



ECONOMIC DEVELOPMENT ACCESS (EDA) PROGRAM

Wythe County – Progress Park

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October 14, 2025

Economic Development Access (EDA) Program

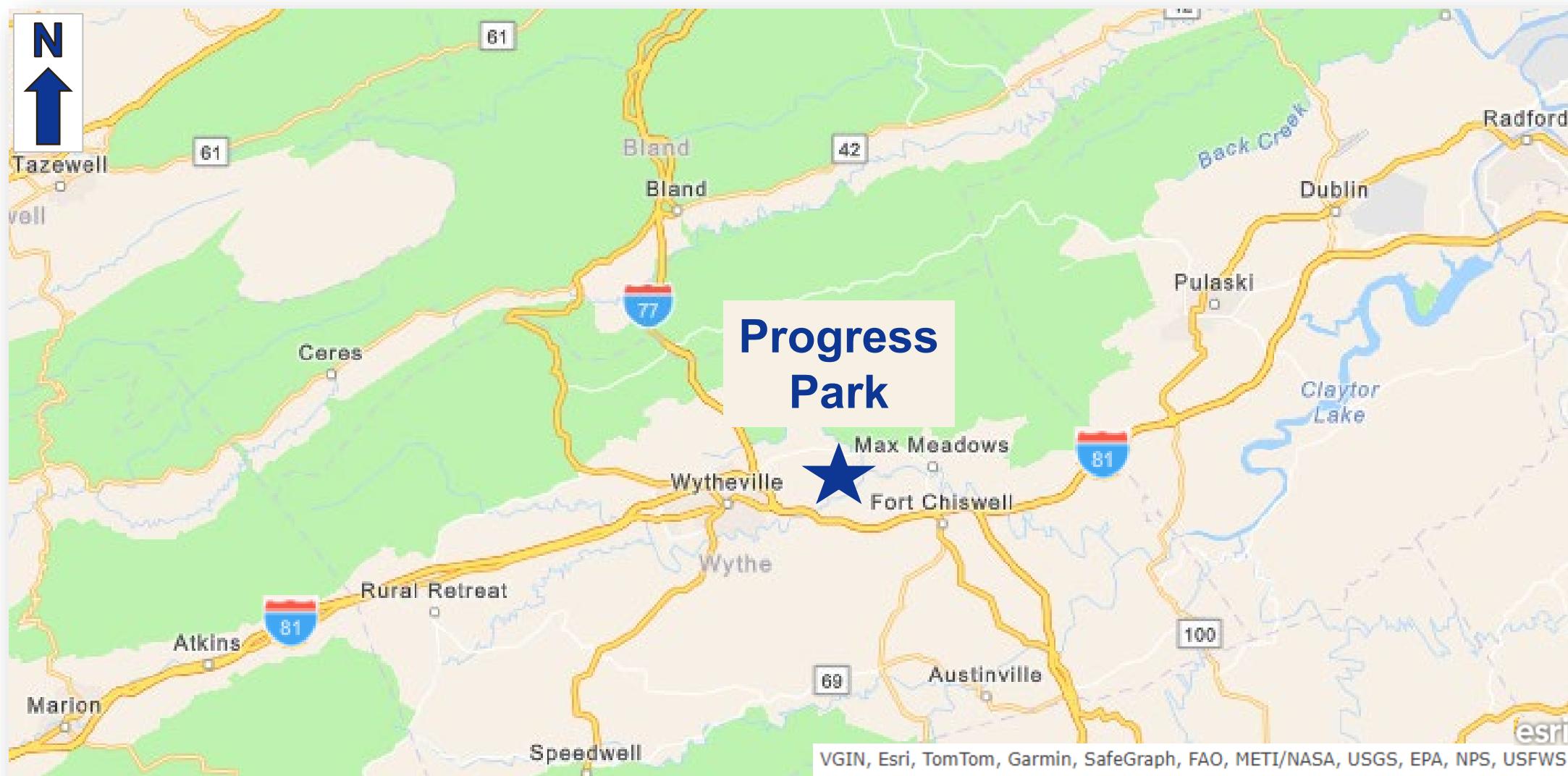
- Provides funding to design and construct roads that serve new or expanding economic development sites
 - Localities submit applications for EDA Funding to VDOT, and the Commonwealth Transportation Board (CTB) considers and approves project allocations
- Projects can be either design-only projects or construction projects
 - **Design-only projects: Funds are used solely for the design of a new road or improvements to an existing road**
 - **Construction projects: Funds are used for both the design and construction of a new road or improvements to an existing road**
 - Traditional: where an existing qualifying establishment is expanding or a new named qualifying establishment is under firm contract to build
 - Bonded: where no establishment is under firm contract to build or when the identity of the qualifying establishment is held confidential

Fund Source	Design-Only Projects		Construction (Bonded or Unbonded)	
	MEI	Non-MEI	MEI	Non-MEI
State	\$500,000	\$150,000	\$1,000,000	\$700,000
Local Match	\$150,000	\$50,000	\$1,000,000	\$150,000

Bonded Economic Development Access Projects

- **The EDA Program provides allocations to localities, where no establishment is under firm contract to build or when the identity of the qualifying establishment is held confidential**
- **The locality must guarantee to the CTB that a bond or other acceptable surety will be provided to cover the anticipated cost of the project**
- **The time limit for bonded projects is five years from the date the CTB approves, by resolution, the project and funding allocation**
- **There is a five-year payback provision if an eligible capital investment is not realized**

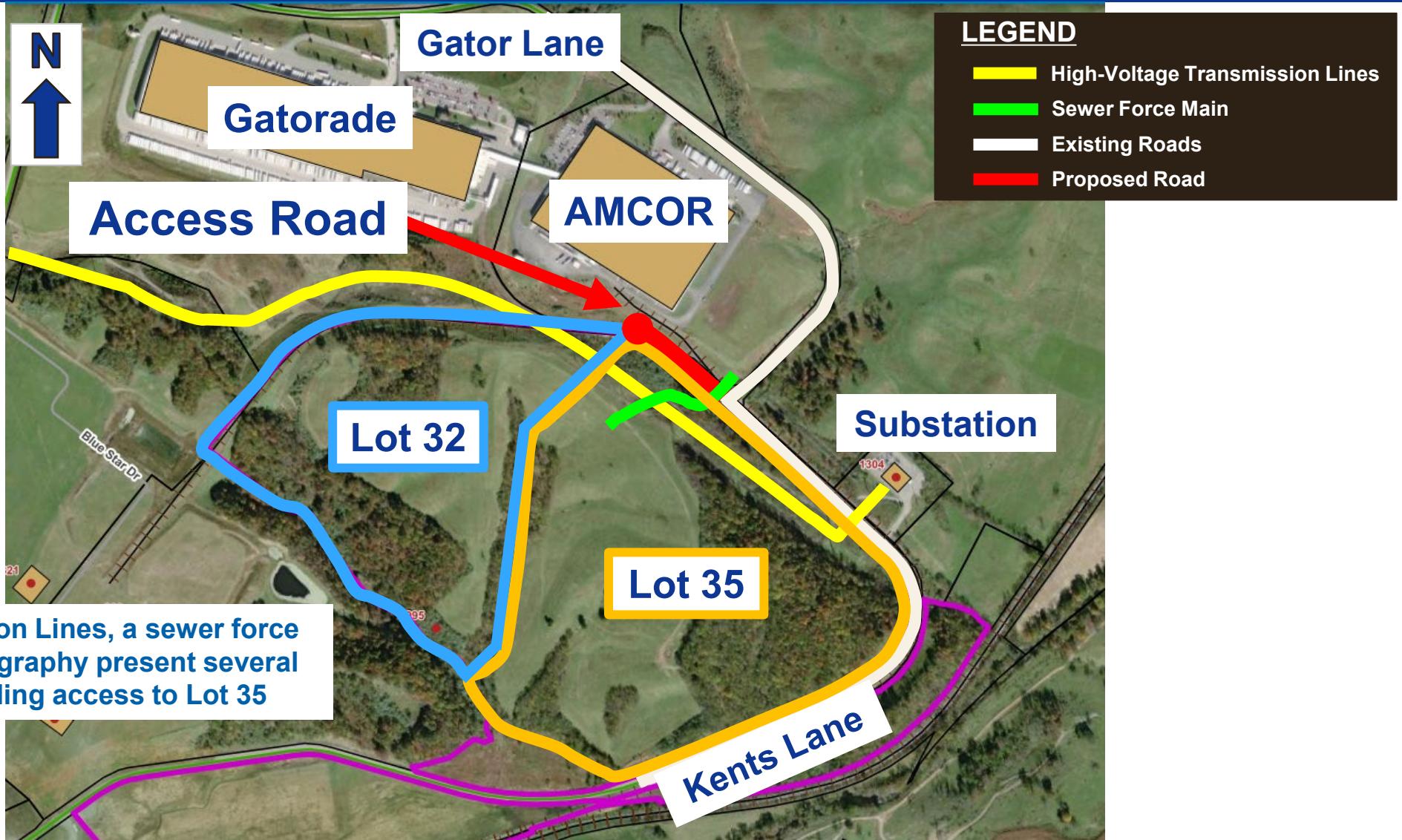
Wythe County, Progress Park



Wythe County, Progress Park

- The proposed access road will extend Kents Lane to serve nearly 100 acres of undeveloped property in Progress Park
- Project details:
 - Construction of a 0.06 mile long, 24-foot-wide access road
 - One travel lane each way with shoulders and ditches
 - Wythe County has provided a total project estimate of \$700,000
 - Proposed Bonded Project Allocation: \$700,000
 - (\$700,000 unmatched)

Wythe County, Progress Park

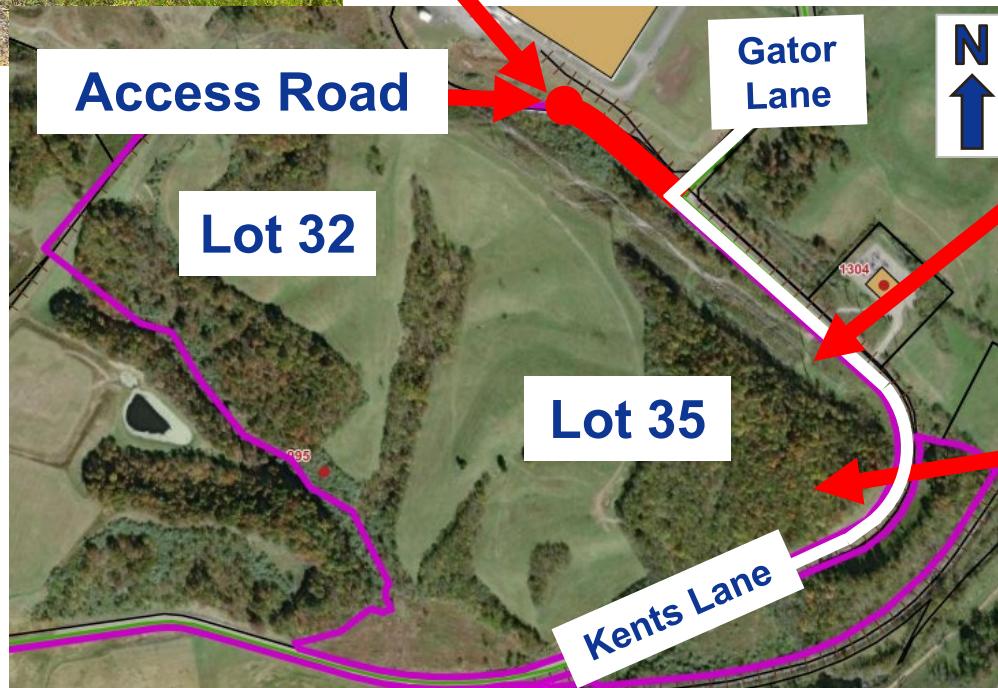


Wythe County, Progress Park



Viewpoint: Near the end of the proposed access road, looking southeast to the intersection of Kents and Gator Lane

- No topography challenges



Viewpoint: Kents Lane looking west

- Ravine along the northeastern side of Lot 35, adjacent to Kents Lane



Viewpoint: Kents Lane looking north

- Steep grade along the southern edge of Lot 35, adjacent to Kents Lane

Wythe County, Progress Park

Application Evaluative Criteria	Project Score	MAX Points
Total Expected Capital Investment* 3X allocation (only for Double Distressed localities) – 5 points 4X allocation (only for Single Distressed localities) – 10 points 5X allocation or greater – 15 points <i>*Speculative projects receive points for the minimum expected Capital Investment</i>	15	15
Site's Potential for Capital Investment* Low potential for Capital Investment – 20 points Medium potential for Capital Investment – 30 points High potential for Capital Investment – 40 points <i>*VEDP will provide support with determining the Site's Potential for Capital Investment</i>	40	40
Expected / Potential Full Time (FT) Job Creation* 0-50 FT Jobs Created – 5 points 50-150 FT Jobs Created – 10 points More than 150 FT Jobs Created – 15 points <i>*VEDP to provide support with verifying the full-time job creation numbers</i>	10	15
Need for Access Road Existing roadway to the site needs to be improved – 10 points Traffic impact analysis supports the proposed project – 10 points <i>or</i> No existing roadway provides access to the site – 20 points	10	20
Level of Distress* Single Distressed locality (unemployment or poverty rate over State average) – 5 points Double Distressed locality (unemployment and poverty rate over State average) – 10 points <i>*As defined by the VEDP's Commonwealth Opportunity Fund</i>	10	10
TOTAL	85	100

Next Steps

- **December 2025 meeting, the CTB will be presented with a Resolution proposing to establish a new EDA project**
- **If approved by the CTB, VDOT and Wythe County will enter into a Standard State-Aid Agreement**
- **Wythe County will administer this project**

