

Bath County EDA
PO Box 13

Dec 15th, 2021 Meeting

Meeting minutes from the Dec 15th, 2021 EDA meeting (to be approved at the January Meeting), Bath County Historical Society Building, Warm Springs, VA

Chairman Joe Wood opened its regularly scheduled meeting inside the Bath County Historical Society Building Wednesday, December 15th, 2021 at 6:00 PM.

Members attending: B. McWilliams, J. Wood, T. Richardson, D. Hahn, P. Haynes

Members absent: none, but we have had two recent resignations: Puller & Garcia

Staff attending: Administrator A. Harrison and stand-in attorney (Charles Moore)

Guests: Austin Hall (“*The Recorder*”)

Pledge of Allegiance: we recited the *Pledge of Allegiance*

Agenda: The agenda for the evening was approved (motion B. McWilliams, seconded D. Hahn, approved unanimously) **Public Comment: none**

New Business: Normally, at this time of year, we review options for meeting times and dates; but it was decided to wait until we get two (2) new members to replace Shawn Puller and Ramona Garcia to finalize this. Several options were discussed, with no firm action(s) taken on this topic at this time.

Tom Richardson reviewed a grant opportunity that he learned of due to his participation on a ZOOM call with regional SVCAP consortium partners (the “Good Jobs” Challenge from the Dept of Commerce), but there was little excitement to pursue this grant & (therefore) no further action taken.

Approval of Old Meeting Minutes: A motion was made to approve the minutes from the November, 2021 EDA meeting (motion made by B. McWilliams, 2nded by P. Haynes, passed unanimously).

Legal Council: Nothing new to report from Mr. Moore (Chris Singleton’s substitute for the night)

Treasurer’s Report: There was one invoice to approve (for legal services, \$1062.50). Current bank balance is \$245,004.11 as of 11/30, 2021. Treasurer Haynes reported that the costs for end-of-year auditing has increased. The audit accountant usually charges about \$1,900 for this service; but due to the grant activity we participated in & money we distributed, this is like to be in the range of \$3,000 (motion to approve treasurer’s report made by D. Hahn, 2nded by B. McWilliams, passed unanimously)

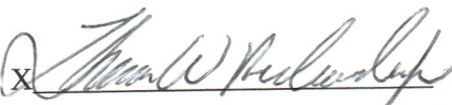
Old Business: Some further discussion was held in regard to what we can/should do with the Industrial Park in terms of converting part of it into a housing development. There would be further discussion at the upcoming Friday afternoon meeting (Dec 17th, 2:00pm) with a representative from the Virginia Housing Authority. Consensus action only; no official motion or vote on this item.

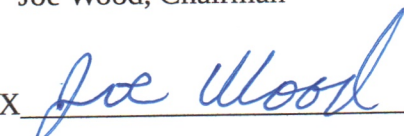
Tourism Report: Was presented by Ashton Harrison; tourism numbers are way up from a year ago.

Next Meeting: January 12th, 2022; at the regular Historical Society Building location (6:00pm)
A motion to adjourn was made and approved unanimously (1st: B. McWilliams, 2nded by D. Hahn; unanimous) at about 6:45pm or so.

Respectfully Submitted,
Tom Richardson, Secretary

Joe Wood, Chairman

X 

X 

Special attachments:

- a) Supplemental notes taken at the December 17th meeting with Va Housing
- b) Survey of the acreage included as part of the Bath County Industrial Park in Millboro
- c) Lodging and meals report for January thru October 2021
- d) Treasurer's report as of end of November, 2021

Supplemental notes taken at the Dec 17th (2pm) meeting with Va Housing Director of Strategic Planning Chris Thompson chris.thompson@virginiahousing.com phone: 804.343.5692 & BoS/EDA members.

This was a publicly announced meeting, so there were no problems in terms of quorums for the Board of Supervisors (BoS) members present OR for EDA members present at this meeting. Ashton Harrison arranged the meeting, and Mr. Thompson drove over from Richmond.

EDA members present: J. Wood, T. Richardson, P. Haynes, B. McWilliams, D. Hahn

BoS members present: L. Fry, S. Burns, R. Burns,

Planning Commission members present: S. Ryder, C. Rudnick

County Government present: A. Harrison, J. Ryan

Other guests: A. Hall ("The Recorder"), A. Kirby, and a few others

Mr. Thompson offered several options for funding/financing the conversion of unused portions of the County Industrial Park in Millboro into a residential neighborhood. Similar actions are being pursued all over the state (and probably all over the country, too). Here are a few key points:

- a) Planning grants are available to get these types of activities kicked off
- b) attractive neighborhoods of 'workforce housing' can and are being built for middle income housing
- c) several companies (including Nationwide Builders, near Martinsville) build attractive and sturdy modular HOMES (on permanent foundations, NOT MOBILE homes), and they can arrange for construction loans to a builder/developer roll over into 20 year or 30 year mortgages for the home buyers. Thus far, the most successful model seems to be the construction, installation, and 'sale' (to end user) of a few units at a time, slowing filling up the newly created residential neighborhood.
- d) Va Economic Development Agency can be (and should be) considered a PARTNER in this effort
- e) our Millboro Industrial Park has three (3) parcels of land that can be considered: a 10.5 acre parcel at the north end of the park, a 26 acre parcel near the center, and a 37.7 acre parcel toward the south end. A map of the Industrial Park was provided, and will be part of these EDA notes. Most likely, the 37.7 acre parcel will be given primary consideration for this project—but this is not cast in stone.
- e) Mr Thompson will send us pictures of developments like this that have been recently

The general mood in the room was positive and hopeful. We adjourned a little before 3pm; the meeting lasted a little under one hour

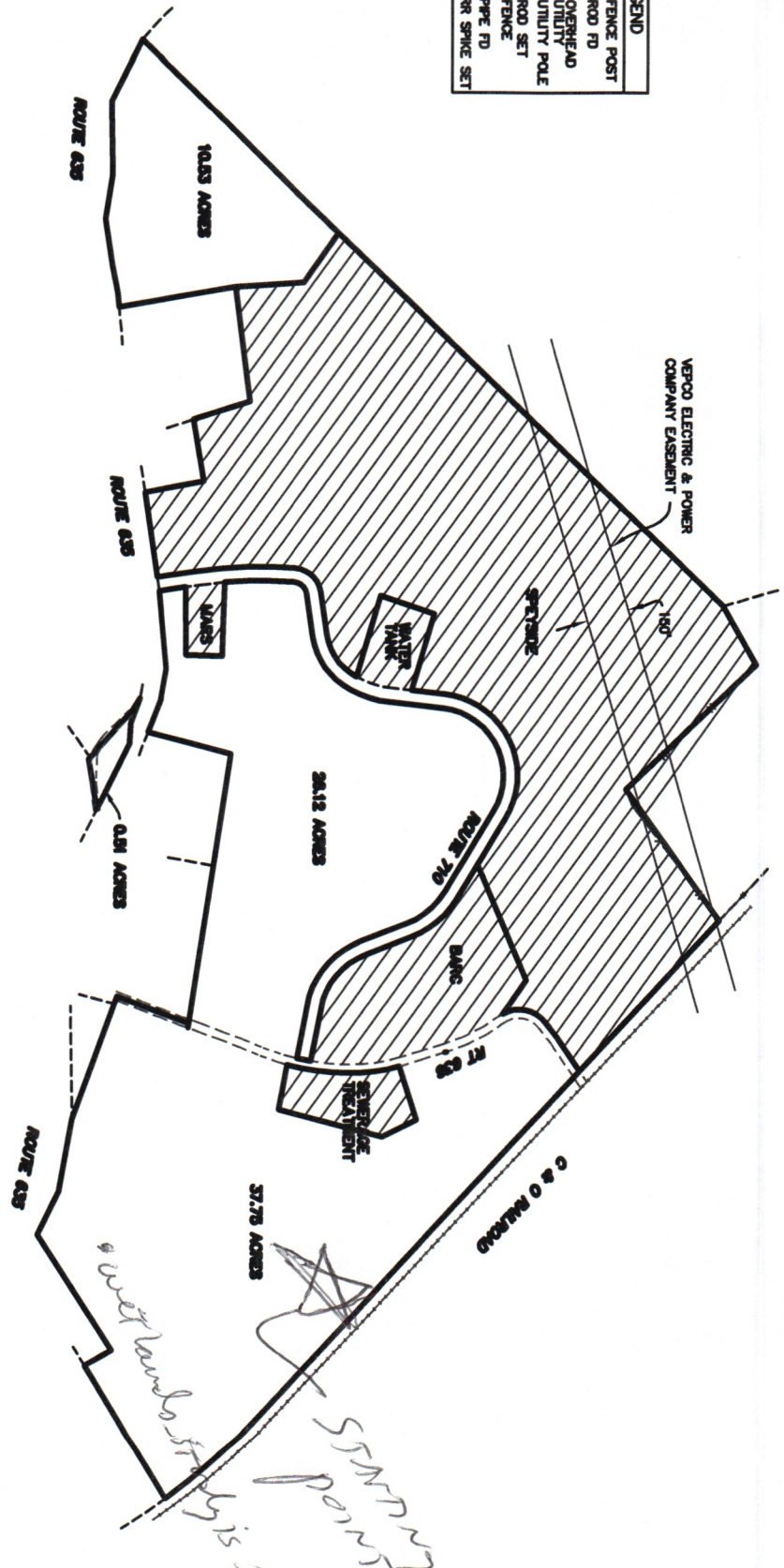
Notes taken by Tom Richardson (EDA Secretary) as a courtesy and not as a requirement.

ATTACHMENT A

NOTES
 1. LEGAL, BEED BOOK 112 PAGE 51
 TAX MAP NO. 87-155
 CURRENT OWNER INDUSTRIAL DEVELOPMENT AUTHORITY
 OF BATH COUNTY, VIRGINIA
 2. HATCHED AREAS HAVE BEEN SOLD.



LEGEND	
○	FENCE POST
●	ROAD FD
—	OUT-OF-THE-ROAD
○	UTILITY POLE
○	ROAD SET
—X—	FENCE
—	PIPE FD
□	RR SPINE SET



HICKLIN LAND SURVEYING, LLC

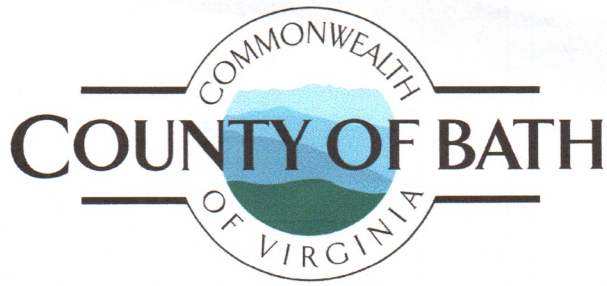
33487 Mountain Valley Road
 Milboro, VA 24460
 540-987-0963
 ehhicklin@hotmail.com



MAP FOR
**THE INDUSTRIAL DEVELOPMENT
 AUTHORITY OF BATH COUNTY, VIRGINIA**

MILBORO MAGISTERIAL DISTRICT
 BATH COUNTY, VIRGINIA
 SCALE: 1" = 300'

ATTACHMENT B



Administration

Lodging and Meals Taxes Year-Over-Year Comparison

Lodging	2021 Jan-Oct.	2020 Jan-Oct.	Difference	% difference
	\$699,951.24	\$338,611.98	\$361,339.26	+106.71%
Meals	2021 Jan-Oct.	2020 Jan-Oct.	Difference	% difference
	\$493,443.07	\$262,945.20	\$230,497.87	+87.66%
Lodging	2021 October	2020 October	Difference	% difference
	\$92,137.82	\$15,466.72	\$76,671.10	+495.71%
Meals	2021 October	2020 October	Difference	% difference
	\$57,288.60	\$18,761.81	\$38,526.79	+205.35%

Lodging and Meals Taxes 2021-Over-2019 Comparison

Lodging	2021 Jan-Oct.	2019 Jan-Oct.	Difference	% difference
	\$699,951.24	\$799,497.05	-\$99,545.81	-12.45%
Meals	2021 Jan-Oct.	2019 Jan-Oct.	Difference	% difference
	\$493,443.07	\$676,728.85	-\$183,285.78	-27.08%
Lodging	2021 October	2019 October	Difference	% difference
	\$92,137.82	\$81,486.08	\$10,651.73	+13.07%
Meals	2021 October	2019 October	Difference	% difference
	\$57,288.60	\$68,923.37	-\$11,634.77	-16.88%

Attachment C

BATH COUNTY EDA
Wendesday December 8, 2021
Treasurer's Report for November 2021 Financials

2022 Fiscal Year (July 2021 - June 2022) Bank Statements:

Statement End Date	Beginning Balance	Deposits	Debits	End Balance
7/31/2021	\$238,046.00	\$3,024.18	-\$5,950.00	\$235,120.18
8/31/2021	\$235,120.18	\$3,022.56	-\$1,273.74	\$236,869.00
9/30/2021	\$236,869.00	\$3,019.63	-\$875.00	\$239,013.63
10/31/2021	\$239,013.63	\$3,020.41	\$0.00	\$242,034.04
11/30/2021	\$242,034.04	\$3,020.07	-\$50.00	\$245,004.11

STATEMENT MONTH ACTIVITY
11/1/2021-11/30/2021

DEBITS				
Date	Payee	Description	Check #	Amount
11/29/2021	Bath County Historical Society	Donation/rent	476	\$50.00

Total Debits **\$50.00**

DEPOSITS				
Date	Payor	Description		Amount
11/9/2021	Bluegrass Woods Inc.	November Rent		\$3,000.00
11/30/2021	Summit	Interest		\$20.07

Total Deposits **\$3,020.07**

CHECKING ACCOUNT RECONCILIATION

10/31/2021 End Balance	\$242,034.04
Deposits Since Statement End Date	\$3,020.07
Checks Since Statement End Date	-\$50.00
Bank Balance as of 11/30/2021	\$245,004.11
Check Book Balance as of 11/30/2021	\$245,004.11

Respectively Submitted:

Pat Haynes, Treasurer
12/8/2021

Attachment D