

Minutes of a Special Called Meeting and Public Hearing of the Council of the Town of Blackstone, Virginia, held in the Council Chambers located at 100 W. Elm Street, Blackstone, on Thursday, March 15, 2007, at 7:00 p.m.

There Were Present:

Mayor: William D. Coleburn

Council Members: L. Benjamin Green, John W. Hill, Jr., C. Duncan Quicke, Alfred V. Tucker, J. A. Wilson, Jr., Constance T. Wynn

Town Attorney: Kennon C. Walden, Jr.

Town Staff: Jennifer H. Beck, Administrative Assistant, David Dunn, Assistant Town Manager, J. Larry Palmore, Town Manager, Joan R. Palmore, Town Clerk

Those Absent:

Council Member: Barbara Thompson

Mayor Coleburn called the meeting to order and asked the Town Clerk to read the Call as follows:

Special Called Meeting of the Council of the Town of Blackstone, Virginia, for 7:00 p.m., Thursday, March 15, 2007.

Pursuant to the authority vested in me as Mayor of the Town of Blackstone, I called a Special Meeting of the Council of the Town of Blackstone, Virginia, to be held in the Council Chambers at 7:00 p.m., Thursday, March 15, 2007, for the purpose of considering the following:

- 1 - *Public Hearing - Medical Center/Castles Trailer Park*
- 2 - *Resolution - Medical Center*
- 3 - *Resolution Castles Trailer Park*
- 4 - *Resolution - Local Business and Employment Plan - Medical Center/Castles Trailer Park*
- 5 - *Medical Center Brick Program*
- 6 - *Non-Discrimination Policy*
- 7 - *Fair Housing Certification*
- 8 - *Castles Trailer Park Rehab Oversight Board By-Laws*
- 9 - *Residential Anti-Displacement and Relocation Assistance Plan*
- 10 - *Section 504 Requirements*

- 11 - Irvin Street Project - Plan for Use of Program Income (Phase 2)
- 12 - Any other business that may need to come before Council.

PUBLIC HEARING- CDBG GRANT - Medical Center/Castles Trailer Park

Mayor Coleburn opened the Public Hearing and asked the Town Clerk to read the public hearing notice as follows:

Public Hearing

The Town of Blackstone will hold a public hearing on Thursday, March 15, 2007, at 7:00 p.m., to solicit input on the proposed Community Development Block Grant (CDBG) proposal to be submitted to the Virginia Department of Housing and Community Development for Castles Trailer Park and the Blackstone Medical Center projects. The Castles Trailer Park and the Blackstone Medical Center Proposals will include the following activities: housing rehabilitation, water and sewer improvements and construction of a medical facility. Residents interested in these projects are encouraged to attend.

The draft CDBG proposal will be presented for comment along with information on project beneficiaries, including the number of low-and moderate-income residents to benefit from the proposed project, and plans to minimize displacement. Citizens will also be given the opportunity to comment on Blackstone's past use of CDBG funds. A fact sheet on the proposed projects and draft proposals is available at the Town Office, 100 W. Elm Street, Blackstone, Virginia. For additional information, contact Jennifer Beck, Town of Blackstone, 100 W. Elm Street, Blackstone, VA 23824 or 434-292-7251.

Complaints and grievances can be submitted in writing to the Town of Blackstone, 100 W. Elm Street, Blackstone, Virginia 23824, or by phone at 434-292-7251 until March 19, 2007.

If you plan to attend and have any special needs requirements, please call the number listed above.

Mayor Coleburn asked for public Comment.

No one came forward to speak.

RESOLUTION - MEDICAL CENTER

Manager Palmore stated that we have some last minute changes that we did not know about until 3:00 p.m., today. One of the changes is that he told everyone at the Public Meeting last week that the amount that we would need to borrow would be \$900,000. This afternoon he was told that we would need to fund the entire building which is estimated to cost \$1.4 million. He explained that all that we had ever talked about building was a shell building. He stated that we have made it real clear to Bon-Secours that the debt the Town takes on will be paid back in 10 years through lease payments from Bon-Secours. He stated that whatever the monthly payment figure comes up to they will have to pay. The reason that we are here tonight is so we can get the grant application in before the deadline. He stated that the two groups within Bon-Secours will be paying two rent checks to us. The legal documents will be drawn up once we are sure that we have the grant and no dirt should be turned until these other legal documents have been drawn up. They have offered to use Thalhimers, a commercial real estate group, that has experience with putting these type deals together. Our application has to be in to DHCD by the 21st of March and we do not expect notification until the first week in June. He stated that all three property owners have signed Options with the Town and the Options run through the end of August. Manager Palmore added that these property owners have been a pleasure to work with. He informed Council that the properties were appraised and we have the appraisals in hand.

Councilman Green asked about the rent-per-square foot.

Manager Palmore stated that the answer to Councilman Green's questions can be found in the Memorandum of Understanding which Manager Palmore handed out to Council.

Councilman Green asked the Town Manager to clarify a few things on the Options such as, can the landowners back out of the Option.

Manager Palmore answered, no sir.

Councilman Green asked can we back out.

Manager Palmore answered, yes sir.

Councilman Green asked if we will we go forward with this project if we do not get the grant.

Manager Palmore answered that we would not be able to. He added that any of the money that we get back on the lease of this property we must use on revitalizing Downtown or put the money back into the facility: we cannot use it for other projects. He stated that the Town of Blackstone is not putting two businessmen out of business, as he has heard some people say recently. He invited anyone to go talk to these property owners to see how they feel about what we are planning. These men were ready to get out of business. The reason we are proposing to

put the new medical center complex on North Main is because DHCD told us that they wanted this project Downtown. We looked at several other sites in Town but the construction cost on these sites was too costly or the site was not large enough. Also, we had time constraints that would not allow us to pursue other properties. Bon-Secours did not give us very much time to find a site and get this together- they were ready to move on.

Councilman Hill asked if we are going to be able to recoup any costs that are incurred even if the price goes over \$1.4 million.

Manager Palmore answered that he does not have any intention of taking ownership of the building until all of these details have been worked out.

Councilman Hill reiterated that we are we going to get 100% of the money back and we won't have to raise taxes at all for this project.

Manager Palmore stated that is correct.

Council discussed this further.

Councilman Quicke asked about the square footage and if Bon-Secours is going to be involved with the dental part as well.

Manager Palmore answered not at this time. He added that it will be harder for us to get a dentist than to recruit doctors. He stated that he talked to a lady today that heads up the Alberta Clinic and they don't do medical without dental. From what he can tell, Bon-Secours has been working really hard to provide us with what we need. He explained the building further.

Mayor Coleburn stated that this is a \$2.1 million project. The Town's portion will be \$1.4 million and DHCD's portion will be roughly \$700,000. The Town's \$1.4 million will be recovered over 10 years through rental payments to the Town.

Manager Palmore handed out a letter and explained tele-medicine and the importance of this as part of the project.

Councilman Green asked if we have contacted Medicare to see if they could help us find a dentist.

Manager Palmore answered, that we have many incentives that we can use to recruit a dentist. He added that the dental office is of great importance to this facility.

Councilman Hill made a motion to adopt the attached Resolution on the Medical Center project. The motion was seconded by Councilman Green. After further discussion the Council approved as follows.

Councilman Quicke	-	Aye
Councilwoman Wynn	-	Aye
Councilman Green	-	Aye
Councilman Wilson	-	Aye
Councilman Hill	-	Aye
Councilman Tucker	-	Aye

RESOLUTION - LOCAL BUSINESS AND EMPLOYMENT PLAN - MEDICAL CENTER/CASTLES TRAILER PARK

Manager Palmore explained the reason for this Resolution is to make it clear that we will use this building as a medical center for 20 years but it will be paid for in 10 years.

Councilman Green made a motion to adopt the attached Local Business and Employment Plan. The motion was seconded by Councilman Wilson and approved unanimously. Vote:

Councilman Quicke	-	Aye
Councilwoman Wynn	-	Aye
Councilman Green	-	Aye
Councilman Wilson	-	Aye
Councilman Hill	-	Aye
Councilman Tucker	-	Aye

RESOLUTION - CASTLES TRAILER PARK

Council discussed this project and the figures listed in the Resolution.

Mayor Coleburn asked who owns the Castle Trailer Park property, Sullivan-Wells?

Manager Palmore answered yes sir.

Mayor Coleburn added that the people who are living in trailers now will all get a new home under this project.

Manager Palmore stated that we will have to work out relocating the families until the new homes are built but there are several ways of making this work.

Administrative Assistant Beck stated that the trailers are in very bad shape.

Councilwoman Wynn asked about the trailer park being a business. She asked about taking a business and turning it into a dwellings which would essentially close down this business for the owners.

Manager Palmore answered that the main reason we are doing this project is to help people. This will build up an entire block which also happens to be near one of the entrances into Blackstone. All of these people will be first time homeowners after this project is complete.

He explained under this grant, the Town would buy the property and then each property owner would buy the land back so they will own their own land and home instead of renting.

Councilman Tucker made a motion to adopt the attached Resolution on the Castles Trailer Park project. The motion was seconded by Councilman Wilson and approved unanimously. Vote:

Councilman Quicke	-	Aye
Councilwoman Wynn	-	Aye
Councilman Green	-	Aye
Councilman Wilson	-	Aye
Councilman Hill	-	Aye
Councilman Tucker	-	Aye

MEDICAL CENTER - BRICK PROGRAM

Manager Palmore explained the proposed brick program– we would charge \$250.00 per brick and there would be a wall of bricks, donated by Lawrenceville Brick, inside the new medical facility with names of the people or business who bought bricks listed on the wall. We have to show in our grant application that we are trying to involve the community. He asked Council to authorize us to advertise and move forward on this program. We want to start getting commitments from people right now but we don't want to take in any money until we actually get the grant.

Councilman Quicke stated that Southside Virginia Community College has done this type of program through their organization and it probably wouldn't be a bad idea to talk to them and see how they went about this.

Council discussed this further.

Councilman Wilson made a motion to authorize the Town Manager to begin a fund raiser by selling bricks for the new medical center. The motion was seconded by Councilman Quicke and approved unanimously. Vote:

Councilman Quicke	-	Aye
Councilwoman Wynn	-	Aye
Councilman Green	-	Aye

Councilman Wilson - Aye
Councilman Hill - Aye
Councilman Tucker - Aye

NON-DISCRIMINATION POLICY

Councilman Quicke made a motion to adopt the attached Non-Discrimination Policy. The motion was seconded by Councilman Wilson and approved as follows. Vote:

Councilman Quicke - Aye
Councilwoman Wynn - Aye
Councilman Green - Aye
Councilman Wilson - Aye
Councilman Hill - Aye
Councilman Tucker - Aye

FAIR HOUSING CERTIFICATION

Councilman Wilson made a motion to adopt the attached Fair Housing Certification. The motion was seconded by Councilman Quicke and approved unanimously. Vote:

Councilman Quicke - Aye
Councilwoman Wynn - Aye
Councilman Green - Aye
Councilman Wilson - Aye
Councilman Hill - Aye
Councilman Tucker - Aye

CASTLES TRAILER PARK REHAB OVERSIGHT BOARD BY-LAWS

Councilman Hill made a motion to adopt the attached By-Laws for the Castles' Trailer Park Rehab Oversight Board. The motion was seconded by Councilman Wynn . Vote:

Councilman Quicke - Aye
Councilwoman Wynn - Aye
Councilman Green - Aye
Councilman Wilson - Aye
Councilman Hill - Aye
Councilman Tucker - Aye

RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN

Councilman Wynn made a motion to adopt the attached Residential Anti-Displacement and Relocation Plan. The motion was seconded by Councilman Green and approved as follows. Vote:

Councilman Quicke	-	Aye
Councilwoman Wynn	-	Aye
Councilman Green	-	Aye
Councilman Wilson	-	Aye
Councilman Hill	-	Aye
Councilman Tucker	-	Aye

SECTION 504 REQUIREMENTS

Councilman Wilson made a motion to adopt the attached Section 504 Requirements Non-Discrimination Policy. The motion was seconded by Councilman Wynn and approved unanimously. Vote:

Councilman Quicke	-	Aye
Councilwoman Wynn	-	Aye
Councilman Green	-	Aye
Councilman Wilson	-	Aye
Councilman Hill	-	Aye
Councilman Tucker	-	Aye

IRVIN STREET PROJECT-PLAN FOR USE OF PROGRAM INCOME (PHASE 2)

Councilman Green made a motion to adopt the attached Plan for Use of Program Income (Phase 2) on the Irvin Street Project. The motion was seconded by Councilman Quicke and approved unanimously. Vote:

Councilman Quicke	-	Aye
Councilwoman Wynn	-	Aye
Councilman Green	-	Aye
Councilman Wilson	-	Aye
Councilman Hill	-	Aye
Councilman Tucker	-	Aye

MEMORANDUM OF UNDERSTANDING

Councilman Green made a motion to approve the attached Memorandum of Understanding with Bon-Secours. The motion was seconded by Councilman Wilson and approved unanimously. Vote:

Councilman Quicke	-	Aye
Councilwoman Wynn	-	Aye
Councilman Green	-	Aye
Councilman Wilson	-	Aye
Councilman Hill	-	Aye
Councilman Tucker	-	Aye

Councilwoman Wynn asked about the progress with the TV guide channel.

Manager Palmore stated that he would check into it.

There being no further business to bring before Council, Mayor Coleburn declared the meeting adjourned at 8:14 p.m.

MAYOR
OF THE TOWN OF BLACKSTONE, VIRGINIA

APPROVED AND ADOPTED

TOWN CLERK
OF THE TOWN OF BLACKSTONE, VIRGINIA