



Bath County EDA Meeting - 13 September, 2023

Chairman Bruce McWilliams opened the scheduled meeting in the Bath County Historical Society at 5:00 pm.

Members Attending: Joe Wood, Pat Haynes, Bruce McWilliams, Stephen Hiner, Emily Ellis, William Perry, Chris Singleton

Members Absent: Jonah Ford,

Staff Attending: EDA Attorney Chris Singleton

Guests: 16+ Members of the public

Pledge of Allegiance: N/A

Public Comment: Available after new business discussed.

Agenda:

- Barc Electric Charging Station Informational Q&A
- Barc Home Solar members program Q&A
- Jim Cherney Proposal with Q&A

Approval of Agenda: Bruce presented the 09 August meeting agenda. Agenda was modified in order to prioritizing more-pressing issues.

Approval of Last Meetings Minutes: Minutes from August's meeting were approved.

Chairman's Report:

Bruce opened the meeting with an over of a trip he took to the Millboro industrial park. Touring the Speyside Bourbon Stave Mill in Millboro, as well as the Bluegrass Woods. He noted many workers at Speyside commute to Millboro from Harrisonburg due to the lack of workers in the area. He also toured the warehouse in the Millboro industrial park warehouse with Russell Perry, noted for bringing business diversity to Bath County.

Legal Council Report:

- The EDA received the Deed to the donated land, known as the "Ball Field". This 3 acre lot sits East of the Virginia Ave and VA-611 junction. Coordinates: **38.005850, -79.841697.**
- Deed needs to be submitted into the Public Record.

Treasurer Report:

- All going as normal
- 2 months rent on Bluegrass woods included a deposit and rent

Board/Guest Comments and Discussion:

BARC EV and Solar Presentation and Q&A

- Steve reached out to BARC representatives, Billy Reed and Daniel Plecker, for more information regarding the following topics.
- Billy Reed - Director of Business Development at BARC Electric
 - Solarize BARC Program - Gives BARC members a discount for rooftop solar as well as financing.
 - Partners with Tiger Solar out in Staunton, who provide packages and install solar. Receive a proposal with 48 hours. Average payback for rooftop solar is 10 years. Residential and commercial buildings can qualify for this program
 - Batteries are not included with package costs at least ½ of the total cost.
 - Net metered system - Users receive credit for excessive energy captured
- Daniel Plecker - Presented EV Fast Charging Stations
 - Bruce highlighted how Bath County is a tourist destination. Homestead has 3 residential chargers that take 4-8 hours to charge an electric car
 - BARC is still figuring out how to charge users for installation for EV fast chargers. This is due to the immense amount of energy drawn by these units on a power grid that was not equipped to handle this amount of power. Additional steps are required in order to make a power grid robust enough to safely manage multiple EV fast charging stations.
 - Problem in Raphine, Virginia: One location got multiple fast chargers, another location in the community wanted them as well. The second location had to pay to rebuild multiple lines and transformers in order to get enough power.
 - Ideal location will be along the 220 corridor, near a substation. 2-3 fast chargers would be a feasible number for bath county.
 - The surrounding communities were asked to rate their level of interest regarding the installation of EV chargers by the Federal government several months ago. The outcome showed, not enough interest from the surrounding counties qualified us to receive government funding for this project.
 - The ongoing question is, who pays for upgrading the lines and transformers required to sustain EV Fast charging stations, when the time comes.

Jim Cherney and Walter Boyle

- Jim's background is in Multi-family, commercial, retail-commercial, and self-storage properties. Additional projects can be found on the www.Historiccollective.com.
- Walt presented "Millboro Village", the projected 35 acre development located in the Millboro industrial park.
- This is not low income housing. HUD will be used to insure the loan, but no federal rental subsidies will be involved in renting the units.
- 8 buildings are proposed: 5 single bedroom unit buildings and 3 multi-bedroom unit buildings. Built in a large U shape around a community area, proposed buildings include two 4 unit buildings connected by a breeze-way.
- Apartments are designed to provide housing for professionals with a minimum income of \$42,000 per year
- Community members are worried about the strain the new community would take on the millboro septic system. This subject should be covered if we decide to proceed with a Market assessment. Market assessment will cost approximately \$85,000 and will be done by Jim Cherneys group of partners. The reason for this study is to take a closer look at millboro to see who lives there and how this community would benefit them.


Additional Information.

- Jay - A 23 year long resident of Bath requested to have 5 minutes but the EDA timeslot had expired. Bruce suggested Jay reserve a time at the next meeting where he can ask questions and provide insight on how he believes the community can be improved.

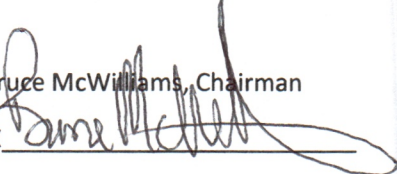
Adjournment and Next Meeting: A motion to adjourn was made at approximately 6:06 pm by Bruce and seconded by Stephen. The vote was unanimous. The next EDA meeting will be at 5:00 PM in October 2023, or sooner if needed.

Respectfully Submitted,

William Perry, Secretary

X  _____

Bruce McWilliams, Chairman

X  _____