



Waynesboro City Council Agenda Briefing

Meeting Date:	August 22, 2022	Staff/Council Member(s): Michael G. Hamp II, City Manager; Gregory Hitchin, Director of Economic Development and Tourism
Agenda Item #	10	
Resolution#		
Department:	Economic Development and Tourism	
Subject:	Nature's Crossing Technology Center Infrastructure Grants	

Background: In 2012 City Council took the bold initiative to purchase 170 acres of land, located at the SW corner of I64 exit 96 and Delphine Ave, which will become Nature's Crossing Technology Center (NCTC), the next generation of industrial space in the city. Subsequently, the city applied for and received a VDOT Smart Scale Grant to construct a connector road between I64 exits 94 and 96, plus will be the main access road for NCTC. The Southern Corridor is currently projected to be completed in early 2025.

The Commonwealth of Virginia uses a 0-5 (5 is pad ready with all infrastructure in place) tier ranking system for industrial land. NCTC is currently ranked a tier 3. In order to achieve a tier 4 ranking, all infrastructure will need to be completed. In order to maximize the city's investment and begin marketing the site for future outside investments, the goal is to be ranked a tier 4 site at the time the Southern Corridor is completed. While not necessary, the city may achieve some time and or cost savings by bidding for construction at the same time as the Southern Corridor project, in mid-2023 with construction beginning in mid 2024.

Development of the industrial park is a major goal of the Economic Development Strategic plan, the 2018 Comprehensive Plan, and the regional CEDS (Comprehensive Economic Development Strategy).

The City has an opportunity to fund the construction of the on-site water and wastewater systems with a grant. The Virginia Economic Development Partnership, Business Ready Sites Program (BRSP) is a state grant designed to assist localities raise the tier level of industrial sites. Based on a current estimate the total cost for the construction of both systems is \$7,885,000. The plan is to apply for the maximum amount.

The BRSP grant requires a 25% match, however, we are allowed to count expenses over the last five years toward the match, yielding a required cash match of \$918,000. This grant application is due September 13, 2022.

If the city is successful in its application and accepts the grant, offsite utility improvements, estimated at \$11 million, necessary to serve the property must be constructed.

City Manager's Recommendation: The City Manager recommends that the City Council endorse this project.

Suggested Motion(s): Move to endorse a resolution in support of a Virginia Economic Development Partnership Business Ready Sites Program grant application for water and waste water infrastructure construction within the Natures Crossing Technology Center industrial park and required funding match commitments.

Attachments: Resolution