

# Infrastructure Financing Conference

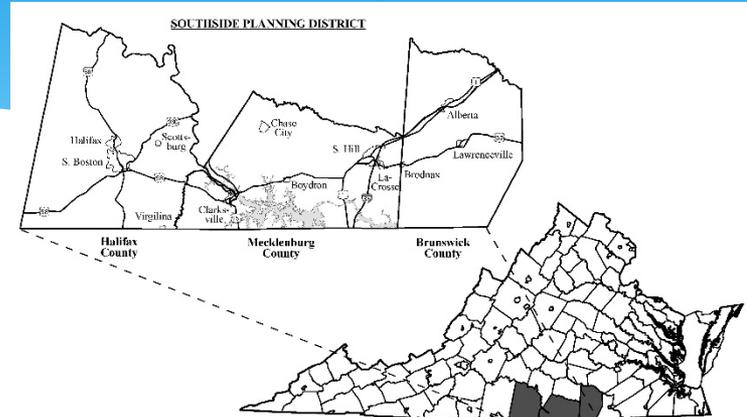
April 3 – 5, 2019  
Roanoke, Virginia

“Collaborating for Best Results”



Southside Planning District Commission  
South Hill, Virginia

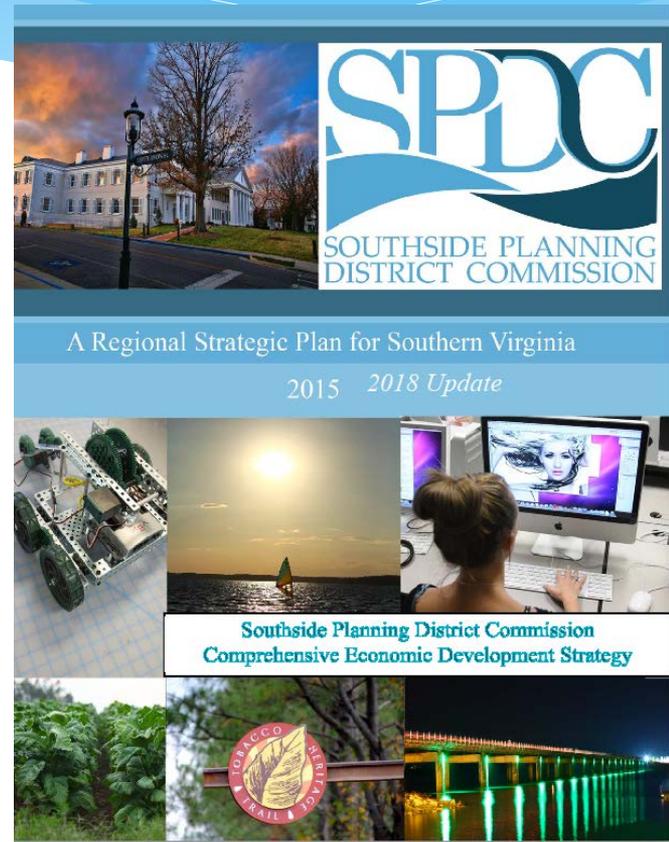
# Southside Planning District Commission



- 21 Planning Districts/Regional Commissions in Virginia
- Southside PDC – Planning District 13
- Membership consists of three counties and two towns in along the Virginia-North Carolina border with a combined population of 99,194
- 12 towns ranging in population from 119 to 8,142.
- Designated EDA Economic Development District

# Comprehensive Economic Development Strategy

Projects are identified in the regional economic development planning process



# Comprehensive Economic Development Strategy

## Priorities

### Southside Planning District Commission

- 2) The second main priority is continued leveraging of resources for infrastructure improvements including water, sewer, gas and rail. The individual localities and authorities should continue to make water and sewer improvements. The advent of the Dominion plant in Brunswick County is a positive regional influence which may also include the provision of natural gas in the area via a lateral from the Transco line. This lateral could serve Brunswick, Halifax, and Mecklenburg Counties by providing additional energy resource to industries.
- 3) A remaining infrastructure challenge is increased provision of freight service in support of advanced manufacturing and other industries which will benefit from rail. Many of the largest manufacturers have direct access to the lines through spurs into their industrial parks. Rail lines in the area are operated by Norfolk Southern and Amtrak. Short-rail providers connect the region to destinations; however, more direct connections to the Ports of Richmond and Virginia are needed. The importance of broadband in the area also needs to continue to be a Virginia is robust with thousands of miles of to continuing to attract entrepreneurs to the



ditional priority. Southern Virginia has many re competing against the rest of the country. views an open and willing approach including id national interests. Southern Virginia, as a country,

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1. Match the needs of the companies with the area's workforce, cluster and gap analysis, and areas to drive growth. Healthcare, manufacturing, food service, and technology are major employers.
2. The public school system has been identified by multiple stakeholders and studies to be a significant challenge to recruitment and retention of businesses in a variety of sectors including healthcare, advanced manufacturing, and a variety of professional positions.
3. More aggressive marketing for tech companies, advanced manufacturing, and tourism.
4. Unified message in marketing by each county Industrial Authority, in concert with the Virginia's Growth Alliance (VGA) and the Southern Virginia Regional Alliance (SVRA), to promote the whole region.

# Comprehensive Economic Development Strategy

## Community Investing

### Southside Planning District Commission

	People	Promote and support direct entrepreneurship education, mentorship and internship efforts.	Short	Business, Schools, Community Colleges
	Land/Capital	Encourage downtown organizations to seek access to outside training assistance (Main Street) for potential entrepreneurship opportunities.	Short	DHCD, VTC
Land/Capital		Encourage adequate investments in aging water and wastewater systems.	Medium	RD, DHCD, EDA, VRA, VDH, Local
		Identify underutilized industrial sites and buildings throughout the region.	Short	IDA's, Local
Investing	Land/Capital	Encourage continued development of Farmers Markets in the region.	Short	RD, Local
	Land/Capital	Encourage adequate investments in aging water and wastewater systems.	Medium	RD, DHCD, EDA, VRA, VDH, Local
	Land	Identify underutilized industrial sites and buildings throughout the region.	Short	IDA's, Local
	Capital	Encourage localities to identify and seek funding for housing and neighborhood improvement projects.	Short	DHCD, RD, Local
	Land/Capital	Encourage localities to make improvement to "gateways" through signage, landscaping, cleanup and infrastructure improvements.	Short	VDOT, Local
	Land/Capital	Support additional routine alternative transportation facilities to improve public health and increased tourism opportunities.	Medium	VDOT, DCR, Local
	Land/Capital	Continue to expand the Tobacco Heritage Trail.	Medium	VDOT, DCR, TIGR, VTC
	Land/Capital	Participate in, support, and encourage Southern Virginia tourism initiatives by supporting the Southern Virginia Blueway, the Tobacco Heritage Trail, Virginia's Retreat and other regional recreational opportunities as a tool for diversifying and expanding the local and regional economies	Short	DCR, VTC, DGR, Local

# Infrastructure Projects

## Alberta Regional Utility Consolidation Project

- \* Town of Alberta – Brunswick County
- \* Population: 279
- \* Problem – The Town was experiencing severe deficiencies with its sewer collection system and Wastewater Treatment Plant; numerous violations and a DEQ Consent Order were issued.
- \* Solution – Repair and install new infrastructure that would convey wastewater to Lawrenceville for treatment; thus, the consolidation of two systems into one regional system, owned, operated and maintained by the Town of Lawrenceville. This seemed to be the ideal solution as water infrastructure was already in place connecting Alberta to Lawrenceville for the treatment of its water.

# Infrastructure Projects

## Alberta Regional Utility Consolidation Project

### **COLLABORATION:**

- \* 1) Alberta will implement improvements to its existing sewer system to correct I/I deficiencies, a requirement imposed by the Brunswick County IDA to connect to the IDA Conveyance System which would be utilized to deliver Alberta sewage to Lawrenceville for treatment.
- \* 2) The Brunswick County IDA agreed to accept up to 50,000 GPD of wastewater from the Alberta System into its facilities.
- \* 3) Lawrenceville agreed to own, operate and maintain Alberta's wastewater system according to the Brunswick County IDA, Brunswick County, and Town of Lawrenceville Water and Wastewater Agreement and the Town of Lawrenceville and Town of Alberta Water and Sewer Agreement.

# Infrastructure Projects

## Alberta Regional Utility Consolidation Project

### IMPLEMENTATION STEPS:

- \* A PER was prepared which included the Environmental Review for the project.
- \* Town-wide surveys of the sewer customers revealed that 60% were low-and moderate-income thus qualifying the Town to apply for DHCD CDBG funds.
- \* PDC staff prepared and submitted an application to DHCD requesting CDBG funds for the project.
- \* The construction project totaled \$3,374,956 of which \$969,706 were CDBG funds that were leveraged by other private/public monies totaling \$2,405,250.

# Infrastructure Projects

## Alberta Regional Utility Consolidation Project

- \* Monthly Management Team meetings were held that included officials from the Town of Alberta , Town of Lawrenceville, Brunswick County, Brunswick County IDA, PDC Staff, project engineer, project contractor, community sparkplugs, and the funding agency representative. These meetings were crucial to maintaining project momentum, adhering to the timeline, and ensuring collaboration between partners.

# Contact Information

Gail Moody, Executive Director – [gmoody@southsidepdc.org](mailto:gmoody@southsidepdc.org)

Deborah Gosney, Deputy Director – [dgosney@southsidepdc.org](mailto:dgosney@southsidepdc.org)

Southside Planning District  
Commission  
200 S. Mecklenburg Avenue  
South Hill, Virginia 23970

434-447-7101

[www.southsidepdc.org](http://www.southsidepdc.org)

[www.facebook.com/spdcva](http://www.facebook.com/spdcva)

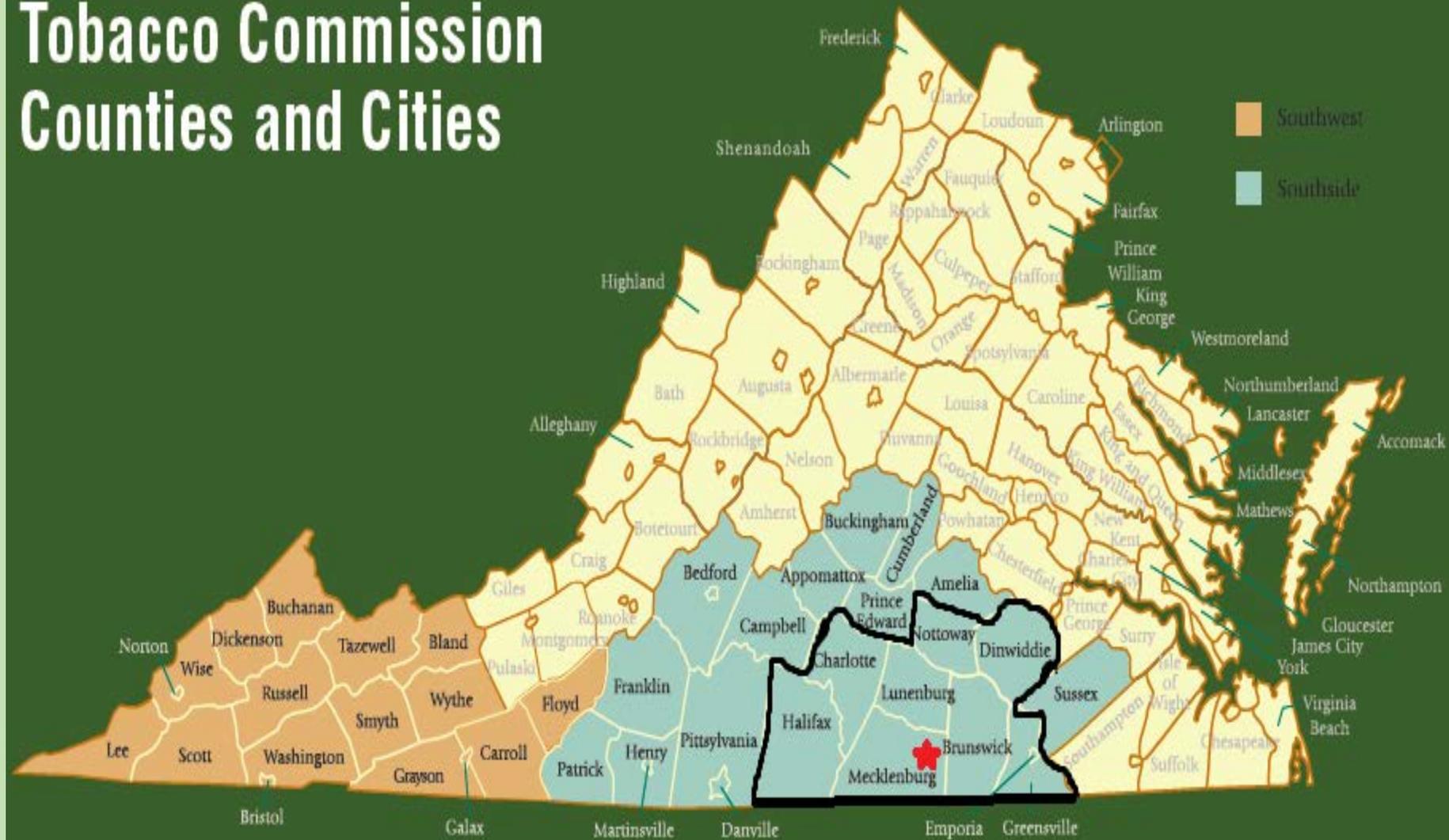


"Creating successful agribusinesses in our community while preserving the heritage of our family farms and local cuisine"



100 W. Danville St.  
South Hill, VA

# Tobacco Commission Counties and Cities







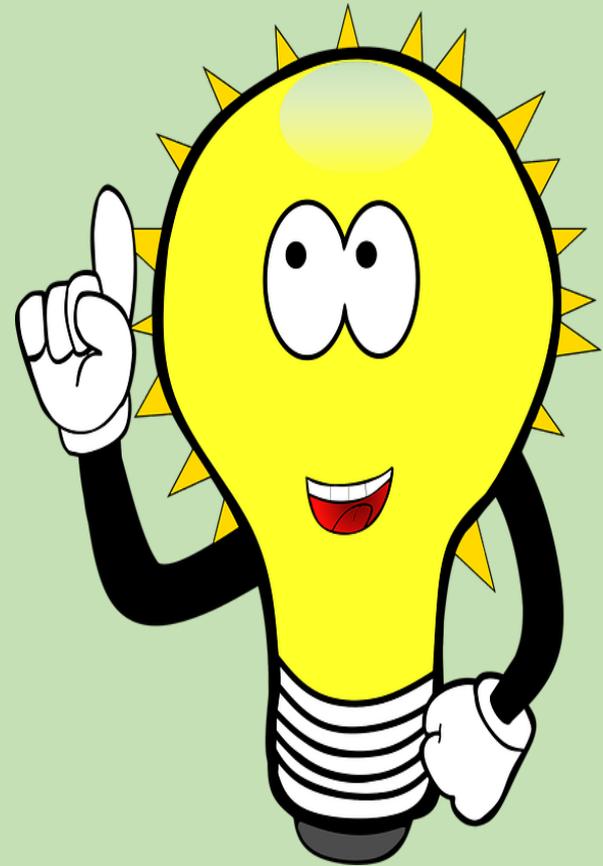




# Challenges for small farmers & food producers...

- Farmers markets only open a few hours per week
- Not enough access to consumers
- Outdoor markets highly weather dependent
- Time/staff constraints of attending multiple markets
- Value added products need to be made in an inspected kitchen to be sold outside of farmers markets
- Some value added products *must* be produced in inspected kitchen and can never be prepared in home kitchens
- Understanding and having proper facilities to adhere to food regulations

We need a  
Food Hub...  
with an  
inspected  
kitchen,  
classroom,  
and local  
food grocery!



# Primary Goals

- Increase consumer access to local foods: Local food grocery open six days per week
- Business Incubator: Help small artisan food businesses and small farmers become profitable and sustainable
- Education: Community and farmer/producer classes, partnerships with local school systems
- Increase foot traffic in downtown area: partnering with Colonial Theater, local food events



VIRGINIA DEPARTMENT OF HOUSING  
AND COMMUNITY DEVELOPMENT  
*Partners for Better Communities*

*VIRGINIA DEPARTMENT  
OF AGRICULTURE AND  
CONSUMER SERVICES*



Committed to the future of rural communities.



You'll like the view from  
**South Hill**

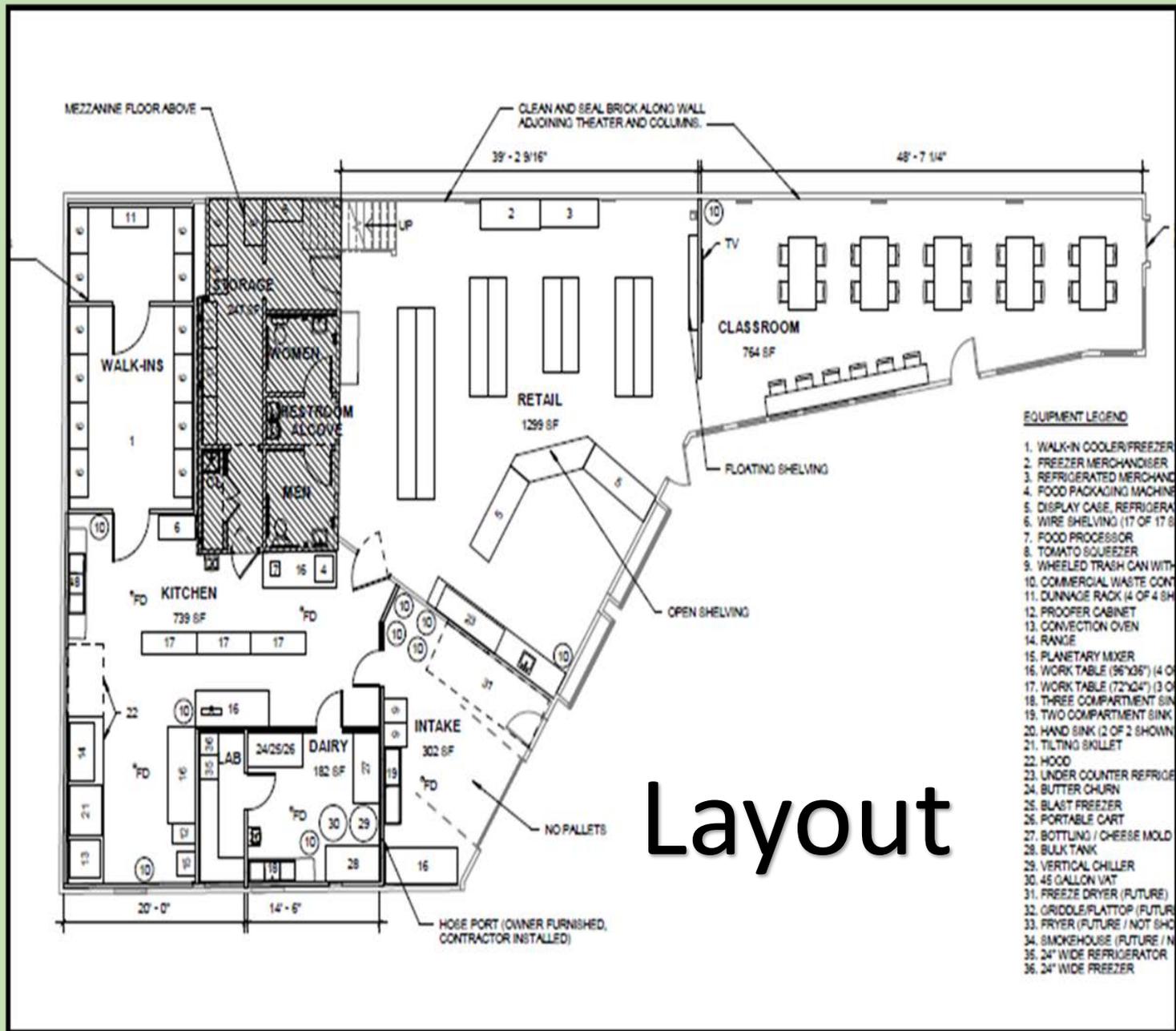


Virginia Tobacco Region  
Revitalization Commission



SOUTHSIDE PLANNING DISTRICT COMMISSION





**EQUIPMENT LEGEND**

1. WALK-IN COOLER/FREEZER
2. FREEZER MERCHANDISER
3. REFRIGERATED MERCHAND
4. FOOD PACKAGING MACHINE
5. DISPLAY CASE, REFRIGERA
6. WIRE SHELVING (17 OF 17 8
7. FOOD PROCESSOR
8. TOMATO SQUEEZER
9. WHEELED TRASH CAN WITH
10. COMMERCIAL WASTE CONT
11. DUNNAGE RACK (4 OF 4 SH
12. PROOFER CABINET
13. CONVECTION OVEN
14. RANGE
15. PLANETARY MIXER
16. WORK TABLE (96"x36") (4 OF
17. WORK TABLE (72"x24") (3 OF
18. THREE COMPARTMENT SIN
19. TWO COMPARTMENT SINK
20. HAND SINK (2 OF 2 SHOWN
21. TILTING SKILLET
22. HOOD
23. UNDER COUNTER REFRIGE
24. BUTTER CHURN
25. BLAST FREEZER
26. PORTABLE CART
27. BOTTLING / CHEESE MOLD
28. BULK TANK
29. VERTICAL CHILLER
30. 45 GALLON VAT
31. FREEZE DRYER (FUTURE)
32. GRIDDLE/FLATTOP (FUTUR
33. FRYER (FUTURE / NOT SHC
34. SMOKEHOUSE (FUTURE / N
35. 24" WIDE REFRIGERATOR
36. 24" WIDE FREEZER

# Layout



# Soft Opening Events



# Classes





# Grand Opening May 2019

SoVaFoodHub@gmail.com

