

**Town of Amherst  
Economic Development Authority**

Chairperson Sharon Turner called a meeting of the Town of Amherst Economic Development Authority, formerly Industrial Development Authority, to order on September 3, 2024, at 5:15 p.m. in the Council Chambers of the Town Hall at 174 S. Main Street.

It was noted that a quorum was present as follows:

P	Sharon Turner	A	Steven Jefferson
P	C. Manly Rucker	P	Harold Thomas, Jr.
P	Clifford Hart		Vacant
P	Mark Milhous		

Town Manager Sara E. McGuffin, in her capacity of secretary, and Clerk of Council Vicki K. Hunt were also present.

Mr. Rucker made a motion which was seconded by Mr. Milhous to approve the minutes of the June 3, 2024, meeting. There being no discussion, the motion carried 5-0 as follows:

Sharon Turner	Aye	Steven Jefferson	Absent
C. Manly Rucker	Aye	Harold Thomas	Aye
Clifford Hart	Aye	Vacant	
Mark Milhous	Aye		

Town Manager McGuffin gave a report on changes in the marketplace for industrial parks and requested guidance on how to proceed with plans and the future direction of Brockman Industrial Park.

Broad courses of action presented were:

1. Abandon the industrial park due to competition with other localities, cost, and time;
2. Continue with the present course of action with the hope that new or existing local businesses will have an interest, or that industrial growth will increase causing businesses from further away to have an interest in locating in the industrial park; and
3. Continue to try to invest in the industrial park with grading plans.

After discussion, no action was taken.

Town Manager McGuffin reported that as an Economic Development Authority, the Authority has the ability to act on broader economic activities in the town in addition to the industrial park.

There being no discussion, no action was taken.

Town Manager McGuffin gave a report on additional bike trails in Brockman Industrial Park.

Tim Ware and others from Amherst Mountain Bike Club were present to request that the Town

grant access to additional land for more bike trails. The current trail in the park is limited due to access across Rutledge Creek because of bridge cost; crossing the railroad tracks, and access to the trail.

After discussion, the Authority requested that the Mountain Bike Club prepare and present information detailing the specific areas within the park that the club would like access for additional trails. The matter was deferred.

There being no further business, the meeting adjourned at 6:00 p.m. on motion of Mr. Rucker seconded by Mr. Hart.

The motion carried 5-0 as follows:

Sharon Turner	Aye	Steven Jefferson	Absent
C. Manly Rucker	Aye	Harold Thomas	Aye
Clifford Hart	Aye	Vacant	
Mark Milhous	Aye		

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Sharon W. Turner, Chairperson

ATTEST: \_\_\_\_\_  
Secretary