

AMHERST INDUSTRIAL DEVELOPMENT AUTHORITY

Monday, June 7, 2021

AGENDA

5:15 PM

1. Call to Order & Determination of Quorum - Town Hall at 174 S. Main Street
2. Approval of the minutes from the May 3, 2021 meeting-----Chairman
3. Adjourn into Closed Session-----Chairman

Purpose: To consider a piece of property for purchase by the IDA.

Suggested Motion:

I move that the Industrial Development Authority go into closed session to discuss the possible acquisition of real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, per the exemption at 2.2-3711A.3 of the Code of Virginia.

4. Reconvene in open session (Roll Call vote)-----Chairman

Suggested motion:

I move that the Industrial Development Authority certify that to the best of each member's knowledge that (1) only public business lawfully exempted from open meeting requirements under Title 2.2, Chapter 37 of the Code of Virginia and (2) only such public business matters as were identified in the motion by which the closed session was convened were heard, discussed, or considered in the session.

5. Other Business
6. Adjournment

**Town of Amherst
Industrial Development Authority**

A regular meeting of the Town of Amherst Industrial Development Authority was called to order by Chairman Jacob Bailey on May 3, 2021, at 5:15 PM in the Council Chambers of the Town Hall at 174 S. Main Street. It was noted that a quorum was present as follows:

P	Richard Wydner	P	Sharon W. Turner
P	Jacob Bailey	P	Kim Stein
A	Gary Jennings	P	Clifford Hart
P	C. Manly Rucker, III		

Town Manager Sara E. Carter, in her capacity as Secretary to the Authority, and Clerk of Council Vicki Hunt, were present.

Election of Officers

Secretary Carter opened the floor to nominations for Chairman. Mr. Wydner nominated Ms. Turner, seconded by Mr. Stein. There being no additional nominations, Mr. Wydner made a motion seconded by Mr. Bailey to close the nominations. The motion to close the nominations carried 6-0 as follows:

Jacob Bailey	Aye	Kim Stein	Aye
Clifford Hart	Aye	Sharon W. Turner	Aye
Gary Jennings	Absent	Richard Wydner	Aye
C. Manly Rucker	Aye		

Ms. Turner was elected Chairman on a vote of 6-0 as follows:

Jacob Bailey	Aye	Kim Stein	Aye
Clifford Hart	Aye	Sharon W. Turner	Aye
Gary Jennings	Absent	Richard Wydner	Aye
C. Manly Rucker	Aye		

Chairman Turner opened the floor to nominations for Vice Chairman. Mr. Bailey nominated Mr. Rucker, seconded by Mr. Wydner. There being no additional nominations, Mr. Wydner made a motion seconded by Mr. Bailey to close the nominations. The motion to close the nominations carried 6-0 as follows:

Jacob Bailey	Aye	Kim Stein	Aye
Clifford Hart	Aye	Sharon W. Turner	Aye
Gary Jennings	Absent	Richard Wydner	Aye
C. Manly Rucker	Aye		

Mr. Rucker was elected Vice Chairman on a vote of 6-0 as follows:

Jacob Bailey	Aye	Kim Stein	Aye
Clifford Hart	Aye	Sharon W. Turner	Aye
Gary Jennings	Absent	Richard Wydner	Aye
C. Manly Rucker	Aye		

Mr. Rucker made a motion which was seconded by Mr. Bailey to approve the minutes of the November 2, 2020, meeting. There being no discussion, the motion carried 6-0 as follows:

Jacob Bailey	Aye	Kim Stein	Aye
Clifford Hart	Aye	Sharon W. Turner	Aye
Gary Jennings	Absent	Richard Wydner	Aye
C. Manly Rucker	Aye		

Report on Brockman Park Recoupment Program

The Secretary presented a status report on the Brockman Park Recoupment program per the October 2, 2001, agreement whereby the County would direct monies to the Town to defray Brockman Park development costs.

After discussion, Mr. Bailey made a motion that was seconded by Mr. Rucker to direct the Secretary to transmit the 2020 Brockman Park Recoupment report to Amherst County. The motion carried 6-0 as follows:

Jacob Bailey	Aye	Kim Stein	Aye
Clifford Hart	Aye	Sharon W. Turner	Aye
Gary Jennings	Absent	Richard Wydner	Aye
C. Manly Rucker	Aye		

A copy of the report is attached and made a part of these minutes.

Report on Brockman Park Property Maintenance and Billing

The Secretary presented a report on the costs of maintaining the common areas at Brockman Park that are to be shared among all tenants per the “homeowners association” section of the Brockman Park deed restrictions.

After discussion, Mr. Bailey made a motion that was seconded by Mr. Hart to authorize the Secretary to bill Centra Health, Steven D. Clancy, LLC and HBH Amherst, LLC for calendar year 2020 expenses. The motion carried 6-0 as follows:

Jacob Bailey	Aye	Kim Stein	Aye
Clifford Hart	Aye	Sharon W. Turner	Aye
Gary Jennings	Absent	Richard Wydner	Aye
C. Manly Rucker	Aye		

A copy of the report is attached and made a part of these minutes.

Town Council Stragic Planning

The Secretary gave a report on Town Council’s March 2021, strategic planning session outlining areas of economic development, downtown revitalization, relationship between Town and County, and possible development of an EDA.

By consensus, Secretary Carter was directed to schedule a joint meeting between Town Council and the IDA to be conducted at a future IDA meeting.

There being no further business, the meeting adjourned at 5:48 PM.

Jacob Bailey, Chairman

ATTEST: _____
Secretary

FOR APPROVAL

Brockman Park Investment Recoupment Report

Prepared: 01/26/21

Prior to the transfer of any amount by the Town, the IDA shall prepare an annual activity report on the Fund in January of each year for the prior calendar year and submit it to the Town along with estimates for the then-current year. A copy of this report and any accompanying documentation shall be concurrently submitted to the County.

Balance, 6/30/2020	\$	2,184,246.59
FY 21 Activity:		
County: Lot 10: Steven D. Clancy, LLC (BlackBox) Real Estate Taxes	12,694.10	
Lot 10: MTS/Black Box Personal Property Taxes	962.90	
Lot 10: MTS/Black Box Business Equipment Taxes	7,405.43	
Lot 9b,c: HBH Amherst, LLC (Horizon) Real Estate Taxes	8,566.23	
<i>Note: Above is as per Commissioner of the Revenue Jane Irby on 1/26/21</i>		
Less - FY98 Assessment	(2,740.65)	
Total FY20 from County	26,888.01	(26,888.01)
Projected Balance, 6/30/2021	\$	2,157,358.58

Brockman Park Owners Association

Maintenance Reimbursement for CY19

Date	Vendor	Description	Invoice Amount
1/24/2019	AMERICAN ELECTRIC POWER		\$ 22.88
2/20/2019	AMERICAN ELECTRIC POWER		\$ 22.03
3/26/2019	AMERICAN ELECTRIC POWER		\$ 16.13
4/23/2019	AMERICAN ELECTRIC POWER		\$ 13.10
5/21/2019	AMERICAN ELECTRIC POWER		\$ 13.10
6/25/2019	AMERICAN ELECTRIC POWER		\$ 13.10
7/23/2019	AMERICAN ELECTRIC POWER		\$ 12.82
8/20/2019	AMERICAN ELECTRIC POWER		\$ 12.74
9/24/2019	AMERICAN ELECTRIC POWER		\$ 13.10
10/22/2019	AMERICAN ELECTRIC POWER		\$ 12.88
11/19/2019	AMERICAN ELECTRIC POWER		\$ 12.76
12/20/2019	AMERICAN ELECTRIC POWER		\$ 13.43
Subtotal, Sign Electricity			\$ 178.07

Last year's grass cutting contract=	\$ 5,044.01
Increase by the Consumer Price Index (2.12%)	\$ 106.93

Subtotal, Grass Cutting \$ 5,150.94

\$ -
\$ -

Subtotal, Other Property Maintenance \$ -

\$ 13.56	\$/light/month per bill
\$ 4.63	\$/light/month other charges
\$ 18.19	Actual per-month cost per BP light
	8 # lights
	12 # months
\$ 1,746.50	Cost to provide street lights at BP

Subtotal, Street Lights \$ 1,746.50

Total **\$ 7,075.51**
#Lots **16**

Per Lot Assessment **\$ 442.22**



Prepared 1/23/2020
Printed: 3/4/2021



TOWN OF AMHERST

P.O. Box 280 174 S. Main Street Amherst, VA 24521
Phone (434)946-7885 Fax (434)946-2087

February 11, 2021

Centra Health, Inc.
ATTN: Ted Stryker
3300 Rivermont Ave.
Lynchburg, Va. 24503

RE: Brockman Park Association-CY 2020 Expenses

Pursuant to the terms of the Brockman Park Association agreement, the Authority has prepared the enclosed calculation of expenses for maintaining the common areas at the L. Barnes Brockman, Sr. Business and Industrial Park incurred during 2020.

Please review this report for appropriateness and forward the calculated \$444.56 reimbursement to the Town of Amherst at your earliest convenience.

Thank you in advance for your attention to this.

Sincerely,

Tracie L. Morgan
Treasurer

Enclosure



TOWN OF AMHERST

P.O. Box 280 174 S. Main Street Amherst, VA 24521
Phone (434)946-7885 Fax (434)946-2087

February 11, 2021

Steven D. Clancy
Steven D. Clancy, LLC
20 Speen St
Suite 403
Framingham, MA 01701

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P.O. Box 280 174 S. Main Street Amherst, VA 24521
Phone (434)946-7885 Fax (434)946-2087

February 11, 2021

Chris Gentry
HBH Amherst, LLC
695 Federal Hill Drive
Forest, VA. 24551

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