

## ECONOMIC DEVELOPMENT AUTHORITY MINUTES OF MAY 8, 2018

At a meeting of the Economic Development Authority held on the 8<sup>th</sup> day of May 2018, in the Accomack County Airport Conference Room, in Melfa, Virginia.

### 1. CALL TO ORDER

#### A. MEMBERS PRESENT AND ABSENT

##### **Economic Development Authority Members Present:**

Mr. Wesley Edwards, Chairman  
Ms. Stella Rohde, Vice Chairwoman  
Mr. Calvert Seybolt, Treasurer  
Mr. C. Ray Davis  
Mr. Robert Bloxom  
Ms. Ira Ashby-Hope  
Mr. Andy Mason

##### **Others Present:**

Mr. Paul Muhly, BOS  
Mr. Harrison Phillips, BOS  
Mr. Derrick Colona, Prospective Tenant  
Mr. Jay Langston, VEDP  
Ms. Julie Wheatley, Recording Secretary

#### B. AGENDA AMENDED

Chairman Edwards amended the agenda related to attendance of guests.

#### C. DETERMINATION OF A QUORUM

Roll call was held and there being a 7 of 7 member quorum, the meeting was called to order at 9:00 a.m.

### 2. PUBLIC COMMENT PERIOD

Chairman Edwards opened the floor for the public comment period. Ms. Rohde introduced Mr. Derrick Colona as a prospective tenant for the Accomack County Industrial Park. Mr. Colona stated he had a pressure washing business with clients mainly in the poultry industry. He was working from his home and believed he was ready to purchase and build a 40x60 building. Ms. Rohde mentioned that she would waive the finder's fee in the case that Mr. Colona purchased the 5 acre parcel across from Blue Crab Bay that he was considering. Financing, timing and down payment was discussed briefly. Mr. Colona was instructed that the next step would be to make an offer and Ms. Rohde stated a contract to purchase would be in order. Mr. Colona left the meeting at 9:15 am.

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### 3. MINUTES

#### A. April 10, 2018

On a motion made by Mr. Seybolt and seconded by Ms. Ashby-Hope and the Economic Development Authority voted to approve the April 10, 2018 minutes as presented.

### 4. TREASURER'S REPORT

A. Treasurer Calvert Seybolt stated that he had received the Suntrust Statement ending March 31, 2018 and that the 3<sup>rd</sup> Quarter County disbursement had been deposited and no checks had been written since that closing date.

### 5. STAFF REPORT (Item 6 on Agenda)

#### A. Ms. Wheatley reported on the Finder's Fee from the 12-9-14 EDA Minutes.

“On a motion made by Mr. Edwards and seconded by Ms. Ashby-Hope, the Economic Development Authority voted to amend the motion made on November 11, 2014 concerning realtors' commissions on industrial park land sales to include a provision stating that the realtor commission would be based on the seven (7) percent (%) figure of a \$5,000 per acre sale no matter what the land is actually sold for, if sold for equal to or less than \$5,000 per acre. If the industrial park lands are sold for an amount greater than \$5,000 per acre, the realtor will receive seven (7) percent (%) of the higher amount.”

**B. In an effort to provide clarity to the question of for profit and not for profit funding parameters, Ms. Wheatley handed out Virginia Code References: 15.2-4905 Powers of authority and 15.2-4901 Purpose of chapter as they pertain to the Accomack County Economic Development Authority.**

### 6. NEW BUSINESS (Item 8 on Agenda)

A. Julie Wheatley brought up the concept of a hotel constructed at the Accomack County Industrial Park Entrance. She mentioned she had been approached by a hotel flag that was looking for a 1 to 1.5 acre site for a 72 bed hotel along Rt. 13 in Accomack County with water & sewer available. Ms. Wheatley was concerned that the current industrial zoning may be prohibitive. General consensus was with the right client, it would be welcomed.

### 7. UNFINISHED BUSINESS (Item 10 on Agenda)

A. Chairman Edwards brought up the request for a letter of support from Steve Mallette in the Joint EDA/JIDA meeting the previous month. After much discussion as to the value of timber, supply of timber and trends in the industry, the EDA chose not to supply a letter of support at this point in time.

### 8. GUEST SPEAKER from VEDP (Item 9 on Agenda)

A. Ms. Wheatley introduced Jay Langston from the Virginia Economic Development Partnership and mentioned he would like to discuss an Economic Gardening opportunity as part of the newly introduced, formal VEDP Business Retention and Expansion (BRE) program.

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**9. INFORMATIONAL REPORT FROM CHAIRMAN AND MEMBERS**

**A. Ms. Iravon Ashby-Hope**

Ms. Hope provided a scan disk containing the photographs she wished to forward to the EDA for marketing purposes. She was instructed to see Ben Fox (Chief Information Officer) for direction by BOS Paul Muhly and Harrison Phillips.

**B. Mr. C. Ray Davis**

Mr. C. Ray Davis stated he had nothing to report at this time.

**C. Mr. Calvert Seybolt**

Mr. Calvert Seybolt stated he had nothing to report at this time.

**D. Mr. Rob Bloxom**

Mr. Bloxom stated he had nothing to report at this time as there was not a state budget approved.

**E. Mr. Wes Edwards**

Mr. Edwards stated he had nothing to report at this time.

**F. Mr. Paul Muhly**

Mr. Muhly stated he had nothing to report at this time.

**G. Mr. Harrison Phillips**

Mr. Phillips stated he had nothing to report at this time.

**H. Ms. Stella Rohde**

Ms. Rohde stated she had nothing to report at this time.

**10. OTHER MATTERS**

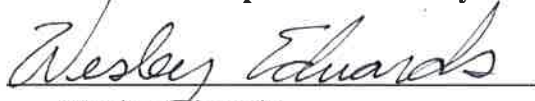
None at this time.

**11. NEXT MEETING**

The next regular Economic Development Authority meeting is scheduled for Tuesday, June 19, 2018 at 9:00 a.m. at the Accomack County Airport Conference Room, in Melfa, Virginia. The one week postponement is due to June 12, 2018 being an election day.

**12. ADJOURNMENT**

**On a motion made by Mr. Seybolt and seconded by Ms. Rohde, to adjourn the Economic Development Authority meeting at 10:50 a.m. All were in favor.**

  
Mr. Wesley Edwards, Chairman

  
Recording Secretary