



ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
AGENDA
July 22, 2025
5:30 PM

Council Chambers, Rocky Mount Municipal Building
345 Donald Avenue, Rocky Mount, Virginia

The Town of Rocky Mount is pleased to offer assistive listening devices for meeting attendees with special hearing needs. Please ask any staff member or the clerk for assistance.

Call to Order and Welcome

1. Roll Call of Members Present
2. Approval of Agenda
3. Approval of Draft Minutes
 - 3.a. June 24, 2025 - Regular Meeting Minutes
4. Secretary's Report
5. Staff Updates
6. Committee Reports (None)
7. Old Business
 - 7.a. 20 Spring Street
8. New Business (None)
9. Authority Board Comments
10. Upcoming networking events & EDA Meeting
 - 10.a. Franklin County Connects - August 13, 2025 9:00am (Franklin Center)
 - 10.b. EDA Meeting - August 26, 2025 5:30pm (Town Municipal Building)
11. Adjournment

**TOWN OF ROCKY MOUNT
ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES
June 24, 2025
5:30 P.M.**

The Economic Development Authority (EDA) of the Town of Rocky Mount, Virginia met at the Rocky Mount Municipal Building on Tuesday, June 24, 2025, at 5:30 p.m.

ROLL CALL OF MEMBERS PRESENT

Board Members Present: Vice Chair Justin Muse, Melanie Wright, Ruth Cook, Doug Guilliams, Bernice Cobbs

Board Members Absent: Chair Anna Robertson, Adam Lynch

Others Present: Economic Development Director Daniel Pinard and EDA Secretary/Treasurer Cherie Compton

APPROVAL OF AGENDA

Additions or Corrections: None

Motion: To approve the agenda as presented

Motion By: Member Bernice Cobbs

Second: Member Ruth Cook

Action: Approved by a unanimous vote of members present

REVIEW AND CONSIDERATION OF MINUTES

Let the record show that prior to the meeting, the Economic Development Authority received the following draft minutes for review and consideration of approval:

March 25, 2025 - Regular Meeting Minutes

Motion: To approve minutes with correction of the presiding chair signature to Anna Robertson

Motion By: Member Doug Guilliams

Second: Member Melanie Wright

Action: Approved by a unanimous vote of members present

SECRETARY REPORT

Secretary/Treasurer Cherie Compton advised members that the statement ending May 31, 2025, had a balance of \$5,000.00.

STAFF UPDATES

Economic Development Director Daniel Pinard provided economic development & business updates.

COMMITTEE REPORTS

None

OLD BUSINESS

None

NEW BUSINESS

Quarterly Payments

Mr. Pinard requested the EDA to accept the check from the Town for \$170,000 and requested the quarterly accounting check to be written to the Harvester Performance Center LLC in the amount of \$170,000.

Motion: To accept the check from the Town in the amount of \$170,000 and the check to be written to the Harvester Performance Center LLC in the amount of \$170,000

Motion By: Member Ruth Cook

Second: Member Bernice Cobbs

Action: Approved by a unanimous vote of members present

20 Spring Street

Mr. Pinard informed the members that Town Council approved transferring the lot at 20 Spring Street to the EDA in order to sell the property on the open market, resulting in the EDA having funding for future Town Council approved projects.

AUTHORITY BOARD COMMENTS

Members inquired about the home being built on South Main Street.

UPCOMING NETWORKING EVENTS & EDA MEETINGS

Mr. Pinard reminded members of various upcoming events for June and July.

ADJOURNMENT

Motion to Adjourn By: Member Bernice Cobbs

Second: Member Doug Guilliams

Action: Adjourned by a unanimous vote of members present

Time of Adjournment: 5:48 p.m.

Justin Muse, Vice Chair

ATTEST:

Cherie Compton, Secretary/Treasurer

A RESOLUTION OF THE ECONOMIC DEVELOPMENT AUTHORITY OF THE TOWN
OF ROCKY MOUNT, VIRGINIA

WHEREAS, the Economic Development Authority of the Town of Rocky Mount, Virginia (the "Authority"), is an authority existing under the Industrial Development and Revenue Bond Act (the "Act"), Title 15.2, Chapter 49, Code of Virginia (1950), as amended; and

WHEREAS, the Town of Rocky Mount (the "Town") has requested the Authority to accept the transfer of 20 Spring Street in Rocky Mount for the purpose of selling the property; and

WHEREAS, the Authority has determined that the acquisition and sale of the property will promote economic development in the Town and will otherwise serve the purposes of the Authority under the Act; and

WHEREAS, the form of the memorandum of understanding with the Town has been presented to the Board of Directors.

NOW, THEREFORE, the Directors of the Economic Development Authority of the Town of Rocky Mount, Virginia, do hereby FIND as a matter of fact that entering into the Memorandum of Understanding with the Town is for the purposes of promoting economic development and is in furtherance of the purposes for which the Authority was organized; and further FIND that acquiring and selling the property is in furtherance of the purposes of the Industrial Development and Revenue Bond Act (the "Act"), being Chapter 49 of Title 15.2 of the Code of Virginia (1950), as amended, including the purposes of promoting economic development. The directors do hereby approve the Memorandum of Understanding with the Town as presented at this meeting and do hereby direct the Chairman of the Authority to execute and deliver the same and to take all such further action as may be necessary, convenient, or expedient to carry out the terms of the memorandum and the spirit and intent of this resolution.

This resolution shall take effect immediately.

AYES:

NAYS:

ECONOMIC DEVELOPMENT AUTHORITY
OF THE TOWN OF ROCKY MOUNT

BY:

Anna Robertson, Chairman

ATTEST:

Clerk

MEMORANDUM OF UNDERSTANDING

This memorandum of understanding made as of June 26, 2025, by and between the ECONOMIC DEVELOPMENT AUTHORITY OF THE TOWN OF ROCKY MOUNT, VIRGINIA (the "EDA") and the TOWN OF ROCKY MOUNT, VIRGINIA (the "Town").

RECITALS

1. The EDA is an authority existing under the Industrial Development and Revenue Bond Act (the "Act"), Title 15.2, Chapter 49, Code of Virginia (1950), as amended.

2. The Town has agreed to give the real property located 20 Spring Street to the EDA to promote economic development in Rocky Mount and otherwise serve the purposes of the EDA under the Act.

3. The parties have agreed on various matters relating to the property and wish to reduce their understanding to writing.

WITNESSETH:

That for and in consideration of the mutual covenants and agreements hereinafter contained, the receipt and adequacy of which is hereby acknowledged, and in order to document the mutual goals and objectives between the EDA and the Town, the parties do hereby agree as follows:

4. The EDA will actively market the property for sale upon terms and conditions approved by the Town.

5. The EDA will not encumber the property without the prior approval of the Town.

6. The EDA will not use, sell, lease, or otherwise authorize possession of the property without the prior approval of the Town.

7. The EDA will not authorize the use or use the sale proceeds for any purpose without the prior approval of the Town.

8. The parties agree to execute such other documents as may be necessary to effectuate the terms of this agreement.

IN WITNESS THEREOF, the parties have caused this memorandum of understanding to be executed by their duly authorized representatives.

ECONOMIC DEVELOPMENT AUTHORITY OF THE TOWN
OF ROCKY MOUNT, VIRGINIA

_____ (SEAL)
Date Anna Robertson, Chairman

TOWN OF ROCKY MOUNT, VIRGINIA

_____ (SEAL)
Date C. Holland Perdue, III, Mayor

Tax Map Number: 207.00-378.00
Consideration: None
Grantee's Address: 345 Donald Avenue
Rocky Mount, VA 24151
Title Insurance: None
Prepared by: John T. Boitnott, Attorney (VSB #21910)
John T. Boitnott PC
24 West Court Street
Rocky Mount, VA 24151

THIS DEED OF GIFT is made this 26th day of June, 2025, by the TOWN OF ROCKY MOUNT, a Virginia municipality, grantor, and the ECONOMIC DEVELOPMENT AUTHORITY OF THE TOWN OF ROCKY MOUNT, VIRGINIA, a political subdivision of the Commonwealth of Virginia, grantee. This deed is exempt from recordation tax according to §58.1-811(A)(3) of the Code of Virginia (1950), as amended.

W I T N E S S E T H:

WHEREAS, the Town of Rocky Mount and the Economic Development Authority of the Town of Rocky Mount have entered into an agreement to support and promote economic development in Rocky Mount and otherwise serve the purposes of the Town and the EDA; and

WHEREAS, the Town Council of the Town of Rocky Mount held a public hearing concerning the transfer of the described property on June 24, 2025, after giving notice as required by § 15.2-1813 of the Code of Virginia (1950), as amended; and

WHEREAS, at the public hearing all persons who appeared were afforded an opportunity to present their views; and

WHEREAS, by resolution adopted at its special council meeting held on June 24, 2025, the Town Council of the Town of Rocky Mount approved the transfer of the described property and authorized and directed the Town Manager to take the necessary actions to complete the transfer; and

WHEREAS, the Town of Rocky Mount has committed to transfer the described property to the Economic Development Authority of the Town of Rocky Mount as part of the above agreement.

NOW, THEREFORE, THAT FOR NO CONSIDERATION AND ONLY AS A GIFT, the Town of Rocky Mount does hereby grant and convey to the Economic Development Authority of the Town of Rocky Mount, Virginia, a political subdivision of the Commonwealth of Virginia, the real property located in the Town of Rocky Mount, Franklin County, Virginia, described as follows:

All of that certain tract or parcel of land known as 20 Spring Street in the Town of Rocky Mount, Franklin County, Virginia, being bounded on the south by Spring Street, bounded on the east by lands owned by Karen K. Luke, bounded on the north by 10' alley, and bounded on the west by lands owned by Jonathan R. Beauchamp and Lauren W. Beauchamp.

Being the same property conveyed to Carolyn Thurman Graveley by deed of Annie (Anne) Hudson Thurman, dated December 22, 1986, recorded in the above Clerk's Office in Deed Book 405, page 1717.

This property is identified as Tax Map Number 207.00-378.00 according to the current Land Books of Franklin County.

Reference is also made to a plat of survey made by Jack G. Bess, CLS, dated March 16, 1995, recorded in the above Clerk's Office in Deed Book 560, page 1639, and plat of survey made by Philip W. Nester, LS, dated September 25, 1989, recorded in the above Clerk's Office in Deed Book 457, page 679.

This conveyance is made subject to all recorded easements, reservations, restrictions and conditions affecting the conveyed property.

This deed is executed by C. Holland Perdue III, Mayor of the Town of Rocky Mount, after having been authorized to act on behalf

of the Town by resolution adopted on June 24, 2025, by the Town Council of the Town of Rocky Mount.

This deed is approved as to form by John T. Boitnott, Town Attorney, according to §15.2-1803 of the Code of Virginia (1950), as amended, as evidenced by their signatures.

WITNESS the following signatures and seals:

Town of Rocky Mount

By: _____ (SEAL)
C. Holland Perdue III

Approved as to form:

By: _____
John T. Boitnott

STATE OF VIRGINIA, AT-LARGE,
COUNTY OF FRANKLIN, to-wit:

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by C. Holland Perdue III, Mayor, and John T. Boitnott, Town Attorney, on behalf of the Town of Rocky Mount.

My commission expires: _____

Notary Public



Show search results for 20 SPRI...

Side Info Panel

(1 of 1)

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Zoom to

Tax Parcel: 2070037800

County Parcel Data Are Once Again Being Updated.

Parcel ID	2070037800
Map Number	207.00
PID	33549
Parcel Number	378.00
Owner	TOWN OF ROCKY MOUNT
Owner Address	345 DONALD AVENUE
City	ROCKY MOUNT
State	VA
Zip Code	24151
Physical Address	20 SPRING ST 24151
Unit (If Any)	
Legal Description 1	SPRING ST
Legal Description 2	N/A
Zoning	R2
District	TOWN OF ROCKY MOUNT
Legal Acreage	0.00
Land Value	\$25,000.00
Building Value	\$0.00
Assessed Total	\$25,000.00
Land Use Value	\$0.00
Grantor	GRAVELEY CAROLYN THURMAN
Sale Price	\$29,800.00
Sale Date	3/16/2022
Instrument Yr	2022
Instrument No	1181
Subdivision	ROCKY MOUNT-DOWNTOWN
Deed Book	1181
Deed Page	106
Plat Book	0
Plat Page	NULL
Property Card	View Card

[How-To Video: Print Property Card to PDF](#)



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