



COMMONWEALTH of VIRGINIA

Commonwealth Transportation Board

Shannon Valentine
Chairperson

1401 East Broad Street
Richmond, Virginia 23219

(804) 786-2701
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Agenda item # 11

RESOLUTION OF THE COMMONWEALTH TRANSPORTATION BOARD

June 23, 2021

MOTION

Made By: Ms. DeTuncq, **Seconded By:** Mr. Johnsen
Action: Motion carried, unanimously

**Title: Economic Development Access to
Shannon Hill Regional Business Park
Project ECON-054-801 – Louisa County**

WHEREAS, § 33.2-1509 of the *Code of Virginia* provides a fund to “be expended by the Board for constructing, reconstructing, maintaining or improving access roads within localities to economic development sites on which manufacturing, processing, research and development facilities, distribution centers, regional service centers, corporate headquarters, or other establishments that also meet basic employer criteria as determined by the Virginia Economic Development Partnership in consultation with the Virginia Department of Small Business and Supplier Diversity will be built under firm contract or are already constructed ...” and, “in the event there is no such establishment or ... firm contract, a locality may guarantee to the Board by bond or other acceptable device that such will occur and, should no establishment or airport acceptable to the Board be constructed or under firm contract within the time limits of the bond, such bond shall be forfeited”; and

WHEREAS, the Commonwealth Transportation Board’s Economic Development Access Fund Policy makes special provision for allocation for Major Employment and Investment (MEI) projects administered by the Virginia Economic Development Partnership including provision of a separate allocation for the design of plans for a qualifying project; and

WHEREAS, Louisa County by formal resolution has requested Economic Development Access (EDA) Program funds to serve an eligible Major Employment and Investment project site in Louisa County, situated off Shannon Hill Road, and the design of said access is estimated to cost approximately \$787,223; and

Resolution of the Board

Economic Development Access – Shannon Hill Regional Business Park – Louisa County

June 23, 2021

Page 2 of 2

WHEREAS, it appears that this request falls within the intent of § 33.2-1509 of the *Code of Virginia* and complies with the provisions of the Commonwealth Transportation Board’s EDA Fund Policy, and its accompanying regulations at 24 VAC 30-271-20; and

NOW, THEREFORE, BE IT RESOLVED, that \$643,612 (\$500,000 unmatched and \$143,612 matched) of the Economic Development, Airport and Rail Access Fund is allocated to provide for the design only of adequate access to eligible property located within Shannon Hill Regional Business Park, Project ECON-054-801, contingent upon:

1. All right of way, environmental assessments and remediation, and utility adjustments being provided at no cost to the Commonwealth; and
2. Execution of an appropriate contractual agreement between Louisa County (LOCALITY) and the Virginia Department of Transportation (VDOT), to provide for the:
 - a. Plan design of this road construction project; and
 - b. Payment of all ineligible costs, and of any eligible costs in excess of this allocation, from sources other than those administered by VDOT; and
 - c. Provision of the required matching funds, up to \$143,612, by the LOCALITY for appropriately documented eligible project costs; and
 - d. Provision by the LOCALITY of an appropriate bond or other acceptable surety device by the LOCALITY to VDOT, commencing prior to either direct VDOT expenditure of funds or to submission by the LOCALITY to VDOT for reimbursement of LOCALITY expenditures from the Economic Development, Airport and Rail Access Fund, and ending after VDOT approval of the design plans.

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CTB Decision Brief

Economic Development Access – Louisa County Shannon Hill Regional Business Park

Issue: Pursuant to § 33.2-1509 of the *Code of Virginia* and the Economic Development Access EDA Fund Policy of the Commonwealth Transportation Board (CTB), Louisa County has requested funds from the EDA Program to assist in improving road access to eligible property comprising the Shannon Hill Regional Business Park in Louisa County.

Facts: Section 33.2-1509 of the *Code of Virginia* authorizes the CTB to expend funds set aside for constructing access roads to economic development sites on which certain establishments as prescribed by the *Code* or other establishments that meet the basic employer criteria as determined by the Virginia Economic Development Partnership (VEDP) in consultation with the Virginia Department of Small Business and Supplier Diversity (VDSBSD) will be built under firm contract or are already constructed. In addition, the CTB's Economic Development Access Fund Policy makes special provision for allocations to localities for Major Employment and Investment (MEI) projects administered by the Virginia Economic Development Partnership (VEDP), where funding is available to localities for the plan design-only of proposed access road projects.

The CTB's EDA Fund Policy sets forth certain criteria which must be met for projects to be eligible for such funding and directs the Commissioner of Highways to establish administrative procedures to administer to assure adherence to such policy and legislative requirements. The Commissioner established such administrative procedures in the Economic Development Access Program Guide administered by the Local Assistance Division of the Virginia Department of Transportation (VDOT). The Policy stipulates that the governing body of the locality shall provide a resolution in request of the EDA Program funding prior to the Board's allocation of funds.

The VEDP has confirmed its support in the development of the Shannon Hill Regional Business Park (SHRBP) as a MEI site. The SHRBP site is situated on 700 acres, and has multiple parcels capable of supporting a high-impact regional economic development project with a capital investment of more than \$250 million and more than 400 new full-time jobs. In support of the industrial traffic volumes to access the Shannon Hill Regional Business Park, the project includes the design of roadway widening and reconstruction along Shannon Hill Road (Route 605), beginning in the south at the I-64 West Bound ramp and traveling northeast approximately 8,000-feet to the northeast corner of the site's frontage. The project includes the design of two (2) entrances, and turn lanes for both entrances, into SHRBP that will allow for development of the site. In addition, the design includes a 4-lane median divided access road that will extend approximately 3,500' into the site, to provide access for the MEI development.

Funding from the Economic Development Access Program is being requested by Louisa County to assist in the design of roadway improvements, and an access road to the eligible property. Louisa County intends to administer the design of the proposed access road project. The Louisa County Board of Supervisors agrees to provide a surety or bond in the amount of the estimated cost of the design of the access road prior to VDOT's authorization of Economic Development Access funds. Louisa County will be responsible for financial arrangements to provide for the required EDA

Program matching funds, as appropriate, and all project costs exceeding the state EDA Program allocation to fully fund the project.

Recommendation: VDOT recommends \$643,612 (\$500,000 unmatched and \$143,612 matched) from the Economic Development, Airport and Rail Access Fund be approved for design of this project, subject to certain contingencies as set forth in the accompanying resolution.

Action Required by the CTB: The *Code of Virginia* and the CTB's Economic Development Access Fund Policy specify that the CTB shall approve of the allocation of funds for the design of the access road project. A resolution is provided for formal vote.

Result, if Approved: VDOT and Louisa County will proceed with the design for the Economic Development Access road project.

Options: Approve, Deny, or Defer.

Public Comments/Reactions: None

**BOARD OF SUPERVISORS
COUNTY OF LOUISA
RESOLUTION**

At a regular meeting of the Board of Supervisors of the County of Louisa held in the Louisa County Public Meeting Room at 5:00 PM on the 15th day of March 2021, at which the following members were present, the following resolution was adopted by a majority of all members of the Board of Supervisors, the vote being recorded in the minutes of the meeting as shown below:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Fitzgerald A. Barnes, Patrick Henry District Supervisor
SECONDER:	Willie L. Gentry Jr., Cuckoo District Supervisor
AYES:	Barlow, Barnes, Gentry Jr., Purcell, Williams, Adams, Babyok

**A RESOLUTION REQUESTING ECONOMIC DEVELOPMENT ACCESS
GRANT FUNDING FROM THE COMMONWEALTH TRANSPORTATION
BOARD**

WHEREAS, the Louisa County Board of Supervisors desires to assist in the development of property located off Shannon Hill Road (Route 605) within the Shannon Hill Regional Business Park for the purpose of economic development in Louisa County; and

WHEREAS, this property is expected to be the site of new private capital investment in land, building, and manufacturing equipment which will provide substantial employment and has been designated as a Major Employment and Investment site by the Virginia Economic Development Partnership; and

WHEREAS, the existing public road network does not provide for adequate access to this property and an access road improvement project is necessary; and

WHEREAS, the County of Louisa hereby guarantees that the necessary environmental analysis, mitigation, fee simple rights-of-way and utility relocations or adjustments, if necessary, for this project will be provided at no cost to the Economic Development, Airport and Rail Access Fund; and

WHEREAS, the County of Louisa acknowledges that no land disturbance activities may occur within the limits of the proposed access project prior to appropriate notification from the Department of Transportation as a condition of the use of the

Economic Development, Airport and Rail Access Fund; and

WHEREAS, the County of Louisa hereby acknowledges that the Virginia Department of Transportation's Economic Development Access (EDA) Program may provide up to a maximum of \$650,000 for a project and requires matching funding, up to \$150,000, from the County of Louisa for estimated eligible project costs over \$500,000, up to \$800,000; and

WHEREAS, the County of Louisa will apply for up to \$650,000 from the Economic Development Access (EDA) Program; and

WHEREAS, the County of Louisa hereby guarantees that financing of all ineligible project costs, project costs exceeding the EDA Program project allocation, EDA Program required locality matching funds, if applicable, will be provided from sources other than those administered by the Virginia Department of Transportation.

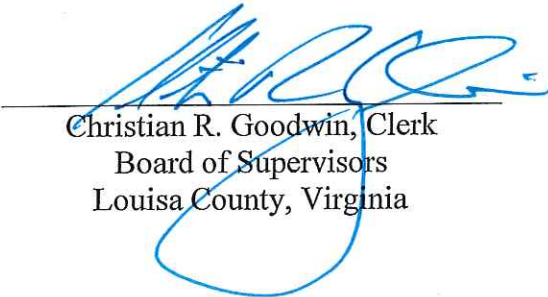
NOW, THEREFORE, BE IT RESOLVED, on this 15th day of March 2021, that the Louisa County Board of Supervisors hereby requests Economic Development Access Funding from the Commonwealth Transportation Board in support of this project.

BE IT FURTHER RESOLVED, that the Louisa County Board of Supervisors hereby requests the Commonwealth Transportation Board provide Economic Development Access Program funding for the design of adequate on-site and off-site access road enhancements to the Shannon Hill property; and

BE IT FURTHER RESOLVED, that the County of Louisa hereby agrees to provide a surety or bond, acceptable to and payable to the Virginia Department of Transportation, in the full amount of the Commonwealth Transportation Board's allocation, prior to the Department of Transportation's authorization of Economic Development Access funds; and

BE IT FURTHER RESOLVED, that the County Administrator and/or his designee(s) be authorized to act on behalf of the Board of Supervisors to execute any and all documents necessary to secure funding in the maximum amount eligible under the Economic Development Access Program.

A Copy, teste:


Christian R. Goodwin, Clerk
Board of Supervisors
Louisa County, Virginia

October 30, 2020

Mr. Andy Wade
Director of Economic Development, Louisa County
1 Woolfolk Avenue
Louisa, Virginia 23095

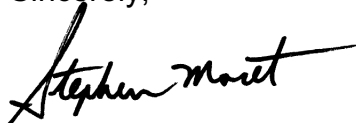
Re: MEI designation for Shannon Hill Regional Business Park

Dear Mr. Wade:

The Virginia Economic Development Partnership (VEDP) characterizes the Shannon Hill Regional Business Park as a Major Employment and Investment (MEI) project site. The property, with 700 total acres, has multiple parcels capable of supporting a high-impact regional economic development project with a capital investment of more than \$250 million and more than 400 new full-time jobs.

VEDP supports Louisa County's request for funding through the VDOT Economic Development Access Road Program.

Sincerely,



Stephen Moret
President & CEO



PROPOSED ECONOMIC DEVELOPMENT ACCESS PROJECT
Shannon Hill Regional Business Park
Project ECON-054-801
Louisa County

Economic Development Facility / Site

Design of roadway widening and reconstruction along Shannon Hill Rd. (Route 605), and an approximately 3500-ft long access road into the 700 Acre Major Employment and Investment (MEI) site.

Access Project

Plan Design-Only: 2.08 mile

Estimated Cost: \$787,223

Proposed Allocation: \$643,612 (bonded)
 (\$500,000 unmatched and \$143,612 matched)

