

**WEST POINT TOWN COUNCIL  
JOINT WORK SESSION  
WITH THE  
ECONOMIC DEVELOPMENT AUTHORITY  
MINUTES  
OCTOBER 24, 2007**

The Honorable James H. Hudson, III called the West Point Town Council Joint Work Session with the Economic Development Authority to order at 6:15 p.m. in the West Point Business Center located at 7 Main Street, West Point, Virginia.

Town Council Members Present: Jim Hudson, Mayor; Deborah Ball, Vice-Mayor; Mrs. Gulley, Mr. Healy, Mr. Lawson, Mrs. Nichols and Mr. Shreaves.

Economic Development Members Present: Bill Cawley, Chairman; Sharon Miller, Vice-Chairman; Dick Brake, Mike Matthews and Billy Wills.

Also Present: Trent Funkhouser, Town Manager; Karen Barrow, Town Clerk and Neal Barber, Economic Development Coordinator.

Mr. Cawley welcomed Town Council to the Business Center and thanked Council for scheduling the work session. Mr. Cawley asked Council to respond with comments at any time.

#### **14<sup>th</sup> Street Corridor**

Neal Barber gave Town Council a detailed report on the current status of the development of the 14<sup>th</sup> Street corridor that included inquires, property for sale, possible renovations, development and VDOT's surplus land remaining from the bridge replacement projects.

Mrs. Gulley stated the most frequently asked question from citizens is "when will West Point get another Grocery Store."

Mr. Barber stated that developable land is at a minimum and pointed out possible land sites on a map.

Mrs. Gulley stated that with no competition, there is no incentive to provide better service to the Foodlion customers.

Neal Barber advised that a survey has been done and a grocery chain is interested in future expansion into West Point. Most grocery chains require a minimum population within a certain radius before establishing a grocery store.

#### **1315 Main Street**

Mike Matthews stated the block between 13<sup>th</sup> Street and 14<sup>th</sup> Street on Main Street is the key to development along the 14<sup>th</sup> Street corridor and suggested the Town or EDA purchase one piece of land in that block to encourage the right development.

Mr. Hudson advised if the Town were to purchase property between 13<sup>th</sup> & 14 Street, the Town should also consider obtaining an option for Teresa Harver's property.

Mr. Shreaves suggested Town Council make an offer for 1315 Main Street and obtain an option on Teresa Harver's property.

The consensus of Town Council is for Town Staff to inquiry into the purchase of 1316 Main Street and to obtain an option on Teresa Harver's property.

#### **7<sup>th</sup> Street Marina**

Mr. Hudson asked Mr. Barber for an update on the 7<sup>th</sup> Street Marina and Industrial Park.

Mr. Barber presented a rendering of the 7<sup>th</sup> Street Marina and advised the developers of the Marina are working on their site plan. The Massey Oil business has been sold to Papco and the sale of the Massey property is pending negotiations on the environmental clean up. If Papco does not purchase the property, the developer's of the 7<sup>th</sup> Street Marina want to purchase the property to extend the development of the Marina.

#### **Industrial Park Update**

Neal Barber advised the Carastar Building is for sale and US Components are operating almost at full capacity. Jantech has purchased a lot behind the Carastar building, but have not decided when to move to West Point. There are no pending sales of property in the Industrial Park.

#### **Downtown Restaurant**

Neal Barber presented a floor plan for a restaurant in the old Dollar General store that would cost over one million dollars to renovate the building and establish the business and what revenues would be needed for a restaurant to survive.

Town Council and the EDA agreed to conduct another work session in January 2008.

There being no further business, Mr. Hudson adjourned the work session at 8 p.m.

  
James H. Hudson, III  
Mayor

ATTEST:

  
Karen M. Barrow  
Town Clerk