Economic Development Authority of Amherst County Regular Meeting

August 13, 2025; 5 PM

Amherst County Depot Conference Room

Minutes for Monthly Meeting

EDA Board Members Present

Andrew Proctor, Chair

Shelly Hunt, Vice Chair arrived at 5:38 pm

Dan Sweeney, Treasurer

Chad Eby

Calvin Kennon

Paul Kilgore

Christine Vrooman

EDA Board Members Absent

Staff in Attendance

Victoria Hanson

Lori Saunders

Guest in Attendance

Jenna and Ron Fisher

Patrick Theodossiou

I. Call Meeting to Order

A.Proctor called the meeting to order at 5:00 pm.

II. Consent Agenda

a. Approval of August Agenda
b. Approval of July 9, 2025, Regular Meeting Minutes
c. Approval of May Finance Report

P. Kilgore made the motion to accept the consent agenda.

2nd: C. Eby

Aye: Unanimous

III. Pleasant Vista Incentive

Jenna and Ron Fisher came to the EDA Board to discuss their new venture. They have repurposed the closed Pleasant View School into an upscale venue for weddings and conferences.

C. Vrooman made the motion that the EDA approve Pleasant Vista's application for incentives at the maximum amount for new taxable investment in accordance with the EDA incentive policy for new businesses, subject to the language of the Performance Agreement.

2nd: D. Sweeney

Aye: Unanimous

IV. Lot 4 Prospect

Patrick Theodossiou came to represent the end user of Lot 4. He talked about the site plan as well as operations. Mr. Theodossiou answered Board questions after the presentation.

P.Kilgore made the motion that the EDA approve the resolution approving the sale of Amelon Lot 4.

2nd: C. Kennon

P. Kilgore aye, C. Eby aye, C.Vrooman aye, S.Hunt aye, A.Proctor aye, C.Kennon aye and D. Sweeney aye

P.Kilgore made the motion to accept the wetlands affidavit as presented.

2nd: S. Hunt

Aye: Unanimous

V. Budget Items

L. Saunders explained that money needed to be moved to cover half of the CTE Coach's salary.

D. Sweeny made the motion to appropriate $90,000 from the Project Fund Reserve to the general fund, covering half of the CTE Coach's salary for two years.

2nd: C. Vrooman

Aye: Unanimous

VI. Staff Comments

V. Hanson talked about AEP's Reusen-Amherst Project upgrade. H&P talked with DEQ and was able to negotiate a no-sign cover sheet for the Multi-tenant Building channel conveyance change and all documentation has been turned over to DEQ. We are waiting for change approval. Dillard has two prospects. L. Saunders talked about the July business visits. She also told the Board of a School Board cell tower meeting on September 25 at 6:00 pm at Monelison Middle School. Staff gave a recount of the Board of Supervisors' latest meeting.

V. Open Discussion

C.Kennon thanked staff for helping him by giving him talking points regarding Dillard and other lots in Amelon. C. Eby needed someone to switch with him as liaison on the planning commission's next meeting.

VI. Adjourn

C. Kennon made the motion to adjourn the meeting at 7:30 pm.
2nd: S. Hunt
Aye: Unanimous