

SCOTT COUNTY ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
FEBRUARY 15, 2023

VIRGINIA

A meeting of the Scott County Economic Development Authority was held on Wednesday, February 15, 2023 at 6:00 p.m. in the Board Room of the Scott County Administrative Offices located at 190 Beech Street, Suite 201, Gate City, VA 24251.

ROLL CALL OF MEMBERS

There was not a formal roll call; however, the following members were present/absent as indicated:

| | |
|------------------|---------|
| Eric Lane | Present |
| Lynn Fansler | Present |
| Larry Culbertson | Present |
| Roger Fraysier | Present |
| Dennis Fritz | Present |
| Brad Bowen | Absent |
| John Strutner | Present |

OTHERS PRESENT:

John H. Kilgore, Jr. – Director
Sally Kegley – County Attorney
Marshall Tipton - Board of Supervisors

WELCOME AND CALL TO ORDER

Roger called the meeting to order and welcomed Marshall Tipton.

INVOCATION AND PLEDGE OF ALLEGIANCE

Larry Culbertson gave the invocation and led the Pledge of Allegiance.

MINUTES

John Strutner made a motion, duly seconded by Lynn Fansler, to approve the January 17, 2023 meeting minutes as submitted.

| | | |
|---------|----------|--|
| VOTING: | AYE: | Lynn Fansler; Larry Culbertson; Roger Fraysier; Dennis Fritz; John Strutner |
| | NAY: | None |
| | ABSTAIN: | Eric Lane |
| | ABSENT: | Brad Bowen |

PUBLIC COMMENTS

Marshall Tipton thanked the EDA Board for what they do. He said there are many people that don't understand the mechanism that makes things work. He also said he enjoyed the trip to Richmond. It was a great time, and he felt like it was productive.

Mr. Tipton said at Riverside, there were four parts to the model if he remembered correctly. They were technology, retail, manufacturing, and housing. He said he has been meeting a lot of people. Scott County sits next to the Tennessee border, and we are not considered a distressed area. People he's talked to feel we can do more in terms of economic development in the county; however, he realizes the challenges to make that happen. Mr. Tipton said that everyone knows John in Richmond, which is a great asset.

He mentioned that we have been through a lot with COVID, mortgages, personal property and vehicle tax increase. It has been a trying time for our businesses. Hopefully, we can see the light at the end of the tunnel and see businesses thriving again.

Mr. Tipton said people ask him what we're doing as far as economic development and wonder about the former TTEC building and what happened.

He asked why the board would not sell the bays at Weber City Discount Tire. He said he is sure the EDA has discussed it and is curious to hear why it's not being sold to get it back on the tax rolls. He added that maybe we need a study to see what we can do.

Roger replied that we are never sitting idle and wheels are always in motion. He said it took quite a long time to get an appraisal on the property.

Lynn agreed and said we couldn't get anyone to bid.

Mr. Tipton said he appreciates the opportunity to attend and he wished the public was here.

Roger said the public never shows up; however, they can stand at a distance and say, "you should do this or that".

John Strutner said the park in Duffield is in Scott County. If it were built today, we would have to do revenue sharing. The park is a big plus for us, and we were very lucky in that aspect.

John agreed and said that both Tempur and VFP have had five expansions. John Strutner said they are very good corporate partners.

RIVERSIDE DEVELOPMENT

- Announcement held on Nov. 2nd related to housing opportunity
- Since announcement, multiple meetings have been coordinated electronically with Landstar and DHCD
- Va. Housing Authority visited the site on Feb. 14th
- Landstar continues to work on the final design and layout

John said there are a lot of benefits with Va. Dept. of Housing (VDH). They have funding to do site planning, an engineering study, and other things. We have an opportunity to pursue up to a \$200,000 grant through VDH.

There are other opportunities such as home ownership, down payment assistance, and decreased interest rate by 1%. No one knew these were available until the meeting.

Lynn said they also had funding for downtown revitalization and a \$40,000 grant. John said, for example, if someone hasn't paid taxes on a building in years, this could be used to tear down the building so something new could be built.

Lynn added that everyone at the meeting stressed the demand for housing.

John asked the board to consider a resolution to pursue the \$200,000 grant.

Larry Culbertson made a motion, duly seconded by Dennis Fritz, to authorize a grant submission to the Va. Dept. of Housing in an amount up to \$200,000. The Chairman and Director are also authorized to sign and submit documents related to the grant on behalf of the Authority.

| | | |
|---------|---------|---|
| VOTING: | AYE: | Eric Lane; Lynn Fansler; Larry Culbertson; Roger Fraysier; Dennis Fritz; John Strutner |
| | NAY: | None |
| | ABSENT: | Brad Bowen |

NICKELSVILLE FARMERS MARKET

- Applied for and awarded \$25,000 from Va. Dept. of Ag's AFID grant program
- Board of Supervisors approve \$25,000 from ARPA funds as a match
- MOA signed with Va. Dept. of Agriculture
- Planning site visit in the next couple of weeks

Jeff Kegley and Jeremy Herron have been working on the project. It looks like the cost is at \$50,000 right now to build. Hopefully, cost of supplies will come down a little.

STONY CREEK/DEVIL'S BATHTUB PROJECT

- Total FY21-22 project budget estimate is \$353,430.18
- Project was advertised and bids received on August 17th with all bids over budget
- Working on value engineering for the old parking area to bring scope of work in line with adjusted budget to re-advertise
- 50% of remaining work on the trail will be around the stream bed
- Will take about two months to complete once weather improves
- Mine portal has been closed and surrounding area has been reclaimed

John stated that Big Stone Gap is seeking an AMLER regional grant to connect Big Cherry Dam to the Devil's Bathtub. This would be a partnership between Scott County, Big Stone Gap, and the City of Norton.

DIRECTORS REPORT

- Participated in VEDA legislative day on Jan. 18th and 19th. Teams of VEDA members visited Senate and House members to discuss economic development legislation
- Participated in the VEDP Public Policy virtual meetings on Jan. 27th, Feb. 3rd, and Feb. 10th
- Attended meetings in Richmond with Scott Co. representatives on Jan. 30th – Feb. 1st
- Also attended the SWVA Legislative reception at the Virginia Library
- Coordinated housing call with VDH and Landstar on Feb. 3rd
- Lynn and John participated in a meeting with VDH, Wise Co. representatives, Town of Wise representatives, and Town of Big Stone Gap representatives on Feb. 14th
- Provided an EDA update to the Board of Supervisors at the Feb. 8th meeting
- Participated in a virtual DHCD Enterprise Zone meeting

John said we will have to renew our Enterprise Zone this year. It must be done every five years.

TVA WORKFORCE INVEST

- Grant application submitted on April 29th
- Total project cost - \$54,114
- Supporting manufacturing in Duffield
- MECC Summer Institute for Teachers held the week of July 18th
- EDA provided lunch each day at the Pioneer Center for the 28 participants

John said we will work with MECC and the Scott Co. Career and Tech Center to get our industries to talk to the teachers. This will help with the skills gap. TVA services only the Duffield area, so it can only be done there.

SMALL BUSINESS SUPPORT

- Focus on existing and new industry, but also support new and existing small businesses in many ways
- RBDG loan program
- Ribbon cuttings

- Free 90-day Chamber membership to new businesses
- Co-hosted the recent How To Airbnb online workshop
- We disseminate information on entrepreneurship workshops, conferences, grants, etc.
- Assisted the MECC Summer Institute program by providing lunch
- Applied for and received an AFID grant to support small business
- Support business and industry by partnering with the Chamber on business and industry appreciation events

CALENDAR ITEMS

There were no changes to the calendar items.

FINANCIALS

The VCEDA Fund Balance report showed available funds of \$29,505. The EDA Expenditure report showed 37.64% remaining. The Community Services Building had 25% remaining and Crooked Road Tech Center had 12% remaining.

CLOSED SESSION

The Chairman stated there was a need to enter into Closed Session pursuant to Virginia Code Section 2.2-3711 for the purpose of discussing A.3 Real Estate (Weber City); A.5 Prospects (Weber City, Duffield, Dungannon, and Gate City) and A.7 Legal Matters related to a county business.

Lynn Fansler made a motion, duly seconded by John Strutner, to enter into Closed Session pursuant to Virginia Code Section 2.2-3711 for the purpose of discussing A.3 Real Estate (Weber City), A.5 Prospects (Gate City, Weber City, Dungannon, and Duffield) and A.7 Legal Matters related to a county business.

| | | |
|---------|---------|---|
| VOTING: | AYE: | Eric Lane; Lynn Fansler; Larry Culbertson; Roger Fraysier; Dennis Fritz; John Strutner |
| | NAY: | None |
| | ABSENT: | Brad Bowen |

OPEN SESSION

Larry Culbertson made a motion, duly seconded by Eric Lane, to exit Closed Session and re-enter Open Session.

| | | |
|---------|---------|---|
| VOTING: | AYE: | Eric Lane; Lynn Fansler; Larry Culbertson; Roger Fraysier; Dennis Fritz; John Strutner |
| | NAY: | None |
| | ABSENT: | Brad Bowen |

CERTIFICATION OF CLOSED SESSION

WHEREAS, the Scott County Economic Development Authority has convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3712 of the Code of Virginia requires a certification by the Scott County Economic Development Authority that such closed meeting was conducted in conformity with Virginia Law;

NOW, THEREFORE, BE IT RESOLVED that the Scott County Economic Development Authority hereby certifies that, to the best of each member's knowledge, (I) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the executive meeting to which this certification Resolution applies, and (II) only such public business matters as were

identified in the Motion convening the closed meeting were heard, discussed or considered by the Scott County Economic Development Authority.

John Strutner made a motion, duly seconded by Eric Lane, to certify the Closed Session.

APPROVAL:

| | |
|------------------|--------|
| Eric Lane | Yes |
| Lynn Fansler | Yes |
| Larry Culbertson | Yes |
| Roger Fraysier | Yes |
| Dennis Fritz | Yes |
| Brad Bowen | Absent |
| John Strutner | Yes |

MEMBER COMMENTS

Lynn said she enjoyed the Richmond trip. She said there seems to be lots of support and it's warming to know they see that this part of Virginia exists.

Roger added that it means a lot to hear from different departments and that they know we will be a good steward of funds we receive.

ADJOURNMENT

Lynn Fansler made a motion, duly seconded by Larry Culbertson, to adjourn the meeting to Wednesday, March 22nd, 2023 at 6:00 p.m. in the Board Room of the Scott County Administrative Offices located at 190 Beech Street, Suite 201 in Gate City, Virginia.

| | | |
|---------|---------|---|
| VOTING: | AYE: | Eric Lane; Lynn Fansler; Larry Culbertson; Roger Fraysier; Dennis Fritz; John Strutner |
| | NAY: | None |
| | ABSENT: | Brad Bowen |