

**TOWN COUNCIL WORK SESSION
FEBRUARY 14, 2022
6:00 P.M.**

PRESENT

Mayor:	Roy M. Gladding
Council Members:	Kay Carlton
	Fleet Dillard
	Kenneth A. Gillis
	Troy L. Balderson
	Anita J. Latane
Town Manager:	Eric Pollitt
Town Clerk:	Patsy K. Scates
Town Attorney:	Diane M. Lank

ABSENT

Vice Mayor:	Marcia W. Jenkins
Chief of Police:	James G. Ashworth, Jr.

VISTORS:

Debra Flippo, Draper Aden	Carolyn Howard, Draper Aden
Matt O'Malley, O'Malley Lumber	

Mayor Gladding called the meeting to order. CALLED TO ORDER

Town Manager Pollitt stated that a few months ago the economic development committee (*Balderson, Carlton and Gillis) met with Draper Aden and Associations to discuss engineering out at the Tappahannock Industrial Park (Old Airport). He stated that there has been some discussion with Essex County for a joint maintenance shop building being located at the old airport and if the town wanted to move forward with the joint project, then the facility would need utilities at the property and some engineering work completed. We reached out to Draper Aden since they did the initial overview of the property and was familiar with the property.

Town Manager Pollitt introduced Debra Flippo and Carolyn Howard from Draper Aden.	DRAPER ADEN DISCUSSED
Debra Flippo introduced herself and gave the council member some background information about herself.	PROPOSAL OF PROFESSIONAL SERVICES
Carolyn Howard gave the members some background information on Draper Aden.	(AIRPORT PROPERTY)

Carolyn Howard stated she is here to talk about the proposal that was submitted to the council on January 5, 2022. She stated that there are one hundred and one (101) acres that are in relatively good developable condition at this time at the Tappahannock Industrial Park. She stated that if the Virginia Business Ready Sites Program (VBRSP) characterization tier level of the Tappahannock Industrial Park from a tier level two to tier level three. She stated the higher the tier level then the quicker the site is developed in your community. She discussed the different tier levels.

Carolyn Howard stated to get to a tier level three there are very specific items that is required by the town and some of those items that are required are Waters of the US Delineation and Determination, preliminary geotechnical soil boring, survey services (boundary and topographic surveys), culture resources review, phase 1 environmental site assessment and preliminary engineering report/master plan. She stated that the conceptual plan will show what types of building it could hold. She understands that town wants to use part of the property for a maintenance shop so they need to figure out where on the property would be the best fit in order to leave room for industrial development. She stated that there is funding available to help. She stated that the minimum criteria that would need to be met is at least one hundred developable acres. The Town has one hundred and one (101) but we have some wetlands so that takes the town under one hundred acres. The property is properly zoned, and it has a site plan characterization. She stated that the town can be eligible for potential funding would need to get the acreage up. She stated that they are proposing to increase the size of the site and it is the understanding that O'Malley Timber and Lumber has agreed to tack on thirteen acers to the site so that will get the town up to the acreages that it needs for VBRSP.

Debra Flippo discussed the potential funding available.

They asked if anyone had any questions.

Town Manager Pollitt asked what types of business this site could attract.

Debra Flippo stated that it could attract advance manufacturing, regional distributing, agricultural, boat repair, green house distributing to name a few. There are a lot of opportunities.

Council Member Carlton asked about the potential funding and when it could be available.

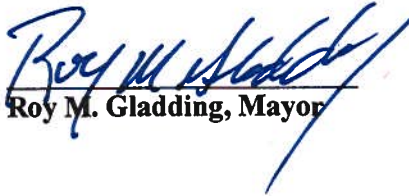
Debra Flippo stated that state funding would be available the new fiscal year (July 1, 2022).

There was some discussion about what possible work force development training opportunities the site could attract.

Mayor Gladding thanked Debra Flippo and Carolyn Howard from Draper Aden for attending the meeting.

There being no further business, the meeting was adjourned at 6:35 p.m.

Track 81



Roy M. Gladding, Mayor



Patsy K. Scates, Town Clerk