

**ROCKY MOUNT TOWN COUNCIL  
SPECIAL MEETING  
WORK SESSION  
AUGUST 27, 2012**

The August 27, 2012 Rocky Mount Town Council special meeting work session was held at the Rocky Mount Municipal Building located at 345 Donald Avenue, Rocky Mount, Virginia on August 27, 2012 at 4:30 p.m. with Mayor Steven C. Angle presiding.

On behalf of the Rocky Mount Town Council, the meeting was called to order by Mayor Angle, with the following members of Council being present:

Vice Mayor Gregory B. Walker and Council Members Jerry W. Greer, Sr., Bobby M. Cundiff, P. Ann Love, Robert L. Moyer and Billie W. Stockton

For the record, the following were present: All members of Town Council as noted, Town Manager C. James Ervin, Assistant Town Manager/Community Development Director Matthew C. Hankins, Town Attorney John T. Boitnott, and Town Clerk Patricia H. Keatts

**APPROVAL OF AGENDA**

Prior to the meeting, Council had received the agenda for review and consideration of approval.

- Motion was made by Vice Mayor Walker to approve the agenda as presented with motion on the floor being seconded by Council Member Stockton and carried unanimously by those present.

**REVIEW AND CONSIDERATION OF DRAFT ORDINANCE CREATING AN ECONOMIC DEVELOPMENT AUTHORITY (EDA) IN RELATION TO THE PERFORMANCE CENTER**

At the direction of the Mayor, the Town Manager gave a brief overview of how historic property can be potential redevelopment for cultural use and how the proposed historic tax credits play into the big picture for the redevelopment of the Performance Center. He also explained how the Economic Development Authority (EDA) works in relation to using historic tax credits for projects the Town may want them to be involved with, pointing out that even if the EDA is not used for the Performance Center, they could be used for future projects that the Town would want them involved with in order to use federally funded historic tax credits.

There was much discussion on how the EDA is structured and how the seven-member board would play into making decisions on the Performance Center, if Council so chooses to go down that road.

The Town Manager and Assistant Town Manager pointed out to Council, along with discussion from Council, the following:

- At this point of the project, in order to move forward to getting bids sent out for the Performance Center, an EDA would have to be created in order for the Town to consider using historic tax credits, but until bids are sent out, staff will not know how much the project will cost.
- Council would not lose control on how the facility is used, with Council being in control like any other project they do.
- Not sure the project will cost more if historic tax credits are used, but the project might be done cheaper if not hand-cuffed to doing it by historic standards (giving examples of the windows that are currently in the old Lynch Hardware building that are original to the building).
- Regarding what the “real” cost will be for the renovations, what Council chooses for the finishes and interior work will be controlled by Council.
- The architect (Hill Studio) will give preliminary plans to the Performance Center Committee by September, with Council reviewing them sometime in October.
- An EDA is needed to tie-in the costs involved.
- If the Town decides to go with historic tax credits, discussed how the reimbursements would work.
- The first application has been filled out. Pricing for the project will not be received until the project is bid out and it cannot be bid out until those historic tax credits are in place. Those credits will pay for a lot of administrative time, etc. Now is the time to decide if Council wants to go historic with this project. Gave examples of how Galax, Blacksburg and Lynchburg went down this route by getting help from the federal government by using historic tax credits.
- Once the bids are received, Council can decide which way to go. Staff is trying to put the framework in place so the historic tax credits can be used, if Council so chooses.
- Creating an EDA does not obligate the Town for one cent at this point, but only sets up the necessary steps so it can be bid out and to be able to sell the historic tax credits. The point of no return will be when the Town approaches the bid out process. If Council chooses not to use the historic tax credits, the Town will only owe for the architect and attorney fees up to that point.
- Discussed that in order for Council to have control over the project, did not want to use the Franklin County’s Industrial Development Authority (IDA) or Department of Housing & Community Development (DHCD) due to the limited input Council may have in keeping the project truly a town-project.
- Good money to use from the state would be tobacco and railroad money, as they do not have a lot of strings attached to it.
- Using the historic tax credits should lower the amount of tax credits that the Town would have to pay out.

- When the Town hired Hill Studio, the architect had pointed out conversations that had taken place regarding the function of the facility needing to not only being a great facility, but also historic. The Town does not want to be hobbled by having a dysfunctional facility and not historic. It has to be beautiful, functional and historical.
- Has talked with other localities in Virginia that have used the firm of Gentry Locke Rakes & Moore that are being used for this project for these type of facilities, and those localities were very satisfied with that firm. The firm's attorney, Mr. Bruce Stockburger, will be looking out for the Town to make sure the document presented to the Town's EDA and Council will be understood by all before the Town's EDA signs off on it. Mr. Stockburger will make sure everything is kept right.
- Discussed at length where the seven members on the EDA should reside. Discussed that they may not only be residents of the Town, but also a business owner in-town. It was pointed out by the Town Attorney that the Code limits who they may be as far as residency, being either citizens of the Town of Rocky Mount or citizens of Franklin County.

The Town Manager pointed out to the Mayor that the proposed draft ordinance before Council was for review purposes only at this time as the Town Attorney still needed to review it one more time and change the language to include where the members of the EDA needed to reside, as requested by Council. He further pointed out that the draft ordinance will be presented to Council under "Old Business" during their regular Council meeting in September. The Mayor so noted.

## **ADJOURNMENT**

There being no further comments, the Mayor called for a motion to adjourn.

At 5:11 p.m., motion was made by Council Member Greer to adjourn, seconded by Council Member Moyer and carried unanimously.

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Steven C. Angle, Mayor

ATTEST:

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Patricia H. Keatts, Town Clerk

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