

The Economic Development Authority of the County of Accomack, Virginia

May 8, 2012

The Economic Development Authority met in the Conference Room of the Accomack County Airport Terminal Building, on Tuesday, May 8, 2012 at 9:00 a.m.

Members Present: John LeCato, Chair
Shirley Zamora
Wesley Edwards
Robert Marshall
Robert Bloxom

Members Absent: Irene Davis
Ira Ashby-Hope

Call to Order

The EDA meeting was called to order at 9:00 a.m. by Chairman John LeCato and he welcomed Wesley Edwards as a member of the EDA.

Roll Call

The following members were present John LeCato, Robert Bloxom, Shirley Zamora, Wesley Edwards, and Robert Marshall.

Rich Morrison, Community Economic Development Director was in attendance and Mark Taylor, County Attorney was present at the meeting.

Dr. Linda Glover, Eastern Shore Community College President

Dr. Linda Glover gave a presentation on the electronic signage that was going to be placed on the college grounds on Lankford Highway, and the other electronic sign would be placed on the new access road off the Industrial Parkway on college property. Dr. Glover told the EDA that she had been in contact with VDOT about the changes that had been previously discussed a few years ago about extending the stacking lane. She stated VDOT requires a traffic study had to be done and she stated it should be done by the end of August and this would determine if the stacking lane would have to be extended or if the traffic would be using the access road more. She continued by saying

this would involve safety going in and out of the campus and a traffic light would probably have to be put up. Dr. Glover gave a letter to Chairman LeCato requesting the EDA support placing a traffic light in that location for safety. A discussion ensued.

Mr. Marshall made a motion to approve the signage design and Mrs. Zamora seconded the motion. The motion was approved.

Mr. Marshall made a motion for the EDA to be favor of the traffic light at the entrance of the Industrial Park. Shirley Zamora seconded the motion. The motion was approved.

Approval of April 10, 2012 Minutes

Shirley Zamora made a motion to accept the April 10, 2012 minutes and Robert Bloxom seconded the motion. The motion was approved. Mr. Edwards abstained because he was not an EDA member at that time.

Treasurer's Report

Robert Marshall gave the Treasurer's Report and said the balance at PNC Bank was \$21,861.92 and stated he had not been receiving copies of the bank statement and he would look into getting them. He continued and stated \$2,719.31 and \$1,444.10 had been paid out of the account and would have to be subtracted off the balance.

Informational Report from Chairman and Members

Shirley Zamora handed out an Accomack County Economic Development Authority Survey which was designed to identify how the EDA could assist with business retention, growth, education, workforce training, regulations, financial needs, and development in Accomack County. She stated that Irene Davis had been working on this with her as well. Mrs. Zamora stated she would like to get a copy of the SEDS Report so she could look it over. A discussion ensued concerning questions that should be asked to the businesses how the EDA could help them.

Mr. Bloxom stated he would like to know how much money the County spends within the county vs. outside the county for supplies, material, etc. A discussion ensued concerning if the Board of Supervisors might want to consider using businesses within the County vs. using the businesses outside the County. Mark Taylor told the EDA the State Procurement Law was driven hard towards the conservative use of public funds and the low bidder would get the contract. A discussion ensued concerning obtaining local businesses within the County. Rich Morrison stated he had researched and he did not see any local purchasing policies in Virginia online. He continued by stating if a search was to be done there would not be a need to do it on bids, just do the purchasing that would fall under the threshold where there was a discretion. Mr. Bloxom stated he just wanted to make sure the local people would get a chance to bid.

Mr. Edwards asked once the data was collected what would the EDA do with that information. Mr. Edwards explained the process Darlene Burton, Purchasing Contract Manager, did when a bid was sent out to bid on and what happens when the bid was received back in the office and the bidder was not qualified due to lack of insurance, workers compensation, and etc. Mr. Morrison told the EDA they could ask the Administration and the BOS for the discretionary part to be shopped locally. A discussion ensued. Mr. Marshall asked Mr. Morrison to get a copy of the Procurement Policy from Mrs. Burton and bring it to the next EDA Meeting.

Mr. LeCato told the EDA members he received a call from the Accomack County Airport and they said they wanted to do the mulch around the entrance of the Airport Industrial Park and asked him if the EDA would pay half the bill which was \$23.80 and Mr. LeCato stated he approved it but wanted the EDA to know what he had approved.

Mr. LeCato told the members he had received a call from the County stating the lights had been officially turned over to the County and the EDA no longer has any responsibility of the lights. Chairman LeCato stated he had spoken with Mr. Taylor concerning the letter that is supposed to be sent to Verizon and to Broadband on the cut wiring. He continued and stated he had made the County aware of where the wiring had been cut and informed them he would work with the County and meet with them on site to show what he had found out. Mr. LeCato said he did not think it was necessary at this time to send a letter because the County had taken over the lights. Mr. LeCato stated he had requested Fredia Ward to send out letter to the tenants in the Park telling them the EDA no longer controls the lights in the Park.

Chairman LeCato said he had received a letter from the Accomack County Airport. He read the letter to go in the minutes.

On behalf of the Accomack County Airport Commission we would like to thank you and your members of the EDA for their quick response to relocating the property sign at the entrance to the Park.

Sincerely,

Roy Custis, Chairman

Mr. Morrison gave the EDA an update on a prospect that was looking at the Mappsville Clam Factory. Rich Morrison said an important critical piece for the County is their interest in getting natural gas here on the Eastern Shore. He told the EDA if anyone had any contacts with Chesapeake Energy let him know because he would appreciate any help he could receive. A discussion ensued. The EDA stated they would write a letter to Chesapeake Energy in support. Shirley Zamora stated she would send a letter to them supporting the natural gas pipe line.

Covenants

Mark Taylor discussed Item 17 (Repurchase) in Covenants. He told the EDA he disliked the word permit because the EDA was not really permitting a sale. Mr. Taylor stated they were either choosing to purchase the property on the same terms someone else has offered or you are not. He stated Option C which was to agree to purchase the real estate upon a purchase price which is the sum of the amount for which the EDA originally sold the real estate to the owner plus the fair market value of any improvement on the real estate, which fair market value may be agreed upon, or otherwise shall be determined by the majority amount three qualified appraisers, one appraiser being appointed by the EDA, one being appointed by the owner, and one being appointed by the two appraisers so appointed. Mr. Taylor stated he felt the EDA should look at Option C and remove it from the Covenants.

Chairman LeCato gave Mr. Taylor an update on the Chamber of Commerce selling the property in the Park and the EDA had not been contacted. He continued by saying the EDA had not been aware of the sale and they were supposed to bring it to the attention of the EDA before the property had been sold. A discussion ensued concerning the change of use. A discussion ensued on the leasing of property in the Park because the EDA Covenants does not mention anything on leasing.

Mr. Marshall stated there were two parts about the concerns in Item 17. He said the first one was selling the property and leasing it to non-compatible businesses and selling the property outright to a non-compatible business. A discussion ensued on General Property Uses.

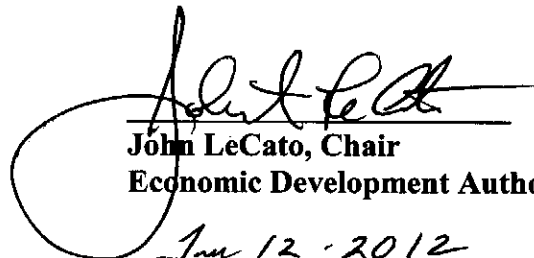
Wesley Edwards made a motion to have County Attorney Mark Taylor to rewrite the entire Covenants and make it legal as the EDA thinks the intent was today to make it legal from paragraph one to the last page. A discussion ensued.

Mr. Marshall stated he would change it to say review the covenants and say instead of rewriting the entire document to review the entire document and make changes where he felt were necessary. Shirley Zamora made a motion to second the motion as amended.

Mr. LeCato asked Mark Taylor to make the recommendations and bring them back to the next EDA Meeting.

Adjournment

Robert Marshall made a motion to adjourn the EDA meeting and Shirley seconded the motion. The motion was approved. The meeting adjourned at 11:15 a.m.


John LeCato, Chair
Economic Development Authority
June 12, 2012
Date