

Minutes of the Town of Bedford

Economic Development Authority

The Economic Development Authority held a regular meeting on Friday, June 9, 2023, at 1:00 p.m. at 1 Abrasive Avenue, Bedford, VA 24523.

Board members present:

Mr. Jonathan Buttram, Chairman; Mr. David Sensenig, Vice-Chairman; Mr. Kevin Turner; Mr. Ryan Kirkpatrick; and Mrs. Michelle Crumpacker

Board members absent:

Mrs. Liz Brown and Ms. Lynn Scott

Staff present:

Ms. Mary Zirkle, Director of Planning and Community Development; and Ms. Cathy Johnson, Administrative Assistant

Staff absent:

Mrs. Anne Cantrell, Director of Finance

Other present:

Mr. Theodore Craddock of Caskie & Frost, Attorney of Record for Economic Development Authority (via mobile phone connection at 1:30 p.m.)

Other absent:

None

Tour Facility:

The Authority held its regular meeting at 1 Abrasive Avenue and toured the Winoa site. Mr. Buttram, Chairman, explained his vision for the use of the facility.

Meeting Called to Order:

The Chair called the meeting to order. There was a quorum present for conducting business.

The Clerk gave the roll-call:

Mr. Turner	Present
Ms. Scott	Absent
Mr. Kirkpatrick	Present
Mrs. Brown	Absent

Mrs. Crumpacker	Present
Mr. Sensenig	Present
Mr. Buttram	Present

Approval of Minutes:

Mr. Buttram and Mr. Craddock made corrections to the minutes presented for approval. The Clerk agreed to make the corrections as followed: **Reports from Town Staff:** *Mr. Buttram wanted to shut-off the primary electric service to the building following closing on the property.* **Unfinished Business:** *Norfolk Southern Railway to reactivate the spur.* Mr. Sensenig made a motion to approve the April 14, 2023, minutes as corrected and Mr. Kirkpatrick seconded. The motion carried 5-0 to approve the minutes as corrected.

Remarks by Chairman and Members:

Mr. Turner explained that a client is looking for a 4,000-sf facility to produce stone products. The Authority discussed the option of using the end warehouse at the Winoa facility. The Chair asked Mr. Turner to contact his client to schedule a tour for the EDA to consider the opportunity.

Mr. Buttram stated that after the Town Council meeting on Tuesday, June 13, there will be a press release on the proposed hotel.

Reports from Town Staff:

Ms. Zirkle gave the financial report on behalf of Mrs. Cantrell. Ms. Zirkle stated that the Town of Bedford Redevelopment and Housing Authority has vacant commercial property on Plunkett Street zoned Commercial/Light Industry (CLI) in case this is property that the EDA would be interested in developing. Staff can discuss this with the Housing Authority.

Reports from Attorney:

Mr. Craddock gave an update on the Winoa closing date. He stated that the closing target date is August 1, 2023.

Closed Session:

Mr. Craddock read into record to enter closed session pursuant to Section 2.2-3711 (a) (3) and Section 2.2-3711 (a) (5) in the Code of Virginia of 1950, as amended: Section 2.2-3711 (a) (3) for discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body; and, Section 2.2-3711 (a)(5) for discussion concerning a prospective business or industry where no previous announcement has been made. The Chair asked for a motion. Mr. Turner moved to enter into closed session as read and Mrs. Crumpacker seconded. The motion carried by a roll call vote 5-0, to enter closed session.

Mr. Turner	Aye
Ms. Scott	Absent
Mr. Kirkpatrick	Aye

Mrs. Brown	Absent
Mrs. Crumpacker	Aye
Mr. Sensenig	Aye
Mr. Buttram	Aye

In addition to EDA members, the following were present during the closed session: Mr. Craddock, Attorney (via phone); Ms. Zirkle, Director of Planning and Community Development; and Ms. Johnson, Administrative Assistant.

Mr. Craddock advised the Authority to make a motion to exit the closed session. Mr. Kirkpatrick made a motion to exit the closed session, and Mr. Sensenig seconded. The motion was carried by a roll call vote of 5-0, to exit closed session. The roll call vote as followed:

Mr. Turner	Aye
Ms. Scott	Absent
Mr. Kirkpatrick	Aye
Mrs. Brown	Absent
Mrs. Crumpacker	Aye
Mr. Sensenig	Aye
Mr. Buttram	Aye

Mr. Craddock advised the Authority to make a motion to Section 2.2-3712 of the Code of Virginia, to certify at the conclusion of the closed meeting only public business matters lawfully exempted from open meeting requirements under this chapter and only such public business matters as were identified in the motion by which the closed meeting was convened were heard. Mr. Turner made a motion to certify the closed session as read by Mr. Craddock and Mrs. Crumpacker seconded. The motion was carried by roll call vote as follows:

Mr. Turner	Aye
Ms. Scott	Absent
Mr. Kirkpatrick	Aye
Mrs. Brown	Absent
Mrs. Crumpacker	Aye
Mr. Sensenig	Aye
Mr. Buttram	Aye

The Authority reconvened into regular session, and the Chair asked for a motion as discussed in closed session and advised by Mr. Craddock. Mr. Sensenig made a motion to grant the Chair authorization to sign the Performance Agreement discussed in closed session subject to confirming clear title for the deed. Mr. Kirkpatrick seconded. The motion was carried by roll call vote as follows:

Mr. Turner	Aye
Ms. Scott	Absent
Mr. Kirkpatrick	Aye
Mrs. Brown	Absent
Mrs. Crumpacker	Aye
Mr. Sensenig	Aye
Mr. Buttram	Aye

Mr. Sensenig made a motion to have staff issue reimbursement for expenditures to owners of land that the EDA purchased on Burks Hill Road in the amounts of \$40 and up to \$81 as discussed in closed session. Mr. Turner seconded. The motion was carried by roll call vote as follows:

Mr. Turner	Aye
Ms. Scott	Absent
Mr. Kirkpatrick	Aye
Mrs. Brown	Absent
Mrs. Crumpacker	Aye
Mr. Sensenig	Aye
Mr. Buttram	Aye

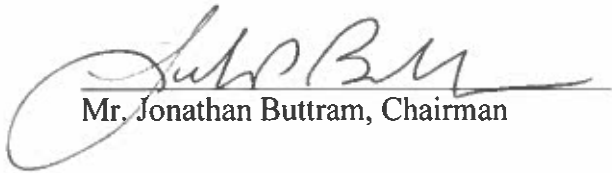
Adjournment:

The meeting adjourned at 2:20 pm. The next regular meeting will be on Friday, July 14, 2023, at 1:00 pm in the Council Hall, Town Municipal Building at 215 East Main Street, Bedford, Virginia.

Respectfully submitted,

Cathy Johnson, Secretary

Approved on July 14, 2023



Mr. Jonathan Buttram, Chairman