

## September '25 TRRC Awards

# Southern Virginia

### *Agribusiness*

**#4407, Appomattox FFA Alumni Association, Inc.**

***Appomattox FFA Alumni Agricultural Complex - \$400,000 Grant***

This award will support the construction of the Appomattox FFA Alumni Agricultural Complex (AFFAAC). The AFFAAC is a 96' x 132' pole barn designated for youth and agricultural workforce development. The facility will provide youth space to raise market and breed livestock under the mentorship and supervision of agricultural educators. There is dedicated space for modern and industry-relevant large animal handling equipment. The facility will be equipped with space to host regional 4-H, FFA, and producer events. Additionally, students enrolled in the new dual-enrollment Central Virginia Community College Veterinary Science course will utilize the space to foster hands-on experiences with large animals. Funds from the Commission will be used to offset the cost of construction and will go towards the purchase of supplies to equip the building for beef cattle, sheep, goat, and swine production.

### *Business Development*

**#4396, Cumberland County**

***Cumberland Court House Area Plan - \$26,125 Grant***

This award will support the Cumberland Court House Area Plan—a strategic, non-construction planning initiative aimed at guiding future land use, infrastructure investments, economic development, and quality-of-life improvements within the County's historic civic core. This project will be implemented in partnership with the Commonwealth Regional Council and will include data analysis, public engagement, and development of a formal, actionable plan to revitalize the Courthouse Village area. TRRC funds will support consultant services and administrative efforts that will ensure timely completion and adoption of the plan, enabling Cumberland County to attract investment, enhance service delivery, and lay the groundwork for implementation grants aligned with regional and state-level development goals

**#4395, Cumberland County*****Cumberland Grocery Store - \$100,000 Grant***

This award will support Cumberland VA Grocery LLC (dba: Cumberland Grocery) which seeks to create a trusted, community-focused grocery store that brings fresh, affordable, and locally sourced foods and quality meats to the residents of Cumberland and nearby rural areas, while supporting local agriculture and improving food access. Cumberland Grocery will be a full-service grocery store serving the food access needs of Cumberland County, a USDA-defined rural and low-access area. The store will offer fresh produce, dairy, dry goods, household staples, and an in-house butcher counter that features local meats and high protein staples—an underserved niche in the community. The business will create 10 to 15 local jobs and will source products from regional farms and suppliers whenever possible.

**#4402, SOVA Innovation Hub Corporation*****RISE THRIVE – Entrepreneur Support and Ecosystem Building - \$350,000 Grant***

This award will support RISE THRIVE - Entrepreneur Support and Ecosystem Building, a two-year initiative to strengthen rural entrepreneurship across Southern Virginia. Commission funds will be used to support two full-time RISE Business Navigators, development of the RISE THRIVE Accelerator curriculum, delivery of direct entrepreneur support services, and cost-sharing for professional services. The accelerator will be a twelve month, cohort-based virtual program delivered through a regional hub network, offering training, mentorship, and subsidized access to resources that increase social, knowledge, and financial capital. Entrepreneurs will receive support in areas such as IT, AI, legal, marketing, accounting, and other eligible professional services.

**#4404, Town of Altavista*****The Spark Initiative: Fostering Creativity and Community Entrepreneurship - \$146,000 Grant***

This award will support two entrepreneurial development programs at the Spark Innovation Center: The Community Business Launch (CBL) and Create Small. Of the total request, \$106,000 will fund three years of the CBL program, which provides business training, mentorship, and financial support to help entrepreneurs launch and grow small businesses across the region. The remaining \$40,000 will support three years of the Create Small program, a creative entrepreneurship initiative that helps makers and product-based business owners turn their skills into sustainable ventures using Spark's makerspace. Together, these programs aim to drive rural economic growth, support job creation, and foster long-term business success.

**#4405, Town of Crewe*****Town of Crewe Food Hub & Microenterprise Hub - \$298,000 Grant***

This award will support the establishment of the Crewe Food & Microenterprise Hub, a publicly owned facility serving as a rural food aggregation center, retail anchor, and small business incubator. Commission funds will support building acquisition and infrastructure improvements to create a multi-use downtown space that addresses food desert conditions while supporting regional agricultural producers and microenterprise development. The project's mission is to create a sustainable hub that serves as a retail anchor, rural food aggregator, and platform for microenterprise and mobile food vendors, driving economic development and enhancing community health.

**Sites and Infrastructure****#4397, Campbell County*****Seneca Commerce Park Sewer and Water Extension Project - \$439,275 Grant***

This award will support the extension of sewer and water lines at Seneca Commerce Park. This infrastructure project will provide water and sewer services to 27.4-, 18.2-, and 136-acre parcels. As a result of the infrastructure update, these 181.6 acres will be upgraded from Tier 2 to Tier 4 site readiness characterization. The 136-acre parcel is one of the largest continuous undeveloped industrial parcels in the region. In furtherance of marketability, the Seneca Commerce Park is in a federally designated opportunity zone.

**#4398, Greenville County*****Characterization of New Sites - \$25,000 Grant***

This award will assist the County in becoming more competitive by evaluating and helping select potential industrial sites that will show best in the marketplace while having a reasonable cost of development to maximize the locality's return on investment. This information is necessary to make an educated decision on future development of the County.

**#4406, Patrick County EDA*****Patrick County Strategic Site Readiness Initiative - \$91,000 Grant***

This award will support engineering design analysis for an onsite water storage solution intended for the Rich Creek Corporate Park, as well as a future sites evaluation of properties along the US-58 corridor stretching from the Town of Stuart to Henry County. The aim of this initiative is to explore the feasibility of adding a water storage tank that future tenants at the park can utilize in their fire suppression systems. Completing the

engineering design now will enable the County to pursue construction funding and move the site toward occupancy. As for the site evaluation, the US-58 corridor east of the Town of Stuart stands as a strategic economic artery for future business activity and growth, but it is hindered by a lack of appropriate infrastructure and ready-to-develop sites. The site study will enable the County to determine, using GIS-based screening, which sites will be most suitable for development projects, and provide the County with infrastructure recommendations, concept plans, and cost estimates.

### **Tourism**

#### **#4394, Avoca Museum and Historical Society**

##### ***Avoca Museum Expansion Project - Up to \$15,000 Grant***

Commission funds will be in the form of a planning grant of up to \$15,000 for no more than 50% of the contractual services for a feasibility assessment and a business/operating plan. The Avoca Museum and Historical Society have plans for development of an event center. A new center is envisioned for expanding the museum facilities to transform the site into a year-round destination for education, tourism, and community engagement. Additional planning will provide a clearer concept of the financial feasibility and ultimate use of the facility and sustainability.

#### **#4403, Prince Edward County**

##### ***Prince Edward County Trailblazing - \$74,800 Grant***

This award will support Phase II of Prince Edward's comprehensive Wayfinding Signage Program, which focuses on fabrication and installation of eight vehicular Trailblazer signs. The signs will direct travelers to key tourism destinations: Hampden-Sydney College, Sandy River Reservoir, Briery Creek Lake, and the Manor Golf Club, thus enhancing regional connectivity, improving visitor navigation, and reinforcing the County's strategic investment in tourism infrastructure. Developed in partnership with Frazier Associates and aligned with Virginia Department of Transportation (VDOT) standards, this project advances a cohesive signage system that strengthens Prince Edward County's identity as a destination for recreation, culture, and economic opportunity.

## **Housing**

### **#4400, Martinsville EDA**

#### ***Predevelopment for American Furniture Plant 10 Adaptive Reuse, Uptown Martinsville*** **- \$1,000,000 Grant**

This award will support predevelopment work including building stabilization and additional studies on American Furniture Plant 10. Completion of the work will encourage prospective proposals and accelerate redevelopment with a keen focus on addressing the housing priority needs of the region, part of a standing strategy to restore vibrancy in Martinsville's downtown commercial district. The American Furniture Plant 10 (51 Lester Street), one of the Martinsville's largest properties at approximately 98,000 square feet on a 2.8-acre site, represents an ideal opportunity for community and economic revitalization. This former industrial structure sits immediately adjacent to the Uptown spur of the Dick & Willie Passage Trail and the property selected for a future municipal amphitheater. The site is a block away from the popular cultural and commercial Courthouse Square. The Martinsville Economic Development Authority (EDA) recently purchased the site from the City of Martinsville and is actively engaged in discussions with development teams to advance adaptive reuse of the property.

## **Energy Ingenuity**

### **Energy Execution – Implementation Grants**

#### **#4408, Commonwealth Center for Advanced Logistics Systems (CCALS)**

#### ***Establishing and Energy-Centric UAS Center for Critical Infrastructure*** - \$490,000 **Grant**

This award builds on the success and findings of TRRC planning grants #4311 and #4322. CCALS is requesting TRRC Energy Implementation funding to support the creation of an Energy-Centric Unmanned Systems Innovation and Training Center for Critical Infrastructure ("the Center") – a regional anchor for research, training, testing, and commercialization of advanced Unmanned Aircraft Systems (UAS) technologies supporting energy and critical infrastructure applications. Led by the Commonwealth Center for Advanced Logistics Systems in partnership with the UAS Center at SBD and supported by four demonstration sites/field operations in the TRRC footprint, the Center will serve as a catalyst for energy-centric UAS research, innovation, and training.

# **Incentives and Loans Committee**

## **Project Valore, Pittsylvania County**

**\$5,700,000 Grant**

### **Motion adopted after closed session:**

I move that the Committee recommend that the Commission request Pittsylvania County work with staff in the Southern Virginia office to submit an application for \$5.7 million of restricted grant funds to aid in site development costs in support of Project Valore, and to allow the Executive Director to enter into a grant award for this amount, contingent on the prospect's commitment to the site.

## **Project Titan, Pittsylvania County**

**\$1,000,000 Grant**

### **Motion adopted after closed session:**

I move that the Committee recommend that the Commission request Pittsylvania County work with staff in the Southern Virginia office to submit an application for \$1 million of grant funds to aid in the construction of new acceleration and deceleration lanes to improve access to the project site in support of Project Titan, and to allow the Executive Director to enter into a grant award for this amount, contingent on the prospect's commitment to the site.

## **Economic Development Workforce Housing Incentive Pilot Program**

### **Project Safe, Scott County**

**\$1,000,000 Grant**

This award will support development of a new community with units reserved for households earning between 80 and 150% of the AMI. For this project, Scott County is requesting the maximum award amount of \$1M for needed off-site infrastructure improvements to enable this development to proceed. The project will include commitments for at least 50 new workforce housing units, as well as major grant and financing support from Virginia Housing.

### **Westlake Area Improvement, Franklin County**

**\$500,000 Grant**

This award will support a unique proposal through which the County, Commission, and private developers split the cost of approximately \$1.5M, three-phased signalized

intersection improvement at the intersection of Route 122 and Parkcrest Drive in the county's growing Westlake area. These improvements will allow major new commercial and housing development to occur on nearby parcels, leading to the construction of approximately 100 new apartments, 100 new single-family homes, and 160 owner-occupied townhouses and condos, approximately 50% of which are expected to be owned/rented by families earning between 100 and 150% of AMI. Additionally, it is expected that at least 24 of the new apartments will be funded through Virginia Housing's Workforce Housing Incentive program, which, as part of its grant award, will monitor usage of the units, ensuring that they are rented to families earning between 80 and 120% of AMI for a period of at least ten years. These developments will also support the new employees of Traditional Medicinals, an herbal tea production facility that just broke ground on a new \$47M, 57 job facility in Franklin County's Summit View Business Park.

### **Chase City Lofts, Town of Chase City**

#### **Up to \$4,000,000 Loan Through TRRC Partnership With VSBFA**

This award will assist the redevelopment of the former Lee Elementary School in downtown Chase City, a town in Mecklenburg County, that has been sitting largely vacant in recent years and is at risk of further decay and becoming a burden to the community. Recently, the Town of Chase City began working with an experienced redeveloper of historic properties, Edwin Gaskin of Echelon Resources, to whom they are planning to sell the building for a nominal fee. Gaskin has a long history of successful projects throughout the Commonwealth, including several in the Commission footprint: Henry Uptown in Martinsville (25 apartments and 6,000 sf of commercial space), Imperial Lofts in South Boston (71 apartments and 40,000+ sf of commercial space), Halifax Lofts in Halifax (37 apartments), and Chatham Lofts in Chatham (31 apartments). Gaskin proposes repurposing the school into 17 new apartments at a cost of just under \$4M, benefiting from approximately \$1.25M in equity from the sale and state and Federal historic tax credits soon after the completion of construction.