

- Citizens comments are included on each regular monthly meeting agenda. No prior appointment is necessary to speak during the citizen comments times.
- To speak on a particular agenda item, advise the attendant at the door.
- To place an item on the Board's agenda, please notify the County Administrator's Office at least ten days prior to the Board meeting.
- Any citizen concern can be communicated to the County Administrator by calling 980-7705 from 7:30 a.m. to 5:00 p.m. weekdays. All citizen complaints are recorded and responded to as soon as possible.

WHEN SPEAKING BEFORE THE BOARD, PLEASE COME TO THE PODIUM AND GIVE YOUR NAME.

**BOARD AGENDA
PULASKI COUNTY
BOARD OF SUPERVISORS**

**Regular Meeting
Mon., February 24, 2003
7:00 p.m.**

APPROXIMATE TIME & ITEM	PRESENTED BY
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1. Invocation

2. Additions to Agenda

3. Public Hearings:

a. A request by **LGRR L L C** for a Special Use Permit (SUP) to allow sign setback variance on property to be known as **Auto Shine Car Wash**, identified as tax map no. 029-021-0000-0002, (1.0000 total acres), zoned Commercial (CM-1), located at 6101 Fulk Dr., Cloyd District.

(Approved as recommended by Planning Commission – Notify applicant)

Ms. Taylor

b. An initiative by the **County of Pulaski** to amend the Pulaski County Zoning Ordinance to redefine "**Public Garage**", and allow a Public Garage as a use by-right in the Industrial (I1) Zoning District.

(Approved as recommended by Planning Commission, with a stipulation that a "public garage" would be allowed for a period of 12 months – Amend ordinance as follows:

"Garage, Public: A building or portion thereof, other than a private garage, designed or used for servicing, repairing, equipping, renting, selling, or storing motor-driven vehicles. This includes a rebuilder as defined

by Section 46.2-1600 of State Code. This does not include salvage dealers, demolishers, or salvage pool operators as defined under said code. Garages are not intended to permanently storage salvage vehicles, vehicle parts or used tires. Temporarily disassembled or temporarily non-operational vehicles may be stored for no more than 12 months and shall be screened from adjoining properties by an opaque fence at least six (6) feet in height")

Ms. Taylor

- c. Adoption of an ordinance imposing license taxes on the severing and transportation of coal and gas in Pulaski County, Virginia, including local coal and gas road improvement.

(Approved – Send executed ordinance to Commissioner, Treasurer and Clerk of Circuit Court)

Mr. McCarthy

- d. CDBG Dry Well Replacement Program

(Approved acceptance of funds – Copy of agreement to be provided via weekly update and March 24 agenda, once received –

Ms. Hanks

Place informational items regarding program on garbage bills, web page and cable channel)

Ms. Burchett/
Mr. Spangler/
Ms. Hanks

4. Highway Matters:

Mr. Brugh (unless noted otherwise)

- a. Follow-up from Previous Board meeting:

1. Rt. 693 Addition

(VDOT advised road could be paved and widened at a cost of approximately \$175,000, and could be considered as a six year plan issue – Place on waiting list)

Ms. Hanks

2. Improvements, Exit 98 Ramp, Traveling North Bound on I81

(VDOT advised no serious accidents have been reported to VDOT – VDOT to install larger warning signs and possible speed limit reduction if accidents continue)

3. Request for Off Ramp From Rt. 11 (Turn Lane from High School on Rt. 643)

(VDOT advised costs for improvements would be approximately \$100,000 and could be considered as a six year plan road – Place on waiting list)

Ms. Hanks

4. Rustic Road Program Update
(Board reviewed VDOT recommendations along with roads on current plan – VDOT to provide resolution for approval at March Board meeting – Supervisor Conner requested Hatcher Road be considered for Rustic Road program improvements) Ms. Hanks

5. Rt. 100 Trees and Streetlights
(Staff reviewed status of improvements - VDOT recommended dogwood, redbud, and small shrubs - Staff indicated a summer 2003 deadline for improvements – Supervisor Conner requested consideration be give to cutting trees along Rt. 11 due to many accidents that have occurred – VDOT advised there are as many groups that lobby to not have trees cut as there are to have trees removed)

b. Rural Addition Status Report

- State Maintenance for Lewis Lane
(Staff reviewed status of rural additions and advised Lewis Lane residents had been sent letters re: the need for acquiring additional right-of-way and staff is waiting on a response from residents)

(Supervisor Conner inquired re: Black Hollow Lane)

c. Revenue Sharing Program

(VDOT asked if Board would like to participate in program – Board approved including any additional cost of Rt. 100 trees and streetlight improvements, as well as roadside trash pickup, mowing and storm water management at Fair Acres – VDOT advised snow removal in industrial parks would not qualify for program)

d. Board of Supervisors Concerns

(Supervisor Conner inquired regarding the status of Eugene Street and advised that Wayne Davis had contacted him regarding problems of water backing up – VDOT to review)

(Supervisor Conner inquired regarding the status of bridges in Little Creek)

(Supervisor Conner inquired regarding the status of Hatcher Road improvements)

(Supervisor Fariss expressed concern re: the New River Trail passage when river rises – VDOT will review)

(Supervisor Sheffey expressed concern re: road leading to landfill being only one lane – VDOT advised it was seeking approval for an emergency contract to repair road, and the cost would be approximately \$500,000 – Supervisor Conner expressed concern regarding one lane holding current traffic weight limit)

(Supervisor Fariss commended VDOT for clearing of roads during flooding emergency)

(VDOT advised it expected to receive additional salt and currently has enough salt for several storms)

e. Citizen Concerns
(None)

(Mr. Crigger briefed Board on emergency declaration which allows for possible funding, as well as evacuation procedures, if necessary, and reported no serious situations in the county – Supervisor Sheffey commented on shelters having been opened in Roanoke County, and asked if there are locations designated in Pulaski County for shelters – Staff advised most citizens prefer to stay with neighbors or go to a motel, but designation of potential shelters is done on a case-by-case basis, which could include schools, gymnasiums, etc. – Staff provided an update on Water Treatment Plant (WTP) operations, including the buildup of mud in the bottom of well, causing the WTP to have to turn pumps off and backflush – Staff reported WTP operating 24 hours per day during flooding situation – Supervisor Cook expressed concern regarding potential threat of terrorism due to the international activity that I-81 is exposed to and further asked if proper communications are established to inform citizens of activities such as local terrorism threats – Staff advised there is an emergency plan in place to address such threats – Supervisor Hale asked if all precautions have been taken to protect the county's water supply – Staff advised all precautions available have been taken – Board approved declaration – Send to appropriate agency – Provide interested Board members with EOP)

Mr. Crigger

(Supervisor Sheffey commended Mr. Crigger for current efforts during recent flooding)

5. Treasurer's Report
(Reported)

6. Citizens' Comments
(None)

7. Reports from the County Administrator & Staff:

a. Key Activity Timetable (KAT)
(Reviewed)

(Supervisors Fariss asked if the mapping network under Information Technology had been completed – Staff advised to change “completion” date to July 03)

Ms. Hanks

b. Appointments:

1. NR/Mount Rogers Workforce Investment Board (WIB)
(Staff to contact a representative of Motion Control to determine interest)

Mr. Huber

2. Board of Zoning Appeals
(Submit nomination of Charles Ward to Circuit Court to replace Ron Shelburne)

Mr. McCarthy

c. Revenue Estimates – FY 04
(Reviewed)

8. Items of Consent:

a. Approval of Minutes of January 27, 2003
(Approved)

Ms. Hanks

b. Accounts Payable
(Approved)

Ms. Spence

c. Appropriations and Interoffice Transfers
(Approved)

Ms. Burchett

d. Ratification – Agreement for After School Program
(Ratified - Send executed agreement to School Board)

Mr. Akers

e. Personnel Changes
(Reviewed)

- f. Foreign Trade Zone Utilization
(No action – Staff to assess figures provided by consultant – Provide update to Board) Mr. Huber
- g. Building Usage – Randolph Park
1. March of Dimes – April 16
2. Relay for Life – May 2 & 3
(Approved) Mr. Akers
- h. Virginia Cooperative Extension Service Memorandum of Understanding
(Approved) Ms. Hanks
- i. Acceptance of Radio Communications Assessment
(Accepted report - Staff advised Board of plans to tour Botetourt County to look at its current dispatching system, along with Town of Pulaski) Mr. Crigger
- j. House Bill 2215 Opposition
(Approved notifying legislators of opposition to state interference in local land use issues, specifically House Bill 2215 which would require localities to allow permanent manufactured homes in at least two residential zoning districts not specifically designated for permanent manufactured homes) Ms. Safewright/
Ms. Hanks
- k. House Bill 2755 Support
(Approved sending a letter expressing support for House Bill 2755 which would impose a five year moratorium on annexation for towns) Ms. Safewright/
Ms. Hanks
- l. July 4th Funding Commitment
(Approved committing \$5,000 towards activities – Arrange for fireworks at Fairgrounds) Mr. Huber
Ms. Hanks
- m. Refinancing Alternatives – Bob White Building
(Authorized accepting the least costly alternative for refinancing the existing debt on the building – Staff advised Bank of America was expected to provide proposal to reduce existing rate) Mr. Huber

- n. Draper Mountain Overlook Winter Schedule
 (Approved the following schedule of opening:
 • March 15 through January 5 open 8:00 a.m. through 9:00 p.m.
 • January 5 through March 15 open by special request only –
 Advise appropriate staff overseeing opening and closing of overlook – Order “closed for winter” signage) Mr. Leonard
- o. Agreement – Virginia Department of Forestry
 (Approved – Mr. McCarthy requested to clarify if agreement returns improvements to county) Mr. McCarthy

9. Citizen Comments
 (Virgil Nester of Twin Communities Fire Department questioned when fire and rescue volunteers and personnel would receive \$25 check approved by Board for county stickers – Staff advised it was confirming all personal property taxes have been paid by volunteers and once completed, checks would be issued) Ms. Burchett
 Mr. Crigger

10. Other Matters from Supervisors
 (Supervisor Fariss expressed concern regarding the county’s obligation for protecting county employees from any suits resulting from an accident involving an employee - Board approved County Attorney drafting appropriate policy for review by the county’s insurance company and Board adoption) Mr. McCarthy

(Supervisor Fariss expressed concerned about charges for sewage by the PSA, in particular, the area around the NRV Fairgrounds and the need for future planning and development of trunk lines and branch lines - Staff was requested to contact the Montgomery County Administrator to determine how financing has been arranged for sewage in the Riner area - Staff advised the Planning Commission and County Engineer could determine a plan on where trunk lines would be needed - Supervisor Fariss requested information be obtained and taken to the Planning Commission - Supervisor Sheffey inquired regarding existing loans by the county, and how much is owed) Mr. Huber
 Mr. Tickner/
 Mr. Coake
 Ms. Sayers

(Supervisor Cook inquired as to status of animal shelter plans – Staff advised architect is working on plans and expects to have a revised set of plans in the next two weeks) Mr. Huber

11. Closed Meeting
 12. Adjournment

February 14, 2003

TO: Board of Supervisors
FROM: Peter M. Huber, County Administrator
SUBJECT: Public Hearings

- a. A request by **LGRR L L C** for a Special Use Permit (SUP) to allow sign setback variance on property to be known as **Auto Shine Car Wash**, identified as tax map no. 029-021-0000-0002, (1.0000 total acres), zoned Commercial (CM-1), located at 6101 Fulk Dr., Cloyd District. - A public hearing has been scheduled on this request. The Planning Commission recommends approval, as described on the ***enclosed*** information.
- b. An initiative by the **County of Pulaski** to amend the Pulaski County Zoning Ordinance to redefine "**Public Garage**", and allow a Public Garage as a use by-right in the Industrial I1) Zoning District. - A public hearing has been scheduled on this request. The Planning Commission recommends approval, as described on the ***enclosed*** information.
- c. Adoption of an ordinance imposing license taxes on the severing and transportation of coal and gas in Pulaski County, Virginia, including local coal and gas road improvement.- A public hearing has been scheduled to consider the ***enclosed*** ordinance.
- d. CDBG Dry Well Replacement Program – A public hearing has been scheduled to solicit public input on Pulaski County's use of funds provided by the CDBG Dry Well Replacement Program. We plan to use the hearing as an opportunity to generate interest in the program and have arranged being able to take applications at the Board meeting from residents whose wells were affected by the 2002 drought. A representative of the Southeast Regional Community Assistance Program (SERCAP) plans to be present to explain program details.

February 14, 2003

TO: Board of Supervisors

FROM: Peter M. Huber, County Administrator

SUBJECT: Highway Matters

a. Follow-up from Previous Board meeting:

1. Rt. 693 Addition – At the January Board meeting, Supervisor Fariss expressed concern regarding the sharp curves on Rt. 693 near Hoover Color. The resident engineer advised VDOT would review the matter and see what costs would be for the specific area. The resident engineer may have information to share.
2. Improvements, Exit 101 Ramp, Traveling North Bound on I81 – At the January Board meeting, Supervisor Cook expressed concern regarding the exit ramp, traveling north bound on Interstate 81, as it intersects with Rt. 100. The resident engineer may have information to share.
3. Request for Off Ramp From Rt. 643 – At the January Board meeting, Supervisor Conner requested VDOT review the area in front of the high school, specifically the need for an off ramp coming from Rt. 643 turning into the high school parking lot. The resident engineer may have information to share.
4. Rustic Road Program Update – The resident engineer may have information to share.
5. Route 100 Trees and Streetlights – VDOT is evaluating safety guidelines regarding our ability to install poles in the median and advises that bushes would be preferred over trees.

b. Rural Addition Status Report - ***Enclosed*** is an update report from Ms. Taylor.

In addition, a request has been made to take Lewis Lane into state maintenance. In order to meet highway requirements, a 40' wide strip must be donated by property owners along the road. Property owners have been notified in writing of this request and to consider meeting to discuss the matter further. Property owners have been asked to contact Melody Taylor directly to advise of interest in a meeting.

- c. Revenue Sharing Program - ***Enclosed*** is a letter from Jim Givens describing the program. Application for the continued participation in this program is recommended. These funds will provide 50% VDOT participation in projects already or potentially funded by the county or private citizens. Recommended use of these funds includes continued mowing along roads in the industrial parks and Fairlawn, snow removal in industrial parks, roadside litter clean-up, and storm water management improvements in Fair Acres. I am working with Resident Engineer Dan Brugh to determine the specific allowable cost and recommend authorization to request the maximum allowable VDOT participation in these items.

/gh

February 14, 2003

TO: Board of Supervisors

FROM: Peter M. Huber, County Administrator

SUBJECT: Reports from County Administrator and Staff

- a. Key Activity Timetable (KAT) – Review of the ***enclosed*** Key Activity Timetable is requested.
- b. Appointments:
 1. New River/Mount Rogers Workforce Investment Board – The term of Tracey Stump will expire on March 31, 2003. Ms. Stump has indicated she does not wish to remain on the WIB for an additional three-year term. The Board is requested to submit the nomination of an individual to serve on the WIB.
 2. Board of Zoning Appeals – ***Enclosed*** is correspondence from Ron Shelburne submitting his resignation from the BZA Board. Nomination of an individual to fill this vacancy is requested.
- c. Revenue Estimates – FY 04 – A report of revenue estimates will be submitted in the February 21, weekly update.

/gh

February 14, 2003

TO: Board of Supervisors

FROM: Peter M. Huber, County Administrator

SUBJECT: Items of Consent

- a. Approval of Minutes of January 27, 2003 – See ***enclosed***.
- b. Accounts Payable – Approval of the ***enclosed*** accounts payable listing is requested.
- c. Appropriations & Interoffice Transfers – Approval of the following listing of appropriations and interoffice transfers is requested, and as described in the ***enclosed*** documentation:
 1. Interoffice Transfer #8 - \$42,588.57
 2. General Fund Appropriation #2 - \$11,000.00
 3. School Fund Appropriation #6 - \$25,249.67; and #7 Budget Transfers - \$0
- d. Ratification – There are no items for ratification at this time.
- e. Personnel Changes - ***Enclosed*** is an update of recent personnel changes as prepared by Ms. Burchett.
- f. Foreign Trade Zone Utilization - ***Enclosed*** is an outline for implementing foreign trade zone designation of various industrial properties in the region. It is anticipated that the total cost of the application will be \$30,000, the cost of which will be split among involved jurisdictions. I recommend pursuing this designation for the Renfro Building, shell building and industrial parks within Pulaski County with the application costs to be divided with other localities.
- g. Building Usage – Randolph Park – As required by the Building Usage Policy, Board approval of fund-raising activities at any county owned facility is required. Approval of the following fund-raising activities at Randolph Park is requested:
 1. March of Dimes – April 16
 2. Relay for Life – May 2 & 3

- h. Virginia Cooperative Extension Service Memorandum of Understanding – Approval of the **enclosed** Memorandum of Understanding is requested. Floyd, Montgomery and Pulaski counties are providing partial funding for two extension agents working 24 hours per week and Montgomery County has agreed to serve as fiscal agent. Giles County may also participate, pending further consideration of other sharing arrangements being offered by Virginia Tech. Jeff Johnson is drafting a second agreement describing the above arrangement between localities. If received by Thursday, this second agreement will be included in the weekly update.
- i. Acceptance of Radio Communications Assessment – The Board has previously been provided with portions of the recently completed Radio Communications Assessment pertinent to the county dispatch center operations. Acceptance of the report is recommended. It is also suggested that a response be requested from the committee studying dispatch related options.
- j. House Bill 2215 Opposition – As reported in the January 31 weekly update, House Bill 2215 would require localities to allow permanent manufactured homes in at least two residential zoning districts not specifically designated for permanent manufactured homes. It is my understanding this legislation was defeated; however, a letter reflecting official action by the Board notifying legislators of opposition to state interference in local land use issues may help forestall similar legislation next year.
- k. House Bill 2755 Support – As reported in the January 31 weekly update, the Board is requested to adopt a resolution expressing support for House Bill 2755. The general purpose of the bill would impose a five year moratorium on annexation for towns.
- l. July 4th Funding Commitment – As reported in the January 31 weekly update, Dallas Cox, Bill Parker, John Hawley, Bud Walsh and I propose consideration of the following July 4th activities:

- 9:30 a.m. – Flag raising and retirement ceremonies at the Dublin Town Center
- Noon – Parade through the Town of Pulaski
- 4:00 p.m. – Blue Jays baseball game Calfee Park
- 7:00 p.m. – Music at Fairgrounds
- 9:00 p.m. – Fireworks at Fairgrounds

Possible activities at Randolph Park were also discussed. Suggestions from Board members regarding these or other proposed activities would be appreciated.

A commitment by the Board to initially fund \$5,000 toward the cost of fireworks is suggested in order to allow planning efforts to proceed.

- m. Refinancing Alternatives – Bob White Building - The Bank of America loan, which provides the major portion of the financing on the Bob White building, comes up for renewal in March. Staff is soliciting proposals from area banks to determine the best options for refinancing this portion of the debt on the building. ***Enclosed*** is a copy of the Request for Proposals. Authorization is requested to accept the least costly alternative for refinancing the existing debt on the building.
- n. Draper Mountain Overlook Winter Schedule - Supervisor Cook suggests consideration to closing the Draper Mountain Overlook in the winter months as a way of reducing maintenance needs. I suggest the following schedule of opening be approved by the Board:
- March 15 through January 5 open 8:00 a.m. through 9:00 p.m.
 - January 5 through March 14 open by special request only
- This schedule should also reduce problems with clearing snow from the parking area.

/gh

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February 14, 2003

TO: Board of Supervisors
FROM: Peter Huber, County Administrator
SUBJECT: Closed Meeting – 2.2-3711.A.1.3.5.7

A closed meeting is requested pursuant to Section 2.2-3711.A.1.3.5.7 of the 1950 Code of Virginia, as amended, to discuss personnel, legal, land acquisition/disposition, and prospective industry matters. **Enclosed** is a draft resolution to enter the closed meeting on recommended matters, as follows:

Property Disposition or Acquisition:

- Building Acquisition – Supervisor Cook and I plan to update the Board regarding potential use of the AEP Bob White Boulevard building.
- New River Valley Regional Jail – The Regional Jail Finance Committee discussed potential interest by the federal government in financing the construction of an addition to the regional jail in return for a minimum guarantee of space. Currently, 69 federal prisoners are housed at the jail at a rate of \$43 per day, offsetting the cost of housing local inmates.
- Fairlawn Area Development – **Enclosed** is a response from John Mason to my inquiry regarding the purchase of property in the Fairlawn area. I am still waiting on a response from John Wyatt regarding property adjacent to the Radford University Technology Park (former St. Albans property). Also **enclosed** is a draft request for proposals for the sale of 70 acres in the Pulaski County Technology Park by the Industrial Development Authority.
- Building Reuse Plan – As a follow-up to the Board's request for a plan for expansion of the health department, the following is a listing of options for a comprehensive resolution to currently known buildings needs. Also **enclosed** as option 2 is a one page restatement of the current Bob White Building reuse study done by Glenn Reynolds. Review of these options is suggested prior to asking Glenn to provide

specific cost estimates needed to finalize a plan. Completion of cost estimates for alternatives of interest to the Board would provide a good basis for deciding on a specific plan for the utilization and/or acquisition of building space.

Summary:

1. Purchase AEP building for use as an educational center and as a way to maximize use of the Bob White building as a human services and employment center. Allows for the sale or demolition of Claremont and Northwood elementary schools. Estimated costs are to be determined. Specifics include:
 - a. Renovate Bob White building to accommodate the Health Department and Social Services
 - b. Remodel AEP to accommodate the Governor School, Magnet School, School Board Office and Joint Garage.
 - c. Reuse Dublin Primary School for Sheriff's Office, Central Purchasing and REMSI Dublin Station.
 - d. Expand the Library into the existing School Board office building.
 - e. Move Court Services into the existing Health Department Building
 - f. Reuse the current Sheriff's Offices for Emergency Services and REMSI offices.

Resulting vacancies: old local jail, existing Governor School building and portion of the County Administration building.

2. Make full use of Bob White building and sell or demolish Northwood, Claremont and Dublin Primary. Estimated cost are \$5.5 million to \$7.5 million. Specifics include:
 - a. Remodel Bob White to accommodate the Health Department, Social Services, Governors School, School Board Office and Central Purchasing.
 - b. Move the Sheriff's Department in to the current Social Services space in the County Administration.
 - c. Reuse the existing Governor School building for the Magnet School
 - d. Expand the Library into the existing School Board office building.

Resulting vacancies: existing Sheriffs Office and local jail, and current health department.

3. Reuse the three elementary schools leaving Bob White building for full use as an employment generator with proposed FTZ and Enterprise Zone designation – Expand the existing County garage or build a new facility for a joint garage – Estimated cost to be determined following consideration by the Board – Specifics include:
 - a. Renovate Claremont into a human services building to include the Health Department and Social Services.

- b. Renovate Northwood to accommodate the Governor's School.
- c. Reuse the existing Governor School building for the Magnet School.
- d. Expand the existing County garage to accommodate a joint County/School Board vehicle maintenance facility.
- e. Renovate the Dublin Primary School to accommodate the Sheriff's Department, REMSI and Central Purchasing.
- f. Move Emergency Services to the current Sheriff's Office.
- g. Move Court Services to the existing Health Department.
- h. Relocate the School Board to the existing Social Services, Emergency Services and Court Services space in the County Administration Building.
- i. Expand the Library into the current School Board Offices

Resulting vacancies: old local jail.

The following list of existing building space and anticipated space needs may be of assistance to the Board in considering alternatives to these options.

Existing Buildings		Vacant or Soon to be Vacated Buildings	
County Admin Building	38,330	Northwood School	17,808
Existing Office on Youth	6,223	Claremont School	37,182
Existing Extension Services	1,485	Dublin Primary School	35,562
Existing Emergency Services	1,025	Existing Animal Shelter	1,070
Existing Court Services	2,405	Shell Building	84,000
Existing Social Services	14,353	Bob White Building (portion only)	184,000
Existing Office on Youth	6,223		
Existing Extension Services	1,485		
County Garage	6,750		
New River School	4,776		
New River Valley Rescue Squad	6,800		
Existing Governors School	7,264		
Governors School Modular Units	3,312		
Existing Health Department	3,600		
Existing Sheriff's Office	2,460		
Bob White Building	204,000		
County Garage	6,750		
School Board Office (historic structure)	8,018		
Old Local Jail	9,336		

Personnel:

- Appointments:

New River/Mount Rogers Workforce Investment Board (WIB) and Board of Zoning Appeals

Prospective Industry

- Shell Building – ***Enclosed*** are the most recent figures we have been able to put together regarding the investment return on leasing the Shell Building for warehousing purposes. Calculating a \$1.5 million building price and \$1.2 million in upfit would result in a \$3.32 per square ft. per year lease. Discounting the existing investment in the building would result in a \$1.48 lease rate.

In another way of calculating the lease, the net result is that a lease rate of \$3.50 per square foot would generate a \$294,000 annual income. This income would repay the \$1.2 million upfit costs in approximately four of the first five years of the proposed lease. The remaining funds would apply toward repaying the \$1.9 million invested in the facility by the county. Mr. Tickner and I plan to brief the Board regarding interest by others in the building.

The warehousing project gives the Board the opportunity to put the building to immediate use. However, there would be approximately 25 jobs created and virtually no taxable investment resulting from the upfit.

- Report of Industrial Prospect Activity – ***Enclosed*** is a memorandum from Mr. Tickner providing an update on recent prospect activity.

Legal Matters:

- Bob White Building Refinancing – Mr. McCarthy and I plan to brief the Board regarding options for refinancing the Bob White Building.

CLOSED MEETING RESOLUTION

A closed meeting is requested pursuant to Section 2.2-3711.A.1.3.5.7 of the 1950 Code of Virginia, as amended, to discuss personnel, legal, land acquisition/disposition, and prospective industry matters.

The following motion is suggested for a closed meeting at the February 24, 2003 Board of Supervisors meeting:

It was moved by _____, seconded by _____ and carried, that the Board of Supervisors enter closed session for discussion of the following:

Property Disposition or Acquisition – Pursuant to Virginia Code Section 2.2-3711(A)3 discussion for consideration of the disposition or acquisition of publicly held property regarding:

- Building Acquisition
- New River Valley Regional Jail
- Fairlawn Area Development
- Building Reuse Plan

Personnel – Pursuant to Virginia Code Section 2.2-3711(A)1 discussion for consideration of employment, assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of public officers, appointees or employees, regarding:

- Appointments

Prospective Industry – Pursuant to Virginia Code Section 2.2-3711(A)5 discussion concerning a prospective business or industry, or the expansion of an existing business and industry, where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community.

- Shell Building
- Report of Industrial Prospect Activity

Legal Matters – Pursuant to Virginia Code Section 2.2-3711(A)7 consultation with legal counsels and briefing by staff for discussion of specific legal matters and matters subject to probable litigation regarding:

- Bob White Building Refinancing

Voting yes: _____

Voting no: _____

Abstaining: _____

Not present: _____