

Town of Richlands  
Industrial/Economic Development Authority  
February 5<sup>th</sup>, 2024

The Richlands IEDA held a regular monthly meeting at 6:00 P.M. with the following present:

Joseph Vance	Cody Harman
Craig Earls	Dr. Brandon Buskill
Dillon Smith	Lynna Mitchell
Jeff Casey	

Members Absent:

Town Representatives: Jordan Bales, Jason May

Guests:

Dr. Brandon Buskill called the meeting to order. Joseph Vance opened the meeting with prayer.

Joseph Vance made a motion to approve the agenda. Craig Earls seconded the motion. No further discussion. All voted "Aye". Motion carried.

The minutes from January 8<sup>th</sup>, 2023, were presented with minor name corrections. Lynna Mitchell made a motion to approve the minutes with proposed corrections. Dr. Brandon Buskill seconded the motion. No further discussion. All voted "Aye". Motion carried.

**New Business:**

IEDA Potential Site Locations:

Dr. Brandon Buskill: When we left off during our last meeting, we challenged each other to identify some sites that may be good candidates for economic development. These were to be smaller properties that have some potential for business development.

Dillon Smith: The current owner of Southwest Dump Bodies building is open to selling that property. He is not highly motivated, but it could be an option for the right company who is looking to place a business with those needs. This building has many dump body bay doors and 2 stories for offices. The building is around a total of 60K square feet. It does have three phase power and an overhead crane. The price would be around \$1.5M for the location. The group discussed this location as a potential for future economic development.

Cody Harman: There is a building on Birmingham Road that includes 7-acres within town limits. The site is 300 feet long, 250 feet with level land. The building is around 50ft x 80ft, and around 4K in total square feet. It has 3-Phase power and the asking price is \$260-300K. The group discussed this location as a potential for future economic development.

Dr. Brandon Buskill: The 50-acre property on top of the mountain near Deel Road will be purchased by someone else.

Jason May: You need something to draw people downtown. The recreation park is booked up almost through April. The bowling ally is a great place to have some lanes for parties and maybe

a restaurant on the glass side. You can have just a few people to run it. That is a great location downtown.

Jeff Casey: The old 67 grocery is another great location. It is right off the four lane and lots of traffic goes through there. The old sewing factory behind the Richlands mall could also be a candidate.

Dr. Brandon Buskill: The 2-acre site off Page Street is a large grass lot and could have some potential. The group discussed these potential economic development locations.

Jason May: Now that we have some locations, we can look at the incentives that can be offered for these potential businesses. Typically, these are based on FTE (full time employee) counts and programs that payback by lower property/BPOL taxes on a sliding scale. We want to have a package for Council so we can look at properties and discuss those incentives to get their approval. It is also important to look at the people needed to work the jobs as well. We need to work with CareerWorks and SWCC to provide additional training opportunities. We are still working on flood control through the Army Corp of Engineers. We have some opportunities to mitigate the flooding around Critterville area and throughout town, but it will be difficult near the airport area.

Jeff Casey: I talked to the steel stud manufacturer, and he needs a 100K square foot building and is interested in the airport area if we can make it work. Group discussed.

Dr. Brandon Buskill made a motion to adjourn. Lynna Mitchell seconded the motion. All voted "Aye". Motion carried.

Next Meeting: March 4<sup>th</sup>, at 6:00 P.M