

Directors

Samantha Livesay
Reid Broughton
Mike Miller
Mark Husband
Elli Travis



*James Taylor, III
Chairman
Joseph Ferrell, Jr.
Vice-Chairman
Brian T. Hamilton
Secretary/Treasurer
Martin M. McMahon
Attorney*

Minutes
Tuesday, July 20, 2021 – 11:30 A.M.
Board of Directors Regular Meeting
Economic Development Authority of Montgomery County, Virginia
James Taylor – Chair, Presiding

The Economic Development Authority of Montgomery County, Virginia held a regular meeting in MP-II at the County Government Center on Tuesday, July 20, 2021. Those in attendance were: Chair James Taylor; Vice-Chair Joseph Ferrell; and Directors: Reid Broughton; Samantha Livesay; Mike Miller and Elli Travis. Also in attendance were: Angie Hill, Assistant County Administrator; Marty McMahon, County Attorney; Brian Hamilton, Economic Development Director; Brenda Rigney, Project Manager; Rachel Cline, Project Manager; Ashley Dugan, Economic Development Assistant and Nancy Turner, Program Assistant.

OPENING REMARKS

Declaration of Quorum

Chair Taylor declared a quorum was present, and called the meeting to order at 11:41.

Approval of Agenda

On a motion by Director Miller, seconded by Vice-Chair Ferrell and carried unanimously, the agenda was accepted as presented.

The vote on the foregoing motion was as follows:

<u>Aye</u>	<u>Nay</u>	<u>Absent During Vote</u>	<u>Absent During Meeting</u>
James Taylor			
Joseph Ferrell			
Samantha Livesay			
Reid Broughton			
Mike Miller			
Elli Travis			

DEPARTMENT OF ECONOMIC DEVELOPMENT

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Introduction of Guests

There were no guests present at the meeting.

CONSENT AGENDA

Approval of Minutes of the June 15, 2021 meeting- Exhibit Tab 1

Director Travis noted that she was not included in the heading or attendance list for the June 15 meeting, although she attended.

On a motion by Director Broughton, seconded by Director Miller, and carried unanimously, the minutes dated June 15, 2021, were approved as amended, with Director Travis’ name added.

The vote on the foregoing motion as amended was as follows:

<u>Aye</u>	<u>Nay</u>	<u>Absent During Vote</u>	<u>Absent During Meeting</u>
James Taylor			
Joe Ferrell			
Samantha Livesay			
Reid Broughton			
Mike Miller			
Elli Travis			

Review and Acceptance of the Treasurer’s Report – Exhibit Tab 2

Assistant County Administrator Angie Hill explained the EDA’s statement of net assets – this is the first month we have not been holding some CARES funding. We closed that out in June. The county returned any unused funding to the Towns. Vice-Chair Ferrell raised the possibility of a \$90,000 discrepancy between “payments” and “grants” on the cash flow statement, but Ms. Hill found no such discrepancy.

In terms of changes in the county’s net assets, there was a decrease of \$526,000. That decrease is a result of the Technology Manufacturing Building (TMB) sale.

On the EDA’s statement of cash flows, Ms. Hill likewise pointed out a net decrease of cash from the sale of the TMB property. The EDA is no longer collecting \$199,000 in annual lease money. County leadership has agreed that any funds left in the Economic Development department budget at the end of the Fiscal Year will be rolled into an EDA reserve fund, as will any excess incentive funding.

On a motion by Director Miller, seconded by Director Livesay, and carried unanimously, the Treasurer’s Report was approved.

The vote on the foregoing motion was as follows:

<u>Aye</u>	<u>Nay</u>	<u>Absent During Vote</u>	<u>Absent During Meeting</u>
James Taylor			
Joe Ferrell			
Samantha Livesay			
Reid Broughton			
Mike Miller			
Elli Travis			

INTO CLOSED MEETING

On a motion by Director Miller, seconded by Director Livesay, and carried unanimously, BE IT RESOLVED, The Economic Development Authority hereby enters into Closed Meeting for the purpose of discussing the following:

§2.2-3711

(5) Discussion concerning a prospective business or industry or the Expansion of an existing business or industry where no previous announcement has been made of the businesses or industries interest in locating or expanding its facilities in the Community

1. Project 2021002
2. Project 2021008
3. Project 2021010
4. Project 2021018

The vote on the foregoing motion was as follows:

<u>Aye</u>	<u>Nay</u>	<u>Absent During Vote</u>	<u>Absent During Meeting</u>
James Taylor			
Joe Ferrell			
Samantha Livesay			
Reid Broughton			
Mike Miller			
Elli Travis			

OUT OF CLOSED MEETING

On a motion by Vice-Chair Ferrell, seconded by Director Miller, and carried unanimously,

BE IT RESOLVED, The Economic Development Authority hereby ends its Closed Meeting and returns to Regular Session.

The vote on the foregoing motion was as follows:

<u>Aye</u>	<u>Nay</u>	<u>Absent During Vote</u>	<u>Absent During Meeting</u>
James Taylor			
Joe Ferrell			
Samantha Livesay			
Reid Broughton			
Mike Miller			
Elli Travis			

CERTIFICATION OF CLOSED MEETING

On a motion by Vice-Chair Ferrell, seconded by Director Livesay, and carried by a vote of 6-0,

WHEREAS, The Economic Development Authority of Montgomery County, Virginia has convened a closed meeting on this date in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3711 of the Code of Virginia requires certification by the Economic Development Authority of Montgomery County, Virginia that such closed meeting was conducted in conformity with Virginia law.

NOW, THEREFORE, BE IT RESOLVED, That the Economic Development Authority of Montgomery County, Virginia hereby certifies that, to the best of each Director’s knowledge, (I) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies; and (ii) only such public business matters as were identified in the motion conveying the closed meeting were heard, discussed, or considered by the Economic Development Authority of Montgomery County, Virginia.

The vote on the foregoing motion was as follows:

<u>Aye</u>	<u>Nay</u>	<u>Absent During Vote</u>	<u>Absent During Meeting</u>
James Taylor			
Joe Ferrell			
Samantha Livesay			
Reid Broughton			
Mike Miller			
Elli Travis			

ACTION FROM CLOSED SESSION

During closed session, Economic Development Director Brian Hamilton asked EDA Directors to review a right of entry agreement between the authority and a prospective client for Falling

Branch Corporate Park Phase II. The right of entry agreement gives the prospect the ability to perform due diligence on the property in exchange for a down payment of funds.

On a motion from Director Broughton, seconded by Director Miller, and unanimously carried, the right of entry agreement was approved. The vote on the foregoing motion was as follows:

<u>Aye</u>	<u>Nay</u>	<u>Absent During Vote</u>	<u>Absent During Meeting</u>
James Taylor			
Joe Ferrell			
Samantha Livesay			
Reid Broughton			
Mike Miller			
Elli Travis			

GENERAL BUSINESS

Falling Branch Lot 2D

Project Battery wants lot 2D to build ten battery units. Mr. Hamilton informed the board that we have worked out a sale price, and we are trying to get the lot divided correctly. The goal is to make Project Battery's portion exactly six acres. The Town of Christiansburg has provided comments on the property line adjustment and the Economic Development Department is resubmitting the plans. Project Battery has also submitted its plans to the SEC for consideration by AEP for a battery project. AEP has to approve the site for a battery project.

There will be ten 1 MW units on the property, which will charge during the day and perform at night, and that's considered renewable energy. The project helps bolster AEP's energy portfolio, which is 70% coal right now.

Mr. Hamilton said depending on what happens with various prospects in Phase II, it will be his recommendation that the EDA Consider dividing FBCP Phase I Lot 2. The 16.2-acre site is too small for 100,000 square-foot buildings. We have an existing industry already interested in putting a 50,000 square-foot building on that lot. We'd attempt to give the remaining land to an existing industry. That subdivision would have to be approved by the Board of Supervisors.

The 4.089 acres remaining in lot 2A after redrawing the property boundary for Project Battery will still be useful for the county. Lot 2A can be used for Parking.

2022 VATI Update

Montgomery County received \$1.4 million in VATI 2021 grant funding, which it will use to deploy broadband to rural parts of the county in partnership with Gigabeam. Through the American Rescue Plan Act, Virginia is getting another \$4.3-4.5 billion, and Governor Northam announced last week he's going to use \$700 million for broadband. The advice county officials

have received is to swing big and attempt to reach the entire county with broadband service. This could be a \$30 million project, but the county could use ARP money it received as matching funds for grants.

Mr. Hamilton said there's widespread support for the governor's funding idea. The current level of funding in VATI is \$50 million, so this is a significant increase in state-level broadband funding. Within 2-3 years, we could see universal coverage in most of Virginia counties.

Vice-Chair Ferrell asked who is putting together the deployment strategy for full coverage in Montgomery County. Brian explained that Gigabeam is our official partner. The plan is for Bland, Montgomery, and Pulaski Counties to submit a joint application. The grant money helps to subsidize the build outcosts. Gigabeam will be deploying fiber-to-the-home to unserved residents.

Our 2022 VATI application is due Sept. 14 – the utility also has to apply to the SEC.

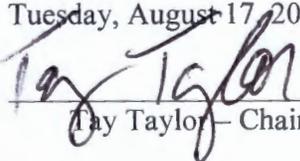
The update we did to the broadband survey this spring assessed broadband service in all three counties, Project Manager Rachel Cline explained. The more people that are involved with a project, the more attractive it is to VATI.

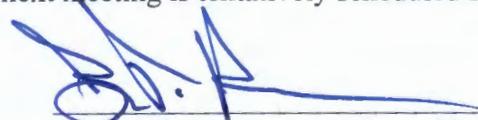
Discussion

Given that several prospects are currently inquiring about Falling Branch Phase II, Director Miller raised concerns about next steps for the county after its largest site is in-use or sold. The EDA conducted a study on ten potential sites over 100 acres in Montgomery County a couple years ago. Director Miller requested that the EDA discuss the results of this study at the next meeting. According to Mr. Hamilton, the county has only scouted out property in Montgomery and hasn't examined adjacent counties. State economic development officials have advised that graded pads over 500 acres are the most in-demand for prospects.

ADJOURNMENT

The meeting was adjourned at 12:47 P.M. The next meeting is tentatively scheduled for Tuesday, August 17, 2021, at 11:30 A.M.


Day Taylor – Chair


Brian T. Hamilton, Secretary/Treasurer