

**AT A MEETING OF THE ROCKBRIDGE COUNTY ECONOMIC DEVELOPMENT AUTHORITY (EDA) HELD ELECTRONICALLY AND AT THE ROCKBRIDGE COUNTY ADMINISTRATIVE OFFICES LOCATED AT 150 SOUTH MAIN STREET, LEXINGTON, VA 24450 ON FEBRUARY 16, 2021 AT 8:30 am.**

**PRESENT IN PERSON:** J. LINGON JONES, JR., ROY POWELL, JANIE HARRIS, AND DAVID HAWKINS  
**PRESENT ONLINE:** BOYD BROWN AND ANNE HERRING  
**ABSENT:** DAVID FERRIS  
**EDA COUNSEL:** NONE  
**SECRETARY:** BRANDY FLINT  
**BOARD OF SUPERVISORS:** DAVID MCDANIEL (present online)  
**MEDIA:** NONE  
**OTHER:** SPENCER SUTER (present online), STEVE BOLSTER (in person)

\* \* \* \* \*

Mr. Jones called the meeting to order at 8:31 am.

\* \* \* \* \*

The second agenda item was citizen comments.

Ms. Flint indicated that no citizen comments were received via email or the Zoom platform, and there were no phone call-ins.

\* \* \* \* \*

The third agenda item was the approval of the January 19, 2021 meeting minutes.

Upon a motion by Mr. Brown seconded by Mr. Hawkins, the EDA voted unanimously to approve the minutes as presented.

\* \* \* \* \*

The fourth agenda item was the financial report.

Ms. Flint reviewed the financial report as presented below:

*The EDA has three open checking accounts, one certificate of deposit, and a restricted escrow account. The following information reflects the balances of those accounts since my last report in January.*

- |  |              |
|--|--------------|
| 1. Regular Checking Account Balance as of December 31 <sup>st</sup>          | \$ 9,483.10  |
| 2. COVID-19 Relief Fund Balance – Round 1 as of December 31 <sup>st</sup>    | \$ 73,394.38 |
| 3. COVID-19 Relief Fund Balance – Round 2                                    | \$ 26.71     |
| 4. Certificate of Deposit – Cornerstone Bank as of December 31 <sup>st</sup> | \$ 51,891.38 |
| 5. Restricted Escrow Account   | \$176,498.90 |

\* \* \* \* \*

The fifth agenda item was the activities report.

Ms. Flint reviewed the following activities report:

- a. *Budget meeting*
- b. *Continuous Participation with VEDA*
  - i. *Impacted ED Sessions monthly*
  - ii. *VEDA P2P Session*
  - iii. *Applied for the VEDA scholarship*
  - iv. *Forwarded legislative concerns to EDA members*
- c. *Attended the State of the Community Breakfast*
- d. *Attended the monthly SVP Lead Generation Meeting and the Board meeting.*
- e. *Submitted COVID-19 grant documents to the accountant for distribution of 1099s.*
- f. *Participated in the monthly Tourism Networking meeting*
- g. *Live Health Rockbridge monthly meeting.*
- h. *Several meetings with local partners to discuss the GoVA grant*
- i. *Attended the monthly department head meeting*
- j. *Attended the monthly Chamber Economic Development meeting*
- k. *Attended the monthly CSVRC meeting. Facilitated a conversation between the established Reentry Council and interested parties throughout Rockbridge trying to establish another reentry council.*
- l. *Attended several meetings throughout the month regarding economic development items*
- m. *Joined the Shenandoah Valley Workforce Development Board Business Solution Team and attended my first meeting.*
- n. *Attended a webinar regarding agrotourism.*
- o. *Attended Gauntlet informational/input meeting. Picked up signs for the program. Attended several update events online and meet and greets.*
- p. *Attended the Go Virginia Regional Council meeting.*
- q. *Attended REDI input session.*
- r. *Attended the Shenandoah Valley Regional Tourism meeting.*
- s. *I attended three webinars on the new regulations for PPP.*
- t. *Attended the Shenandoah Valley Workforce Development Board Meeting as an alternate.*

Ms. Harris stated that she would like for Ms. Flint to look into agritourism's definition within the Land Development Regulations and ensure that we are not being too restrictive with our definition and deterring agricultural businesses and activities. She also asked about the Business Solution Team.

Ms. Flint advised that she would speak with Mr. Slaydon, the Zoning Administrator, about the definition of agritourism. She noted that the Business Solution Team works with local companies in the region to address workforce needs and issues.

\* \* \* \* \*

The sixth agenda item was the Virginia Horse Center Report.

Mr. John Nicholson reviewed the report as presented. He advised that they have booked two new winter horse shows.

Ms. Sandra Thomas stated that half of the Cornerstone Bank loan was used to pay off the New River Bank loan and deferred maintenance projects that could no longer wait, including stormwater management improvements.

There was a brief discussion on the proposed athletic field area that led to a discussion on improvements made over the last year, new shows including the Cowboy Mounted Shooting show, the financials, and the successes at the Center despite COVID. Mr. Nicholson then announced his retirement and succession plan. The EDA, Mr. Suter, and Mr. McDaniel thanked Mr. Nicholson for his leadership at the Center and all that he has accomplished during that time. With no further discussion from the EDA, upon a motion by Mr. Brown, seconded by Mr. Powell, the EDA voted unanimously to recommend approval of the report to the Board of Supervisors with Mr. Hawkins abstaining from voting.

Mr. Hawkins stated that he would like to see a task force formed to recruit various horse-related association headquarters to the area. He agreed to be a part of that task force.

\* \* \* \* \*

The seventh agenda item was the request to fund the Route 60 Sewer Project Revenue Bond.

Ms. Flint reviewed the request for funding for the Route 60 Sewer Project Revenue Bond payment, noting that in April 2020, the EDA provided funding for the Route 60 E Sewer Expansion Project for an additional year in the amount of \$52,680.70. She advised that the EDA voted to reevaluate the payment each year for the next two years and asked for updates on the project and any businesses that plan to locate in that service area.

She then reviewed the following payment history on the project. 11/30/2018 - \$ 10,289.54, 3/18/2019 - \$ 42,370.86, 4/20/2020 - \$ 52,680.70 for a total of \$105,341.00. Ms. Flint stated the balance in the EDA's restricted account was \$176,498.90. She advised that if this payment is approved, then the balance will be \$123,920.35.

Ms. Harris asked if the saving on the project would reduce the amount requested.

Mr. Bolster advised that the savings on the project do not impact the amount of the revenue bond. There was a brief discussion on where the improvements end before a motion by Mr. Hawkins, seconded by Mr. Brown; the EDA voted unanimously to approve the Route 60 Sewer Project's fund request for \$ 52,680.70.

Ms. Harris asked about the hotel project.

Ms. Flint advised that the hotel project is still moving forward and has received approvals from Planning and Zoning and the TCO, but she did not have a timeline for construction.

Ms. Harris stated that the Route 60 area has business and residential zoning, and she would like to know if any thought has been given to asking them to set aside some of that acreage for affordable housing. She stated that affordable housing is a big issue in the County that needs to be addressed, and we need to start thinking about building affordable housing in areas with water and sewer.

Ms. Flint advised the land is privately owned, and she has not spoken with the property owners about affordable housing, but she could encourage it but cannot require it.

Mr. Suter advised that most of the properties in that area are in a business zone with some residential on the outer edges. He indicated that staff would look into affordable housing options in the Route 60 area and north on Route 11 towards Raphine, where we also have water and sewer.

\* \* \* \* \*

The eighth agenda item was a discussion on the impacts of COVID-19.

Ms. Flint advised that new stimulus funding will be available to assist businesses within the next couple of months. The EDA discussed economic impacts before deciding to keep discussing each month and retain their funding.

\* \* \* \* \*

The tenth agenda item was Board Comments.

Ms. Flint advised that Mr. Lee Taylor has resigned as the EDA Attorney effective today. She then asked if the EDA would like to advertise for a new Attorney. Mr. Powell made a motion to advertise for an Attorney, Mr. Hawkins seconded the motion, and the EDA voted unanimously to advertise for an attorney.

Mr. Hawkins advised that he will reach out to Mr. Nicholson about continuing after retirement to lend his expertise to EDA regarding the Horse Center.

\* \* \* \* \*

With no further business to discuss, upon a motion by Mr. Powell, seconded by Mr. Hawkins, the EDA voted unanimously to adjourn at 9:36 am.

Respectfully Submitted,

---

Brandy Flint,  
Secretary