

Minutes
City of Radford
Economic Development Authority
Regular Meeting March 12, 2019 | 12p
City Administrative Building | Council Chambers

Members Present: Dr. Flo Graham, Dr. Bruce Chase, Mr. Steve Harvey, Mr. Paul Pallante, Mr. Abram Williams, Mr. Richie Davis, Mr. Jeff Cumberland

Staff & Visitors: Ms. Blair Hoke, Ms. Missie Mitchell, Ms. Melissa Skelton, Mr. Basil Edwards, Mr. Rob Graham, Mr. Owen McKinney, Mr. Luke Bland

Radford City Public Schools Update

RCPS Superintendent Mr. Rob Graham presented the EDA with an overview of the Comprehensive Needs Assessment and Proposed Capital Improvements for RCPS facilities. Additionally, Mr. Graham discussed proposed site plans for McHarg Elementary and presented examples of school improvements around the state.

Dr. Graham called the meeting to order at 12:39p. A quorum was established.

1) Approval of the Minutes of March 7, 2019.

- i) Motion: Mr. Harvey moved that the EDA approve the minutes from March 7, 2019. Mr. Williams seconded the motion.
- ii) Action: The motion carried.

2) Old Business

- POP! Program Update
 - Mr. Pallante welcomed guests from NRV Credit Union as the EDA further develops the foundation and groundwork of the POP! Program. Mr. Pallante presented a drafted program application for review and welcomed discussion on the disbursement of funds. Additionally, NRV Credit Union discussed their "Power of 2700" initiative and the importance of engaging members by leveraging business collaboration.
- Triangle Service Station
 - Ms. Mitchell updated the board on the status of the sale contract for the purchase of 330 West Main Street. Following last meeting's contract amendments the final sale contract has been signed. Madam Chair Dr. Flo Graham and Treasurer Dr. Bruce Chase signed necessary documents. The EDA will move forward with the due diligence period and obtain a property appraisal, prior to requesting an environmental review.

3) Other Business/Director's Report

- EZ Economic Development Incentive Update
 - i) Ms. Hoke presented the board with a recommendation for redesign of the current EZ Economic Incentive Grant program. Currently the City of Radford Commissioner of Revenue will verify the total of the following applicable taxes remitted by the business; real estate taxes, meals tax, and lodging tax. The Commissioner will approve the incentive for payment in an amount up to \$10,000 and with a minimum threshold of \$250. To date (from July 1, 2016) the EDA has disbursed \$22,266 to only three businesses. Ms. Hoke recommended upon the first anniversary of the date of a business license, the City of Radford Commissioner of Revenue will verify the type of business license a business has successfully held for one year. Based on the type of license and verified good standing of business owner, the commissioner will approve the incentive for payment per license as seen below:
 - (1) Service License | \$500
 - (2) Retail License | \$1000
 - (3) Professional License | \$2000
 - (4) Restaurant/Eatery | \$2500

Hoke then presented a breakdown of how this structure would have looked since July 1, 2016. The grant would have totaled \$20,000 to qualifying businesses and directly impacted 17 businesses within the EZ.

The EDA board decided to table to conversation until a later date.

ii) Amendment to Agenda

(1) Motion: Mr. Cumberland moved that the EDA amend the agenda to include an Economic Development Incentives Grant recommendation and overview from Director. Mr. Harvey seconded the motion.

(2) Action: The motion carried.

- Project Canary Update
 - Director provided update on Project Canary opportunity and sites considered for submittal.
- Bond Request
 - Director made board aware of upcoming Bond Request Presentation from Dan Siegal (Bond Council) on April 18th EDA meeting.
- Funding Request Letter
 - Director let board know that the EDA funding request letter had been successfully submitted for consideration during the FY2020 budget.

2) Board/Guest Member Comments

- Dr. Flo Graham recognized Economic Development Director, Blair Hoke, for her contributions and impact on the City of Radford and the EDA as her last day with the City will be on March 22, 2019.
 - i) Motion: Mr. Davis moved that the EDA file the recognition speech presented by Chair Dr. Flo Graham in the official EDA minutes as presented. Dr. Chase seconded the motion. (Attachment A)
 - ii) Action: The motion carried.

Meeting Adjourn

Being no further business the meeting was adjourned at 1:58p.



Blair Hoke
Director, Economic Development

Attachment A

Today is Blair Hoke's last day as our Economic Development Director for Radford and as our leader on this board.

I can say with dismay: what a loss for Radford. She has championed what we do best; we're inclusive, we're smart, we work hard, we love our families, we know our work is more than what we earn. We care about tomorrow being brighter than today, especially when we have a beacon for what's possible.

Some of her accomplishments while here include:

- Overseeing the transfer of the acreage at the Industrial Park from the city to the EDA, resulting in a \$15,000 profit for the EDA.
- Overseeing the transfer of the Memorial Bridge Property from the City to the EDA, doubling rent received and laying the ground work for this property being the centerpiece of a new entrance into Radford.

- Overseeing the organization and fulfillment of our new Economic Development Incentive Plan (REDI).
- Assumed responsibility for our newly awarded VA Main Street Program.
- Positioned the EDA through PR generated by small grant awards.
- Wrote and submitted an ARC grant to support economic growth in Radford.
- Identified the need for a Power Sub Station Land transfer.
- Oversaw POP!, our new Main Street Façade Improvement Grant program.
- Managed the purchase of the Triangle Service Station for Radford that will change the face of West End.
- Is working with a potential new business for the foundry.
- Most recently secured Project Canary as a new Radford business, potentially creating 25-35 new jobs.

We will miss Blair more than we can say. You have represented hope for a stronger tomorrow. That said, you are all that is possible for those reared in Southwest Virginia. You are eager, smart, articulate, literate, and beautiful in all ways important and unimportant. You have become a VP for a major league baseball franchise when you have just started becoming who you will be.

We honor you today for your short time here, acknowledging we knew you when. Thanks for your dedication to service, for relationship skills and for your brilliance in seeing our needs and serving them so exceptionally. God bless you as you move from here to who knows where else. Your future is wide open.