

Economic Development Access Program

Montgomery County Falling Branch Corporate Park, Phase 2

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Economic Development Access (EDA) Program

- Provides funding to construct new roads or upgrade existing roads that serve new or expanding economic development sites
- Localities submit applications for EDA Funding to VDOT and the Commonwealth Transportation Board (CTB) approves project allocations
- Projects can be Traditional projects (named business) or Bonded projects (speculative with no commitment)
 - Traditional projects: Known business and sufficient capital investment is documented prior to expenditure of Program funds
 - Bonded projects: Funds are made available with provision of appropriate surety by the locality

Bonded Economic Development Access Projects

- The EDA Program provides allocations to localities, where no establishment is under firm contract to build or when the identity of the qualifying establishment is held confidential
- The governing body must guarantee to the CTB that a bond or other acceptable surety will be provided to cover the anticipated cost of the project which is not yet justified by qualifying investment
- The time limit for bonded projects will be five years from the date the CTB approves, by resolution, the project and funding allocation
- The maximum allocation for Bonded EDA Projects is:
 - \$700,000 State Funds (Unmatched)
 - \$150,000 State Funds (Matched)
 - \$150,000 Local Funds (Required Local Match)

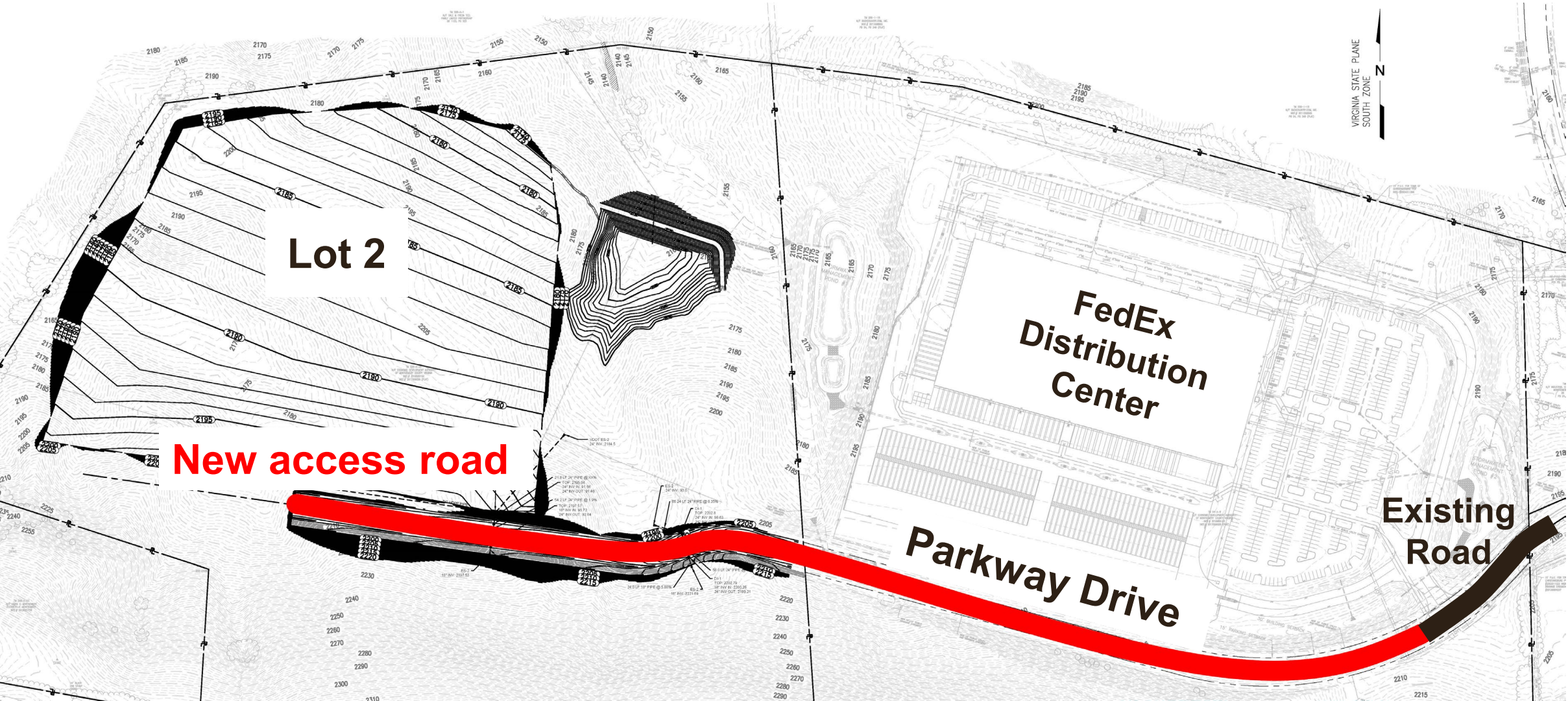
Project Location: Montgomery County, Virginia



New Economic Development Access Project Request

- **The new proposed access road will extend Parkway Drive to serve Lot 2 in Falling Branch Corporate Park, Phase II**
- **Project details:**
 - **Construction of a 0.45 mile long, 30-foot wide access road**
 - **One travel lane each way with sidewalks, curb and gutter, storm drains, and street lighting**
 - **New roadway will provide access to the last 35-acre lot in Falling Branch**
 - **Montgomery County has provided a total project estimate of \$2,124,883**
 - **Proposed Project Allocation: \$850,000**
 - **(\$700,000 unmatched, \$150,000 matched)**

Falling Branch Corporate Park, Phase 2, Montgomery County



Bonded EDA Project Scorecard (Speculative Industry)

Application Evaluative Criteria	Speculative Industry	MAX Points
<p><u>Total Expected Capital Investment*</u> 3X allocation (only for Double Distressed localities) – 5 points 4X allocation (only for Single Distressed localities) – 10 points 5X allocation or greater – 15 points <i>*Speculative projects receive points for the minimum expected Capital Investment</i> <i>*Single & Double Distressed localities can get a higher point value by offering higher Capital Investment than required</i></p>	10	15
<p><u>Site's Potential for Capital Investment*</u> Low potential for Capital Investment – 20 points Medium potential for Capital Investment – 30 points High potential for Capital Investment – 40 points <i>*VEDP will provide support with determining the Site's Potential for Capital Investment</i> <i>*Projects that receive a Site Potential score below "Low" will not be eligible for an Access Program Construction grant</i></p>	40	40
<p><u>Expected / Potential Full Time (FT) Job Creation*</u> 0-50 FT Jobs Created – 5 points 50-150 FT Jobs Created – 10 points More than 150 FT Jobs Created – 15 points <i>*VEDP to provide support with verifying the full time job creation numbers</i></p>	5	15
<p><u>Need for Access Road</u> Existing roadway to the site needs to be improved – 10 points Traffic impact analysis supports the proposed project – 10 points or No existing roadway provides access to the site – 20 points</p>	20	20
<p><u>Level of Distress*</u> Single Distressed locality – 5 points Double Distressed locality – 10 points <i>*As defined by the VEDP's Commonwealth Opportunity Fund</i></p>	5	10
TOTAL	80	100

Next Steps

- **April 2023 meeting, the CTB will be presented with a Resolution proposing to establish a new EDA Project**
- **Following CTB approval, VDOT and Montgomery County will enter into a Standard State-Aid Agreement**
- **Montgomery County will administer this project**

