

08. COMMUNITY DEVELOPMENT

8.4. Fluvanna Shovel Ready Sites Program

BOS Approved November 15, 2017

8.4.1. Program. The Fluvanna County Economic Development Authority (EDA) understands the risks and required expenditures in the early stages of development. These risks have prevented land owners in the Zion Crossroads Community Planning Area (CPA) from developing their properties to “shovel ready” sites that would encourage and attract businesses. To stay ahead of market conditions and provide potential businesses with the best opportunity to quickly begin operating in Fluvanna County, the EDA has developed the Fluvanna Shovel Ready Sites Program (FSRSP).

8.4.2. Policy

A. The FSRSP is established to help offset costs that the EDA believes may be prohibiting development in the County. The program provides a framework for expenditure of EDA funds based on site-eligibility guidelines and other selection criteria, whereby the EDA will provide funding support for necessary improvements at sites that are ripe for development, to include: engineering, rezoning, brownfield remediation, geotechnical investigation, archaeological and wetlands evaluation, surveying, and other related costs.

B. The EDA FSRSP Fund is hereby established in the initial amount of \$35,000 to support the potential development of selected property sites within the Zion Crossroads CPA. Such funding will be realigned from the previously allocated Business Microloan Program funding approved by the Board of Supervisors in 2012.

C. Program expenditures shall be made at the discretion of the EDA depending on the facts and circumstances of each individual project/expenditure, and in according to the program guidelines and selection criteria.

8.4.3. Program Eligibility and Selection Criteria. The EDA process will follow these basic steps:

A. Working with potential applicants to select sites to develop,

B. Determining eligibility, and

C. Establishing amount and timing of expenditure disbursements dependent upon the circumstances and needs of the individual project. The site review and selection process may be revised by the EDA depending upon individual projects/expenditures. Eligibility and selection steps include:

1. Ownership of property must be clearly identified.

2. Owner must have a minimum of 2, but not more than 99 developable acres, and the property must be within the Fluvanna County Zion Crossroads CPA.

3. Potential applicants must have one or more of the following due diligence items remaining to be completed to prepare their property for development:

- a. Rezoning
- b. Brownfield Remediation
- c. Archaeological and historic surveys (with mitigation performed if required)
- d. Conceptual site plan
- e. Environmental Site Assessments
- f. Protected, rare, threatened, and endangered species reports
- g. Soils survey
- h. Wetlands evaluation (and mitigation if required)
- i. Property owner(s) and consultants meet with the EDA to discuss overall project and suitability for FSRSP.
- j. Owner(s) or their authorized representative(s) must submit a formal funding request application to the EDA.

8.4.4. Program Expenditures

A. When approved by the EDA, applicants are eligible for reimbursement of up to 50% of their costs incurred for due diligence efforts directly related to property development readiness following completion of work. Such reimbursement shall comply with the provisions of Virginia Code Section 15.2-4905-13.

B. Applicants are required to submit official documentation such as invoices, copy of reports, assessments, evaluations, etc., as are necessary for formal EDA verification of the costs incurred.

C. Approved reimbursement awards are in the form of interest-free loans to the applicant. The funds must be repaid to the EDA FSRSP fund upon the sale or other disposition of the benefitted parcel or on such terms and conditions approved by the EDA depending on the individual circumstances of each project/expenditure.