COMMONWEALTH of VIRGINIA

Commonwealth Transportation Board

Nicholas Donohue
Chairperson

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Agenda item # 3

RESOLUTION
OF THE
COMMONWEALTH TRANSPORTATION BOARD

July 22, 2026

MOTION

Made By: Mr. Good**, Seconded By:** Ms. Green

Action: Motion Carried, Unanimously

Title: Economic Development Access to the Waynesboro Commerce & Industry Park Project ECON-136-375 – City of Waynesboro

WHEREAS, § 33.2-1509 of the *Code of Virginia* provides funds to "be expended by the Board for constructing, reconstructing, maintaining or improving access roads within localities to economic development sites on which manufacturing, processing, research and development facilities, distribution centers, regional service centers, corporate headquarters, or other establishments that also meet basic employer criteria as determined by the Virginia Economic Development Partnership in consultation with the Virginia Department of Small Business and Supplier Diversity will be built under firm contract or are already constructed …" and, "in the event there is no such establishment or … firm contract, a locality may guarantee to the Board by bond or other acceptable device that such will occur and, should no establishment acceptable to the Board be constructed or under firm contract within the time limits of the bond, such bond shall be forfeited"; and

WHEREAS, the City of Waynesboro by formal resolution has requested Economic Development Access (EDA) Program funds to serve the Waynesboro Commerce & Industry Park, which is located off Shenandoah Village Drive without public access, and said design is estimated to cost approximately $160,000; and

WHEREAS, it appears that this request falls within the intent of § 33.2-1509 of the *Code of Virginia* and complies with the provisions of the Commonwealth Transportation Board's EDA Fund Policy and the Economic Development Access Program guide.

NOW, **THEREFORE**, **BE IT RESOLVED,** that $155,000 ($150,000 unmatched and $5,000 matched) of the Economic Development, Airport and Rail Access Fund is allocated to provide adequate access to the Waynesboro Commerce & Industry Park off Shenandoah Village Drive, Project ECON-136-375, contingent upon:

1. All right of way, environmental assessments and remediation, and utility adjustments being provided at no cost to the Commonwealth; and
2. Execution of an appropriate contractual agreement between the City of Waynesboro (LOCALITY) and the Virginia Department of Transportation (VDOT), to provide for the:
    a. Plan design of this road construction project; and
    b. Payment of all ineligible costs, and of any eligible costs in excess of this allocation, from sources other than those administered by VDOT; and
    c. Provision of the required matching funds, up to $5,000, by the LOCALITY for appropriately documented eligible project costs; and
    d. Provision by the LOCALITY of an appropriate bond or other acceptable surety device by the LOCALITY to VDOT, commencing prior to either direct VDOT expenditure of funds or to submission by the LOCALITY to VDOT for reimbursement of LOCALITY expenditures from the Economic Development, Airport and Rail Access Fund, and ending after VDOT approval of the design plans.

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CTB Decision Brief

Economic Development Access – City of Waynesboro
Waynesboro Commerce & Industry Park

Issue: Pursuant to § 33.2-1509 of the *Code of Virginia* and the Economic Development Access (EDA) Fund Policy of the Commonwealth Transportation Board (CTB), the City of Waynesboro has requested funds from the EDA Program to assist in designing road access to eligible property within the Waynesboro Commerce & Industry Park. CTB approval for the allocation of the requested funds is sought.

Facts: Section 33.2-1509 of the *Code of Virginia* authorizes the CTB to expend funds set aside for constructing access roads to economic development sites on which certain establishments as prescribed by the *Code* or other establishments that meet the basic employer criteria as determined by the Virginia Economic Development Partnership (VEDP) in consultation with the Virginia Department of Small Business and Supplier Diversity will be built under firm contract or are already constructed. In addition, the CTB's Economic Development Access Fund Policy makes special provision for design-only Access roadway allocations to localities for projects that do not meet the Major Employment and Investment (MEI) criteria.

The CTB's EDA Fund Policy sets forth certain criteria which must be met for projects to be eligible for such funding and directs the Commissioner of Highways to establish administrative procedures to assure adherence to such policy and legislative requirements. The Commissioner established such administrative procedures in the Economic Development Access Program Guide administered by the Local Assistance Division of the Virginia Department of Transportation (VDOT). The Policy stipulates that the governing body of the locality shall provide a resolution requesting EDA Program funding prior to the Board's allocation of funds.

The Waynesboro Commerce & Industry Park has 111-acres with 35-acres of interstate visibility and has multiple high-profile tenants. The project includes the design of a 0.25-mile-long roadway into an undeveloped 17-acre parcel.

Waynesboro is requesting funding from the Economic Development Access Program to assist with the design of a new roadway within the Waynesboro Commerce & Industry Park. The City will administer the design of the proposed road project. The Waynesboro City Council agrees to provide a surety or bond in the amount of the estimated cost of the design of the access road prior to VDOT's authorization of Economic Development Access funds. Waynesboro will be responsible for financial arrangements to provide for the required EDA Program matching funds, as appropriate, and all project costs exceeding the state EDA Program allocation to fully fund the project.

Recommendation: VDOT recommends the allocation of $155,000 ($150,000 unmatched and $5,000 matched) from the Economic Development, Airport and Rail Access Fund be approved for design of this project, subject to certain contingencies as set forth in the accompanying resolution.

Action Required by the CTB: The *Code of Virginia* and the CTB's EDA Fund Policy specify that the CTB shall approve the allocation of funds for the design of the access road project. A resolution is provided for formal vote.

Result, if Approved: VDOT and the City of Waynesboro will proceed with the EDA road project.

Options: Approve, Deny, or Defer.

Public Comments/Reactions: None