



Front Royal Economic Development Authority Meeting “Business Development Board”

Monday, August 5, 2024 @ 12:00pm

Town Hall – East Conference Room

View meeting online LIVE at <https://www.frontroyalva.com/673/Town-Hall-Live>

New Business • Existing Business • Workforce • Infrastructure • Asset Development

1. Roll Call – *Hillary Wilfong*
2. *Approval of Minutes - *I move that FREDa approve the Regular Meeting minutes of July 1, 2024.*
3. New Business
 - a. Town Projects Update – *Joe Waltz, Town Manager*
4. Old Business
 - a. Existing Business Survey – *Lizi Lewis, Director of Community Development and Tourism*
 - b. Review of Goals – *Joe Waltz, Town Manager*
5. Open Discussion – *Rick Novak, Chairman*
6. Next Meeting – TBD
7. Adjourn

**Action Item – requires board vote*



FRONT ROYAL ECONOMIC DEVELOPMENT AUTHORITY (FREDA) MEETING MINUTES

Monday, July 1, 2024 at 12:00pm

Town Hall Upstairs Conference Room

The following minutes are a summary of items on the agenda.

This meeting may be viewed in its entirety by accessing the video of the same date online via the Town's website at www.frontroyalva.com.

ROLL CALL PRESENT: Vice Chairman Nicolas Bass
Treasurer Thomas Eshelman
Director Aiden Miller
Director Robert Elliott
Director Frank Stankiewicz

ABSENT: Chairman Richard M. Novak
Director David Gedney

SUPPORT STAFF PRESENT: Town Manager, Joe Waltz
Director of Community Development and Tourism Elizabeth Lewis
Executive Administrative Assistant Hillary Wilfong, Secretary

Approval of Minutes

Director Eshleman motioned to approve the minutes from the regular meeting on June 3rd. Director Miller seconded the motion.

Roll Call

Vote:

Yes- Bass, Eshelman, Elliott, Miller, Stankiewicz

No - N/A

Absent – Novak, Gedney

Abstain – N/A

New Business

Review of Town Projects

Mr. Waltz addressed the Board on the presentation that he initially started to present, however after working on the project he realized how many projects that the Town is working on including future projects. Mr. Waltz noted that he would need more time to complete the presentation, however, will have it by the next Board meeting.

Old Business

Existing Business Survey

Ms. Lewis updated the Board on the current number of survey responses, totaling 27. She requested an

extension for the survey to gather more data. She also asked the Board for ideas to increase survey participation.

- **Director Bass** suggested extending the survey reach to Riverton Commons.
- **Director Eshelman** suggested contacting Warren Report to share the survey, but emphasized direct outreach to businesses as the best approach.
- The Board discussed utilizing the Government TV channel for promotion. Mr. Waltz will explore establishing a government channel through Brightspeed, Xfinity, or Glofiber.

Blue Ridge Technical Center

Ms. Lewis asked for feedback on the June 17th tour of the Blue Ridge Technical Center. The Board found the tour informative and agreed on the value of continued adult education courses taught by local professionals to retain jobs within the Town and County. Director Bass suggested that having Union trade workers available to teach the classes could be a valuable incentive. However, Director Stankiewicz disagreed, emphasizing the importance of keeping the jobs and trade local. They discussed potential support for the technical center, including financial or grant assistance. Ms. Lewis noted that she does not believe the technical center is currently interested in expanding adult education. Mr. Waltz suggested promoting the opportunities and courses offered by the Blue Ridge Technical Center to business owners.

Attorney for FRED A

Mr. Waltz updated the Board on the ongoing search for an attorney. He has contacted several candidates in the Shenandoah Valley area and is currently in discussions with a promising candidate. He hopes to secure an attorney by the next meeting.

Open Discussion

Director Eshelman raised concerns about funding for FRED A, noting that no funds were allocated to the Board at the recent Town Council meeting. Mr. Waltz confirmed this but stated that securing funding for FRED A is a goal of the Town Council.

Director Eshelman also praised the Town Council and Planning Commission for approving a special use permit for Baymont Inn to convert a motel into a 39-unit apartment building.

Next Meeting

The next regular meeting for FRED A will be on August 5, 2024, at Noon.

Adjournment

Vice Chairman Bass called for a motion to adjourn at 12:27 PM. Director Stankiewicz made the motion, seconded by Director Miller.



Town Projects Update

Joseph Waltz
Town Manager
August 5, 2024

Agenda

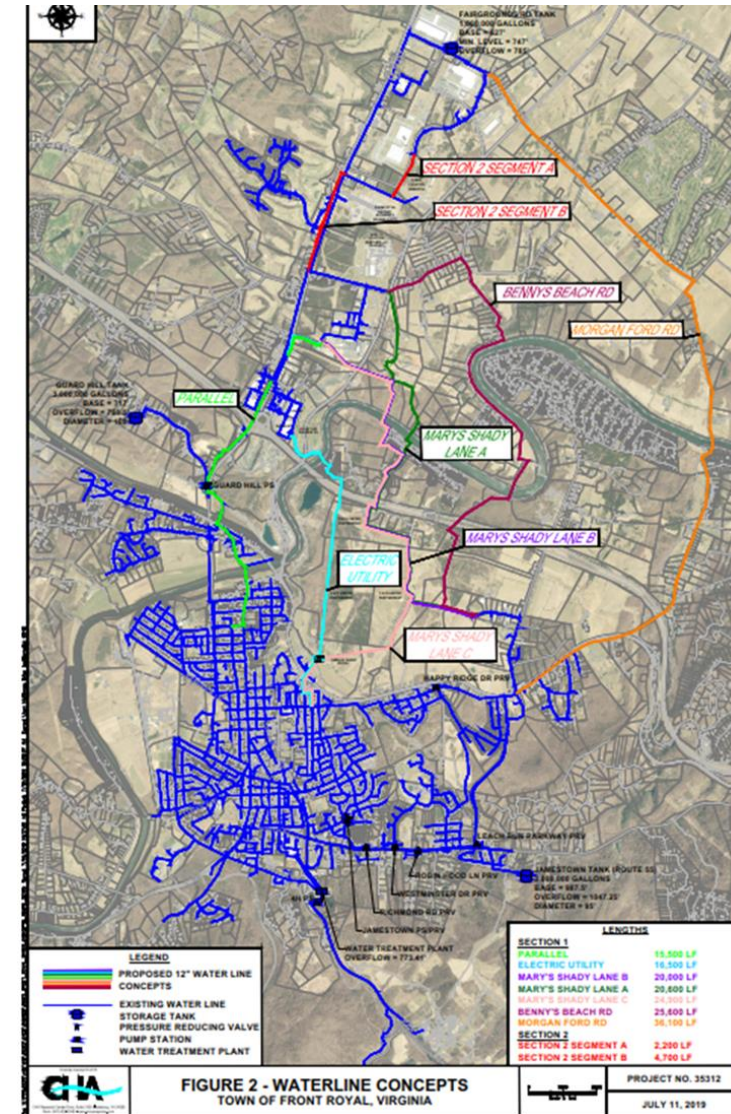
- Highlights of Active Projects
 - Water/Sewer Projects (Enterprise Funds)
 - Streets/Bridge/Sidewalk Projects (General Fund)
- Other projects



Water/Sewer Projects

Redundant Water Line Project

- Total Project Cost
 - \$18,000,000.00
- Project
 - Started ~ Jan 2023
 - Target Completion ~ Dec 2024





N. Royal Ave Waterline Upgrade Project

- Between N. Commerce and W. 6th Street
- Replacement of 12" Line
- Estimated Cost of Replacement
 - \$1,000,000.00



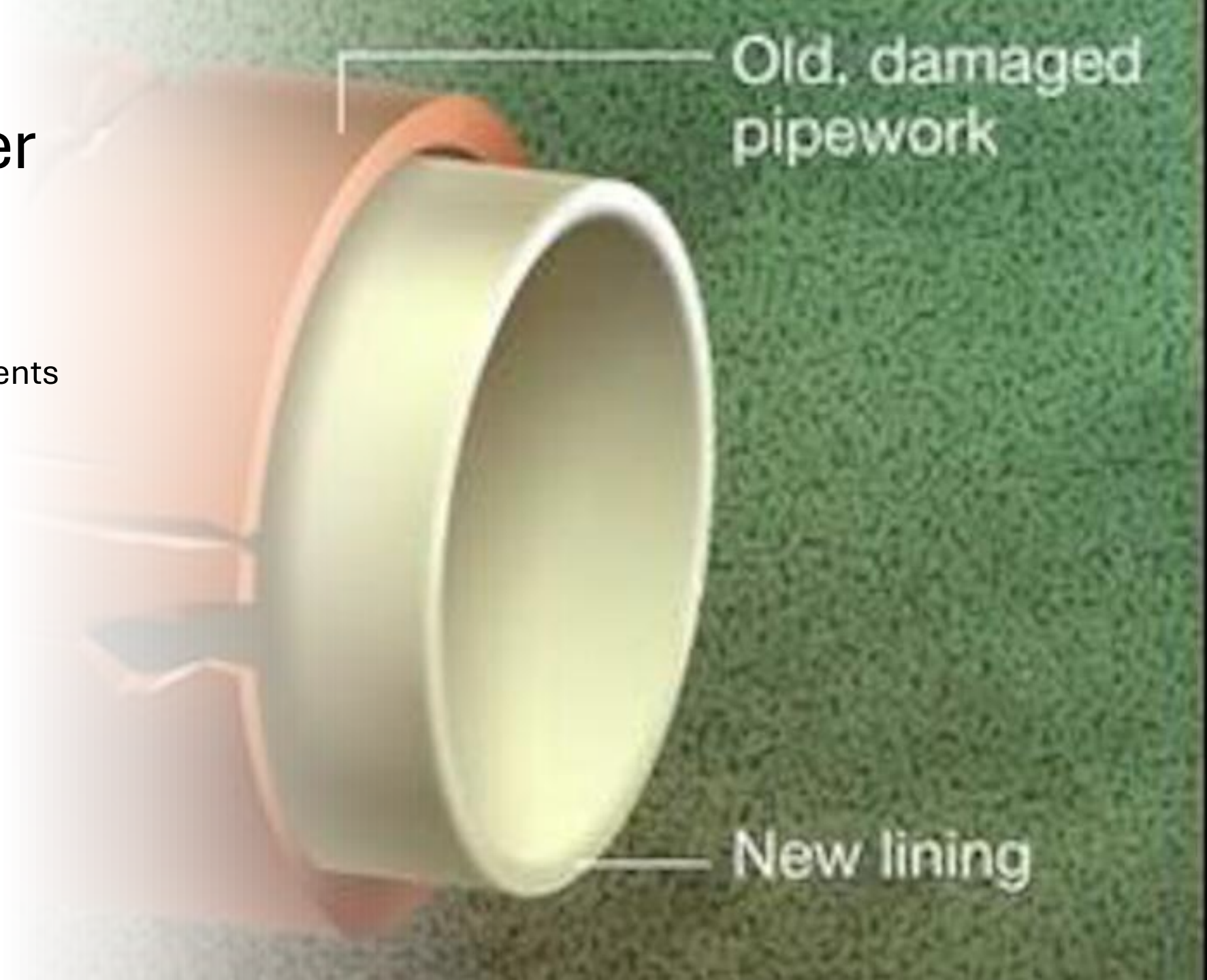
Wastewater Treatment Plant Influent Pumps

- Total Cost of Improvement
 - \$ 959, 401.00
- Originally installed 1976
- Replacement of all 4 pumps
- Project Est Completion
 - Oct/Nov 2024



Sanitary Sewer I&I Projects

- Total Cost of Improvements
 - \$2,700,000.00
- Pipe Replacement
- Pipe Rehab/Lining
- Manhole Rehab





McKay Springs Water Source Development

- Natural Spring
 - Produces approx. 700,000 gpd
- Possible 2nd Water Source
 - Use of ground wells
- Next Step
 - Site Evaluation
 - Preliminary Site Development
 - Well Site Identification
 - Test Wells
 - Cost Estimates

Water Treatment Plant ~ Clearwell Rehab Project



- Total Cost of Improvement
 - \$1,455,000.00
 - Clearwell #1 ~ \$695,000
 - Clearwell #2 ~ \$760,000
- Currently in design and bid spec
- Construction ~ July 2025

Streets/Bridges/Sidewalks



E. Prospect Steet Bridge

- Constructed in 1937
- Total Cost for replacement
 - \$1,644,975.00
- VDOT Revenue Sharing 50/50
 - Fall 2024
 - Design Complete
 - Construction ~ Jan 25



E. 8th Street Bridge

- Constructed in 1965
- Total Cost for replacement
 - \$2,754,758.00
- VDOT Revenue Sharing 50/50
 - Final Design ~ August 2024
 - Bid Advertisement ~ Oct 2024
 - Bid Award ~ November 2024

South Street Improvement Project



Blue Ridge Avenue

New signal to create a clustered signal. Add pedestrian signal heads and crosswalks.

Convert existing commercial entrance to Right-In / Right-Out only

Existing commercial entrance to Right-In / Right-Out / Permissive Left-In only

Existing signal to become clustered signal with new signal at Blue Ridge Avenue. Add pedestrian signal heads and crosswalks.

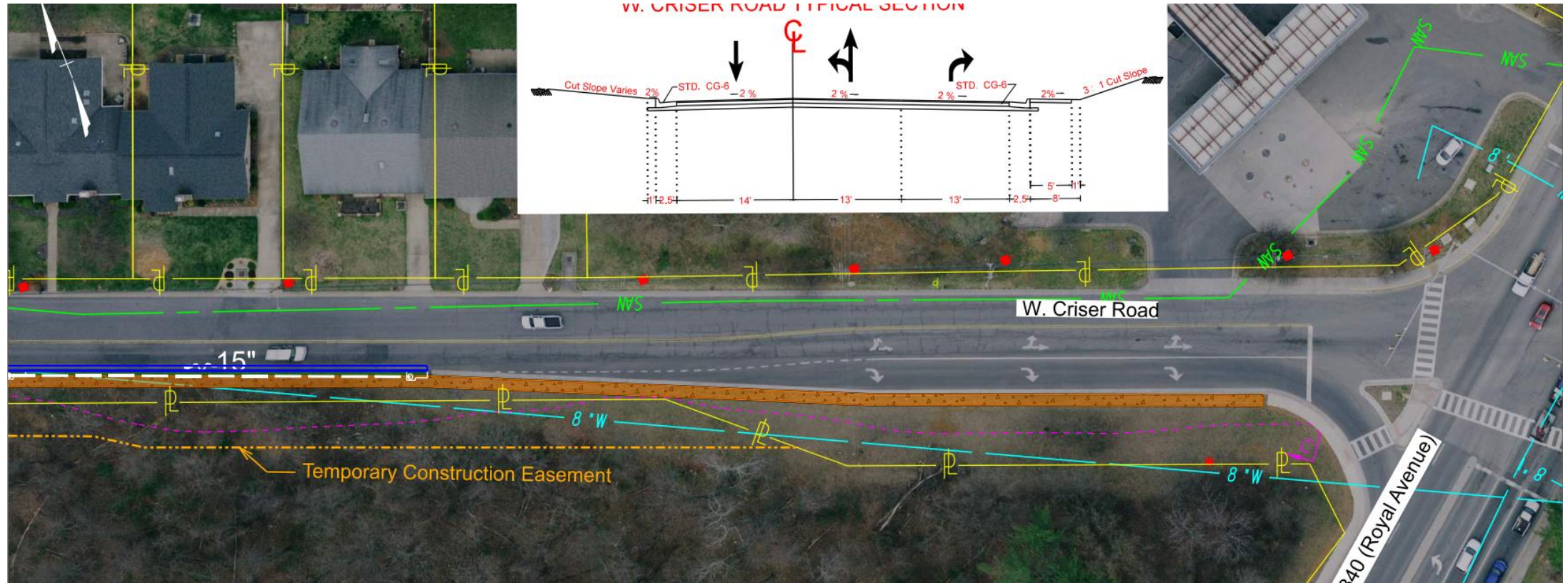
Royal Plaza Shopping Center

South Street (Rt. 55)

- Total Cost for Improvements
 - \$3,241,482.00
- VDOT Smart Scale Project
 - 100% funded
 - Prelim Engineering ~ Sept 2024
 - Construction ~ 2026

Convert existing commercial entrance to Right-In / Right-Out only

West Criser Road Sidewalk Project



- Total Cost for Construction
 - \$3,148,912.00
- VDOT Transportation Alternative Program (TAP)
 - Funding is 80/20
 - VDOT Administers Project
 - 3 yrs. ~ Construction

N. Shenandoah Ave Street Light Project

- Total Cost of Improvement
 - \$1,552,121.00
- VDOT Revenue Sharing 50/50
 - Fall 2024
 - Project starts ~ Jan 2025





North Commerce Ave Paving Project

- N. Commerce Ave
 - From N. Royal Ave to 4th Street
- Total Cost of Project
 - \$ 570,000.00
- VDOT Primary Extn
 - 80/20 program
- Completed by August 2024

Street Paving Projects

- East 7th Street
 - Between Belair Ave to Dead end
- Washington Ave
 - Between E. 6th Street to Dead end
- Manassas Ave
 - Between E. 6th Street to Railroad
- N. Royal Ave
 - Between N. Commerce to E. 6th St.
- N. Commerce Ave
 - Between E. 2nd Street to E. 4th Street
- W. 6th Street
 - Between N. Royal Ave to Kendrick Lane
- Randolph Ave
 - Between E. 6th Street to Dead end

Other Hwy Projects

- Secondary Paving

- Virginia Ave

- Between W. 8th St. to W. 11th St.
 - Between W. 11th St. to W 14th S

- Cherry Street

- Between Sherwood to Grand

- New Sidewalks

- Virginia Ave

- Between W. 8th St. to W. 11th St.
 - Between W. 11th St. to W 14th St.

- Curb and Gutter

- Virginia Ave

- Between W. 8th St. to W. 11th St.
 - Between W. 11th St. to W 14th St.

- Cherry Street

- Between Sherwood to Grand

Other Projects

New Fleet/Maintenance Building

- Total Cost of Construction
 - \$2,455,000
- Two Phases
 - 1st Phase ~ Completed
 - 2nd Phase ~ Dec 2024



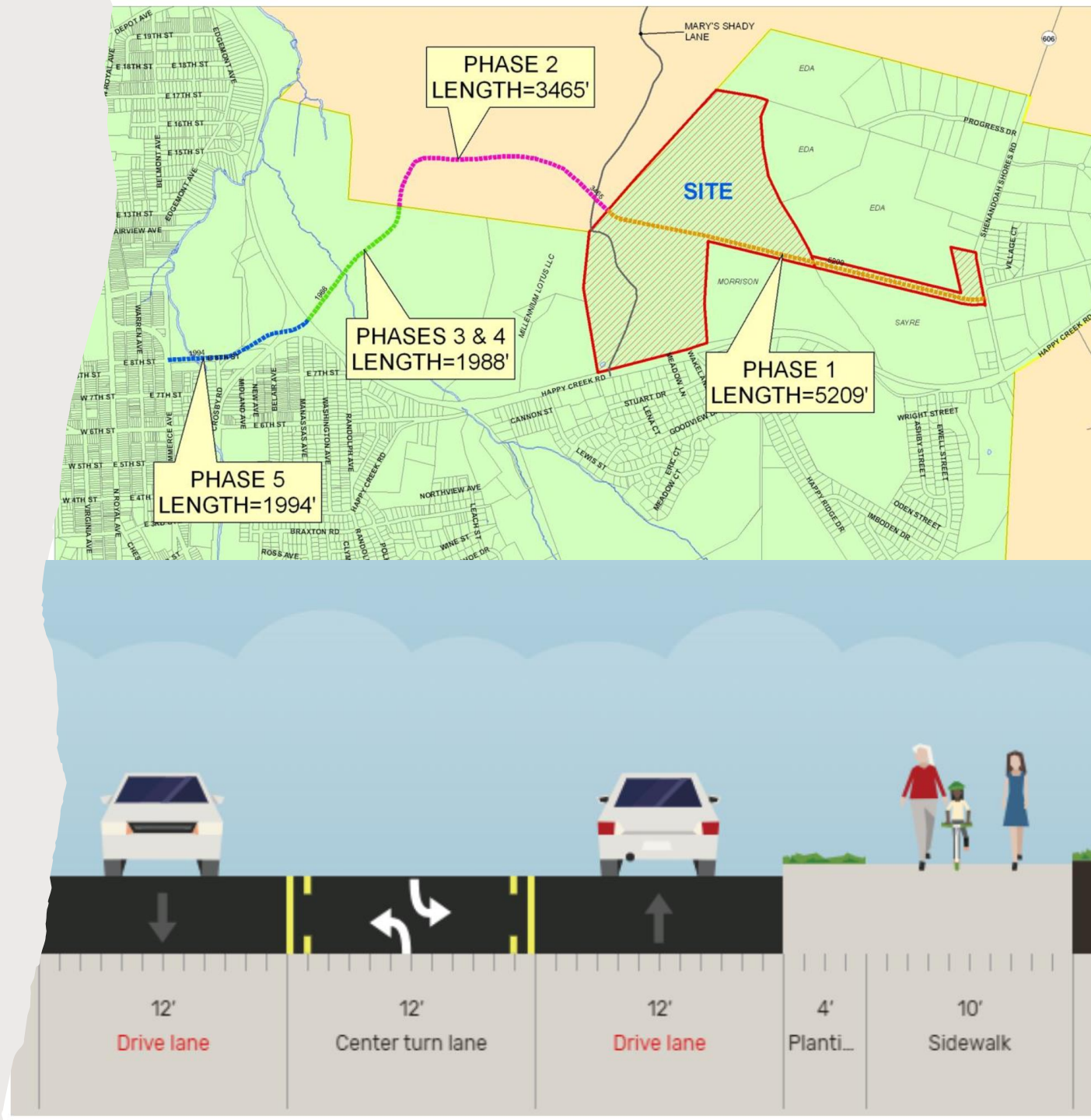


Happy Creek Road Phase II Project

- Total Cost of Improvements
 - \$ 19,370,000.00
- VDOT Smart scale program
 - Submitted ~ August 1, 2024
 - Approval/Denial ~ Spring 2025
 - If approved ~ Construction 2030/31

East/West Connector Road

- VDOT Technical Memo
 - October 2023
- 2.5-mile, 3 lane road
- Estimated Cost of Construction
 - \$30,000,000.00



McKay Springs ~ Development

- Joint Development w/ County
- Four parcels
 - 12 26 D ~ 9.03 ac. (Town/County)
 - 12A 113 1-14 ~ 2.06 ac. (County)
 - 12A 111 3 ~ 0.95 ac. (Town/County)
 - 12 69 ~ 3.419 ac. (Town) McKay Springs



Questions?

Thank you for your time!



Front Royal Economic Development Authority Meeting “Business Development Board”

Vision Statement

“To sustain and grow a healthy economy that provides opportunity and protects the characteristics that make Front Royal a unique community.”

Mission Statement:

“To provide leadership necessary for Front Royal to optimize economic opportunity and community improvement. “

Front Royal Economic Development Board Goals

1. Workforce Development
2. Existing Businesses
3. Future Businesses
4. Asset Development
5. Infrastructure