

MINUTES: AMELIA ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING HELD ON JULY 11 AT 10:00 A.M. AT
THE AMELIA COUNTY CONFERENCE ROOM

EDA MEMBERS PRESENT:

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

ALSO

PRESENT: A. TAYLOR HARVIE, County Administrator
ASHLEY GUNN, Administrative Assistant
JEFF GORE, County Attorney (virtually)

- The July 11, 2023 EDA meeting was called to order by Robert Smith.
- Roll Call was taken by Taylor Harvie.
- Robert Llewellyn offered the invocation.
- Everyone participated in the Pledge of Allegiance.

COMMUNICATION FROM CITIZENS

- No Communications from the citizens

ORGANIZATIONAL MEETING:

- On a motion by Eldon Dieffenbach and Maudie Scott second the motion, the EDA Committee unanimously approved Robert C. Smith to serve as Chairman for FY2024.
- Maudie Scott Made a motion to nominate Eldon Dieffenbach as Vice-Chairman. Eldon Dieffenbach politely declined.
- On a motion by Robert Llewellyn and Maudie Scott second the motion, the EDA Committee unanimously approved Winston Vaughn as Vice-Chairman.
- On a motion by Robert C. Smith and Eldon Dieffenbach second the motion, the EDA Committee unanimously approved the Chairman and Vice-Chairman to act as the executive committee.

APPROVAL/ACCEPTANCE OF MINUTES AND FINANCIAL REPORTS

- The June 13, 2023 minutes were approved with corrections.
- The June 2023 Treasurer's reports were accepted.

OLD/NEW BUSINESS

A. Richardson Road Project Update

- Neal Barber presented:
 - Discussed the potential Deed Restrictions for the property.
 - Discussed Marketing the site. This included the demolition of the structures on the site, creating a for sale sign, and deciding on sale price.
 - Board members discussed searching for financing for the current acquisition and/or applying for a grant for further development of the site. BEDP is dependent upon government budget approvals.
- Deed Restrictions:
 - Jeff Gore (Attorney) discussed with the board potential ideas for deed restrictions and what can be done to protect the use of the site. The board discussed modeling the deed restrictions on the Floyd County example.
- ❖ Bob Smith recommended naming the site Amelia Regional Business Park or Commerce Park.
 - Demolition:
 - County Administrator discussed with the board that after speaking with various staff, it's recommended that it needs to be a bid out for the job.
 - Board members discussed having the demolition done prior to putting a sign up.
 - Marketing:
 - Discussed a 4x8 sign at the "Cross-over" starting out.
 - Discussed the timeframe for the sign.
 - Purchase price of sign includes installation.
 - The board discussed what sale price should be agreed upon for the site.
 - Discussed listing the property at market value and selling it under market value so that the remaining money can be used as potential match funds for a grant.

County Administrator's Report

- County Administrator reiterated contacting an appraiser for the site.
- Discussed being in contact with Jim Engle from Richard Smith and seems pleased with the way things are going and with the current facility. Stated that they believe they should have occupants in all of his buildings by the end of the year.
- Discussed needing to work on putting the word out there in preparation of the site availability and being active on social media.

- Stated the County Seal is being upgraded by Kimberly Smith and Kent Emmerson at the Emergency Management to improve the definition of the Seal.
- ❖ Mr. Smith stated that he's pleased with the process of acquiring the site and now to work on getting the message out.
 - Ashley Gunn discussed that we need more of a presence in the local paper, social media, and other avenues to stay proactive and keep the messages active.
 - Brady Deal stated he believed the rezoning process went well and having the local government's approval and backing helps the progress of the site. Stated that we haven't gotten a lot of citizen communication for or against the project. He suggested to be mindful of the price because it will set the modern tone for other sites and sale prices. States that word of mouth can be a good source of marketing too.
 - Neal Barber suggested getting in contact with commercial brokers to utilize commercial real estate sales website for the project would be beneficial.

MOTION TO CONTINUE/ADJOURN

There being no further business, the July 11, 2023 EDA meeting was adjourned.

ATTEST

Minutes Approved August 8, 2023

A. Taylor Harvie, County Administrator



Robert Smith, Chairman