

**PRINCE EDWARD COUNTY
INDUSTRIAL DEVELOPMENT AUTHORITY
MEETING MINUTES
Virginia's Heartland Regional Visitor Center--Farmville, VA
June 18, 2009 3:30pm**

MEMBERS PRESENT: Robert D. Showalter, Chairman
Virginia Price, Vice-Chairman
L. D. Phaup
Jim Wilck

ALSO PRESENT: Sharon Carney, Director of Economic Development
Eric Tinnell, IDA Attorney
Robert Fowler, Prince Edward Development, LLC
Rob Chapman, Farmville Herald

MEMBERS ABSENT: Gwen Eddleman
William Gray
Tony Williams

Being there was a quorum present at the appointed hour, the meeting was called to order by Mr. Robert M. Showalter, Chairman of the IDA.

Mr. Showalter presented the IDA Meeting Minutes for May 14th, 2009 for approval. It was noted that the spelling of Mr. Wilck's name was incorrect and asked that the minutes be corrected. On a motion made by Jim Wilck and seconded by Virginia Price, the meeting minutes were accepted by the following vote:

Aye:	Robert D. Showalter	Nay:
	Virginia Price	
	L. D. Phaup	
	Jim Wilck	

Mr. Showalter presented the IDA Meeting Minutes for May 22nd, 2009 for approval. There being no comments, on a motion made by Virginia Price and seconded by Jim Wilck, the meeting minutes were accepted by the following vote:

Aye:	Robert D. Showalter	Nay:
	Virginia Price	
	L. D. Phaup	
	Jim Wilck	

Mr. Showalter then asked Sharon Carney for the Treasurer's Report who then presented the following report:

**IDA TREASURER'S REPORT
May 30, 2009**

<u>INDUSTRIAL DEVELOPMENT AUTHORITY:</u>	
Wachovia Balance as of May 30, 2009	\$ 52,727.75
BB&T Balance as of May 30, 2009	<u>\$589,696.74</u>
Total as of May 30, 2009	\$642,424.49

**The BB&T account includes the deposit of \$590,000 for the construction of the four "ready-to-go" building sites.*

On a motion made by Virginia Price and seconded by L. D. Phaup, it was recommended to approve the IDA Treasurer's Report for May 30, 2009 as presented. The motion was accepted by the following vote.

Aye:	Robert D. Showalter	Nay:
	Virginia Price	
	L. D. Phaup	
	Jim Wilck	

Mr. Showalter asked Sharon Carney to give about improvements to the commercial sites at the Prince Edward Business Park.

Sharon reported that at the June 9th, 2009 Board of Supervisors Meeting, the Board approved a change order for the existing contract with Harold Collins Clearing and Grading in the amount of \$49,500 to clear and mulch the 22+/- acres behind the LOWES Home Center that is zoned commercial. The County will advance the funds to the IDA to pay for the change order request. This request was made by the Board to improve the site and bring the area up to soil and erosion storm water management requirements.

On a motion made by Jim Wilck and seconded by Virginia Price, it was recommended to approve the oversight of the clearing and mulching of the park sites and accept the suggested change order by the Board of Supervisors. The motion was approved by the following vote.

Aye: Robert D. Showalter
Virginia Price
L. D. Phaup
Jim Wilck

Nay:

Mr. Showalter then asked Mr. Fowler and Sharon Carney for an update on the Granite Falls Hotel & Conference Center project.

- Mr. Fowler began by giving a brief overview of the continued development plans for the Hotel & Conference Center. This included potential building and road sighting. VDOT has recently announced the availability of Revenue Sharing Funds which will be instrumental in the potential development of alternate Route 628.
- Sharon stated that after the May 14th, IDA meeting, she talked with Pat Murphy, the County Forester, to obtain assistance with perspective Timber Consultants. After interviewing three certified Timber Consultants, and with Mr. Showalter's approval, Sharon contracted with Mr. David Sandman for his professional services to oversee the timber work at the old Luck Stone Quarry site.
- After extensive conversations with the Granite Falls architects/engineers and Mr. Sandman, it is recommended that a limited amount of timbering be conducted on approximately 6.5 +/- acres to allow for the construction of a temporary construction access road and building site clearing to allowing for soil borings.

On a motion made by L. D. Phaup and seconded by Virginia Price, it was recommended to approve the limited harvesting of timber at the old Luck Quarry site to allow for the construction of a temporary construction access road and soil borings. The motion was approved by the following vote.

Aye: Robert D. Showalter
Virginia Price
L. D. Phaup
Jim Wilck

Nay:

- Sharon then gave a progress report on the hiring of an appraisal firm to appraise the land at the old Luck Quarry Site. Sharon May, of Milton May Appraisal from Lynchburg, who is a MAI Certified appraiser and also an authorized VDOT was contracted for her professional services. Ms. May had previously done appraisal work for the IDA when the IDA was anticipating selling land at the Prince Edward Business Park. The appraisal should be complete by the second week in July and she will be available to review her appraisal at the proposed forthcoming July Board of Supervisors Meeting.

Mr. Showalter then asked Sharon Carney for an update on the IDA's Rezoning request for the Old Luck Stone Property.

Ms. Carney stated that the rezoning application for the Old Luck Stone Property should be turned in by July 1, 2009 for consideration by at the July 21st Planning Commission Meeting. If recommended the by the Planning Commission, the application will go before the Board of Supervisors for a Public Hearing and possible subsequent approval at their August 11th meeting. A motion by the Authority will be necessary to move forward with rezoning application.

On a motion made by Virginia Price and seconded by Jim Wilck, it was recommended to approve the submittal of a restricted rezoning request for approximately 94 +/- acres of the Old Luck Stone Quarry property from A-2 to C-1 for the construction and operation of a hotel and conference center and to allow Mr. Showalter to sign any and all documents associated with the rezoning of the property. The motion was approved by the following vote.

Aye: Robert D. Showalter
Virginia Price
L. D. Phaup
Jim Wilck

Nay:

Being there is no additional business, on a motion made by Jim Wilck and seconded by Virginia Price, it was recommended that the meeting be adjourned at 4:07pm. The motion was accepted by the following vote.

Aye: Robert D. Showalter
Virginia Price

Nay:

L. D. Phaup
Jim Wilck

Sharon Lee Carney, Secretary

Approved by:

Robert Showalter, Chairman