a suitable material to provide a smooth, even surface as approved in the site plan. All vehicle parking shall be confined to these areas.

### 7.5 Landscaping

The Site Plan shall include any proposed landscaping within parking lots.

### 7.6 Off-Street Loading Areas

The site plan shall include provisions for accommodating all truck service entirely within the Parcel. No on-street loading areas shall be permitted. No off-street loading areas shall be located within the required setback adjoining any boundary.

Loading areas shall be designed and located so that they are not a visual distraction when viewed from public roadways. The use of earthen berms, structures and/or landscape screening shall be employed to screen loading areas to the extent possible and shall be included in the Site Plan.

## **8. SIGN STANDARDS**

### 8.1 General

A signage plan shall be a part of the site plan for the Parcel. Signs shall relate only to organizations, goods, services, or activities located on the Parcel upon which the sign is located. No billboards or outdoor advertising shall be permitted.

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No moving signs or flashing lights, roof-top signs, or pole-mounted signs shall be permitted.

All signage on a Parcel shall be uniform in appearance and design. Signage shall be uniform in materials, color scheme, lettering style and proportional to the lot and building

Departure from the signage plan contained in the site plan must be resubmitted for approval prior to any erection, construction or placement of signage.

## 8.2 Signage Guidelines

- Business signs can only be freestanding or wall-mounted.
- The maximum total square footage for all business signs, wall-mounted and freestanding, on a Parcel is 100 square feet, unless an exception is granted by the EDA.
- Wall-mounted signs shall not project more than 12 inches from the wall surface, shall be single-sided, shall be mounted so that the back of the sign is flush with the wall surface, and shall not project above the eave line.
- No freestanding sign shall exceed 10 feet in height.
- Freestanding signs shall not exceed 80 square feet.
- Informational signs shall be limited to the smallest number possible to convey the necessary information.
- Temporary signage is limited to sale or lease signs and construction signs and may not exceed 32 square feet and 10 feet in overall height.
- Maintenance of all signs shall be required of all owners, tenants, and occupants. Signs shall be kept cleaned and maintained so as to preserve the state of quality that existed at the time of installation.

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## **9. LANDSCAPING STANDARDS**

### **9.1 General**

The site plan for each Parcel shall include the landscape design for the site and a plan for maintenance of landscaped areas.

All open areas on each Parcel not left in their undisturbed natural state or occupied by buildings, structures, outdoor storage areas, paved areas, parking areas, loading areas, driveways, or walkways shall be suitably graded and drained and shall be landscaped with lawns, trees, shrubs, or suitable ground cover as soon as is practicable during construction. A reasonable proportion of the landscape area, as determined by the EDA in the site plan review process, shall be landscaped with trees, shrubs or other such landscaping that is more substantial than open lawn space. Such reasonable proportion of landscaping area to be dedicated to trees, shrubs or other more substantial landscaping shall not to be less than 15% of the total landscape area of the Parcel.

All landscaping required hereunder or otherwise to be provided on any Parcel shall be completed within 60 days after the substantial completion of any buildings to be constructed on the Parcel. Provided, however, if weather conditions do not at such time permit completion, then such landscaping shall be completed as soon thereafter as weather conditions permit.

### **9.2 Plant Selection**

Use of plant species which are native to the region is encouraged. Diversity of species within each site must be considered. Aggressive or nuisance non-native species shall not be introduced into, or permitted to remain upon the Property.

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### 9.3 Maintenance

All landscaping and/or natural areas on each Parcel and on the landscaped portion of any abutting street shall be properly maintained by the owner or tenant of the Parcel. Maintenance shall include all necessary planting, cutting, watering, fertilizing, seeding, spraying, pruning, weeding, required replacement of vegetation, and any washouts or other erosion control issues that may occur. The EDA shall have the right to perform necessary maintenance after ten days written notice to the owner of the Parcel and the Parcel owner or lessee shall be responsible for the cost of such maintenance.

## **10. EXTERIOR LIGHTING**

### **10.1 General**

Exterior lighting shall be consistent throughout all Parcels located within the Property. All lighting systems shall be designed so as not to produce significant illumination or glare beyond the Parcel on which it is located. A lighting plan shall be included as part of the Site Plan and shall include all necessary specifications, including but not limited to the foot-candles and light spillover on adjacent property. All electric wiring shall be installed underground. In addition to lighting provisions set forth herein, all lighting shall comply with any and all applicable building codes.

### **10.2 Mounting Height**

The maximum permitted mounting height for any lighting fixture shall be 25 feet without the written approval of the EDA. Fixtures designed to illuminate pedestrian walkways shall have a maximum height of 12 feet.

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### 10.3 Lighting Type

Low bollard fixtures and landscape lighting are recommended for walks and building entries.

To minimize glare and light spillover, light fixtures greater than 12 feet tall shall use luminaries with cut-off optics, light-diffusing shields, or equivalent.

Lighting systems will be designed to achieve an average maintained horizontal illumination level at the ground surface of 1-2 foot-candles, with luminaries spaced to achieve a uniformity ratio (average-to-minimum) of 6:1 within the lighted area.

Lighting systems shall be designed and installed to enhance pedestrian safety and security.

### 10.4 Building and Sign Illumination

Building and sign accent illumination shall be permitted utilizing wall-mounted or set-back methods.

Building and sign accent illumination shall be installed and aimed so that glare will neither hinder vehicular or pedestrian traffic, nor present a hindrance to operations on-site or on any adjacent Parcel.

Building-mounted floodlights are permitted only if they are shielded so that direct glare is not visible from surrounding properties and adjoining roadways.

## 11. NOISE

It is the intent of this covenant to promote an environment within the Property free from noise that jeopardizes the health or welfare of or that creates annoyance to the owners, tenants, or occupants of the Property and the adjoining environs. Therefore, no person or enterprise shall make, continue, permit, or cause to be made, continued, or permitted, any noise disturbance within

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the Property not necessary and customary to permitted commercial and industrial uses. Noise shall be minimized to the maximum extent practical.

**12. ENVIRONMENTAL PROTECTION**

All owners, tenants, and occupants shall use and manage their Parcel and conduct their operations in a manner which ensures continuous compliance with all applicable local, state, and federal environmental laws, ordinances, regulations, rules, policies, and procedures.

**13. RIGHT OF FIRST REFUSAL CONDITIONS**

In the event that any Owner of a Parcel within the Property shall receive a bona fide offer to buy any unimproved Parcel or portion thereof in accordance with the terms of these Covenants, such owner shall, before consummating such a sale, present to the EDA, in affidavit form, the terms and conditions of such proposed sale for approval. The EDA reserves the right to purchase said property within 60 days thereafter upon the same terms and conditions contained in such bona fide offer made to the owner by any third party.

Uses upon resale shall be only as allowed by these Covenants and approved by the EDA.

Nothing herein shall be deemed to permit a subdivision of any Parcel located within the Property without the prior written consent of the EDA as required in Paragraph 5.1.2.

**14. AMENDMENTS**

These Covenants may be amended at any time by majority vote of the EDA, with the written consent of the owners of more than fifty percent (50%) of the land area of the Property then subject to these Covenants. In determining whether the owners of the requisite percentage of land area have consented to amendment of these Covenants, the land area owned by the EDA shall be included in such determination.

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Amendments shall be recorded in the Floyd County Circuit Court Clerk's Office, and shall become effective upon such recordation.

**15. ENFORCEMENT**

The EDA or its designee reserves the right and duty to enforce these Covenants.

**16. SEPARABILITY**

Invalidation of any one of these restrictions by judgment, court order, or legislation shall in no way affect any of the other provisions, which shall remain in full force and effect.

**17. TERM OF RESTRICTIONS**

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of fifty (50) years or unless and until recordation of a release of restrictions approved by majority vote of the EDA and with the consent of the owners of more than fifty percent (50%) of the land area of the Property then subject to these Covenants as provided in Article 14, herein.

These covenants shall be subject to all prior easements, covenants, restrictions, agreements and conditions of record and legally applicable to the Property.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

**EXHIBIT A**

ALL THAT real property located in the Court House Magisterial District, Floyd County Virginia as shown on a plat dated November 7, 2001 and revised December 13, 2001 entitled "Plat of Subdivision of the Floyd County Commerce Park For the Industrial Development Authority of Floyd County, Virginia" prepared by John R. Christman, Land Surveyor, Anderson & Associates, Inc., Document Number 18355003, and recorded in the Clerk's Office of the Circuit Court for Floyd County, Virginia, Plat Cabinet 2, Slide 365 B.

AND BEING a portion of the real property conveyed to the Owner by deed dated June 25, 1995 from Joan P. Hauck and William A. Hauck recorded in Deed Book 204 at page 531 in the Clerk's Office of the Circuit Court for Floyd County, Virginia.

LESS AND EXCEPT any prior out-conveyances from said real property.

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IN WITNESS WHEREOF, the Floyd County Economic Development Authority, pursuant to resolution duly adopted ~~the~~ <sup>the</sup> 16<sup>th</sup> day of July 2009, has authorized JACK RUSSELL, as chairman of the Economic Development Authority, to affix his signature and seal hereto.

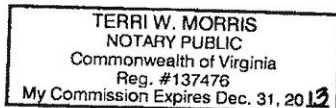
FLOYD COUNTY ECONOMIC DEVELOPMENT  
AUTHORITY

By: Jack Russell  
Title: Chair

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Floyd, to-wit:

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of August, 2009 by Jack Russell, Chairman of the Floyd County Economic Development Authority, for and on behalf of the Authority.



Terri W. Morris  
Notary Public  
Serial/Registration Number: 137476  
My commission expires: December 31, 2013

VIRGINIA: In the Clerk's Office of the Circuit Court of Floyd County  
August 3, 2009, at 4:10 P.M.  
This instrument received in office, and, with certificate thereto attached  
admitted to record. The tax imposed by Section 58.1-802 of the code in  
the amount of \$            has been paid.

Teste: WENDELL G. PETERS, Clerk

Deborah Vaughn D.C.

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# **Review of the Deed Restrictions for the Floyd County Regional Commerce Center**

## **Section**

### **4. Permitted and Prohibited Uses**

**4.1 Permitted Uses** – Reference should be made to the M-1 and M-2 zoning ordinance permitted uses. The section does not need to specify those uses since the BOS may change them over time. I suggest that a reference be to M-2 uses since a purchaser may petition to have on or more parcels rezoned to M-2 and that could be accommodated without change in the Deed Restrictions.

**4.2 Prohibited Uses** – Mining and residential uses should be prohibited. Let the Zoning Ordinance govern other uses.

### **5. Development Standards**

**5.1 General** - No change

**5.1.1 – Site Plan** – Change the terminology to “Preliminary Plan of Development (POD)”. The requirements of this section go beyond what is normally considered a Site plan. Plan of Development is more reflective of what is required. A stormwater management plan, setbacks and easements should be included in the list of required elements of the POD. The Utility Plan should include water and wastewater services since they will likely be on-site. The section should allow for extensions of time by the EDA for submission of the POD by the owner/developer. Also, there should be a provision for a phased POD to allow development of a portion of the parcel right away and development of the remainder of the parcel at a future date.

**5.1.2 Subdivision of Parcels** – No change

**5.1.3 Inspection** – Strike the second sentence since it does not relate to Inspections.

**5.2 Materials** – The requirement for exterior materials appears to be overly prescriptive give the types of development for this park, particularly those parcels in the north and northwest portion of the property. If you wish to restrict exterior building materials, the EDA may wish to consider applying them only to the parcels fronting on Rt. 360 and Richardson Road.

**5.3 Accessory Structures** – Requiring the accessory structures to be of similar design and materials as the main structure appears to be excessive.

**5.4 Equipment** – The screening and underground connection requirements may be excessive particularly for the parcels in the north and northwest portion of the site.

**5.5 Roofs** – “All roofs” shall be of a consistent design may be excessive. Does the EDA wish to determine roof designs for all structures?

**5.6 Fencing** – I would suggest that the POD determine the type and location of fencing, if proposed.

**5.7 Outdoor Storage** – I would suggest that the screening requirement only apply to parcels that front on or visible from Rt. 360 and Richardson Road.

**5.8 Maintenance** – No change

## **6. Regulation of Improvements – No change**

**6.1 Setbacks – No Change**

**6.2 Utilities – No Change**

**6.3 Grading – No Change**

## **7. Parking**

**7.1 General – No Change**

**7.2 Required Parking – No Change**

**7.3 Location – No Change**

**7.4 Access and Parking – No Change**

**7.5 Landscaping – No Change**

**7.1 Off Street Loading Areas** – The second paragraph may be excessive, particularly for those parcels not fronting on Rt. 360 and Richardson Road.

## **8. Sign Standards**

**8.1 General – No Change**

**8.2 Signage Guidelines** – I would strike the individual requirements and simply refer to the requirements of the Zoning Ordinance.

## **9. Landscaping Standards**

**9.1 General – No Change**

**9.2 Plant Selection – No Change**

**9.3 Maintenance – No Change**

## **10. Exterior Lighting**

**10.1 General – No Change**

**10.2 Mounting Height – No Change**

**10.3 Lighting Type** – Strike the last sentence.

**10.4 Building and Sign Illumination** – Strike first sentence.

## **11. Noise – No change**

## **12. Environmental Protection – No change**

## **13. Right of First Refusal – No change**

## **14. Amendments – No change**

## **15. Enforcement – No change**



**16. Separability** – No change

**17. Term of Restrictions** – No change

# **GO Virginia Funding – Richardson Road Industrial Site Summary**

## **Background**

The Amelia County Economic Development Authority (EDA) purchased the Richardson Road, 134-acre, tract of land along Rt. 360 four miles west of Amelia Courthouse for commercial and industrial development. The Amelia County Board of Supervisors has rezoned the property Industrial, M-2. The EDA wishes to plan development of the property as an industrial park. The EDA is seeking grant assistance to offset the cost of the detailed planning and initial development costs.

The GO Virginia program, administered through the Virginia Department of Housing and Community Development (DHCD) and the GO Virginia – Region 3 Council, is a potential source of grants for the planning and development of the Richardson Road site. The purpose of the program is to create higher-paying jobs through regional collaboration. One of Region 3's priorities are to increase the supply and quality of industrial sites throughout the region. Region 3 continues to fund projects that increase the supply of regionally significant sites through grants that raise the Tier rating of the Virginia Economic Development Partnership (VEDP), Business Ready Sites Program (BRSP).

An industrial site planning grant through GO Virginia (Enhanced Capacity Building) is limited to \$100,000. Approval of a planning grant can be made administratively by DHCD staff thus significantly reducing the time from grant application to approval. The EDA is required to provide \$1 of match for every \$2 of GO Virginia grant dollars. Previous site acquisition costs and due diligence expenditures are eligible matching funds. The EDA and County have expended roughly \$750,000 in site acquisition and due diligence on the Richardson Road site. A portion of these expenditures satisfies the matching requirements of GO Virginia. Any planning costs that exceed \$100,000 would be the responsibility of the EDA.

The Richardson Road Industrial Site 134-acre site is currently classified as a Tier 2 and additional due diligence activities are required to raise the tier rating to a Tier 3. The following are additional planning/due diligence activities that are necessary for a Tier 3 classification:

1. Waters of the US (wetlands and streams) delineation with US Army Corps of Engineers approval,
2. Geotechnical borings and preliminary evaluation (i.e., Preliminary Geotechnical Report),
3. One-foot topographic survey completed for the purposes of design or real property improvements,
4. A current cultural resources review,
5. A current threatened and endangered species review,
6. A master plan of development,
7. Preliminary engineering work is complete with associated reports and estimated costs and timelines for infrastructure development quantified, and
8. VBRSP Site Characterization Study.

The estimated costs to complete the above activities are as follows:

#### **GO Virginia - Enhanced Capacity Building Grant - Cost Estimates**

<b>Tas</b>		<b>Estimated</b>
<b>k</b>	<b>Description</b>	<b>Cost</b>
1	Waters of the US (wetlands and streams) delineation with JD Letter	\$ 20,000
2	Geotechnical borings and preliminary evaluation	\$ 25,000
3	Soil Evaluation for Septic Suitability	\$ 10,000
4	Aerial Mapping and Lidar 1-Foot Contour Topography	\$ 20,000
5	Cultural Resources and Threatened and Endangered Species Review	\$ 5,000
6	Master Plan of Development and PER	\$ 15,000
7	VBRSP Site Characterization Study	\$ 5,000
	<b>Total</b>	<b>\$ 100,000</b>

### **Phasing and Eligibility**

While both planning and development of an industrial park are eligible activities under the GO Virginia program, the program does not support development activities until the necessary planning has been completed. Thus, the physical development of the Richardson Road Site would be considered Phase 2 – Implementation. The planned demolition of the existing structures and the signage on the property are not GO Virginia grant eligible implementation activities. The proposed clearing and grubbing of the site is eligible as a Phase 2 implementation activity along with other initial development activities, such as highway entrance permits and improvements. The amount of implementation Phase II activities will depend upon how far the match will go. If the EDA has \$750,000 in match and the due diligence consumes \$50,000 of that match, then there would be \$700,000 to support a maximum \$1,400,000 GO Virginia Phase 2 Implementation grant.

If GO Virginia Region 3 makes a planning grant to the project, then they will have an investment in seeing the Richardson Road site fully developed as an industrial park. Given the limited annual funding available to GO Virginia Region 3, their investment in the physical development of the Richardson Road site would likely be in combination with another funding source such as the Virginia Tobacco Commission or VEDP VBRS Program.

### **Application Process**

The following are key dates leading to the approval of a GO Virginia planning grant.

- September 18 - Region 3 Executive Committee briefed on the project, consensus to move forward with application.
- September 28 - GO Virginia application due.
- 1st week of October - Region 3 Project Review Committee reviews the project.
- October 18 - Region 3 Commission approves the application and forwards to DHCD.
- December 15 - DHCD meets for administrative review and approval of the project.
- January 2024 – DHCD executes a grant agreement with the EDA.

- February 2024 – Project start date.

### **Other Application Factors**

There are several important components to the application that will be necessary of a grant award:

- A strong resolution from the Heartland Regional Industrial Facilities Authority indicating its partnership with the Amelia County in support of Richardson Road site and other future sites in the region.
- A support letter from the Commonwealth Region Commission related to the potential formation of the Regional Economic Development Organization (REDO) and marketing of the Richardson Road site,
- A strong justification of market demand,
- The potential of the Richardson Road site as a future location for businesses within Region 3's and CRC/REDO target marketing sectors, and
- Support from John Loftus at VEDP for the project.

### **Recommendation**

It is recommended that the EDA authorize filing a GO Virginia Region 3 planning grant application for the following reasons:

- No additional matching funds are required from the EDA/County,
- Most of the information for the application is already available - - minimal time to prepare the application,
- A very similar grant was recently awarded for the West Point Airport Industrial Site,
- If GO Virginia Region 3 invests in the planning for the Richardson Road site they are more inclined to invest in the development of the site,
- Once the detailed planning for the Richardson Road site is complete, the EDA would be in a better position to request Phase 2 development assistance from other funding agencies,
- The planning activities proposed will likely be necessary for any future development of Richardson Road site, and
- VEDP VBRS Program grant funding for planning and development of the site is uncertain.