

MINUTES OF A REGULAR MEETING OF VINTON TOWN COUNCIL HELD AT 6:00 P.M. ON TUESDAY, OCTOBER 18, 2022, IN THE COUNCIL CHAMBERS OF THE VINTON MUNICIPAL BUILDING LOCATED AT 311 SOUTH POLLARD STREET, VINTON, VIRGINIA

- MEMBERS PRESENT: Bradley E. Grose, Mayor  
Sabrina McCarty, Vice Mayor  
Keith N. Liles  
Laurie J. Mullins
- MEMBERS ABSENT: Michael W. Stovall
- STAFF PRESENT: Pete Peters, Town Manager  
Cody Sexton, Assistant Town Manager  
Susan N. Johnson, Executive Assistant/Town Clerk  
Jeremy Carroll, Town Attorney  
Andrew Keen, Finance Director  
Fabricio Drumond, Police Chief  
Tim Lawless, Deputy Police Chief  
Nathan McClung, Assistant Planning & Zoning Director  
Jamie Hurt, Capital Projects Manager

**The Mayor called the meeting to order at 6:00** p.m. The Town Clerk called the roll with Council Member Liles, Council Member Mullins, Vice Mayor McCarty and Mayor Grose present. Council Member Stovall was absent.

Roll call

**After a Moment of Silence, Council Member** Liles led the Pledge of Allegiance to the U.S. Flag.

**Under upcoming community events/** announcements, Vice Mayor McCarty announced the following: October 21 – 6:00 p.m., VT v. Ohio State hockey and October 22 – 7:30 p.m. – VT v. Indiana hockey – both at the Lancer Lot; October 21 – 8:00 p.m. – Vinyl Nation and October 22 – 8:00 p.m. – The Frequency – all at Rosie’s; October 27 – 3:00-5:00 p.m. - Downtown Vinton Trick or Treating; every Wednesday – 6:30 p.m. – Bingo and every Thursday – 6:30 p.m. – Trivia – Twin Creeks Brewery and November 11 – 5:30 p.m. – Boy Scouts Wreath laying and Flag burning Ceremony for Veterans Day – High Ground Monument at War Memorial.

**Vice Mayor McCarty made a motion to approve** the Consent Agenda as presented; the motion was seconded by Council Member Mullins and carried by the following vote, with all members voting: Vote 4-0; Yeas (4) – Liles, Mullins, McCarty, Grose; Nays (0) – None; Absent (1) – Stovall.

Adopted Resolution No. 2518 appropriating funds in the amount of \$3,545.00 for the receipt of an insurance claim made on a Town Vehicle involved in an accident; adopted Resolution No. 2519 appropriating \$34,266.00 received from the Department of Motor Vehicles, \$22,844.00

in Federal funds and the Town's required in-kind match of \$11,422.00 for Overtime Selective Enforcement, training, and equipment; adopted Resolution No. 2520 appropriating \$4,763.00 received from the Department of Criminal Justice Services (DCJS) for necessary equipment for the detectives and training divisions in the Police Department

**Under awards, introductions, presentations and proclamations,** the next item on the agenda was the Vinton Police Department 1<sup>st</sup> Quarter Report. Chief Drumond reviewed a PowerPoint presentation, which will be on file in the Town Clerk's Office as part of the permanent record.

The Mayor asked how citizens can sign up for security checks by the Police Department when they are away from home. Chief Drumond responded they can either call or complete the on-line form on the Police Department's web page. Chief Drumond also commented that the Department provides vehicle unlock. The Mayor next asked how many officers are currently in the Department. Chief Drumond responded 27.

**The next item on the agenda was the Vinton Historical Society/History Museum Annual Report.** The Town Manager announced that Randy Layman was not in attendance at the meeting and the item would be tabled to the next meeting.

**The next item on the agenda was to consider** adoption of a Resolution authorizing the Town Manager to execute an amended Performance Agreement between the Town of Vinton, the Roanoke County Economic Development Authority (EDA) and Gish Mill Davii, LLC for the Gish Mill Redevelopment Project.

The Town Manager first commented that since January, the \$250,000 stabilization has been completed with funding from the Department of Historic Resources. During this part of the project, the Town had to maintain ownership of the property. Now that this part is completed, we are now moving toward our goal of getting it closed and transferring the ownership. Also, during this time period, the developers were finalizing the construction level design details and pricing with the contractors. It became apparent that there was a gap in the funding between the public and private sources due to the

recent inflationary market, materials, labor costs and interest rate hikes. Rather than allow the project to dissolve, Town staff and the developers came together and looked at the available funding that the project was going to generate for the Town in future promised revenues and came up with the Amended Performance Agreement.

The Performance Agreement and Loan Agreement serve as the contracts between the Town, the EDA and the developer and spell out all of the terms and conditions of the public-private partnership. With regard to the Amended Agreement, the Town will provide a Development Incentive Grant in the amount of \$398,750 for site work, gateway enhancements, facade improvements and an additional \$60,000 in reimbursement of Utility Connection and Permitting fees.

The Town will also utilize a Construction Loan as a vehicle that will provide an additional \$1 million to be paid out in five equal installments over various stages of construction with the fifth and final payment being made when the property receives its Occupancy Permit. This is the same incentive we were providing with the original agreement, but they have been modified to provide them up front instead of on the back-end and the future promised revenues will then reimburse the Town. The loan is designed to be forgiven by one-tenth each year as long as the performance targets are met of generating \$48,000 annually in meals tax, maintaining 24 full-time employees and achieving the total investment of a minimum of \$3.6 million. If any of these targets are not met within any of the ten years, the loan must be paid back for that given year.

These Agreements also provide that the Department of Housing & Community Development (DHCD) Industrial Revitalization Fund (IRF) Loan remain intact and will be paid back to the Town. This will be deferred for 20 years to allow for the private funding to be paid off first.

The renovated property is anticipated to generate in excess of \$165,000 annually in new taxes and these revenues will pay back the public investments to assist with the project. The total construction is expected to be approximately \$3.9 million and the developer has secured \$2 million in private funding, which is just over half of the total investment.

The Town Manager next commented that the two primary objectives when this project began about six years ago was to rehabilitate and preserve the Town's founding structure and to encourage the redevelopment in order to generate employment and revenue, that will in turn pay back the public incentives. Both of these objectives have been met with these agreements. It has been proven that these public incentives have worked to redevelop underperforming properties such as the former library/Macado's, Roland E. Cook Lofts, The Billy Byrd Apartments and Vinyard Station.

The agreements have been reviewed by the Finance and Economic Development Committees and both have endorsed the project to move forward. Tomorrow morning, Nathan McClung will be presenting them to the EDA for consideration. The Town Manager next expressed appreciation to the Mayor and Members of Council; Mr. McClung for his efforts in carrying this project forward and the Town Attorney for his work in creating all of the various documents.

With regard to the penalty if the performance targets are not met each year, the Town Attorney clarified that the penalty percentage will not always be a straight one-tenth, but a ratio of how much they miss the target.

David Hill, one of the partners of Gish Mill Davii LLC expressed appreciation to Town staff for continuing to work with them to make the project go forward. Vinton continues to impress him with how to make a Town better and although this project is going to be the hardest one of all, when completed it will be the best one of all.

After comments from the Mayor, the Town Manager further commented that the Resolution to be adopted also provides for a budget transfer to meet the development incentive grant that will be due at closing. The Town Attorney also commented that there are still some moving parts and Council would be approving these agreements in a form substantially similar to the one provided in the agenda package. There could still be some minor changes, but nothing material from this point forward.

After comments from Council Members, Council Member Liles made a motion to adopt the Resolution as presented; the motion was seconded by Vice

Adopted Resolution No. 2521 authorizing the Town Manager to execute an amended Performance Agreement between the

Mayor McCarty and carried by the following vote, with all members voting: Vote 4-0; Yeas (4) – Liles, Mullins, McCarty, Grose; Nays (0) – None; Absent (1) - Stovall.

**The next item on the agenda was to consider** adoption of a Resolution granting a Construction Loan in the amount of \$1,000,000 and an Industrial Revitalization Loan in the amount of \$468,750 to Gish Mill Davii, LLC. as referenced within the amended Local Economic Development Performance Agreement and authorizing the Mayor and/or the Town Manager to execute the necessary documents to complete said loans to Gish Mill Davii, LLC.

Council Member Mullins made a motion to adopt the Resolution as presented; the motion was seconded by Council Member Liles and carried by the following vote, with all members voting: Vote 4-0; Yeas (4) – Liles, Mullins, Stovall, McCarty; Nays (0) – None; Absent (1) - Stovall.

**The Town Manager commented that the** preventative maintenance work on Garthright Bridge will begin on November 7th. There will be some lane closures and information will be going out on the Town's website, social media accounts and a message board.

**Under reports from Council Committees,** **Andrew** Keen first commented that the Finance Committee met on October 10, 2022 and reviewed the July 31, 2022 and August 31, 2022 financial reports. This is the period after the personal property tax collections and before real estate tax collections. It is important that our monthly revenues stay strong and they continue to do so through our meals, pari-mutuel, cigarette and sales taxes. Cash position remains strong and last fiscal year ended with an increase of approximately \$1.8 million. Moving forward into the first couple of months of FY23, we continue to have that strong cash position along with the second distribution of ARPA funds in July, which increased our Grant Fund.

Vice Mayor McCarty made a motion to approve the July 31, 2022 and August 31, 2022 Financial Reports as presented; the motion was seconded by Council Member Mullins and carried by the following vote, with all members voting: Vote 4-0; Yeas (4) –

Town of Vinton, the Roanoke County Economic Development Authority (EDA) and Gish Mill Davii, LLC for the Gish Mill Redevelopment Project

Adopted Resolution No. 2522 granting a Construction Loan in the amount of \$1,000,000 and an Industrial Revitalization Loan in the amount of \$468,750 to Gish Mill Davii, LLC. as referenced within the amended Local Economic Development Performance Agreement and authorizing the Mayor and/or the Town Manager to execute the necessary documents to complete said loans to Gish Mill Davii, LLC.

Liles, Mullins, McCarty, Grose; Nays (0) – None; Absent (1) - Stovall.

Approved July 31, 2022 and August 31, 2022 Financial Reports

**Council Member Mullins commented on the success of the Fall Festival** and that Natalie, her daughter, wrote a story on the Fall Festival; Vice Mayor McCarty commented that on November 16<sup>th</sup>, the Lions Club will be doing their Christmas shopping trip for students at the elementary schools and Council Member Liles expressed sympathy to the family of the former Mayor of Covington and his wife who died in a tragic accident several days ago.

**The Mayor commented on the success of the Fall Festival** and the recent Greenway Commission annual meeting.

**Council Member Liles made a motion to adjourn** the meeting; the motion was seconded by Council Member Mullins and carried by the following vote, with all members voting: Vote 4-0; Yeas (4) – Liles, Mullins, McCarty, Grose; Nays (0) – None; Absent (1) - Stovall. The meeting was adjourned at 7:09 p.m.

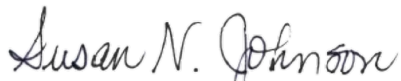
Meeting adjourned

APPROVED:



Bradley E. Grose, Mayor

ATTEST:



Susan N. Johnson, CMC, Town Clerk