



# **ECONOMIC DEVELOPMENT ACCESS (EDA) PROGRAM**

Wythe County – Progress Park

| Angel Deem, Chief of Policy

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# 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

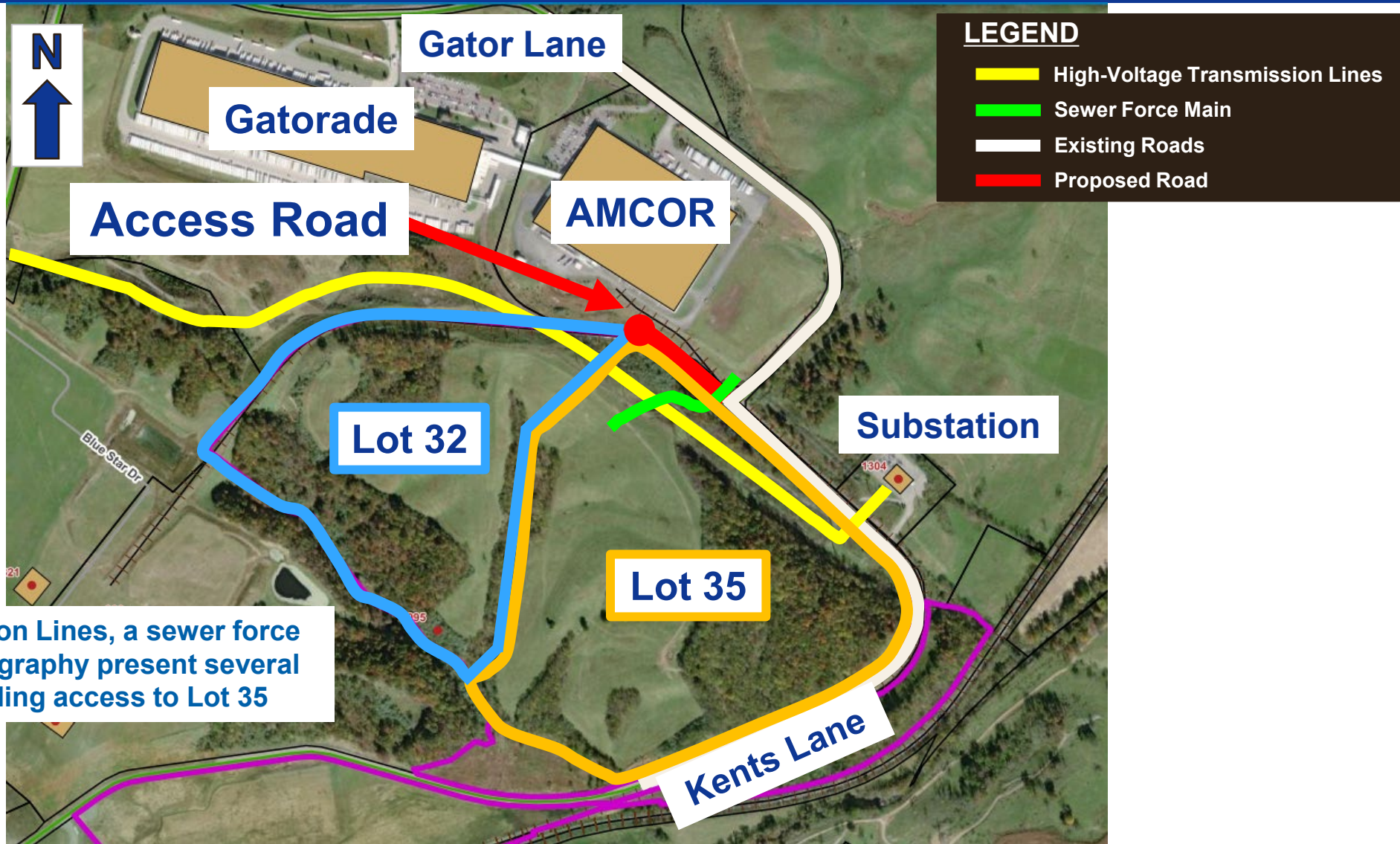
# Wythe County, Progress Park



# 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



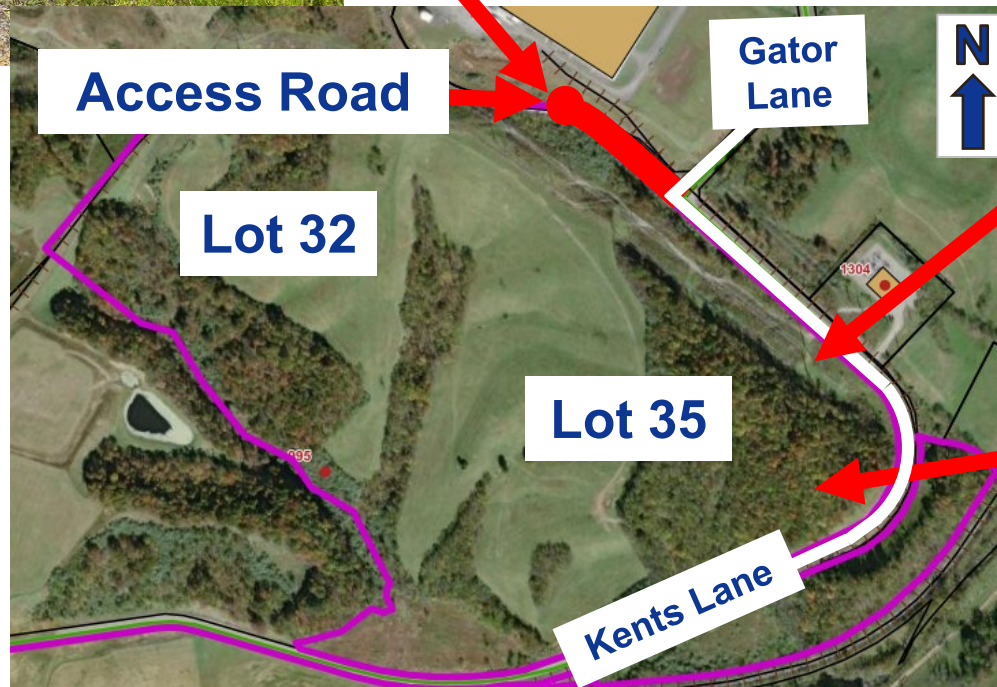


# Wythe County, Progress Park



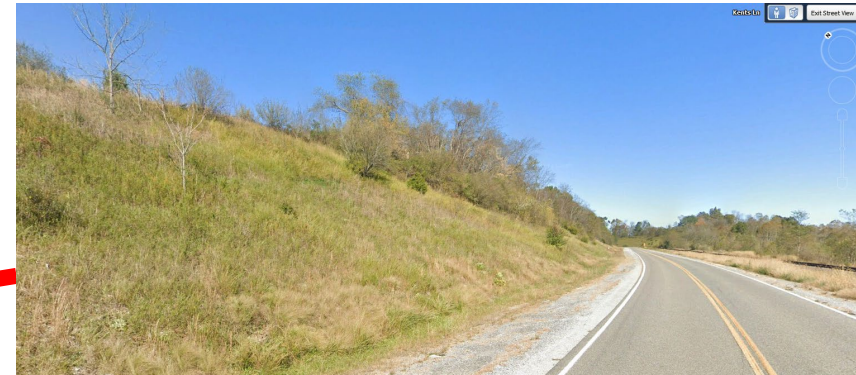
**Viewpoint: Near the end of the proposed access road, looking southeast to the intersection of Kents and Gator Lane**

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

# 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**

