

# NRV Economic Development Alliance – March 17, 2011



## Virginia's First Authority Commerce Park Update

*Virginia's First Regional Industrial Facility Authority*  
6580 Valley Center Drive, Suite 124, Radford, VA 24141  
(540) 639-9313





**Virginia's First**

**Regional Industrial Facilities Authority**

# *Virginia's First Regional Industrial Facilities Authority*



- Created to enhance the economic base for the member localities by developing, owning and operating one or more facilities on a cooperative basis involving member localities
- 
- 



- *Virginia's* First Regional Industrial Facility Authority created in 1999
- 15 jurisdiction membership
  - Authority Created to Promote Economic Development in the *Virginia's* First Region



- .Bland County
- .Craig County
- .Giles County
- .Montgomery County
- .Pulaski County
- .Roanoke County
- .Wythe County
- .City of Radford
- .City of Roanoke
- .City of Salem
- .Town of Christiansburg
- .Town of Dublin
- .Town of Narrows
- .Town of Pearisburg
- .Town of Pulaski

# Virginia's 1<sup>st</sup> Authority

- Downsized in 2011 with the Withdrawal of:
  - City of Salem
  - Town of Narrows
- Net Cost per Member
  - Less than \$1,700 per year
  - Over 1<sup>st</sup> 12 years

# *New River Valley Commerce Park*

- Resulted from the New Century Council Visioning of the 1990's
- Two Recommendations of the Council's Infrastructure Committee, Chaired by Ken Anderson:
  - Regional Large Acreage Industrial Sites
  - Interconnected Public Water Systems
- Ken is still around awaiting the results.





- *Virginia's* First appointed a Participation Committee of 11 Jurisdictions

- Owning Publicly 1000+ Acres Located in Planned Virginia Enterprise Zone Designation and Adjacent to a Foreign Trade Zone

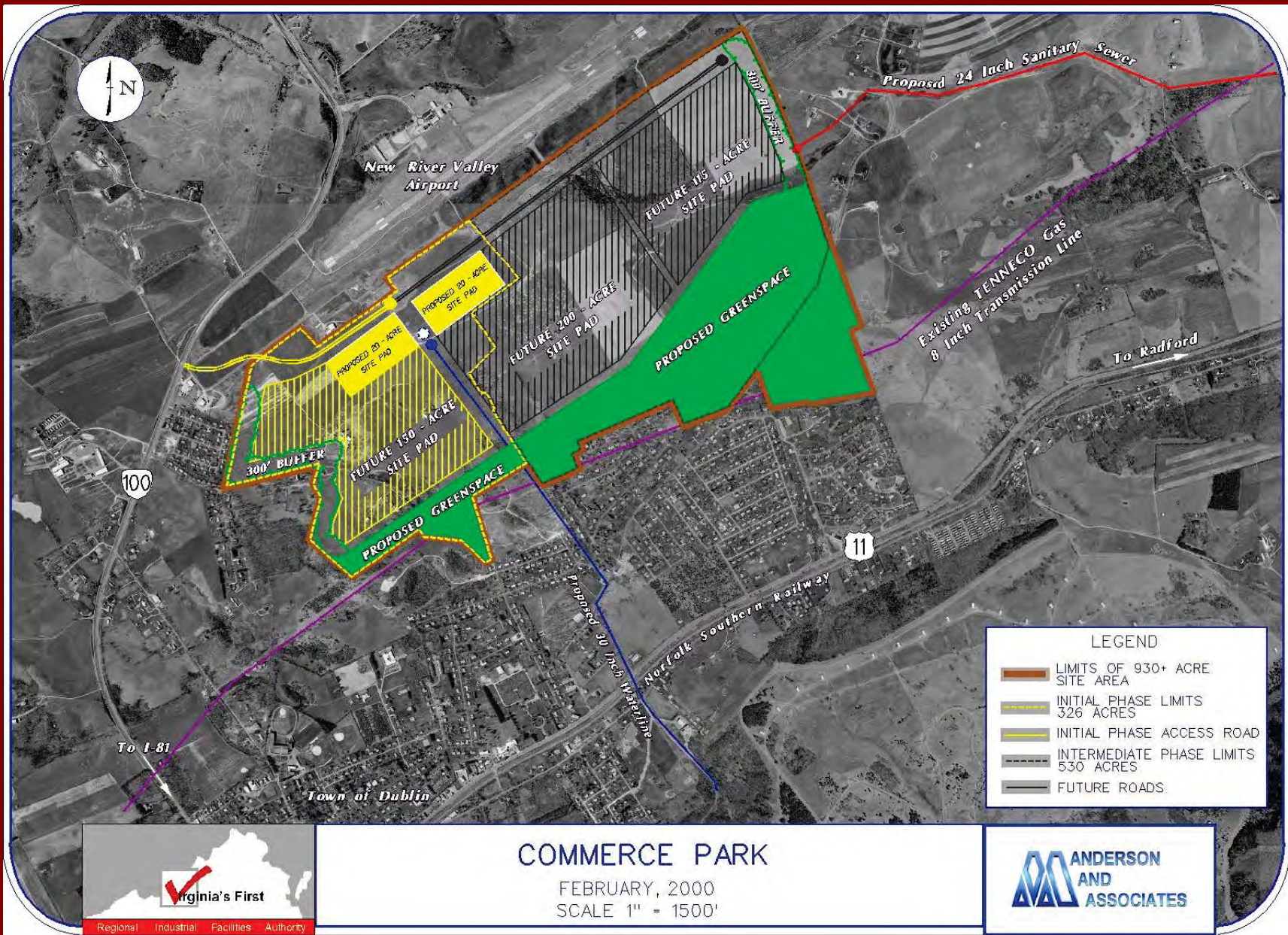


- .Bland County
- .Craig County
- .Giles County
- .Montgomery County
- .Pulaski County
- .Roanoke County
- .City of Radford
- .City of Roanoke
- .Town of Dublin
- .Town of Pearisburg
- .Town of Pulaski



**Commerce Park  
Before Development**





# COMMERCE PARK

FEBRUARY, 2000  
SCALE 1" = 1500'

LEGEND	
	LIMITS OF 930+ ACRE SITE AREA
	INITIAL PHASE LIMITS 326 ACRES
	INITIAL PHASE ACCESS ROAD
	INTERMEDIATE PHASE LIMITS 530 ACRES
	FUTURE ROADS



## *Commerce Park Mission*



- To provide regional industrial facilities of a size and scope which member jurisdictions cannot individually provide.

# Commerce Park Ownership

- Bland County • 1.81 %
- Craig County • 1.36 %
- Giles County • 13.62 %
- Montgomery County • 12.98 %
- Pulaski County • 42.53 %
- Roanoke County • 6.80 %
- City of Radford • 5.84 %
- City of Roanoke • 6.83 %
- Town of Dublin • 1.33 %
- Town of Pearisburg • 1.81 %
- Town of Pulaski • 5.09 %



# Commerce Park Ownership

- 
- Bland County
  - Craig County
  - Giles County
  - Montgomery County
  - Pulaski County
  - Roanoke County
  - City of Radford
  - City of Roanoke
  - Town of Dublin
  - Town of Pearisburg
  - Town of Pulaski
  - 2,827 Shares
  - 2,125 Shares
  - 21,310 Shares
  - 20,310 Shares
  - 66,517 Shares
  - 10,638 Shares
  - 9,139 Shares
  - 10,682 Shares
  - 2,079 Shares
  - 2,827 Shares
  - 7,955 Shares

# Commerce Park Investment 2000 – 2010 - \$8 million +

- Grants - \$2,535,070
- Loans - \$5,760,331
- Annual Investment per Share
  - \$2.75
  - 156,409 Shares
- Annual Investment All Members
  - \$412,000

# **NRV Commerce Park Assets and Accomplishments**

- New River Valley Airport, with full time Customs Office and Port of Entry
- Designated US Foreign Trade Zone (FTZ) and Virginia Enterprise Zone

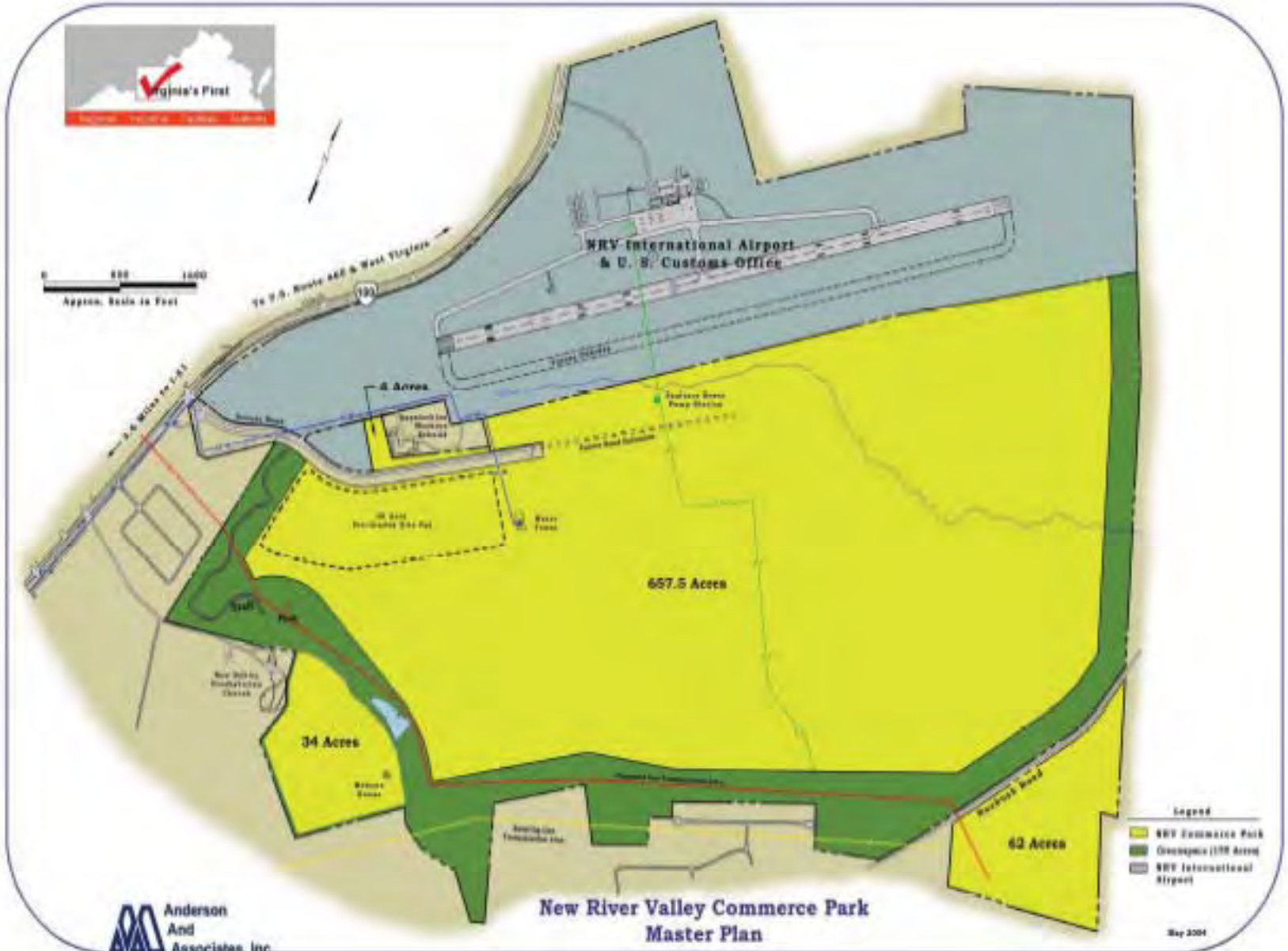
# **NRV Commerce Park**

## **Assets and Accomplishments**

- Acquisition of roughly 1,000 acres of land originally envisioned for Park
- Graded 2-acre & 40-acre pads
- One mile long industrial access road constructed
- On-site water and sewer available, with 1 million gallons per (MGD) day water & sewer capacity planned in 2012, with 6 MGD planned as needed



0 500 1000  
Approx. Scale in Feet



Anderson And Associates, Inc.

### New River Valley Commerce Park Master Plan

- Legend**
- NRV Commerce Park
  - GreenSpace (150 Acres)
  - NRV International Airport

May 2004





# **NRV Commerce Park Assets and Accomplishments**

- Flexible zoning with 2 – 75 acre lot sizes
- Completion of necessary engineering and reporting, including geotechnical and environmental assessment
- Virtual building, 370,000 square feet, expandable to 761,000 square feet

# New River Valley Commerce Park Virtual Shell Building

## Overview



### **A Virtual Shell Building:**

- is a shovel-ready alternative to an existing facility or speculative new construction
- has a specific site that is cleared, graded and drains to a stormwater management pond
- has civil, environmental, geotechnical, endangered species and archeological studies that are complete
- has infrastructure (water, sewer, electrical, natural gas & fiber optic cable) available to the site
- has a building size that can be altered to meet specific customer requirements



# **NRV Commerce Park Assets and Accomplishments**

- NRV Wireless Authority to serve site with broadband through Federal Stimulus funding
- 138kV electric transmission line extension designed and available in 18 to 24 months
- Rail extension feasible for major industrial facility

# **NRV Commerce Park Assets and Accomplishments**

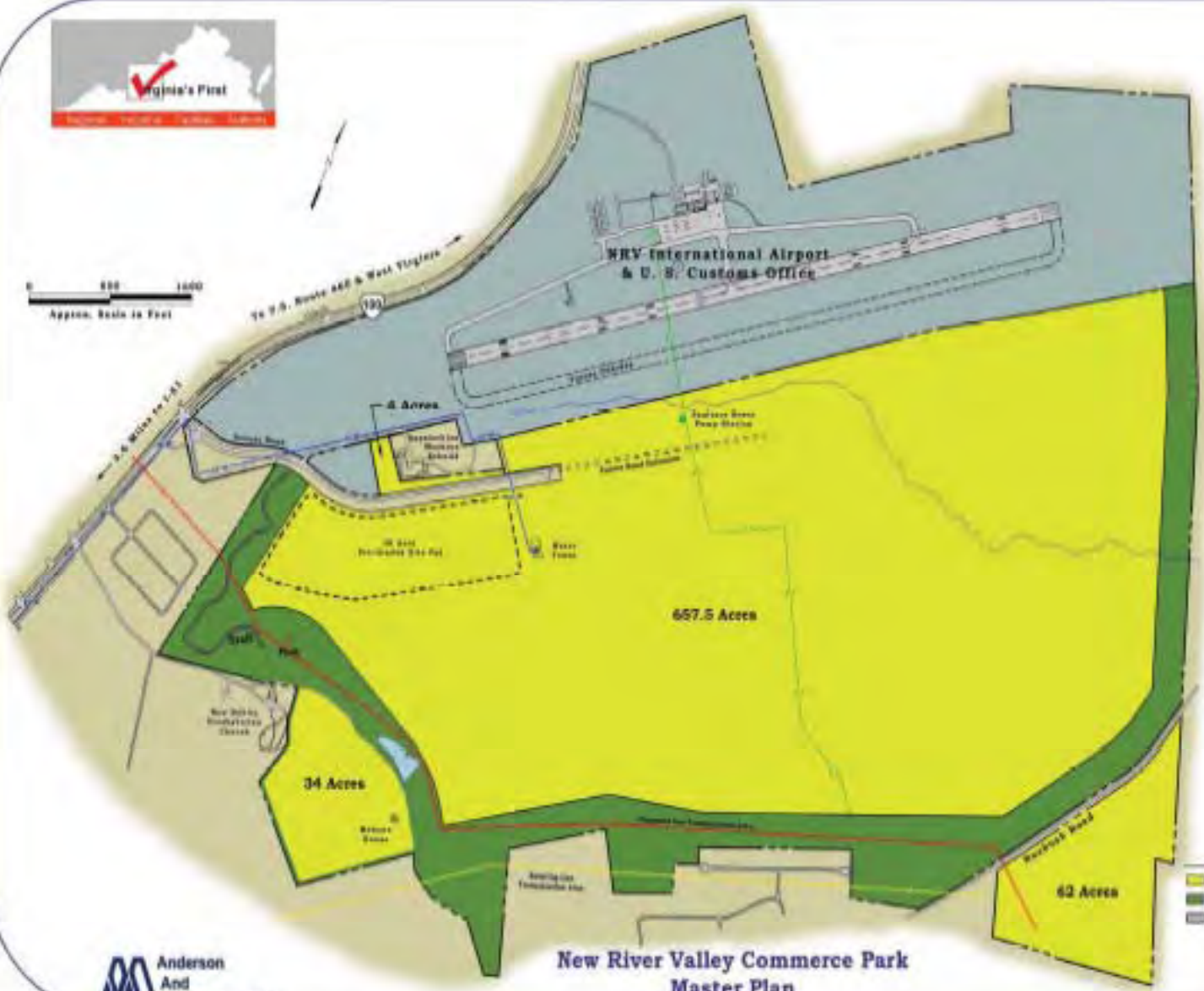
- Perpetual sharing of machinery & tools taxes with member governments
- Sharing real estate & personal property taxes fully for 7 years and partially for 8 more years
- Ongoing marketing and prospect visits through Alliance
- VEPD “Right Now Site” Certification



*Historic Home and  
Acreage for Sale*



0 500 1000  
Approx. Scale in Feet



Anderson  
And  
Associates, Inc.

### New River Valley Commerce Park Master Plan

- Legend**
- NRV Commerce Park
  - Overpass (178 Acres)
  - NRV International Airport

May 2004



# Rhuebush Road Surplus Property

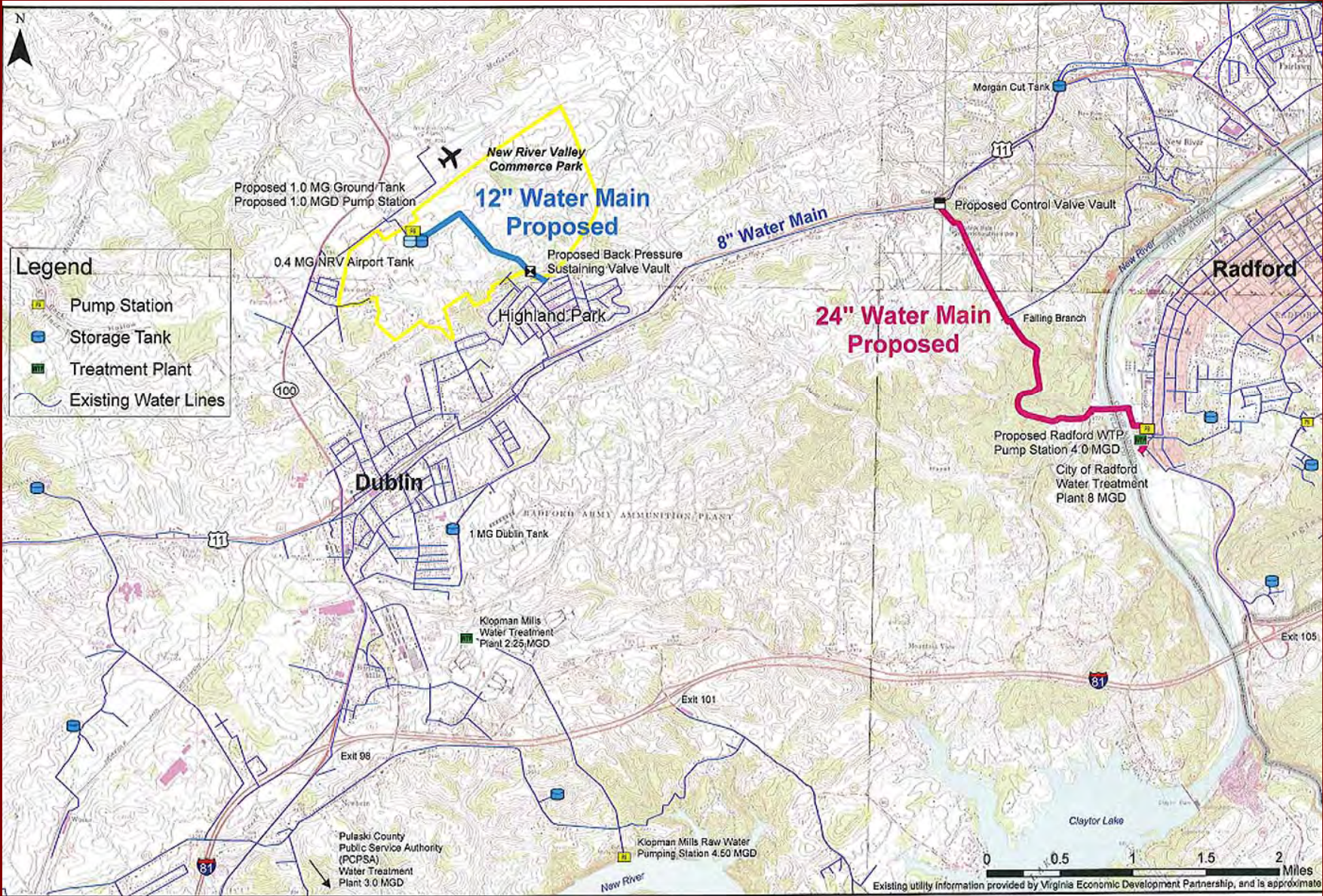


# 1 Million Gallon Per Day Water and Sewer Expansion

Contracts Awarded	\$ 5,796,085
5% Contingency	\$ 289,804
Other Costs	<u>\$ 919,587</u>
Project Costs	\$ 7,005,476

# 1 Million Gallon Per Day Water and Sewer Expansion

U.S. Department of Commerce Economic Development Administration (EDA) Grant	\$ 3,003,401
U. S. Department of Agriculture Rural Development (RD) Loan Pulaski County	\$ 3,812,000
Public Service Authority (PSA)	<u>\$ 190,075</u>
Project Revenue	\$ 7,005,476



- Legend**
- Pump Station
  - Storage Tank
  - Treatment Plant
  - Existing Water Lines

Proposed 1.0 MG Ground Tank  
Proposed 1.0 MGD Pump Station

**12" Water Main Proposed**

0.4 MG/NRV Airport Tank

Proposed Back Pressure Sustaining Valve Vault

Highland Park

**8" Water Main**

Morgan Cut Tank

Proposed Control Valve Vault

**Radford**

**24" Water Main Proposed**

Falling Branch

Proposed Radford WTP Pump Station 4.0 MGD

City of Radford Water Treatment Plant 8 MGD

**Dublin**

1 MG Dublin Tank

Klopman Mills Water Treatment Plant 2.25 MGD

Klopman Mills Raw Water Pumping Station 4.50 MGD

Pulaski County Public Service Authority (PCPSA) Water Treatment Plant 3.0 MGD

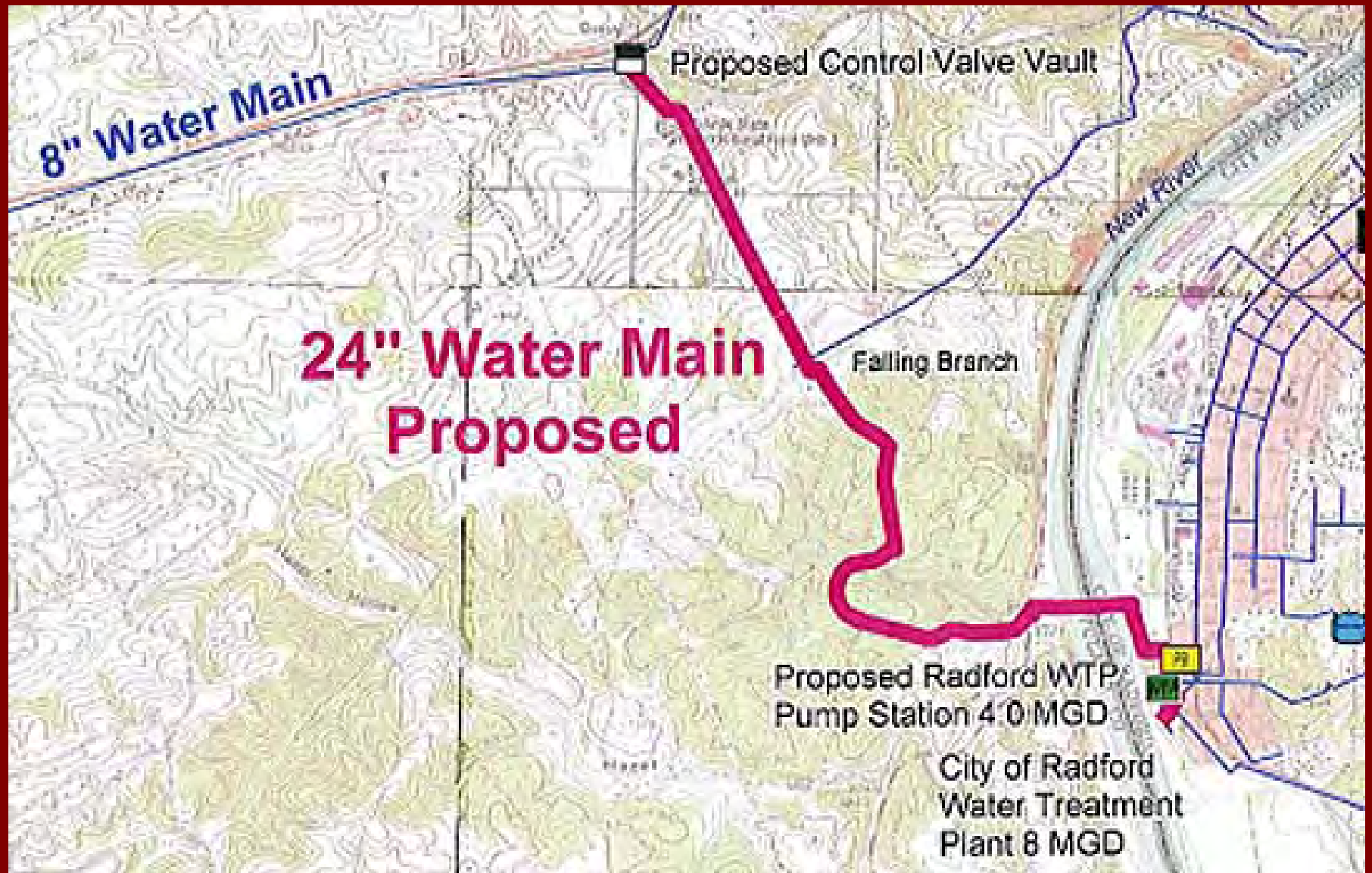
0 0.5 1 1.5 2 Miles

Existing utility information provided by Virginia Economic Development Partnership, and is approximate

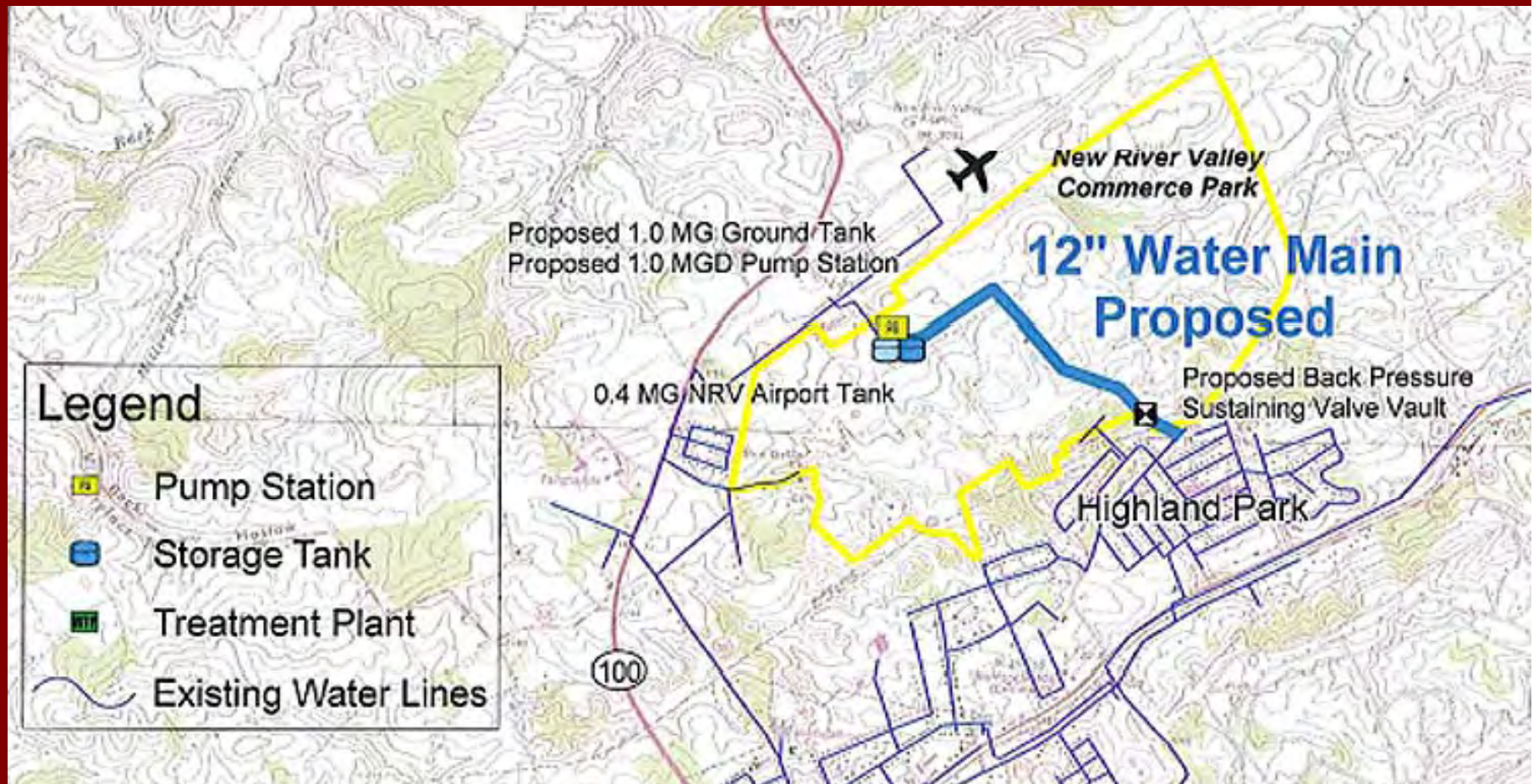
# 1 Million Gallon per Day Water Expansion

- ***24" Water Line Between Radford & Route 11 with New River Crossing***
- ***12" Water Line Between Route 11 & Commerce Park***
- ***1 Million Gallon Ground Level Storage Tank***
- ***Water Pump Stations & Control Vault***

# Water from Radford



# 1 Million Gallons a Day for the Commerce Park



# 1 Million Gallon per Day Sewer Expansion

- ***On-site Water and Sewer Mains***
- ***Sewer Forcemain Connection to Highland Park***





# Annual Debt Service

- Commerce Park Land Acquisition & Initial Development • \$356,000
- 1 Million Gallon per Day Water & Sewer Expansion • \$55,000



**Commerce Park Investment  
2000 – 2010 - \$8 million +**

**Commerce Park Investment  
2011- 12 - \$4 million +**

- Grants - \$3,003,401
- Loans - \$1,300,000

# Commerce Park Next Steps

An aerial photograph of a rural landscape. In the foreground, there are green fields and a dirt road. A prominent water tower with a red and white striped top is visible in the middle ground. The background shows a town and a range of blue mountains under a clear sky.

- Next Decade Strategic Planning
- Electric Transmission Extension
- Rail Access Feasibility
- Real Estate Broker Procurement
- Long Term Administration

An aerial photograph of a river valley. The river flows from the top left towards the bottom right, curving. On the left bank, there is a large industrial park with several large buildings and a railway line. On the right bank, there is a residential area with many houses and a golf course. The surrounding landscape is a mix of forested areas and cleared land.

# Plans versus Outcomes 1991 - 2011

## New River Industrial Park / River Pointe & Heron's Landing

- 600 Acre “Industrial Park” with rail, and electric sub-station, but lacking large volume water and sewer  
*also becomes mixed use, with*
- Heron's Landing Residential
- VT Golf Course
- Competitiveness Center



# Commerce Park - Questions ??



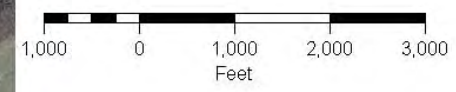
*Pulaski County, Virginia*

**NRV Airport Area**



**Legend**

- Commerce Park
- + + Railroad



Map produced by the NRV/PDC, 2011. Data source: VGIN.