

AMHERST ECONOMIC DEVELOPMENT AUTHORITY

Monday, February 6, 2023

AGENDA

5:15 PM

1. Call to Order & Determination of Quorum - Town Hall at 174 S. Main Street
2. Election of Chair-----Sara McGuffin
3. Election of Vice-Chair----- Chairman
4. Approval of the minutes from the September 6, 2022, meeting-----Chairman
5. Review and approval of annual recoupment and maintenance bills----- Chairman
6. Update from Amherst Mountain Biking Club meeting-----Chairman
7. Other Business
8. Adjournment

**Town of Amherst
Economic Development Authority**

Chairperson Sharon W. Turner called a meeting of the Town of Amherst Economic Development Authority, formerly Industrial Development Authority, to order on September 6, 2022, 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	P	Jacob Bailey
P	C. Manly Rucker	P	Richard Wydner
P	Clifford Hart	P	Douglas Thompson
P	Mark Milhous		

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

Chairperson Turner welcomed and introduced new members Mark Milhous and Douglas Thompson.

Mr. Rucker made a motion which was seconded by Mr. Wydner to approve the minutes of the July 5, 2022, meeting of the Industrial Development Authority.

There being no discussion, the motion carried 7-0 as follows:

Sharon Turner	Aye	Jacob Bailey	Aye
C. Manly Rucker	Aye	Douglas Thompson	Aye
Clifford Hart	Aye	Richard Wydner	Aye
Mark Milhous	Aye		

Town Manager McGuffin gave an update on the project proposal previously presented by John Vandervelde that would provide new town residents who sign up for water service with community information on individual town businesses and organizations in the form of cards designed by Town of Amherst staff containing images and text provided by participating organizations and businesses and placed in wooden card holders manufactured by Ascension Church volunteers.

After discussion, the Authority directed Town Manager McGuffin to prepare a memo to email to Town businesses making them aware of the project and an opportunity to submit their business information to be included in the welcome holder.

Chairperson Turner began a discussion on the Town's present water capacity and whether there might be a future threat in depletion in the volume of water available due to droughts, during which discussion determination was made that measures have been put in place should there be any future threat to the Town's water supply.

There being no further business, the meeting adjourned at 5:35 p.m. on motion of Mr. Bailey, seconded by Mr. Rucker.

The motion carried 7-0 as follows:

Sharon Turner	Aye		Jacob Bailey	Aye
C. Manly Rucker	Aye		Douglas Thompson	Aye
Clifford Hart	Aye		Richard Wydner	Aye
Mark Milhous	Aye			

Sharon W. Turner, Chairperson

ATTEST: _____
Secretary

FOR APPROVAL



TOWN OF AMHERST

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

February 1, 2023

Jeremy Bryant
Amherst County
P.O. Box 390
Amherst, VA. 24521

RE: Brockman Park Recoupment Fund

Pursuant to the October 2, 2001 agreement, the Authority has prepared the enclosed report.

Please review this report for accuracy and appropriateness and forward the calculated \$28,456.73 recoupment as soon as they are paid to the County.

Thank you in advance for your attention to this.

Sincerely,

Tracie L. Morgan
Treasurer

Enclosure

Brockman Park Investment Recoupment Report

Prepared: 02/01/23

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, 6/30/2022		\$	2,130,586.83
FY 23 Activity:			
County: Lot 10: Steven D. Clancy, LLC (BlackBox) Real Estate Taxes	12,694.10		
Lot 10: MTS/Black Box Personal Property Taxes	2,531.61		
Lot 10: MTS/Black Box Business Equipment Taxes	7,405.43		
Lot 9b,c: HBH Amherst, LLC (Horizon) Real Estate Taxes	8,566.24		
 <i>Note: Above is as per Commissioner of the Revenue Jane Irby on 2/1/23</i>			
Less - FY98 Assessment	(2,740.65)		
Total FY23 from County		28,456.73	(28,456.73)
Projected Balance, 6/30/2023		\$	2,102,130.10



TOWN OF AMHERST

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February 1, 2023

Fairmont Crossing Health Rehab
173 Brockman Park Drive
Amherst, VA. 24521

RE: Brockman Park Association-CY 2022 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 2022.

Please review this report for appropriateness and forward the calculated \$938.36 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

Brockman Park Owners Association

Maintenance Reimbursement for CY22

Date	Vendor	Description	Invoice Amount
1/15/2022	AMERICAN ELECTRIC POWER		\$ 13.86
2/15/2022	AMERICAN ELECTRIC POWER		\$ 13.13
3/15/2022	AMERICAN ELECTRIC POWER		\$ 13.11
4/15/2022	AMERICAN ELECTRIC POWER		\$ 13.38
5/13/2022	AMERICAN ELECTRIC POWER		\$ 13.28
6/15/2022	AMERICAN ELECTRIC POWER		\$ 13.18
7/14/2022	AMERICAN ELECTRIC POWER		\$ 13.47
8/13/2022	AMERICAN ELECTRIC POWER		\$ 13.16
9/14/2022	AMERICAN ELECTRIC POWER		\$ 13.48
10/14/2022	AMERICAN ELECTRIC POWER		\$ 13.60
11/11/2022	AMERICAN ELECTRIC POWER		\$ 13.80
12/9/2022	AMERICAN ELECTRIC POWER		\$ 14.63
Subtotal, Sign Electricity			\$ 162.08

Last year's grass cutting contract= \$ 5,260.14
 Increase by the Consumer Price Index (7.03%) \$ 369.79

Subtotal, Grass Cutting \$ 5,629.93

\$ -
 \$ -

Subtotal, Other Property Maintenance \$ -

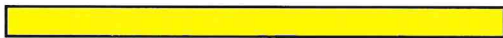
\$ 13.56 \$/light/month per bill
 \$ 82.50 \$/light/month other charges
 \$ 96.06 Actual per-month cost per BP light
 8 # lights
 12 # months
 \$9,221.70 Cost to provide street lights at BP

Subtotal, Street Lights \$ 9,221.70

Total \$ 15,013.70

#Lots 16

Per Lot Assessment \$ 938.36



Prepared 1/27/2022
 Printed: 2/1/2023



TOWN OF AMHERST

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

February 1, 2023

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

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

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