

**PRINCE EDWARD COUNTY  
INDUSTRIAL DEVELOPMENT AUTHORITY  
MEETING MINUTES  
Virginia's Heartland Regional Visitor Center--Farmville, VA  
July 7, 2009, 3:30pm**

**MEMBERS PRESENT:** Robert Showalter, Chairman  
Virginia Price, Vice-Chairman  
\*\*Gwen Eddleman  
William Gray  
L. D. Phaup  
Jim Wilck  
Tony Williams

**ALSO PRESENT:** Sharon Carney, Director of Economic Development  
Robert Fowler, Prince Edward Development, LLC  
Rob Chapman, Farmville Herald

**MEMBERS ABSENT:** Eric Tinnell, IDA Attorney

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

Mr. Showalter asked Sharon Carney for the IDA minutes for the June 18<sup>th</sup> 2009 meeting. Sharon then stated that she had not had time to transcribe her notes from the June 18, 2009 meeting but would have them available at the next meeting.

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

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

INDUSTRIAL DEVELOPMENT AUTHORITY:

Wachovia Balance as of June 30, 2009	\$101,307.85
BB&T Balance as of June 30, 2009	<u>\$518,626.30</u>
<b>Total as of June 30, 2009</b>	<b>\$619,934.15</b>

*\*The Wachovia account includes the deposit of \$49,500 for the mulching of the commercial sites behind the LOWES Home Center.*

On a motion made by Jim Wilck and seconded by Tony Williams, it was recommended to approve the IDA Treasurer's Report for June 30, 2009 as presented. The motion was accepted by the following vote.

Aye:	Robert Showalter	Nay:
	Virginia Price	
	William Gray	
	L. D. Phaup	
	Jim Wilck	
	Tony Williams	

*\*\*Gwen Eddleman then entered the meeting at this time.*

Mr. Showalter asked Sharon Carney and Mr. Fowler to give an update on the progress of the Granite Falls Hotel and Conference Center.

- Timber Cruise: Included in Board pack  
(See attached report from David W. Sandman, the Consulting Forester, regarding his evaluation of the proposed timber removal and estimated values.)
- Appraisal by Milton-May Appraisals: Included in Board pack  
(See appraisal of the entire 124+/- acres that have been transferred to the IDA. Estimated values are based on the 30 acres the IDA intends to hold for the County for potential future school development and the development of an alternate Rte. 628. The remaining estimated 94 acres is based on the land's current use as open undeveloped land.)
- VDOT Temporary Road Access Permit:  
Sharon reported that before constructing a temporary construction road for the Granite Falls Hotel/Conference and Training Center, a temporary access permit was required by VDOT, which will include a "Surety Bond". To move forward with obtaining a permit the IDA must make a formal application.

On a motion made by Virginia Price and seconded by L. D. Phaup, it was recommended to authorize the submittal of a VDOT Temporary Road Access Permit and to authorize Mr. Showalter, the IDA Chairman, to sign any and all document associated with the permit. The motion was accepted by the following vote.

Aye:	Robert Showalter	Nay:
	Virginia Price	
	Gwen Eddleman	
	William Gray	
	L. D. Phaup	
	Jim Wilck	
	Tony Williams	

- VDOT Revenue Sharing Application:

Sharon then discussed the submittal of a VDOT Revenue Sharing grant application equal to 45% or up to a grant application maximum of \$1M for the construction of the new alternate Route 628 relocating the road away from the Prince Edward School complex and providing highway access to the new Hotel/Conference Center, whereby some conversation ensued.

On a motion made by L. D. Phaup and seconded by Gwen Eddleman, it was recommended to authorize the submittal of a VDOT Revenue Sharing Grant Application equal to 45% or up to a grant application maximum of \$1M for the construction of alternate Route 628; and to authorize Mr. Showalter, the IDA Chairman, to sign any and all documents associated with the grant application. The motion was accepted by the following vote.

Aye:	Robert Showalter	Nay:
	Virginia Price	
	Gwen Eddleman	
	William Gray	
	L. D. Phaup	
	Jim Wilck	
	Tony Williams	

- Property Rezoning:

Sharon discussed the submittal of a rezoning application to the Prince Edward County Planning commission for consideration at their July 21<sup>st</sup> meeting. The rezoning would request the zoning be changed from A-2 Agricultural Residential, to C-1 General Commercial, restricted to just Hotel/Motel and Motor Lodge use. The Board of Supervisors would then take action on the Planning Commission's recommendation at their August 11<sup>th</sup>, 2009 meeting.

On a motion made by L. D. Phaup and seconded by Gwen Eddleman, it was recommended to submit an application to rezone the proposed 94+/- acres from A-2 Agricultural Residential, to C-1 General Commercial, restricted to just Hotel/Motel and Motor Lodge use. The motion was accepted by the following vote.

Aye:	Robert Showalter	Nay:
	Virginia Price	
	Gwen Eddleman	
	William Gray	
	L. D. Phaup	
	Jim Wilck	
	Tony Williams	

- Enterprise Zone Review Committee:

Sharon informed the IDA Board that the subject of reconvening the Enterprise Zone Committee would be taken up before the Prince Edward County Board of Supervisors at their July, 14<sup>th</sup>, 2009. In addition to other potential boundary adjustments, the 94+/- acres for the Granite Falls Hotel/Conference and Training Center would be asked to be included. The EZ Committee will be meeting over the next several months to hopefully have a recommendation to the Board of Supervisors by the first of the year. This would still be within the Conference Center time line.

- Contingent Contract:

Mr. Fowler then presented a Contingent Contract in a substantially final form for the IDA members to consider. There was some discussion about all the contingencies and how they would all be worked out and who would be responsible for seeing that the contingencies were met. It was explained that it would be the responsibility of Ms. Carney in conjunction with Mr. Fowler to see that all terms and conditions were met in a timely manner.

On a motion made by Virginia Price and seconded by Jim Wilck, it was recommended to approve the "Contingent Contract" between the IDA and Prince Edward Development, LLC, and to refer the contract in the substantially final form to the Prince Edward County Board of Supervisors for their approval at the July 14, 2009 meeting. The motion was approved by the following vote.

Aye:	Robert D. Showalter	Nay:
	Virginia Price	
	L. D. Phaup	
	William Gray	
	Jim Wilck	
	Tony Williams	

Being there is no additional business, on a motion made by Gwen Eddleman and seconded by Virginia Price, it was recommended that the meeting be adjourned at 4:30pm. The motion was accepted by the following vote.

Aye:	Robert D. Showalter	Nay:
	Virginia Price	
	L. D. Phaup	
	William Gray	
	Jim Wilck	
	Tony Williams	

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Sharon Lee Carney, Secretary

Approved by:

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Robert Showalter, Chairman