



New River Valley Commerce Park Participation Committee

6580 Valley Center Drive, Suite 124

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Phone (540) 639-1524 FAX (540) 831-6093

Bland County

John C. Thompson
Henry M. Blessing

Craig County

*Jay Polen

Giles County

*Chris McKlarney, Chair
Richard McCoy

Montgomery County

Bob Isner
*Clay Goodman

Pulaski County

*Peter M. Huber
Shawn Utt

Roanoke County

Richard C. Flora
*Doug Chittum

City of Radford

Bruce Brown
*Basil Edwards

City of Roanoke

*Brian Townsend
Court G. Rosen

Town of Dublin

Samuel F. Gregory, Jr.
*Doug Irvin

Town of Pearisburg

*Kenneth F. Vittum
Brad Jones

Town of Pulaski

*Morgan Welker
John Hawley

* denotes primary member
of the Participation
Committee

MEMORANDUM

DATE: August 6, 2008
TO: NRV Commerce Park Participation Committee
FROM: Dave Rundgren
SUBJECT: August 13, 2008 Meeting

A meeting of the New River Valley Commerce Park Participation Committee will be held on **August 13, 2008**, at 4:30 p.m. at the New River Valley Competitiveness Center in Fairlawn.

Please mark your calendar and contact me as to your plans for attendance.

**Virginia's First Regional Industrial Facility Authority
New River Valley Commerce Park Participation Committee
Agenda**

**August 13, 2008, at 4:30 P.M.
New River Valley Competitiveness Center**

- 1. Roll Call**
- 2. Approval of the July 9, 2008 meeting minutes**
- 3. Engineering Report**
- 4. Administrative Staff Report**
 - a. Stellar One Bank Loan Refinancing**
 - b. Sale of Surplus Property**
 - c. Evaluation of Dues Investment**
- 5. New Business**
 - a. Marketing Staff Report**
 - b. Pulaski PSA Water and Sewer Projects**
- 6. Closed Session (if needed)**
- 7. Other Business**
- 8. Adjournment**

Virginia's **FIRST REGIONAL INDUSTRIAL FACILITY AUTHORITY**
New River Valley Commerce Park Participation Committee
Meeting Minutes
July 9, 2008

1. Roll Call

Chairman McKlarney opened the meeting by welcoming all those present. Roll call was taken and a quorum determined (see attached).

Mr. McKlarney introduced Christy Straight, a new PDC staff member who will be working with Virginia's First.

2. Approval of the June 11, 2008 meeting minutes

Motion: Mr. Vittum moved approval of the June 11, 2008 committee minutes. Mr. Polen seconded the motion.

Action: The motion carried.

3. Engineering Report

There were no new engineering items to report.

4. Administrative Staff Report

Mr. Rundgren reported that staff continued to work on administrative tasks including financial, lease preparation, and financing alternatives.

5. Old Business

a. Report from Attorney

Mr. McKlarney reported he, Mr. Goodman, and Mr. Rundgren met earlier with Montgomery County's attorney and discussed the use and authorization of authority funds for the commerce park. The group came to the understanding that authority funds can be used for the project, but it must be a unanimous vote.

Mr. McKlarney directed Mr. Rundgren to prepare a report on the amount of funds not used after operations expenses and the available funds from each authority member. Discussion on this topic continued covering the methods by which the money could be disbursed that will correlate to each member's degree of investment.

b. Update on AEP transmission study

Mr. Utt reported on the three routes proposed by AEP. They have been reviewed by the FAA and each had conflicts with their requirements. Another proposed line that follows Route 11 from Morgan's Cut and Ruebush Road is under consideration. The next step is to submit the information to the SEC for review and comment. Approval of the project takes about 18 months from submission.

A letter from AEP has also been received updating the power they can provide to the park site, making ~~5,000~~ megawatts available immediately and up to ~~15,000~~ in the short term. Any amount above this will require the installation of the 138kV line.

6. New Business

a. Marketing Staff Report

Mr. Bopp communicated to the board that he met with site consultants Leak and Goforth while in Atlanta and discussed having them do a site review of the park to determine if it would still be attractive to the microelectronics industry. Mr. Bopp passed out copies of their proposal and noted that it did not include a price. Mr. McKlarney suggested Mr. Bopp get a price from them for the committee to consider.

b. Closed Session

No closed session was held.

7. Other Business

a. Sale of Mebane House

Mr. McKlarney raised the subject of selling some of the property including the Mebane House. He stated that auctioning the property off would not provide any return on the investment made and Mr. Goodman elaborated on why an auction would not work well in this situation. The other option is to sell the house and its 5-acre lot. Discussion followed on several points: how to list the property—Woltz & Associates and only one other local firm showed interest in the original RFP. Woltz has the best client list to advertise the property and charges a 10% fee. Additional acreage could be added to make the property more attractive but a deed restriction on subdivision would need to be considered. This sale is one way to pay for adding water and sewer service to the park.

Motion: Mr. Goodman made a motion to authorize the participation committee to contract with Woltz and Associates to sell the house and 5 acres with a listed price of \$392,000 (accepting offers no lower than \$300,000) and an option to add additional acreage to the listing at \$15,000 per acre with a deed restriction prohibiting subdivision and an additional clause for an approval process to consider subdivision in the future. Mr. Vittum seconded the motion.

Action: The motion carried.

b. Stellar One Loan

Mr. Rundgren presented information on refinancing the \$1.2 million loan with Stellar One. The original rate had been 8.25% and was reduced to 6%. He stated the loan rate could be reduced to 3.5% for the remaining 15 years or a full 20-year term. This would save \$25,000 a year in payments. Mr. McKlarney commented the committee may want to consider starting a capital reserve fund and possibly contribute this savings to it.

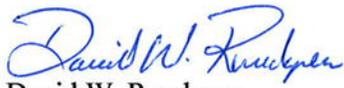
Motion: Mr. Goodman moved the committee authorize staff to investigate bids for refinancing the \$1.2 million loan for periods of 15-year and 20-year terms and bring the information to the committee for review and approval to proceed with refinancing.

Action: The motion carried.

8. Adjournment

With no further business to discuss the meeting was adjourned. The next meeting to be held on August 13, 2008.

Respectfully Submitted,


David W. Rundgren

Approved by,


Barry Helms

**New River Valley Commerce Park
Participation Committee
Attendance**

July 9, 2008
New River Valley Competitiveness Center
Radford, VA

Jurisdiction	Member	Alternate
Bland County	() John C. Thompson () Henry M. Blessing	
Craig County	() *(x) Jay Polen	
Giles County	*(x) Chris McKlarney () Richard McCoy	
Montgomery	() Mary Biggs *(x) Clay Goodman	() Bob Isner () Carol Edmonds
Pulaski County	(x) Shawn Utt *(x) Peter Huber	() Joe Sheffey (x) Ronnie Coake
Roanoke County	() Charlotte Moore *() Douglas Chittum	() Jill Loope
City of Radford	*() Bruce Brown () Basil Edwards	
City of Roanoke	() Beverly Fitzpatrick *() Brian Townsend	
Town of Dublin	() Samuel Gregory Jr. *(x) Doug Irvin	
Town of Pearisburg	() Brad Jones * (x) Ken Vittum	
Town of Pulaski	*(x) Morgan Welker () John Hawley	

* denotes primary member of the Participation Committee

Others Present: Barry Helms, Randy Wingfield, Martha Umberger, John White, Gary McCollum

Staff Present: Dave Rundgren, Christy Straight

Virginia's First Dues Investment (Agenda Item 5)

Locality	Dues	Locality's Total											% of Virginia's First Total Investment			
		FY 1998	FY 1999	FY 2000	FY 2001	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007	FY2009		Dues Invested (through FY 2007)		
Bland	5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$50,000.00	6.8%
Craig	5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$50,000.00	6.8%
Giles	5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$50,000.00	6.8%
Montgomery	5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$50,000.00	6.8%
Pulaski Co	5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$50,000.00	6.8%
Roanoke Co	5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$50,000.00	6.8%
Wythe	5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$45,000.00	6.1%
Radford	5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$50,000.00	6.8%
Roanoke City	5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$50,000.00	6.8%
Salem	5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$50,000.00	6.8%
Christiansburg	5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$50,000.00	6.8%
Dublin	5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$50,000.00	6.8%
Narrows	5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$37,500.00	5.1%
Pearisburg	5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$50,000.00	6.8%
Pulaski	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$50,000.00	6.8%
Total dues paid	75,000.00	75,000.00	50,000.00													

	99	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total	Projected 2008/09
Dues	145,000.00	70,000.00	70,000.00	70,000.00	70,000.00	72,500.00	82,500.00	62,500.00	87,500.00			75,000.00
Interest paid	1,140.29	3,196.38	2,458.26	947.28	564.29	616.63	648.41	16,849.70	23,551.31	5,355.92		
Other income				556.86								
Total income	146,140.29	73,196.38	72,458.26	71,504.14	70,564.29	73,116.63	83,148.41	79,349.70	111,051.31	5,355.92		
Total income	146,140.29	73,196.38	72,458.26	71,504.14	70,564.29	73,116.63	83,148.41	79,349.70	111,051.31	5,355.92	785,885.33	75,000.00
Expenses	11,012.66	13,895.26	15,760.13	24,241.20	7,147.64	11,347.84	8,693.36	11,407.80	11,800.45	6,241.42	121,547.76	17,654.00
Balance	135,127.63	59,301.12	56,698.13	47,262.94	63,416.65	61,768.79	74,455.05	67,941.90	99,250.86	-885.50	664,337.57	57,346.00
Accounts receivable (over 60 days past due)	2,500.00				5,000.00	5,000.00			5,000.00			

*Projected expenses do not include \$66,346 in project development money

Amount available by jurisdictional contribution

13 jurisdictions current in dues 45,502.57

Wythe County 40,952.32

Town of Narrows 31,851.80