

**Southside Planning
District Commission
Quarterly
Meeting Packet**

July 24, 2025



TO: Southside PDC Commissioners
FROM: Deborah Gosney, Executive Director
DATE: July 14, 2025
SUBJECT: Meeting Overview

The July meeting will be a virtual meeting via Zoom, with an in-person option for attendance. You are encouraged to attend in-person, and lunch will be provided for those that wish to do so.

We are pleased to have Ryan Price, Chief Economist for the Virginia Realtors Association, as a guest speaker at this meeting. He will be presenting an update on the housing market. Mr. Price's research focuses on housing market trends in Virginia, and the economic and demographic factors that move the market.

The SPDC Personnel Manual will be presented for approval at this meeting.

Chad Neese, SPDC Senior Planner/GIS Specialist, will present a final review of the five-year update for the 2025-2030 Comprehensive Economic Development Strategy (CEDS) followed by the required public hearing. The CEDS will then be presented to the Commission for adoption by resolution.

I look forward to seeing all of you on the 24th.

Meeting Agenda



QUARTERLY COMMISSION MEETING

DATE & TIME: July 24, 2025
12:00 p.m. – 1:00 p.m.

LOCATION: 200 South Mecklenburg Ave.
South Hill, VA 23970

VIRTUAL ACCESS:
ZOOM LINK: <https://tinyurl.com/372umcss>
MEETING ID: 339 011 5898
PASSCODE: 202011
PHONE: 1-646-931-3860

AGENDA

1. Call to OrderChair Tanner
 - Roll Call and Recognition of GuestsExecutive Director Gosney
 - Public Comment PeriodChair Tanner
2. Consent AgendaChair Tanner
 - Commission Approval
 - Meeting Agenda
 - April 24, 2025, Commission Meeting Minutes
 - Treasurer’s Report – June 30, 2025
 - FOIA Policy/Electronic Meeting Policy
3. Budget RevisionLeslie Kubasek, Finance Director
4. Guest SpeakerRyan Price of Virginia Realtors Association
5. SPDC Personnel ManualLeslie Kubasek, Finance Director
 - Commission Approval
6. CEDS UpdateChad Neese, Senior Planner/
GIS Specialist
 - Public Hearing Period
 - Adopt Resolution
7. Executive Directors ReportExecutive Director Gosney
8. Other BusinessChair Tanner
9. AdjournmentChair Tanner

The Southside Planning District Commission will make reasonable accommodations and services necessary for sensory-impaired and citizens with disabilities to attend this meeting. Additionally, translation services may be offered upon request and availability. Persons requiring such accommodations/services should contact Chad Neese at least seven business days in advance of the meeting. Written comments may be mailed to Southside Planning District Commission. ATTN: Chad Neese, 200 S. Mecklenburg Ave., South Hill, VA 23970. Comments may also be submitted by phone at 434-447-7101, extension 211, or by email at cneese@southsidepdc.org.

Minutes

SOUTHSIDE PLANNING DISTRICT COMMISSION
Regular Quarterly Meeting
April 24, 2025

The Southside Planning District Commission (SPDC) held its regular quarterly meeting on April 24, 2025, at the Commission's Conference Room, 200 South Mecklenburg Avenue, South Hill, Virginia. Chair Tom Tanner called the meeting to order at 12:00 p.m. Director Gosney called the roll. With a total of 10 Commissioners being present in person, a quorum was met for this meeting. The Roll Call is as follows:

Brunswick County	Present	Virtual	Absent
Dr. Alfonzo Seward			X
Leslie Weddington -Treasurer			X
Dr. Barabara Jarrett-Harris			X
Halifax County			
Stanley Brandon			X
William Claiborne	X		
Jerry Lovelace	X		
Keith McDowell	X		
Scott Simpson	X		
Mecklenburg County			
Joe Cappaert	X		
Charlie Simmons			X
Kirk Gravitt			X
Claudia Lundy	X		
Tom Tanner - Chair	X		
South Boston			
Joseph Chandler	X		
George Leonard – Vice Chair	X		
South Hill			
Kim Callis	X		
Lillie Feggins-Boone			X
TOTAL	10		7

Staff in Attendance:

Deborah Gosney, Executive Director
Ashleigh Zincon, Senior Community Planner
Andy Wells, Director of Local Services
Sangi Cooper, Senior Community Planner
Chad Neese, Senior Planner/GIS Specialist
Erika Tanner, Community Planner II
Leslie Kubasek, Finance Director/HR
Tanya Jessup, Administrative Assistant

Guests in Attendance:

No guests were in attendance.

PUBLIC COMMENT PERIOD

Chair Tanner asked for public comments. Hearing none, the public comment period was closed.

INTRODUCTION OF NEW STAFF MEMBER

Executive Director Gosney introduced the newest SPDC staff member, Administrative Assistant, Tanya Jessup.

APPROVAL OF THE AGENDA

Chair Tanner asked for additions to the agenda. There being none, JOSEPH CHANDLER MADE A MOTION TO APPROVE THE AGENDA AS PRESENTED, SECONDED BY CLAUDIA LUNDY, THE MOTION CARRIED UNANIMOUSLY.

APPROVAL OF MINUTES

Chair Tanner reported that the January 30, 2025, minutes were included in the meeting packet for review and asked for any corrections. There being none, JOSEPH CHANDLER MADE A MOTION TO APPROVE THE JANUARY 30, 2025, MINUTES AS PRESENTED, SECONDED CLAUDIA LUNDY, THE MOTION CARRIED UNANIMOUSLY.

Chair Tanner reported that the April 14, 2025, Executive Committee minutes were included in the meeting packet for review and asked for any corrections. There being none, JOSEPH CHANDLER MADE A MOTION TO APPROVE THE APRIL 14, 2025, MINUTES AS PRESENTED, SECONDED BY CLAUDIA LUNDY, THE MOTION CARRIED UNANIMOUSLY

TREASURER'S REPORT

Finance Director Leslie Kubasek presented the financial report as of March 31, 2025, as follows: assets, \$2,886,219.87; liabilities, \$1,509,055.51; Retained Earnings, \$562,638.71; and Net Balance, \$341,825.65. Expenditures to date totaled \$843,656.33, which is 70% of the annual budget. The expenditures are on target for FY25. UPON MOTION BY JOSEPH CHANDLER, SECONDED BY CLAUDIA LUNDY, THE MARCH 31, 2025, TREASURER'S REPORT WAS UNANIMOUSLY ACCEPTED.

FY26 BUDGET

Director Gosney presented the FY26 Budget. She noted that a 3.5% cost of living adjustment is being proposed. Health insurance premiums increased by 4.6%. It was proposed that the employer contribution toward health insurance premiums increase from 54% to 75% for dual coverage and from 37% to 55% for family coverage. Per Capita Dues totaling \$148,300 did not change. The PDC is in good standing; FY26 proposed revenues total \$1,897,034.69 which exceeds FY25 revenues by \$ 230,481.69. FY26 expenditures total \$1,234,852.00, an increase by \$37,835.42 in comparison to FY25. FY26 revenues over expenses total \$662,182.69. Director Gosney noted that the Executive Committee met on April 14, 2025, to review the FY26 Budget and unanimously approved its recommendation to the full Commission for consideration. The two PDC vehicles provided to staff for travel are in good condition; thus, no vehicle purchase is expected in the upcoming year. This may be reevaluated for the next fiscal year's budget. There being no additional comments, KIM

CALLIS MADE THE MOTION TO APPROVE THE FY26 BUDGET AS PRESENTED, SECONDED BY GEORGE LEONARD, THE MOTION CARRIED UNANIMOUSLY.

SPDC FINANCIAL OPERATIONS MANUAL

Finance Director Leslie Kubasek presented the updated SPDC Financial Operations Manual. It was agreed that the manual will be reviewed and updated annually. UPON MOTION BY GEORGE LEONARD, SECONDED BY KEITH MCDOWELL, THE FINANCIAL OPERATIONS MANUAL WAS UNANIMOUSLY APPROVED.

WATER SUPPLY PLAN RESOLUTION

Director of Local Services, Andy Wells, presented a resolution to approve the application for funding through the Virginia Department of Environmental Quality's 2025 Local and Regional Water Supply Planning Grant. He reviewed the Roanoke River Water Supply Plan, noting that the regional plan is required by the Virginia Code and is due by October 9, 2029. He discussed the key requirements, Year 1 FY25 goals, and DEQ funding compared to estimated costs. UPON MOTION BY CLAUDIA LUNDY, SECONDED BY JERRY LOVELACE, THE RESOLUTION WAS UNANIMOUSLY APPROVED.

CEDS UPDATE

Senior Planner/GIS Specialist Chad Neese provided an update on the Comprehensive Economic Development Strategy (CEDS). He reminded the Commissioners that major updates to the CEDS occur every five years; however, annually, staff perform a cursory review. He went over the CEDS Committee Review, and the Review and adoption process. A CEDS Committee meeting will be held in May/June to discuss proposed changes and to gather input, followed by a mandatory 30-day public review period in June; any suggested revisions will be presented to the CEDS Committee in July for review. The final updated CEDS will be presented at the July Quarterly Meeting for the Commission's approval.

VDOT RURAL TRANSPORTATION WORK PROGRAM FY26

In FY25, each district commission/regional commission with rural areas in Virginia received \$58,000 from VDOT's Rural Transportation Planning Assistance Program, with a required local match of \$14,500 utilizing local government member dues, to conduct rural transportation planning activities. Mr. Neese reviewed the list of activities, the scope of work, program administration, grant preparation, regional bicycle, pedestrian and trails planning and the Rural Long Range Transportation Plan. He reviewed the Downtown Parking Studies, and the new drone "Ringo" was introduced. Mr. Neese then asked for a Resolution to be passed for the Adoption of FY26 Rural Transportation Work Program. UPON MOTION BY KIM CALLIS, SECONDED BY JOSEPH CHANDLER, THE RESOLUTION WAS UNANIMOUSLY APPROVED.

SOUTHSIDE LOCAL & REGIONAL HOUSING MARKET ANALYSIS

Community Planner II, Erika Tanner, presented a resolution to adopt the Southside Local and Regional Housing Market Analysis. She explained that the study identified local and regional housing needs, opportunities, and strategies, and was developed in partnership with Virginia Tech's Virginia Center for Housing Research and Housing Forward Virginia, with funding from Virginia Housing and the Virginia Department of Housing and Community Development. The study involved collaboration with localities and stakeholders across the region. UPON MOTION BY

CLAUDIA LUNDY, SECONDED BY KEITH MCDOWELL, THE RESOLUTION WAS UNANIMOUSLY APPROVED.

SOUTHSIDE REGIONAL HOUSING SUMMIT UPDATE

Community Planner II, Erika Tanner, provided an update on the Southside Regional Housing Summit. She reported that 86 participants attended the event, including builders and developers, local government representatives, real estate professionals, lenders, elected officials, and housing service providers. She noted that the Regional Housing Market Analysis session was considered the most valuable by attendees. Feedback indicated that 90% of attendees were likely to attend a future summit, and 91% would recommend the summit to a colleague or friend. At the meeting, participants were invited to use a QR code to submit ideas for topics they would like to see included at a future housing summit.

EXECUTIVE DIRECTOR'S REPORT

Executive Director Gosney reported on the following:

- Executive Director Gosney met with several localities to review current projects and discuss possible future projects over the next five years. The Project List is included in our CEDS. The localities I met with over the last quarter are Alberta, Lawrenceville, South Hill, Chase City, Clarksville, South Boston, Town of Halifax, Mecklenburg County and Halifax County.
- Executive Director Gosney participated in the Tobacco Commission's Strategic Plan Stakeholder Focus Group.
- Travel –Last Month, Director of Local Services, Andy Wells and Executive Director Deborah Gosney attended the NADO Washington Policy Annual Conference in Arlington, VA; we are registered to attend the SERDI Annual Professional Development and New Executive Directors Training Conference April 27-30,2025, that is being held in Atlantic Beach, Florida.
- The Year in Review- Details PDC activity for FY25. To date, a total of 17 project applications have been approved in FY25, total \$12,234,789; an additional 13 applications have been submitted that are pending agency review. The SPDC project pipeline overall consists of 57 projects, plans and initiatives that are actively being managed by SPDC staff; refer to the Southside PDC Active Projects List for details.
- Southside Regional Opioid Assessment- The Opioid Abatement Assessment is complete. The contract with Virginia Tech was extended to include the development and implementation of an RFP for potential projects to receive funding. The RFP was issued in January 2025 and proposal are due June 1, 2025.
- Next PDC Meeting - The next quarterly meeting is a virtual meeting scheduled for noon on July 24, 2025. Lunch will be provided for those wishing to attend in person.

OTHER BUSINESS

The location for the Annual Dinner was discussed. A survey was sent to the Commissioners asking whether they preferred to continue the county-to-county rotation or return to a central location, with the Dogwood in South Hill proposed as the central site. Executive Director Gosney stated that she believed it should be up to each county when it is their turn in the rotation. As it is Brunswick County's turn this year, staff will ask Brunswick where they would like the dinner meeting to be held. It was noted that if a county chooses to host the dinner meeting in their county, they will be asked to assist with ideas for location and catering.

ADJOURNMENT

There being no further business, the meeting adjourned at 1 p.m.

Tom Tanner, PDC Chair

Deborah Gosney, PDC Secretary

Treasurer's Report



**SOUTHSIDE PLANNING DISTRICT COMMISSION
REGULAR QUARTERLY MEETING
July 24, 2025**

Treasurer's Report

THE June 30, 2025, BALANCE SHEET DETAILS THE FOLLOWING:

ASSETS	\$ 3,260,101.75
LIABILITIES	\$ 1,775,757.97
RETAINED EARNINGS	\$ 562,638.71
NET INCOME	\$ 449,005.07

YEAR-TO-DATE EXPENDITURES FOR THE PERIOD ENDING
JUNE 30, 2025, TOTALED \$ 1,122,787.44 WHICH IS 94% OF
THE ANNUAL EXPENDITURES BUDGET.

Southside Planning District Commission
Balance Sheet
June 2025

ASSETS	
Current Assets	
Operating Account	275,149.86
VIP Investment Account-Restricted	231,071.97
VIP Investment Account	1,724,592.91
Total Checking/Savings	2,230,814.74
Go Virginia Escrow Account	13,440.33
Accounts Receivable	264,386.91
Total Current Assets	2,508,641.98
Other Assets	
SPDC Building Improvements	19,816.67
SPDC Office Building	472,700.00
Equipment	78,904.43
Less: Accumulated Depreciation	(60,278.52)
Vehicles	42,950.00
Less: Accumulated Depreciation	(27,111.83)
Leasehold Improvements	92,263.90
Less: Accumulated Depreciation	(30,487.88)
Deferred Outflows - VRS	162,703.00
Total Other Assets	751,459.77
TOTAL ASSETS	
	\$ 3,260,101.75

LIABILITIES & FUND BALANCE	
Liabilities	
Accounts Payable	6,084.60
Accrued Vacation Leave	55,614.82
Brunswick Flat Rock PI Escrow	3,801.53
Mecklenburg Hwy 49 PI Escrow	1,043.44
Mecklenburg Lambert Rd PI Escrow	6,146.67
South Hill W Main PI Escrow	20,530.23
South Hill Twin Oaks PI Escrow	16,938.30
VH Affordable Housing PI Escrow	129,539.00
VH Seed Escrow	20,000.00
VH Affordable Housing Escrow	249,900.00
Go Virginia Escrow	13,440.33
Opioid Study Escrow	43,228.12
Deferred Revenue	19,524.93
Net Pension Liability	1,140,802.00
Deferred Inflows - VRS	49,164.00
Total Liabilities	1,775,757.97
Fund Balance	
Property Contribution	472,700.00
Retained Earnings	562,638.71
Net Balance	449,005.07
Total Fund Balance	1,484,343.78
TOTAL LIABILITIES &	
FUND BALANCE	\$ 3,260,101.75

	FY25 BUDGET	June 2025	June YTD	BALANCE
REVENUE				
Federal Funding:				
SPDC EDA FY25 Planning Grant	70,000.00	17,500.00	70,000.00	-
SPDC Hazards Mitigation Plan Update	85,952.00	923.32	22,421.67	63,530.33
SPDC SCRC LDD Cooperative Agreement	29,000.00	23,384.00	41,227.90	(12,227.90)
SPDC Regional Fiber Broadband Project Pse 1	44,500.00	6,000.00	38,750.00	5,750.00
Total Federal Funding	229,452.00	47,807.32	172,399.57	57,052.43
State Funding:				
SPDC GO VA - Annual Contract Allocation	84,000.00	6,203.65	81,743.58	2,256.42
SPDC GOVA-Advanced Manufacturing Talen Pathways		157.38	314.76	(314.76)
SPDC GOVA-Amelia County Regional Due Diligence		104.92	314.76	(314.76)
SPDC GOVA-Amelia County Site Suitability Study			996.74	(996.74)
SPDC GOVA-A.I. Statewide Assessment			314.76	(314.76)
SPDC GOVA-GO TEC Region 3 Expansion		209.84	1,416.42	(1,416.42)
SPDC GOVA-Co-location of Data & CEA Greenhouse			629.52	(629.52)
SPDC GOVA-GO TEC Virginia 2025 Project	8,000.00	-	6,137.82	1,862.18
SPDC GOVA-Health Sciences Careers Planning Project	1,000.00	1,371.84	1,948.90	(948.90)
SDPC GOVA-P&HCC GO TEC Welding Instructor	809.00		938.65	(129.65)
SPDC GOVA-RISE Build to Scale Project	20,000.00	1,154.12	7,501.78	12,498.22
SPDC GOVA-Seed Innovation Hub Project	9,274.00	367.22	3,619.74	5,654.26
SPDC GOVA-SVCC GO TEC Mechatronics Instructor	863.00		1,310.15	(447.15)
SPDC GOVA-SVRA Regional Site Development Project			3,234.84	(3,234.84)
SPDC GOVA-VGA Site Development Project	643.00	891.82	4,773.86	(4,130.86)
SPDC DHCD FY25 Contract	89,871.00		114,971.00	(25,100.00)
SPDC Regional Fiber Broadband Project Pse 2	56,000.00	11,000.00	67,000.00	(11,000.00)
SPDC Regional Fiber Broadband Project Pse 3	-	11,000.00	43,000.00	(43,000.00)
SPDC VDOT FY25 Rural Transportation Contract	58,000.00	28,161.21	58,000.00	-
SPDC Hazards Mitigation Plan Update	9,048.00	62.21	2,248.25	6,799.75
SPDC Roanoke River Region 3 Water Supply	-	11,784.00	11,784.00	(11,784.00)
Total State Funding	337,508.00	72,468.21	412,199.53	(74,691.53)
Private Funding				
Lake Country Development Corporation Staff Services	25,000.00	6,250.00	25,000.00	-
Lake Gaston 911 Task Force Dock Sign Management	2,500.00		7,125.00	(4,625.00)
Mid Atlantic Broadband Middle Mile Project	24,100.00	5,343.18	20,843.18	3,256.82
SOVA Innovation Hub Campus Project	30,934.00	-	18,950.00	11,984.00
SPDC Affordable Housing Development Program	30,000.00	32,944.56	44,719.42	(14,719.42)
The Old Brunswick Circuit Foundation - Dromgoole House	7,000.00	-	5,500.00	1,500.00
Total Private Funding	119,534.00	44,537.74	122,137.60	(2,603.60)
Local Fundig:				
Boydton WWTP Improvement Project	3,000.00		9,033.34	(6,033.34)
Brodnax Lead Service Inventory Project	75,000.00		106,000.00	(31,000.00)
Brodnax Town-wide Housing Rehab Planning Project	6,000.00	-	9,875.00	(3,875.00)
Brunswick County Chesnut Rd Scatterd Site Project	-	-	13,884.61	(13,884.61)
Brunswick County Stonewall Industrial Park	5,000.00	-	-	5,000.00
Brunswick County Township Road Project	72,900.00	8,900.00	25,400.00	47,500.00
Brunswick County Sheriff's Office - GIS Contract	7,200.00		7,200.00	-
Brunswick County-Online GIS Services	4,200.00		4,200.00	-
Brunswick IDA Produce Project	30,000.00		-	30,000.00
Brunswick IDASledge & Barkley Redevelopment Project	7,500.00	-	-	7,500.00

Chase City Mecca Theatre Brownfield Restoration Project	-		790.00	(790.00)
Chase City B Street Project-Pse 1	13,189.00	1,500.00	35,355.00	(22,166.00)
Chase City B Street Project - Pse 2	60,750.00	12,708.00	51,958.00	8,792.00
Chase City Lead Service Line Inventory	12,000.00		6,000.00	6,000.00
Chase City Lee Building Disaster Assistance	10,000.00		12,000.00	(2,000.00)
Chase City Town Wide Water Study Planning Project	2,500.00	2,500.00	2,500.00	-
Clarksville Cove Project	15,000.00		2,500.00	12,500.00
Clarksville Sewer Improvement Project	21,229.00	1,912.00	19,140.00	2,089.00
Halifax County - GIS Contract	23,000.00		23,000.00	-
Halifax County- VIR Water Supply Interconnection Project	30,000.00		1,350.00	28,650.00
Halifax County- Memorial Drive	-	10,950.00	10,950.00	(10,950.00)
Halifax Town Banister Housing Planning Project - Pse 1	27,333.00	4,333.30	10,041.63	17,291.37
Halifax Town Exxon Redevelopment Project	10,000.00	3,500.00	14,000.00	(4,000.00)
La Crosse Lead Service Inventory Project	122,000.00		125,000.00	(3,000.00)
LaCrosse Pine St Phase 2	-		15,110.25	(15,110.25)
Lawrenceville Sharp Street Improvement Project	20,000.00	1,000.00	1,000.00	19,000.00
Lawrenceville THT Connector Project	15,000.00		-	15,000.00
Lunenburg County - GIS Contract	4,800.00		4,800.00	-
Mecklenburg County - GIS Contract	27,000.00		27,000.00	-
Mecklenburg County - Regional Housing Market Assessment	10,240.00		6,300.00	3,940.00
Mecklenburg County Online GIS Site Hosting			3,600.00	(3,600.00)
Mecklenburg County Partk View High Redevelopment			1,500.00	(1,500.00)
RRRT Tobacco Heritage Trail Maintenance Amenities Project	9,000.00	4,000.00	4,000.00	5,000.00
RRRT Tobacco Heritage Trail Management Services	7,500.00	3,750.00	7,500.00	-
South Boston John Randolph Hotel project Street Project	7,500.00	7,400.00	7,400.00	100.00
South Boston Riverdale Acquisition	-	-	5,000.00	(5,000.00)
South Boston Riverdale Open Space Master Plan	-	-	2,597.64	(2,597.64)
South Boston North Main Street Project	32,300.00	-	12,799.98	19,500.02
South Boston Westside Mobile Home Citizen Relocation	2,500.00	15,416.64	15,416.64	(12,916.64)
South Boston Westside Mobile Home Redevelopment	27,750.00	4,015.02	25,315.02	2,434.98
South Hill Lead Service Line Inventory Project	10,000.00	-	10,000.00	-
South Hill Nicks Lane Neighborhood Project	35,000.00	6,875.00	29,645.00	5,355.00
South Hill Sycamore & Howerton Sewer Extension Project	7,500.00	-	-	7,500.00
South Hill Zoning Services	4,000.00	-	4,088.75	(88.75)
SPDC Member Jurisdiction Dues	148,300.00		148,300.80	(0.80)
Total Local Funding	926,191.00	88,759.96	821,551.66	104,639.34
Other Funding:				
Misc Income	-	5,812.18	5,121.74	5,121.74
Investment Income	53,868.00	7,062.04	77,635.16	(23,767.16)
Program Income			(39,252.75)	(39,252.75)
Total Other Funding	53,868.00	12,874.22	43,504.15	10,363.85
TOTAL REVENUE	1,666,553.00	266,447.45	1,571,792.51	94,760.49
EXPENDITURES				
DIRECT COSTS				
Direct Employee Costs				
Direct Employee Salaries	559,488.76	45,183.60	518,309.95	41,178.81
Direct Employee Benefits	252,345.88	20,748.36	228,734.58	23,611.30
Subtotal Direct Employee	811,834.64	65,931.96	747,044.53	64,790.11
Direct Costs Federal				
Memberships Fees & Dues	3,000.00	0.00	-	3,000.00
Travel, Lodging, Conferences	3,672.00	0.00	-	3,672.00
Subtotal Direct Federal	6,672.00	0.00	0.00	6,672.00
Direct Costs Non-Federal				
SPDC Contract Consultant	61,985.00	6,160.00	73,920.00	(11,935.00)

Travel, Lodging, Conferences	4,481.00	1,591.60	15,698.81	(11,217.81)
Staff Retreats/Meetings	600.00		-	600.00
Project Related Expenses	4,347.00	1,454.01	1,134.62	3,212.38
Misc Expenses	1,500.00	0.00	-	1,500.00
Subtotal Direct Non-Federal	72,913.00	9,205.61	90,753.43	(17,840.43)
TOTAL DIRECT COSTS	891,419.64	75,137.57	837,797.96	53,621.68
INDIRECT COSTS				
Indirect Employee Costs				
Indirect Employee Salaries	112,104.24	5,658.00	98,765.65	13,338.59
Indirect Employee Benefits	57,442.70	2,598.15	44,038.53	13,404.17
Subtotal Indirect Employee	169,546.94	8,256.15	142,804.18	26,742.76
Indirect Other Costs				
Office Expenses	40,000.00	2,390.72	47,103.39	(7,103.39)
Utilities(Includes Telephone & Power Bills)	18,500.00	1,543.09	18,874.12	(374.12)
Office Supplies	5,000.00	266.90	5,422.33	(422.33)
Auditing	8,000.00	8,400.00	8,400.00	(400.00)
Board Meeting Expenses	12,500.00		9,252.35	3,247.65
Equipment Lease Payments	15,000.00	715.55	8,784.05	6,215.95
Insurance and Bonding	7,000.00		6,495.00	505.00
Membership Dues & Fees	5,000.00	35.00	5,660.26	(660.26)
Publications/Subscriptions	550.00	35.99	619.88	(69.88)
Professional Printing	1,000.00		-	1,000.00
Building Upkeep	9,000.00	1,107.77	12,198.53	(3,198.53)
Staff Travel & Trainings	1,000.00	-	6,873.58	(5,873.58)
Postage and Freight	2,500.00	541.99	2,213.46	286.54
Auto Repairs/Maintenance/Gas	5,000.00	151.92	3,096.41	1,903.59
Public Relations	1,000.00		469.36	530.64
Legal Fees	5,000.00	60.00	4,176.20	823.80
Subtotal Indirect Other	136,050.00	15,248.93	139,638.92	(3,588.92)
TOTAL INDIRECT COSTS	305,596.94	23,505.08	282,443.10	23,153.84
Subtotal Expenditures	1,197,016.58	98,642.65	1,120,241.06	76,775.52
Employee Benefits Adjusted	(0.00)	1,632.68	2,546.38	
TOTAL EXPENDITURES	1,197,016.58	100,275.33	1,122,787.44	74,229.14
NET BALANCE	469,536.42	166,172.12	449,005.07	20,531.35
Employee Benefits				
Unemployment Taxes	417.60	39.57	175.50	242.10
FICA Taxes	45,964.88	3,591.46	42,370.15	3,594.73
Deferred Comp	8,248.42	777.14	7,743.42	505.00
VRS Retirement/Life	147,400.91	12,541.84	138,277.09	9,123.82
Long Term Disability	3,516.00	266.44	3,088.25	427.75
Monthly Vacation Accrued	6,500.77	(3,413.00)	(5,340.66)	11,841.43
Health Contribution	97,740.00	11,175.74	89,005.74	8,734.26
TOTAL EMPLOYEE BENEFITS	309,788.58	24,979.19	275,319.49	34,469.09
Employee Benefits Applied	309,788.58	(23,346.51)	(272,773.11)	
Employee Benefits Adjusted	(0.00)	1,632.68	2,546.38	

Electronic Meeting Policy



REMOTE ELECTRONIC PARTICIPATION and ALL-VIRTUAL MEETING POLICY

This policy serves two primary objectives. The initial aim is to enable the Southside Planning District Commission (SPDC) members to participate in a Commission meeting via electronic communication from a remote location. The secondary objective is to facilitate the Commission's conducting entirely virtual meetings in accordance with the provisions of the Virginia Freedom of Information Act (FOIA) and as delineated in this policy.

POLICY:

It is the firm policy of the Southside Planning District Commission (SPDC) that all individual members, without exception, may engage in SPDC meetings through electronic communication as allowed by subsection B of § 2.2-3708.3 of the *Code of Virginia*. This policy, applied uniformly, regardless of the member's identity or the matters to be discussed or voted on at the meeting, ensures fairness and equal opportunity for all, reassuring every member.

In order for an individual member to participate from a remote location, a quorum of the Commission must be physically assembled at the primary or central meeting location. When such individual participation is due to a personal matter, set out in section A.4 below, such participation is limited to two (2) meetings per calendar year or 25 percent of the meetings held per calendar year, rounded up to the next whole number, whichever is greater.

Furthermore, the SPDC policy allows the Commission to hold all-virtual public meetings in accordance with subsection C of § 2.2-3708.3 of the *Code of Virginia*. These all-virtual public meetings are limited to two (2) per calendar year or 25 percent of the total meetings held per calendar year, whichever is greater. It's important to note that an all-virtual public meeting cannot be held immediately following another all-virtual public meeting.

This policy applies to the Commission and all committees created by or under the authority of the Southside Planning District Commission (SPDC). A commissioner who attends and participates electronically in a Commission meeting shall have access to any materials presented and available to Commissioners who are physically present at the meeting.

If a Commissioner fails to comply with this policy, the Commission may refuse to allow the Commissioner to participate by electronic means in Commission meetings.

Provisions of this policy will also apply to any committee, subcommittee, or other entity designated by the Commission to perform the organization's delegated functions.

REMOTE ELECTRONIC PARTICIPATION BY COMMISSION MEMBERS:

"Remote participation" means participation by an individual member of a public body by means of electronic communication in a public meeting where a quorum of the public body is otherwise physically assembled.

"Electronic communication" means transmitting or receiving information using electrical, digital, magnetic, wireless, optical, electromagnetic, or similar technology.

A. Notification of Inability to Attend:

- **Disability, Medical Condition, Location, or Personal Matter**

In advance of the meeting at which remote participation is requested, the member shall notify the Chair, Executive Director, or Administrative Assistant that he or she is unable to attend.

- 1) Due to a temporary or permanent disability or other medical condition that prevents the member's physical attendance.
- 2) A family member's medical condition requires the member to provide care for such a family member.
- 3) Member's principal residence is more than 60 miles from the meeting location identified in the required notice for such meeting.
- 4) Due to a personal matter. The member must identify with specificity the nature of the individual matter and may not use remote participation due to personal matters more than two (2) meetings per calendar year, or 25 percent of the meetings held per calendar year rounded up to the following whole number, whichever is greater.

B. Quorum Physically Assembled, Approval of Remote Electronic Participation

A quorum of the Commission must be physically assembled at the primary or central meeting location. The Commissioners present must approve of the remote electronic participation for the member to participate remotely; however, the decision shall be based solely on the criteria in Section A, without regard to the member's identity or items that will be considered or voted on during the meeting.

C. Record of Action

The Commission shall record in its minutes the remote location from which a member participated. The minutes also shall reflect the specific nature of the personal matter, the disability or medical condition; the fact that a family member's medical condition that required the member to provide care for such family member, thereby preventing their physical attendance, or that that such member's principal residence is more than 60 miles from the meeting location identified in the required notice for such meeting. If the absent member's remote participation is disapproved because participation would violate this policy, the disapproval shall be recorded in the Commission's minutes with specificity.

ALL-VIRTUAL MEETINGS:

"All-virtual public meeting" means a public meeting (i) conducted by a public body, other than those excepted pursuant to subsection C of § 2.2-3708.3, using electronic communication means, (ii) during which members of the Southside PDC Commissioning body who participate remotely rather than being assembled in one physical location, and (iii) to which public access is provided through electronic communication means or at primary location of the meeting.

1. An indication of whether the meeting will be an in-person or all-virtual public meeting is included in the required meeting notice along with a statement notifying the public that the method by which a public body chooses to meet shall not be changed unless the public body provides a new meeting notice in accordance with the provisions of § 2.2- 3707
2. Public access to the all-virtual public meeting is provided via electronic communication means
3. The electronic communication means used allows the public to hear all members of the public body participating in the all-virtual public meeting and, when audio-visual technology is available, to see the members of the public body as well
4. A phone number or other live contact information is provided to alert the public body if the audio or video transmission of the meeting provided by the public body fails, the public body monitors such designated means of communication during the meeting, and the public body takes a recess until public access is restored if the transmission fails for the public
5. A copy of the proposed agenda and all agenda packets and, unless exempt, all materials furnished to members of a public body for a meeting is made available to the public in electronic format simultaneously with when such materials are provided to members of the public body.
6. The public is afforded the opportunity to comment through electronic means, including by way of written comments, at those public meetings when public comment is customarily received
7. No more than two members of the public body are together in any one remote location unless that remote location is open to the public to access physically.
8. If a closed session is held during an all-virtual public meeting, the transmission of the meeting to the public resumes before the public body votes to certify the closed meeting.
9. The public body does not convene an all-virtual public meeting (i) more than two times per calendar year or 25 percent of the meetings held per calendar year rounded up to the next whole number, whichever is greater, or (ii) consecutively with another all-virtual public meeting.
10. Minutes of all-virtual public meetings held by electronic communication means are taken as required by § 2.2-3707 and include the fact that the meeting was held by electronic communication means and the type of electronic communication means by which the meeting was held. If a member's participation from a remote location pursuant to this subsection is disapproved because such participation would violate this policy, such disapproval shall be recorded in the minutes with specificity.

Adopted this 24th day of July 2025 by the Southside Planning District Commission.

Tom Tanner, Chair

Deborah Gosney, Secretary

Budget Revision

**SOUTHSIDE PLANNING DISTRICT COMMISSION
FY26 REVENUE AND EXPENDITURES
AMENDED BUDGET SNAPSHOT**

REVENUES	AMENDED BUDGET	ORIGINAL BUDGET	+/- CHANGE
Annual Recurring Revenue	602,955.80	600,855.00	2,100.80
Brought Forward Project Revenue	905,964.25	901,733.60	4,230.65
New Project Revenue	662,625.14	682,621.08	(19,995.94)
Deferred Project Revenue	(322,853.21)	(362,174.99)	39,321.78
Account Interest Income	77,500.00	74,000.00	3,500.00
Total Revenues	1,926,191.98	1,897,034.69	29,157.29
EXPENDITURES	AMOUNT	AMOUNT	
Direct Costs	917,832.82	917,832.82	-
Indirect Costs	317,019.18	317,019.18	-
Total Expenditures	1,234,852.00	1,234,852.00	
Excess Revenues Over Expenditures	691,339.98	662,182.69	29,157.29

**SOUTHSIDE PLANNING DISTRICT COMMISSION
YEAR TO YEAR COMPARISON
AMENDED BUDGET**

	FY26 AMENDED	FY25	FY24
REVENUES			
Annual Recurring Revenue	602,955.80	577,871.00	460,478.00
Brought Forward Project Revenue	905,964.25	1,437,326.06	1,032,075.00
New Project Revenue	662,625.14	105,000.00	1,256,420.20
Deferreed Project Revenue	(322,853.21)	(507,512.06)	(1,021,883.00)
Account Interest Income	77,500.00	53,868.00	53,868.00
TOTAL	1,926,191.98	1,666,553.00	1,780,958.20
EXPENDITURES			
Direct Costs	917,832.82	891,419.64	850,553.41
Indirect Costs	317,019.18	305,596.94	340,544.15
TOTAL	1,234,852.00	1,197,016.58	1,191,097.56
Excess Revenues Over Expenditures	691,339.98	469,536.42	589,860.64

**SOUTHSIDE PLANNING DISTRICT COMMISSION
FY26 AMENDED ITEMIZED REVENUE**

FUNDING AGENCY	AWARDED ADMIN AMOUNT	CUMULATIVE INVOICED TO-DATE	ESTIMATED INVOICED APR-JUN 2025	REMAINING BALANCE	BROUGHT FORWARD PROJECT REVENUE	NEW PROJECT REVENUE	ANNUAL RECURRING REVENUE	FY26 BUDGET 07/01/25-06/30/26	DEFERRED PROJECT REVENUE
Federal Funding:									
SPDC EDA FY24 Planning Grant	210,000.00	140,000.00		70,000.00			70,000.00	70,000.00	
SPDC Hazards Mitigation Plan Update	95,000.00	26,933.54		68,066.46	68,066.46			68,066.46	(0.00)
SPDC SCRC LDD Cooperative Agreement Allocation	23,384.00	-		23,384.00			23,384.00	23,384.00	
SPDC Regional Fiber Broadband Project Pse 1	150,000.00	144,405.00		5,595.00	5,595.00			5,595.00	
Total Federal Funding	478,384.00	311,338.54		167,045.46	73,661.46		93,384.00	167,045.46	(0.00)
State Funding:									
SPDC DHCD Contract	114,971.00	-		114,971.00			114,971.00	114,971.00	
SPDC GOVA-Annual Contract	84,000.00	-		84,000.00			84,000.00	84,000.00	
SPDC GOVA-Advanced Manufacturing Talent Pathways	3,400.00	314.76		3,085.24	3,085.24	3,085.24		3,085.24	
SPDC GOVA-AI Statewide Assessment	1,000.00	314.76		685.24	685.24	685.24		685.24	
SPDC GOVA-Amelia County Regional Due Diligence	3,000.00	314.76		2,685.24	2,685.24	2,685.24		2,685.24	
SPDC GOVA-Co-location Feasibility Study-Data Center/Greenhol	2,000.00	629.52		1,370.48	1,370.48	1,370.48		1,370.48	
SPDC GOVA-GO TEC Region 3 Expansion Project	5,650.00	1,416.42		4,233.58	4,233.58	4,233.58		4,233.58	
SPDC GOVA-GO TEC Virginia 2025 Project	17,288.00	13,931.27		3,356.73	3,356.73	3,356.73		3,356.73	(0.00)
SPDC GOVA-RISE Build to Scale Project	40,000.00	11,334.28		28,665.72	28,665.72	28,665.72		20,000.00	8,665.72
SPDC GOVA-Seed Innovation Hub Project	12,000.00	6,515.59		5,484.41	5,484.41	5,484.41		5,484.41	
SPDC GOVA-VGA Site Development Project	10,825.00	9,730.56		1,094.44	1,094.44	1,094.44		1,094.44	0.00
SPDC Hazards Mitigation Plan Update	10,000.00	2,744.28		7,255.72	7,255.72	7,255.72		7,255.72	(0.00)
SPDC Regional Fiber Broadband Project Pse 2	200,000.00	93,000.00		107,000.00	107,000.00	107,000.00		102,000.00	5,000.00
SPDC Regional Fiber Broadband Project Pse 3	200,000.00	43,000.00		157,000.00	157,000.00	157,000.00		125,000.00	32,000.00
SPDC Roanoke Region 3 DEQ Water Supply Plan	8,884.00	-		8,884.00	8,884.00	8,884.00		8,884.00	
SPDC VDOT Rural Transportation Contract	58,000.00	-		58,000.00			58,000.00	58,000.00	
Total State Funding	771,058.00	183,266.20		587,791.80	152,837.02	177,983.78	256,971.00	542,126.08	45,665.72
Private Funding:									
Lake Country Development Corporation Staff Services	25,000.00	-		25,000.00			25,000.00	25,000.00	
Lake Gaston 911 Task Force Doek Sign Management	3,500.00	-		3,500.00		3,500.00		3,500.00	
Mid Atlantic Broadband Middle Mile Project	125,000.00	33,643.18		91,356.82	91,356.82	91,356.82		32,233.33	59,123.49
The Old Brunswick Circuit Foundation - Dromgoolle House	15,000.00	12,500.00		2,500.00	2,500.00	2,500.00		2,500.00	
Total Private Funding	168,500.00	46,143.18		122,356.82	93,856.82	3,500.00	25,000.00	63,233.33	59,123.49
Local Funding:									
Brodnax Depot Project	12,000.00	-		12,000.00	12,000.00			12,000.00	
Brodnax Town-wide Housing Rehab Project	100,000.00	-		100,000.00		100,000.00		50,000.00	50,000.00
Brunswick County Stonewall Industrial Park	5,000.00	-		5,000.00	5,000.00			5,000.00	
Brunswick County Stonewall Industrial Park	2,500.00	-		2,500.00	2,500.00	2,500.00		2,500.00	
Brunswick County Stonewall Industrial Park	2,500.00	-		2,500.00	2,500.00	2,500.00		2,500.00	
Brunswick County Stonewall Industrial Park	94,700.00	55,540.00		39,160.00	39,160.00	39,160.00		39,160.00	
Brunswick County Sheriff's Office-GIS Contract	7,200.00	-		7,200.00			7,200.00	7,200.00	
Brunswick County-GIS Online Site	4,200.00	-		4,200.00			4,200.00	4,200.00	
Brunswick IDA Produce Project	60,000.00	-		60,000.00	60,000.00			45,000.00	15,000.00
Brunswick IDA Produce Project	10,000.00	-		10,000.00		10,000.00		10,000.00	
Brunswick IDA-Sledge & Barkley Redevelopment Project	7,500.00	-		7,500.00	7,500.00			7,500.00	
Chase City B Street Project - Pse 1	105,200.00	75,952.00		29,248.00	29,248.00	29,248.00		29,248.00	
Chase City B Street Project - Pse 2	120,000.00	51,958.00		68,042.00	68,042.00	68,042.00		68,042.00	
Chase City Lead Service Line Inventory	22,000.00	6,000.00		16,000.00	16,000.00	16,000.00		16,000.00	
Clarksville Cove Project	15,000.00	6,666.67		8,333.33	8,333.33	8,333.33		8,333.33	
Clarksville Sewer Improvement Project	50,000.00	45,000.00		5,000.00	5,000.00	5,000.00		5,000.00	
Halifax County-GIS Contract	25,000.00	-		25,000.00			25,000.00	25,000.00	

**SOUTHSIDE PLANNING DISTRICT COMMISSION
FY26 AMENDED ITEMIZED REVENUE**

	FUNDING AGENCY	AWARDED ADMIN AMOUNT	CUMULATIVE INVOICED TO-DATE	ESTIMATED INVOICED APR-JUN 2025	REMAINING BALANCE	BROUGHT FORWARD PROJECT REVENUE	NEW PROJECT REVENUE	ANNUAL RECURRING REVENUE	FY26 BUDGET 07/01/25-06/30/26	DEFERRED PROJECT REVENUE
Halifax County Memorial Drive Housing Rehab Project	DHCD-CDBG-PG	30,000.00	10,950.00		19,050.00		19,050.00		19,050.00	-
Halifax County Riverdale Dr Community Impr Project, Pse 1	DHCD-CDBG	125,000.00	-		125,000.00		125,000.00		62,500.00	62,500.00
Halifax County VIR Water Supply Interconnection Project	EDA	60,000.00	1,350.00		58,650.00	58,650.00			58,650.00	-
Halifax Town Banister Town Housing Rehab Project - Pse 1	DHCD-CDBG	75,000.00	43,083.25		31,916.75	31,916.75			22,916.75	9,000.00
Halifax Town Banister Town Housing Rehab Project - Pse 2	DHCD-CDBG	42,900.00	-		42,900.00		42,900.00		42,900.00	-
Halifax Town Exxon Redevelopment Project	DHCD-REFTRC	20,000.00	14,000.00		6,000.00	6,000.00			6,000.00	-
Lawrenceville Park Street Community Project-Pse 1	DHCD-CDBG	148,129.00	-		148,129.00		148,129.00		74,065.00	74,064.00
Lawrenceville Park Street Community Planning Project-Pse 2	DHCD-CDBG-PG	23,300.00	-		23,300.00		23,300.00		15,800.00	7,500.00
Lawrenceville Sharp Street Improvement Project	VDOT-MAP 21	25,000.00	6,000.00		19,000.00	19,000.00			19,000.00	-
Lawrenceville THH Connector Project	VDOT-MAP 21	35,000.00	5,000.00		30,000.00	30,000.00			30,000.00	-
Lunenburg County-GIS Contract	LOCAL	4,800.00	-		4,800.00			4,800.00	4,800.00	-
Mecklenburg County-GIS Contract	LOCAL	27,000.00	-		27,000.00			27,000.00	27,000.00	-
Mecklenburg County-GIS Online Site	LOCAL	3,600.00	-		3,600.00			3,600.00	3,600.00	-
Mecklenburg County-Oak/Surface Rd Housing Planning Project	DHCD-CDBG-PG	38,545.00	-		38,545.00	38,545.00			38,545.00	-
Mecklenburg County Park View High School Brownfield Proj	VEDP/Brownfield	2,500.00	1,500.00		1,000.00		1,000.00		1,000.00	-
RRRT Tobacco Heritage Trail Maintenance Amenities Project	DCR	15,000.00	10,000.00		5,000.00	5,000.00			5,000.00	-
RRRT Tobacco Heritage Trail Management Services	LOCAL	7,500.00	-		7,500.00			7,500.00	7,500.00	-
South Boston John Randolph Hotel Project	DHCD-IRF	20,000.00	14,900.00		5,100.00	5,100.00			5,100.00	-
South Boston North Main Street Project	DHCD-CDBG	64,999.93	44,785.67		20,214.26	20,214.26			20,214.26	0.00
South Boston Riverdale Open Space Master Plan	LOCAL	9,360.00	2,597.64		6,762.36	6,762.36			6,762.36	0.00
South Boston Westside Mobile Home Redevelopment	DHCD-CDBG	75,000.00	26,666.64		48,333.36	48,333.36			48,333.36	-
South Hill Nicks Lane Neighborhood Project	DHCD-CDBG	91,800.00	29,645.00		62,155.00	62,155.00			62,155.00	-
South Hill Sycamore & Howerton Sewer Extension Project	DEQ	7,500.00	-		7,500.00	7,500.00			7,500.00	-
South Hill Zoning Services	LOCAL	7,000.00	4,088.75		2,911.25	2,911.25			2,911.25	-
SPDC Local Government Member Jurisdiction Dues	LOCAL	148,300.80	-		148,300.80			148,300.80	148,300.80	-
Total Local Funding		1,750,034.73	455,683.62	-	1,294,351.11	585,608.95	481,141.36	227,600.80	1,076,287.11	219,064.00
TOTAL PROJECT/CONTRACTUAL REVENUE								602,955.80	1,848,691.98	
Account Interest Income								77,500.00	77,500.00	
TOTAL PROJECT/CONTRACT REVENUE		3,167,976.73	996,431.54	-	2,171,545.19	905,964.25	662,625.14	680,455.80	1,926,191.98	322,853.21

FY26 ORIGINAL BUDGET	1,897,034.69
CHANGE IN REVENUE	29,157.29

SPDC Personnel Manual

(Please see Personnel Manual in email)

CEDS Update & Resolution



MEMORANDUM

To: SPDC Commissioners
From: Chad Neese, Senior Planner/GIS Specialist
Date: July 17, 2025
RE: SPDC 2025-2030 CEDS

As each of you are aware, the Southside PDC is required to update our Comprehensive Economic Development Strategy (CEDS) every 5 years per federal guidelines. This allows us to remain in good standing as a designated Economic Development District (EDD) and to continue receiving funding assistance from the EDA. Additionally, the SPDC also utilizes the CEDS to serve as our state-required Regional Strategic Plan. The requirements for the CEDS and Regional Strategic Plan largely overlap, thus it's more efficient to combine them into one document.

One major difference that you will notice with the updated CEDS is that it's completely digital, thus there is no hard copy included in your packet. It was created using the ArcGIS StoryMaps platform to allow for a more interactive and engaging layout. The 2025-2030 CEDS may be viewed by [clicking here](#) and is also available on the SPDC website under "Public Notices". Please note that it is best viewed on a computer screen or large tablet.

Should you have any questions or comments concerning the CEDS please let me know.



RESOLUTION

Adoption of the Southside Planning District Commission 2025-2030 Comprehensive Economic Development Strategy (CEDS)

WHEREAS, the Southside Planning District Commission (“the Commission”) is the Planning District Commission serving the counties of Halifax, Mecklenburg, and Brunswick, and the towns thereof, collectively known as Planning District 13; and

WHEREAS, as a designated Economic Development District by the Economic Development Administration (EDA), one of the Commission’s primary responsibilities is to prepare a Comprehensive Economic Development Strategy (CEDS) for the District, which must be updated every five years to qualify for EDA funding assistance; and

WHEREAS, the planning process for the CEDS serves to engage community leaders, leverage involvement across sectors, and establish a blueprint for regional collaboration; and

WHEREAS, the CEDS analyzes a region’s economy, establishes regional goals and objectives, and identifies strategies, strategic partners, potential funding sources and anticipated timeframes for implementation; and

WHEREAS, the Commission, in coordination with the CEDS Committee, conducted a strengths, weaknesses, opportunities, and threats (SWOT) analysis in January 2025; and

WHEREAS, the Commission provided a 30-day public comment period running from June 11, 2025, through July 10, 2025, by way of posting on the Commission website, social media account, and direct email notifications to significant governmental, educational, healthcare, and private business leaders across the region to solicit comments that could be incorporated into the CEDS; and

WHEREAS, the CEDS also serves as the Commission’s state required regional strategic plan in accordance with § 15.2-4209 of the Code of Virginia and in coordination with the Department of Housing and Community Development (DHCD); and

WHEREAS, the draft CEDS, and by extension, draft regional strategic plan, was provided to the Commission’s member jurisdictions and Virginia DHCD staff via email on June 11, 2025; and

WHEREAS, the Commission received and reviewed recommendations to the CEDS, with revisions being made as warranted; and

WHEREAS, the CEDS Committee met on July 11, 2025, and voted to recommend the Commission adopt the 2025-2030 CEDS; and

WHEREAS, a public hearing was scheduled and conducted on the CEDS by the Commission on July 24, 2025; and

NOW, THEREFORE, BE IT RESOLVED that the Southside Planning District Commission hereby adopts the 2025-2030 CEDS.

Adopted by the Southside Planning District Commission this 24th day of July, 2025.

Tom Tanner, Chairman

Deborah Gosney, Executive Director



EXECUTIVE DIRECTOR'S REPORT JULY 24, 2025 QUARTERLY MEETING

The Year-in-Review (emailed) outlines SPDC project activity for FY25. A total of 23 project applications were approved in FY25 requesting a total of \$15,944,189. An additional 21 applications were submitted that are pending agency review at this time.

The SPDC project pipeline overall consists of 51 projects, plans, and initiatives that are actively being managed by SPDC staff. You may refer to the Southside PDC Active Projects List (emailed) for details.

On January 22, 2025, on behalf of the Counties of Brunswick, Halifax, and Mecklenburg, the Southside Planning District Commission issued a Request for Proposals for Projects to address regional needs as identified in the Opioid Abatement Assessment completed by Virginia Tech in October of 2024. On June 1, 2025, three proposals (for regional projects) were received. The County administrators have identified three persons from their respective County to serve on the Proposal Review Committee and score the proposals. A debrief meeting will be held with the Review Committee on July 22nd followed by a meeting with the County Administrators on July 25th to reveal and discuss the selected project. The County Administrators will then present the chosen project(s) to their respective Boards. Once Board approval is received official announcements will be made.

Since our April meeting, I have attended various conferences and retreats including the VEDA Conference, Go Virginia Retreat, and the Federal Reserve's "Investing in Rural America Conference - Elevating What Works".

In late April, Andy and I attended the SERDI Annual Professional Development and New Executive Directors Training Conference held in Atlantic Beach, Florida. Sessions were held on topics including leadership, human resources, communications/PR, and the effects of politics on the workplace. We were able to

learn from and meet with fellow PDC Executive Directors and leaders from other regional planning organizations throughout the SERDI footprint.

I am happy to announce that our new GIS Technician, Tyler Creedle was hired and began work on May 19, 2025. He is a 2024 graduate of High Point University with a major in Computer Science and we welcome him to the team.

Our next meeting will be the Annual Dinner Meeting hosted by Brunswick County to be held at the Brunswick County Conference Center in Lawrenceville on October 30th.