

**TOWN OF ABINGDON  
COUNCIL SPECIAL CALLED MEETING  
THURSDAY, MARCH 13, 2008 – 8:00 A.M.  
DOWNSTAIRS MEETING ROOM – MUNICIPAL BUILDING**

A work session of the Abingdon Town Council was held on Thursday, March 13, 2008 at 8:00 a.m. in the downstairs meeting room of the Municipal Building.

**A. ROLL CALL**

Members of Council Present: Mayor Lois H. Humphreys  
Mr. Robert M. Howard, Vice Mayor  
Mr. Edward B. Morgan  
Mrs. Cathy Lowe

Absent: *Dr. French H. Moore, Jr.*

Administrative Staff: Gregory W. Kelly, Town Manager  
Cecile M. Rosenbaum, Town Clerk  
Deborah C. Icenhour, Assistant Town Attorney  
Garrett Jackson, Director of Planning

Guests: Rob Jones, Dene Peterson, Dave Barrett, Bernard Neese,  
Gilliam, Don Harwood, Mike Spiegler

**B. PETITIONS AND PUBLIC HEARINGS**

1. Public Hearing - PUBLIC HEARING – Solicit public input on the proposed Community Development Grant (CDBG) proposal to be submitted to the Virginia Department of Housing and Community Development for the *Heartwood: Southwest Virginia's Artisan Gateway- Rob Jones, Project Manager*

Mayor Humphreys asked if anyone from the audience wished to speak to the Heartwood project.

Rob Jones spoke on behalf of the Heartwood project. He indicated that Washington County, Virginia is the lead applicant on the project but the Town's support is necessary to the success of the project. He informed the Council that even though the project was applying for CDBG funds, the dollar amount would not count toward the Town's cap of ongoing project monies. He asked the Council to support the resolution for the application of the CDBG funding.

Greg Kelly, Town Manager, indicated that he would have the Resolution for the Council to review later in the meeting.

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2. PUBLIC HEARING – Solicit public input on the proposed Community Development Block Grant (CDBG) proposal to be submitted to the Virginia Department of Housing and Community Development for the *Elderspirit at Whites Mill Road Community Project – Sharon Gilliam, Executive Director for ElderSpirit and Dave Barrett, Director, Mount Rogers Planning District Commission*

Mayor Humphreys asked if anyone from the audience wished to speak to the Elderspirit Too project.

Dave Barrett, Director of Mount Rogers Planning District Commission, informed the Council members that Elderspirit was in the process of seeking CDBG funding and the public hearing and passage of the Resolution he provided were part of that application process. He indicated that any funding received would not go towards the Town's cap of outstanding CDBG funds. Mr. Barrett indicated that Elderspirit had also asked Washington County, Virginia for funding for their project and had no guarantee from the County as of yet to an amount.

Bernard Neese a resident of Whites Mill Road, addressed the Council members to say that he owned property adjoining the proposed development. He questioned the lack of sidewalks in the proposed plans for the development and asked that they consider asking the developers to include sidewalks on Whites Mill Road.

Mrs. Lowe and Mr. Morgan both responded to Mr. Neese regarding sidewalks for Whites Mill Road.

Sharon Gilliam of Elderspirit indicated that she would provide Mr. Neese with more information about the proposed development.

Tom Boyle, current resident of Elderspirit spoke to the Council members to comment that he thought the development would provide excellent housing opportunities for the elderly in the Abingdon area.

Don Harwood with Hill Studios gave a presentation regarding the proposed design for the development and discussed many benefits to be realized from living at the development.

Mayor Humphreys questioned the time frame for the beginning of construction for the project and Sharon Gilliam indicated they hoped to start in the Spring of 2009.

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At this time Greg Kelly, Town Manager asked the Council to consider the proposed Resolution for the Elderspirit project.

Discussion ensued among the Council members regarding the wording for the proposed resolution.

**On motion of Mr. Morgan, seconded by Mr. Howard, the following resolution was approved as amended as follows:**

**RESOLUTION OF THE COUNCIL OF THE TOWN OF ABINGDON, VIRGINIA IN  
SUPPORT OF A VIRGINIA COMMUNITY DEVELOPMENT BLOCK GRANT  
APPLICATION FOR THE ELDERSPIRIT TOO HOUSING PRODUCTION COMMUNITY  
DEVELOPMENT PROGRAM**

**WHEREAS**, pursuant to two (2) public hearings held February 3, 2008 and March 13, 2008, the Town of Abingdon wishes to apply for \$312,089 of the Community Development Block Grant funds for the ElderSpirit Too Housing Production Project; and

**WHEREAS**, \$1,750,000 of other funding (VHDA: \$1,250,000; HOME: \$500,000; LOCAL: \$330,000; FHLB \$150,000; Town of Abingdon: \$60,000 received in 2007; Washington County: \$15,000 received in 2007; Other Loan: \$50,000 received 2008; Private Home Sales: \$2,725,000; and Project Investment/Gap: \$122,733 will also be expended on this project; and

**WHEREAS**, the following additional local government funds are anticipated in 2008: Town of Abingdon: \$70,000; Washington County \$35,000; and

**WHEREAS**, it is anticipated that the ElderSpirit Too Housing Production Project will provide affordable housing and planned community living which will positively impact the lives of the residents which needs assessment surveys indicate exceed 51% low-to-moderate income.

**NOW THEREFORE BE IT RESOLVED** that the Abingdon Town Manager is hereby authorized to sign and to submit the appropriate documents for this Community Development Block Grant application.

**The roll call vote was:**

<b>Mr. Morgan</b>	<b>Aye</b>
<b>Mrs. Lowe</b>	<b>Aye</b>
<b>Mr. Howard</b>	<b>Aye</b>
<b>Mayor Humphreys</b>	<b>Aye</b>

**The motion carried.**

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At this time, Mayor Humphreys asked the Council members to consider the proposed Resolution for the Heartwood Artisan Center development application.

On motion of Mr. Morgan, seconded by Mr. Howard, the Council approved the following Resolution with the understanding that Washington County, Virginia would serve as the lead applicant for the project:

**RESOLUTION OF THE COUNCIL OF THE TOWN OF ABINGDON, VIRGINIA IN  
SUPPORT OF A VIRGINIA COMMUNITY DEVELOPMENT BLOCK GRANT  
APPLICATION FOR HEARTWOOD: SOUTHWEST VIRGINIA'S ARTISAN GATEWAY**

**WHEREAS**, pursuant to two (2) public hearings, the Town of Abingdon, in conjunction with Washington County (lead applicant), wishes to apply for One Million Two Hundred Thousand Dollars (\$1,200,000) of Virginia Community Development Block Grant Funds for Heartwood: Southwest Virginia's Artisan Gateway; and

**WHEREAS**, Washington County has also conducted two (2) public hearings regarding this proposal and will pass a similar resolution (see draft copy attached) and that this Resolution is contingent upon the County's Board of Supervisors adopting a similar resolution; and

**WHEREAS**, the Town of Abingdon and Washington County have each committed Five Hundred Thousand Dollars (\$500,000) to this Project, and the Commonwealth has committed Three Million Three Hundred Thousand (\$3,300,000) and the Tobacco Indemnification Commission has committed Six Million Three Hundred Thousand (\$6,300,000) to date. It is anticipated that approximately 23 full time equivalent permanent jobs will be created, of which, at least 12 will be low to moderate-income persons. Additional benefits to the region, including job creation, local economic development, increased tourism and enhanced quality of life cultural and artistic opportunities will be realized for the citizens of Abingdon; and

**NOW THEREFORE BE IT RESOLVED**, that the Council of the Town of Abingdon, Virginia hereby authorizes Gregory W. Kelly, Town Manager to sign and submit appropriate documents for the submittal of this Virginia Community Development Block Grant proposal.

**The roll call vote was:**

|                        |            |
|------------------------|------------|
| <b>Mr. Morgan</b>      | <b>Aye</b> |
| <b>Mrs. Lowe</b>       | <b>Aye</b> |
| <b>Mr. Howard</b>      | <b>Aye</b> |
| <b>Mayor Humphreys</b> | <b>Aye</b> |

**The motion carried.**

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## C. MISCELLANEOUS BUSINESS AND COMMUNICATIONS

### 1. Closed Session -

- Closed Session pursuant to the Code of Virginia, 1950, as amended, Section 2.2-3711(A)(2) for consideration of the sale of real property in the Stonemill Business and Technology Park.

**At this time, on motion of Mrs. Lowe, seconded by Mr. Morgan, and pursuant to Section 2.2-3711(A)(2) of the Code of the Virginia, 1950, as amended, the Council went into closed session for consideration of the sale of real property in the Stonemill Business and Technology Park.**

**The roll call vote was:**

<b>Mrs. Lowe</b>	<b>Aye</b>
<b>Mr. Morgan</b>	<b>Aye</b>
<b>Mr. Howard</b>	<b>Aye</b>
<b>Mayor Humphreys</b>	<b>Aye</b>

**The motion carried.**

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**On motion of Mr. Morgan, seconded by Mr. Howard, the Council reconvened in regular session.**

**The roll call vote was:**

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|------------------------|------------|
| <b>Mrs. Lowe</b>       | <b>Aye</b> |
| <b>Mr. Morgan</b>      | <b>Aye</b> |
| <b>Mr. Howard</b>      | <b>Aye</b> |
| <b>Mayor Humphreys</b> | <b>Aye</b> |

**The motion carried.**

After Council reconvened into regular session, the following certification was adopted:

*WHEREAS, the Council of the Town of Abingdon, Virginia has convened in a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions set forth in the Virginia Freedom of Information Act; and*

**WHEREAS**, Sec. 2.2-3712(D) of the Code of Virginia, 1950, as amended, requires a certification by the Town Council that such closed meeting was conducted in conformity with Virginia law; and

**NOW THEREFORE**, be it resolved, that the Council of the Town of Abingdon, Virginia hereby certifies that to the best of each member's knowledge (i) only public business matters lawfully exempted from an open meeting requirement by Virginia law were discussed in closed meeting to which this certification resolution applies and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Town Council.

**The certification was as follows:**

|                        |                     |
|------------------------|---------------------|
| <b>Mrs. Lowe</b>       | <b>I so certify</b> |
| <b>Mr. Morgan</b>      | <b>I so certify</b> |
| <b>Mr. Howard</b>      | <b>I so certify</b> |
| <b>Mayor Humphreys</b> | <b>I so certify</b> |

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**On motion of Mr. Morgan, seconded by Mr. Howard, the Council authorized the Town Manager, Greg Kelly, to negotiate a sale of Lot # 10 in the Stonemill Business and Technology Park to Colonial Properties, LLC or their assigns for a purchase price of \$59,000 per acre contingent upon the sale closing and construction beginning within six (6) months from today's date.**

**The roll call vote was:**

<b>Mrs. Lowe</b>	<b>Aye</b>
<b>Mr. Morgan</b>	<b>Aye</b>
<b>Mr. Howard</b>	<b>Aye</b>
<b>Mayor Humphreys</b>	<b>Aye</b>

**The motion carried.**

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## 2. Consideration of budget work session dates for April

After discussion, the Council members set March 25, 2008 at 5:00 p.m., April 3, 2008 at 5:00 p.m. and April 12, 2008 at 9:00 a.m. as budget work session dates.

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Council members discussed Veteran's Memorial Park and suggested that the Assistant Town Attorney draft a Resolution to present to the Park Foundation specifying the uses for the Park and the Town's proposed recommendations for the future of the Park.

**D. ADJOURNMENT**

**On motion of Mrs. Lowe, seconded by Mr. Howard, the Council voted to recess to the March 25, 2008 budget work session meeting.**

**The roll call vote was:**

<b>Mrs. Lowe</b>	<b>Aye</b>
<b>Mr. Morgan</b>	<b>Aye</b>
<b>Mr. Howard</b>	<b>Aye</b>
<b>Mayor Humphreys</b>	<b>Aye</b>

**The motion carried.**

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Lois H. Humphreys, Mayor

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Cecile M. Rosenbaum, Town Clerk