

AGENDA
ECONOMIC DEVELOPMENT AUTHORITY
JOINT MEETING WITH TOWN COUNCIL
Wednesday, April 9, 2025 5:00 p.m.
Town Hall, 174 S. Main Street,
Amherst, VA 24521

- A. Call to Order for the Town Council Work Session- 5:00 p.m.-** *Mayor Tuggle*
- B. Call to Order for the Economic Development Authority Joint Meeting with the Town Council-** *Chairman Turner*
- C. Economic Development Authority Approval of Annual Bills (Pgs. 1-8)-** *Sara McGuffin- Each year, the Economic Development Authority approves the annual recoupment bill to the county and the maintenance bills to property owners within the Park.*
- D. Closed Session (Pg. 10) Each body will vote on the proposed motions-** *Pursuant to §2.2-3711A.3 and §2.2-3711A.5 of the Code of Virginia, relating to a prospective business or industry where no previous announcement has been made of the business or industry's interest in locating or expanding its facilities in the community and the disposition of real estate where discussion in an open meeting would adversely affect the bargaining position of the public body.*
- E. Adjournment of Economic Development Authority**



TOWN OF AMHERST

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

March 6, 2025

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 \$64,795.16 recoupment as soon as they are paid to the County.

Thank you in advance for your attention to this.

Sincerely,

Tracie L. Morgan
Deputy Town Manager/Treasurer

Enclosure

Brockman Park Investment Recoupment Report

Prepared: 01/29/24

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, 6/30/2024 \$ 2,032,965.98

FY 24 Activity:

| | | |
|---|------------|--------------------|
| County: Lot 10: Steven D. Clancy, LLC (BlackBox) Real Estate Taxes | 12,694.10 | |
| Lot 10: MTS/Black Box Personal Property Taxes | 1,148.86 | |
| Lot 10: MTS/Black Box Business Equipment Taxes | 7,405.43 | |
| Lot 9b,c: HBH Amherst, LLC (Horizon) Real Estate Taxes | 8,566.24 | |
| Lot ????: AmherstSNF Operations/Fairmont Real Estate Taxes | 37,721.18 | |
| Lot ????: AmherstSNF Operations/Fairmont Business Equipment | | |
| <i>Note: Above is as per Commissioner of the Revenue Jane Irby on 2/21/25</i> | | |
| Less - FY98 Assessment | (2,740.65) | |
| Total FY25 from County | | (64,795.16) |

Town: 2024

| | Value | Town Tax Rate |
|---|--------------|-------------------|
| Lot 10: Steven D. Clancy, LLC (BlackBox) Real Estate Taxes | 2,081,000.00 | 749.16 |
| Lot 10: MTS/Black Box Personal Property Taxes | 33,550.00 | 117.43 |
| Lot 10: MTS/Black Box Business Equipment Taxes | 214,650.00 | 751.28 |
| Lot 9b,c: HBH Amherst, LLC (Horizon) Real Estate Taxes | 1,404,300.00 | 505.55 |
| Lot ????: AmherstSNF Operations/Fairmont Real Estate Taxes | 6,183,800.00 | 2,226.17 |
| Lot ????: AmherstSNF Operations/Fairmont Business Equipment | 0.00 | 0.00 |
| | | (4,349.58) |

Projected Balance, 6/30/2025 \$ 1,963,821.24



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March 6, 2025

Amherst SNF Operations, LLC
173 Brockman Park
Amherst, VA. 24521

RE: Brockman Park Association-CY 2024 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 2024.

Please review this report for appropriateness and forward the calculated \$572.94 reimbursement to the Town of Amherst at your earliest convenience.

Thank you in advance for your attention to this.

Sincerely,


Tracie L. Morgan
Deputy Town Manager/Treasurer

Enclosure

Brockman Park Owners Association

Maintenance Reimbursement for CY24

029-537-567-0-3

| Date | Vendor | Description | Invoice Amount |
|-----------------------------------|-------------------------|-------------|------------------|
| 1/15/2024 | AMERICAN ELECTRIC POWER | | \$ 32.67 |
| 2/15/2024 | AMERICAN ELECTRIC POWER | | \$ 31.61 |
| 3/15/2024 | AMERICAN ELECTRIC POWER | | \$ 29.98 |
| 4/15/2024 | AMERICAN ELECTRIC POWER | | \$ 29.03 |
| 5/13/2024 | AMERICAN ELECTRIC POWER | | \$ 26.75 |
| 6/15/2024 | AMERICAN ELECTRIC POWER | | \$ 26.76 |
| 7/14/2024 | AMERICAN ELECTRIC POWER | | \$ 24.92 |
| 8/13/2024 | AMERICAN ELECTRIC POWER | | \$ 25.53 |
| 9/14/2024 | AMERICAN ELECTRIC POWER | | \$ 29.09 |
| 10/14/2024 | AMERICAN ELECTRIC POWER | | \$ 29.31 |
| 11/11/2024 | AMERICAN ELECTRIC POWER | | \$ 40.41 |
| 12/15/2024 | AMERICAN ELECTRIC POWER | | \$ 34.31 |
| Subtotal, Sign Electricity | | | \$ 360.37 |

| | |
|---|-------------|
| Last year's grass cutting contract= | \$ 6,270.26 |
| Increase by the Consumer Price Index (2.8%) | \$ 232.00 |

Subtotal, Grass Cutting **\$ 6,502.26**

| | |
|---|-------------|
| \$ - | |
| \$ - | |
| Subtotal, Other Property Maintenance | \$ - |

| | |
|------------|-------------------------------------|
| \$ 13.56 | \$/light/month per bill |
| \$ 10.44 | \$/light/month other charges |
| \$ 24.00 | Actual per-month cost per BP light |
| | 8 # lights |
| | 12 # months |
| \$2,304.47 | Cost to provide street lights at BP |

Subtotal, Street Lights **\$ 2,304.47**

| | |
|--------------------|--------------------|
| Total | \$ 9,167.10 |
| #Lots | 16 |
| Per Lot Assessment | \$ 572.94 |



| | |
|----------|-----------|
| Prepared | 2/27/2025 |
| Printed: | 2/28/2025 |



TOWN OF AMHERST

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

March 6, 2025

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

RE: Brockman Park Association-CY 2024 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 2024.

Please review this report for appropriateness and forward the calculated \$572.94 reimbursement to the Town of Amherst at your earliest convenience. This amount is related to your property at 131 E Commerce St, Amherst, VA. 24521

Thank you in advance for your attention to this.

Sincerely,

Tracie L. Morgan
Treasurer

Enclosure

Brockman Park Owners Association

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\$ -
\$ -

Subtotal, Other Property Maintenance \$ -

| | |
|-------------------|-------------------------------------|
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Total **\$ 9,167.10**
#Lots **16**

Per Lot Assessment **\$ 572.94**



Prepared 2/27/2025
Printed: 2/28/2025



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March 6, 2025

Horizon Behavioral Health
2241 Langhorne Rd
Lynchburg, VA. 24501

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Subtotal, Street Lights \$ 2,304.47

Total **\$ 9,167.10**

#Lots **16**

Per Lot Assessment **\$ 572.94**



Prepared 2/27/2025
Printed: 2/28/2025

TOWN OF AMHERST ECONOMIC DEVELOPMENT AUTHORITY

MOTION:
SECOND:

Wednesday, April 9, 2025
Work Session

RE: AUTHORIZE CLOSED MEETING

WHEREAS, the Economic Development Authority of the Town of Amherst desires to discuss in Closed Meeting the following matter(s):

- Matters relating to a prospective business or industry where no previous announcement has been made of the business or industry's interest in locating or expanding its facilities in the community and the disposition of real estate where discussion in an open meeting would adversely affect the bargaining position of the public body.

WHEREAS, pursuant to: §2.2-3711(A)(1) and §2.2-3711A.5 of the Code of Virginia, such discussions may occur in Closed Meeting.

NOW, THEREFORE, BE IT RESOLVED that the Town of Amherst Economic Development Authority does hereby authorize discussion of the aforesated matters in Closed Meeting.

Adopted this 9th day of April 2025.

Sharon W. Turner, Chairperson

ATTEST:

Clerk of Council