

**MEETING MINUTES OF THE INDUSTRIAL DEVELOPMENT AUTHORITY
OF PRINCE EDWARD COUNTY, HELD AT THE
HEARTLAND REGIONAL VISITOR CENTER
FARMVILLE, VIRGINIA**

April 16th, 2009, 3:30PM

MEMBERS PRESENT: Robert Showalter Chairman, Virginia Price Vice Chairman,
Tony Williams, Gwen S. Eddleman

ALSO PRESENT: Sharon Carney, Director of Eco. Deve./IDA Secretary
Rob Chapman, Reporter Farmville Herald
Bob Fowler, Prince Edward Development, LLC
Harold Collins, Collins Clearing & Grading

MEMBERS ABSENT: L. D. Phaup, Jim Wilck, William Gray

Being there was a quorum present, Robert Showalter, IDA Chairman, welcomed everyone and called the meeting to order at 3:36PM.

Mr. Showalter asked Sharon Carney for an update on the grading bids that were solicited for the clearing and grading of four industrial sites at the Prince Edward Business Park. Sharon then stated that there were 15 bids received, with the lowest bid coming from Harold Collins Clearing & Grading Company at \$526,516. Sharon reported that she and members of the Hurt & Proffitt Engineering team had reviewed the bid proposal and the bid was found to be valid. The bid price also seemed very reasonable considering the estimated construction price 18 months ago from Draper Aden and Hurt & Proffitt had been estimated at \$1.2 million. As a result of the valid bid Sharon, recommended to Prince Edward Board of Supervisors Meeting at their May 12th meeting, the Board accept the bid and appropriate \$590,000 (\$526,516 to Harold Collins Clearing & Grading, \$39,475 to Hurt & Proffitt for phase two of the project development and a 4.5% project contingency of \$24,009), which the Board did. Now the IDA needs to move forward as the project developer.

Virginia Price moved that the IDA award the clearing and grading contract to Harold Collins Clearing & Grading for \$526,516 and to authorize Mr. Showalter to sign the contract, which was seconded by Tony Williams. The motion was approved by the following vote:

Aye:	Robert Showalter	Nay:
	Tony Williams	
	Gwen S. Eddleman	
	Virginia Price	

After some discussion about the engineering for the park, Tony Williams made a motion to accept the change order proposal by Hurt & Proffitt in the amount of \$39,475 for the second phase of engineering work and to authorize Mr. Showalter to sign the change order. The motion was seconded by Gwen Eddleman. The motion was approved by the following vote:

Aye:	Robert Showalter	Nay:
	Tony Williams	
	Gwen S. Eddleman	
	Virginia Price	

Mr. Showalter then asked Mr. Bob Fowler to give his presentation on the new Granite Falls Inn and Conference Center. Mr. Fowler proceeded to tell the members about the proposed new 150 room inn and conference center at the old 125 acre Luck Stone Quarry site off 628 south of Farmville. A similar presentation had been given to the Board of Supervisors who at the April 12th Board Meeting agreed to set a public hearing date for the May 12th 2009 meeting to transfer the Luck Stone land to the IDA and for the IDA to work with the project developer, Mr. Fowler. Sharon also explained there would be many contingencies in the purchase contract, which would have to be resolved or negotiated over the course of several months. Once all the contingencies of the proposed contract had been worked out, the IDA would then go back to the Board of Supervisors with a final recommendation for their approval or disapproval.

Gwen Eddleman made a motion to accept the 125 acres from the Prince Edward County Board of Supervisors if it is approved by the Board at their May 12th meeting, for the development of the proposed Granite Falls Inn and Conference Center, and to authorize Mr. Showalter to sign all necessary documents accepting the land transfer from the County. The motion was seconded by Virginia Price. The motion was approved by the following vote:

Aye:	Robert Showalter	Nay:
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Tony Williams
Gwen S. Eddleman
Virginia Price

A motion was then made by Virginia Price for the IDA and staff to work with the developer, Bob Fowler of the Granite Falls Inn and Conference Center project to resolve the contract contingencies. The motion was seconded by Tony Williams. The motion was approved by the following vote:

Aye:	Robert Showalter	Nay:
	Tony Williams	
	Gwen S. Eddleman	
	Virginia Price	

Mr. Showalter asked Sharon Carney for the minutes from the March 4th 2009 meeting. Sharon explained that no minutes were available at this time since she had been deeply involved recently with another prospect industry and did not have time to get them transcribed, but would have them available at the next meeting.

Mr. Showalter then asked Sharon Carney to present the Treasurer's Report, who then presented the following report.

IDA TREASURER'S REPORT
April 16th, 2009

INDUSTRIAL DEVELOPMENT AUTHORITY:

Wachovia Balance as of March 31, 2009	\$64,596.97
BB&T Balance as of March 31, 2009	<u>\$ 1,246.62</u>
Total as of March 31, 2009	\$65,843.59

**The first phase of engineering by Hurt & Proffitt for the 4 sites at the Business Park is 100% complete with all permitting to proceed received. The total cost for this first phase was \$67,994.00.*

***For detailed accounting purposes, the BB&T account will be reactivated with an appropriation from Prince Edward County in the amount of \$590,000 to be used for the development of the 4 industrial sites. (Engineering \$39,475; construction \$526,516 and 4.5% contingency funds \$24,009)*

Sharon recommended the Prince Edward County funds once received to be deposited into the BB&T account so operating funds will not be comingled and interest accrued on the account could be used for the project.

A motion was made by Gwen Eddleman to approve the Treasurer's Report and to deposit the appropriated funds of \$590,000 from the County into the IDA's BB&T account. The motion was seconded by Virginia Price. The motion was approved by the following vote:

Aye:	Robert Showalter	Nay:
	Tony Williams	
	Gwen S. Eddleman	
	Virginia Price	

Under Other Business, Mr. Showalter asked Sharon Carney to give a report on the "Conflict of Interest Policies" documents she had handed out. Sharon explained that at the Commonwealth Attorney recommendation the Prince Edward County Board of Supervisors at their March 10th, 2009 meeting, the Board approved a "Conflict of Interest Policy", to which all member of boards, commissions and/or authorities for the County had to adhere. Sharon then distributed copies of the policy to all authority members present with a receipt of acceptance. Sharon would individually distribute copies of the policies and obtain receipts from IDA members who were absent from this meeting.

Sharon then gave out "Citizen Volunteer Applications" to Tony Williams and Virginia Price who had agreed to accept a re-appointment to the IDA board by the Board of Supervisors for another 4 year term should it be offered. Once complete the applications will be turned in to the County Administrator's office.

There being no further business, Tony Williams made a motion for the meeting to adjourn. The motion was seconded by Virginia Price. The motion was approved by the following vote:

Aye: Robert Showalter
Tony Williams
Gwen S. Eddleman
Virginia Price

Nay:

The meeting was adjourned at 4:35PM

Sharon Lee Carney, Secretary

Approved by:

Robert Showalter, Chairman