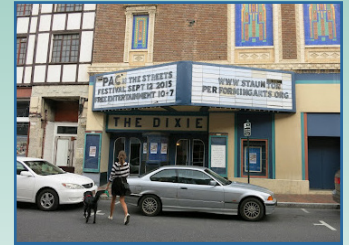
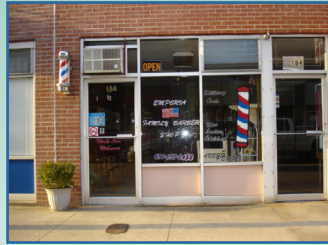


Economic Impact Analysis

Virginia Brownfields Restoration & Redevelopment Assistance Fund (VBAF) Program



March 2025

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Appendix A - VBAF Grant Details

Appendix B - Economic Impact Analysis by Site

Executive Summary

1

The State of Virginia places a high value on addressing site-based environmental contamination. The Virginia Brownfield Restoration and Land Renewal statute (§ 10.1-1231) encourages “remediation and restoration of brownfields by removing barriers and providing incentives and assistance.” It authorizes the Department of Environmental Quality and the Economic Development Partnership to establish brownfield remediation programs and funds to implement those objectives.

A “brownfield” is a former industrial or commercial site where the future use of the site is impacted by real or perceived environmental contamination.

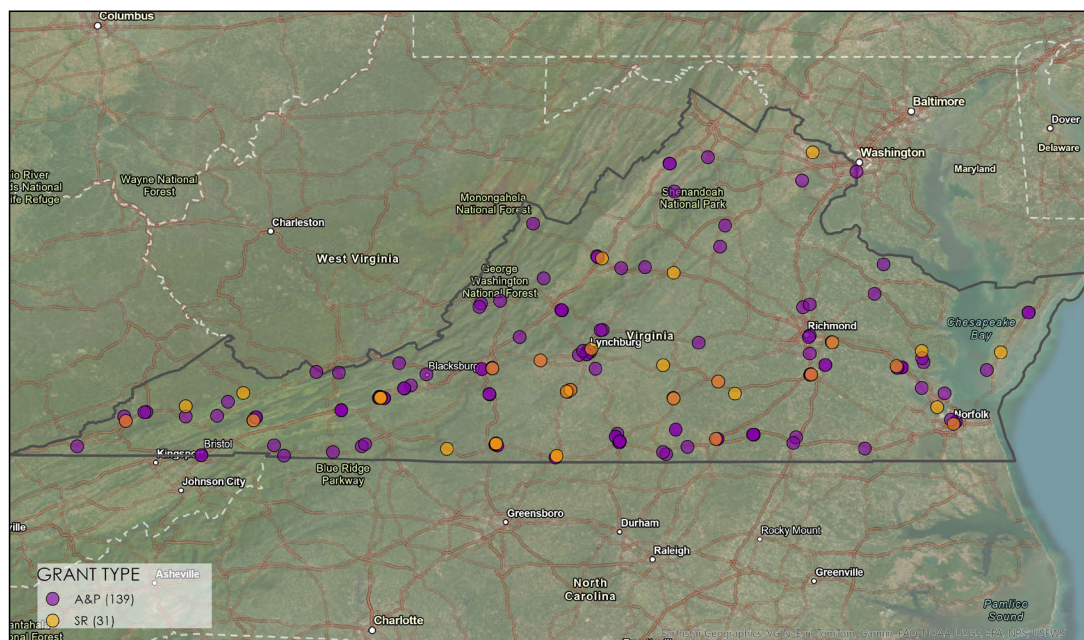
The [Virginia Brownfields Restoration and Economic Redevelopment Assistance Fund](#) (VBAF) was created pursuant to this and a companion statute (§ 10.1-1237, see sidebar). It serves as a critical resource for communities across the State of Virginia by playing a key role in positioning sites for constructive reuse, and generating outcomes that advance state and program objectives.

Two different VBAF grants are available.

- **Site Assessment and Planning Grants** can be secured in amounts up to \$50,000 for environmental site assessments, cultural resource assessments, development of remediation and reuse plans, demolition and site work, and certain other actions preparatory to the reuse or redevelopment of a site. A one-to-one match is required.
- **Site Remediation Grants** can be secured in amounts up to \$500,000 for remediation of a property to remove hazardous substances and hazardous wastes, to demolish and remove structures, and to undertake site work to make a property usable for new economic activity. A one-to-one match is required.

While the sites and purposes to which grants are allocated are quite varied in their details, VBAF grants generally represent an early investment in site improvement or redevelopment. They are typically matched by significant additional public and private investment, and lay a foundation for outcomes that add jobs, support local businesses, build the local tax base, and contribute to the quality of life of the local community.

Figure 1 - Sites Receiving VBAF Grant



State of Virginia statute § 10.1-1237 created “a special, permanent, perpetual and nonreverting fund to be known as the Virginia Brownfields Restoration and Economic Redevelopment Assistance Fund (VBAF) for the purposes of promoting the restoration and redevelopment of brownfield sites and to address environmental problems or obstacles to reuse so that these sites can be effectively marketed to new economic development prospects.”

Purpose and Objectives

The purpose of this study is to review the large body of grant-funded investments that have been made through the VBAF program, and evaluate their impacts on local communities. The primary lens of the analysis is economic. It offers data, analysis and perspectives on the economic impact of the VBAF program since its inception.

The study quantifies outcomes where practical. In instances where VBAF-supported site improvements have generated site-based economic activity, the study quantifies those outcomes across a set of economic metrics. Where site improvements generate broader

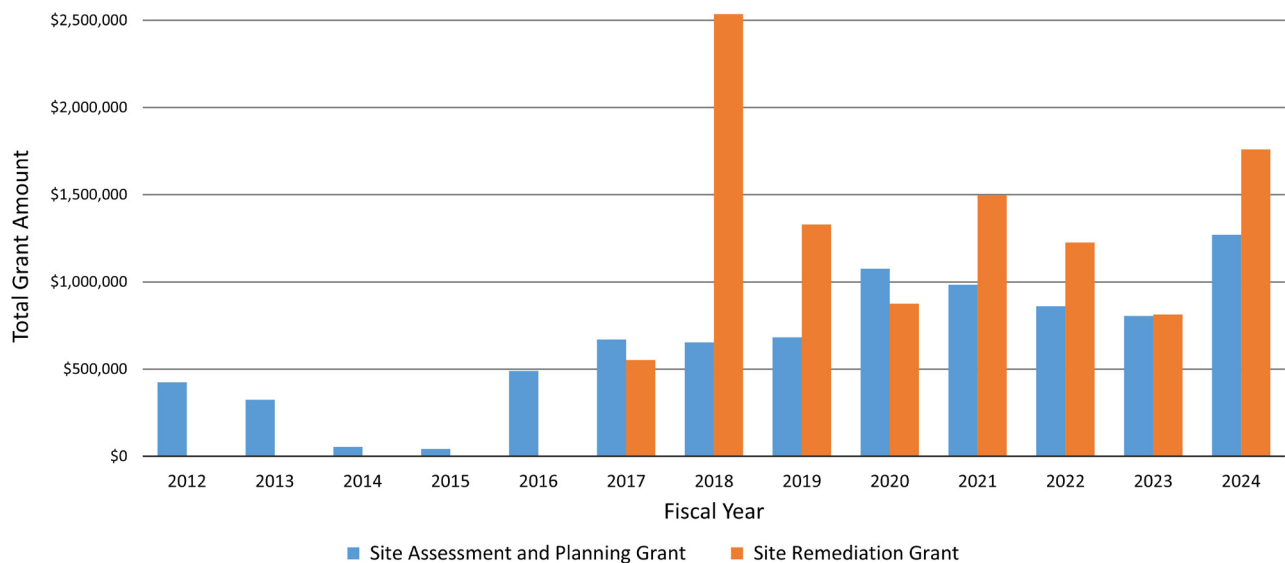
economic benefits that go beyond the site-based economic activity, those impacts are not quantified but they are recognized and discussed in the study narrative. In this and other regards, qualitative input from grant recipients has also shaped the findings of this report

Key Findings

Since its inception through Fiscal Year 2024, the VBAF program has paid or committed over \$18.9 million through 258 individual grant awards to improve brownfield sites. Grants have been awarded to 120 different grant recipients representing local communities. Grants have advanced outcomes at an estimated 240 distinct sites. See Appendix A for a complete list of VBAF grant awards.

This analysis focused on sites receiving grant awarded in FY22 and earlier, because they were more likely to have achieved desired site improvements. Of the 183 grants awarded over that period, the study team reached local officials who were able to report on site investments and outcomes related to 102 of the grants. Those 102 grants represented 67% of the total funding that was awarded over that period.

Figure 2 - VBAF Grant Amount Awarded by Type, Year



BY THE NUMBERS

Grant recipient sites analyzed in this report* received a collective \$9.6 million in VBAF funds. Physical and economic restoration of those sites have generated the following economic impacts to date:

- 1,670 new jobs
- \$959 million in increased real estate value
- \$264 million in additional economic output

*The analysis encompassed 102 sites which received 67% of the \$14.3 million awarded from FY 2012 through FY 2022.

The economic impact of the program has been enormous. The \$14.3 million in VBAF funds that were awarded through 2022 generally complemented or spurred other public and private investment, yielding renewed economic activity at many sites, and setting a foundation for future positive outcomes at others. Where site-based reuse has been achieved, the analysis shows the following estimated impacts:

- 1,670 new jobs
- \$959 million in increased real estate value
- \$264 million in additional economic output

These impacts flow from site reuse and redevelopment outcomes that have been achieved to date. They will be more than doubled if most of the planned site improvements come to fruition.

Non-quantifiable benefits are also significant. VBAF funds have yielded redevelopment and reuse outcomes that have broader economic impacts, such as the following:

- Training programs that position students for better economic prospects
- Attractions that draw tourists and tourist spending to the area
- Building reuse or infill development that contributes to revitalization of a downtown or neighborhood business district

“

BEDFORD INTERVIEWEE COMMENT

“ The first step is to use this brownfield grant (VBAF) to get the interior of the building cleaned up so that we can start figuring out a plan and tenant mix. After it’s clean, we have a second grant from the GO Virginia Foundation that is going to fund a feasibility study and facility layout plan. So this brownfield grant is foundational to everything else we need to do inside the plant.”

(Mary Zirkle, Director of Planning and Community Development, Town of Bedford)

The economic value of those impacts are more difficult to quantify but no less real in their contribution to the local economy.

The experiences of grant recipients, site developers, and owners are valuable tools in defining the future of this program. Interviewees offered program feedback that was broadly positive in terms of the role it played in advancing local objectives, and the uncomplicated process of applying for funds. The following were recurring themes:

- The early investment was important in leveraging additional funds.
- The program application involved a reasonable level of effort in relation to the amount of the awards.

- Without the program, we would not have been able to achieve our site goals.

“

MANASSAS INTERVIEWEE COMMENT

“ Generally speaking, we don’t do a lot of grants, but this is an extremely user-friendly program. So I love it in that regard.”

(Patrick Small, CEED, Economic Development Director, City of Manassas)

SUCCESS STORY: Lamb Center for Arts, Hopewell

In 2018, the Lamb Center for Arts and Healing purchased a vacant building in the heart of downtown Hopewell. Its goal was to establish a cultural and creative hub for Hopewell and fulfill the Art Center’s mission of helping the community thrive through accessible, high-quality arts programming and mind, body, spirit healing opportunities.

Because the building had been unattended and vacant for at least seven years before its purchase, moldy conditions needed to be addressed in addition to remediating lead contamination. VBAF funds supported that clean-up, and the demolition of interior partitions in order to open up the building. Additional grant funding was secured from Virginia’s Industrial Revitalization Fund, the Cameron Foundation and individual donors, to remove the residential siding, replace the windows and finish the interior renovation.

The Lamb Center for Arts and Healing opened at the end of 2024. It offers a vibrant space for community art

classes, open studios, exhibitions, special events, and venue rentals. It provides a variety of art classes and workshops to foster mental, emotional, and spiritual well-being. The center also features the Creative Change Makers Program, a teen leadership initiative that empowers youth to drive community change through creative action. Teens in the program receive training in leadership and community service, which can help to raise their awareness of local issues. The Center served 4,000 people annually at its temporary location, but it anticipates its move to the new location will increase its visibility and expand its clientele to at least 7,000 people.

The benefits of a local art center goes beyond its direct employment. Through its community programs and public art displays, it builds awareness of social inequalities, expands community bonds, attracts visitors to Hopewell, and nurtures the wellbeing of visitors and program participants.



In this study, economic impacts pursuant to the VBAF program are characterized in ways that are both quantitative and qualitative. Many site-based outcomes lend themselves to quantitative analysis. As an example, rehabilitation of a property or site redevelopment typically yields an increase in property value and site-based employment. Site-based economic outcomes were quantified across the following metrics:

- Employment
- Labor income
- Economic output
- Property value
- Property tax revenues

There is another set of economic outcomes that go beyond the site-based outcomes, and are more difficult to quantify. For example, VBAF-supported sites have become homes to educational programs and tourism attractions, and they have contributed to the vitality of city centers. Those impacts generate community and economic benefits that go beyond the employment and property value that is generated at the site. They are described in qualitative terms in the report narrative.

Interviews with Grant Recipients

Identifying and quantifying economic impacts requires clear information about what occurred at the specific grant-recipient sites. It is particularly important to understand conditions before and after the site investments—including details about the use of buildings, the floor area utilized for different purposes, estimates of employment, etc. In instances where rehabilitation or redevelopment is planned but has not yet occurred, details relative to the planned outcomes are also relevant.

In early 2024 questionnaires were sent to the local governments that have received VBAF grants. Other outreach was made by email and phone. This outreach led to substantive conversations with local representatives familiar with sites and project details.

They were able to tell the story to more than half of the VBAF grants that have been awarded.

Conversations were pursued with these parties, and in general a representative familiar with the site and project details was reached. They were able to tell the story of the former site condition and the reason for applying for the VBAF grant. They described how the site was improved or the improvements that are planned, and they provided details that were useful for quantifying economic impacts.

The report appendix provides a description of site conditions and economic outcomes for each of the grant-recipient site.

Quantitative Analysis

To quantify economic impacts related to employment creation, labor income and economic output, the Study Team utilized the IMPLAN—an input-output economic model which supports analysis of economic events such as the redevelopment of a site. Economic relationships are modeled within the software at the county level.

The IMPLAN model receives inputs such as the increased employment at a site, or in the case of a commercial enterprise, its estimated increase in sales. Given those inputs the model can estimate the total increase in economic activity across three primary metrics:

- Employment
- Labor income
- Economic output

These three IMPLAN-generated outcomes are reported for each site. The total impact for each metric encompasses a) the direct impact (the increased economic activity at the site itself), b) the indirect impact (the increased economic activity at businesses that supply the site), and c) the induced impact (the increased economic activity supported by the spending of site-based employees.

In addition to employment, labor income, and economic output, two other impacts were estimated for each site the increase in property value and the increase in property tax revenues. Analysis of property value and property tax revenues entailed securing historic and current data from public property records, and from market data sources such as Costar. Where data was missing, such as for very recent developments or developments still in a planning stage, values were estimated based on comparable developments in surrounding areas.



SUCCESS STORY: Wytheville's Millwald Theatre

Established in 1928, for decades the Millwald was more than just a place to catch the latest show; it was the center of Wytheville's cultural and community life—providing a venue for graduation ceremonies and local debates to community fundraisers. During the tense years of the Cold War, the theater's basement even served as a designated fallout shelter, a reminder of the theater's role as both entertainer and protector. Shortly after its 75th anniversary in 2003, the theater was closed.

But Wytheville wasn't ready to write off its beloved Millwald. In 2022, a dedicated group of community members embarked on an ambitious rehabilitation project to rectify issues of inadequate storage, a lack of building amenities, and an overall state of disrepair. Funding for the project came from various sources. A VBAF grant covered 13% of the costs. Individual donors provided most of the rest of the funding. The Plant Foundation stepped in with crucial additional support.

The restoration was meticulous. Reopening in December 2022, the 500-seat theater was brought back to life, adding amenities like classrooms and proper dressing rooms for performers. In the beginning, it was primarily used for screening classic films. Soon the staff began to experiment, introducing concerts, comedy shows, and collaborative events with other organizations. The Millwald has also become a place of learning, offering educational outreach programs such as watercolor painting.

Today, a robust volunteer base keeps the theater thriving. The economic impact is already evident. For example, in December 2023 a performance by the Roanoke Symphony

Orchestra drew over 500 attendees, more than a quarter of whom came from out of town, injecting an estimated \$40,000 into the local economy.



This section of the report describes and summarizes the analysis of the economic impacts of the VBAF grant program. A total of 258 grants have been awarded over the lifetime of the VBAF program, including the 2024 awards which will be disbursed in 2025. Those grants have been received by 120 Virginia local government entities, supporting investments at an estimated 240 different sites. Sixty local government entities have received a single grant. Sixty others have received multiple grants. Of those grant awards, 204 of them were Site Assessment and Planning Grants. 54 were Site Remediation Grants. Table 1 in the report appendix provides a complete list of grant awards, ordered by award date. Table 2 provides another list organized by grant recipient

Economic impacts occur after the achievement of site redevelopment or reuse, which may require a series of actions and events—of which securing and deploying the grant funds generally occurs early on. Economic impacts relate to site-based outcomes such as job creation and the increase in property values, as well as broader area-wide or city-wide impacts that are discussed in this section. A recurring theme in our research is the extreme range of economic outcomes. Some VBAF-supported site improvements generate little to no employment or increased property value, and may still generate important benefits to local communities. In other instances, the VBAF grant is a critical early step in fostering development that provides hundreds or thousands of jobs. This summary of economic impacts attempts to quantify the aggregate economic benefits, which are largely determined by the largest of the redevelopment outcomes, while recognizing the critical importance that smaller scale redevelopment outcomes can also have for local communities.

Additionally, in some cases the site-based economic impacts the increase in employment, property values, etc, which occur on the VBAF recipient site—are not the only, or even the most important, economic impact

that stems from the site improvements. In these instances, there are broader economic benefits to the community—such as job training, tourism attraction, and downtown or business district revitalization. These are more diffuse and difficult to quantify than site-based impacts. In the material that follows, measurable, site-based impacts are quantified and summarized first, followed by a discussion of broader economic impacts.

Findings are also conveyed related to barriers to achieving site improvement goals, and the feedback of interviewees regarding the VBAF program.

This analysis is based on interviews with community representatives who were responsive to the research team’s outreach, with a focus on municipalities that were awarded grants in 2022 and earlier. In all, local

“Analysis of VBAF program outcomes was based on interviews with responsive local government officials representing VBAF grants received from 2012 through 2022. Those interviews covered 102 of 183 grants awarded over that period, representing 67.3% of the awarded funds.”

government officials provided details relative to site conditions and outcomes for 102 grant-recipient sites, of 183 sites that were awarded grants over that period.

Because not all municipalities were responsive, the total economic impact of the VBAF program exceeds the impacts that are quantified and described in this section.

Measurable Site-Based Impacts

The site-based economic impacts described in the narrative and tables of this section pertain to the subset of VBAF-recipient sites for which high quality interviews were obtained. It considers the impact of site activity in three time frames:

- Previous condition. The economic contribution of the site prior to the VBAF grant award is estimated.
- Current condition. Where site redevelopment or reuse has been achieved, the economic contribution of the site in its current state is estimated.

- **Planned condition.** Where site redevelopment or reuse is being actively pursued but has not yet been achieved, the economic contribution of the site in its planned state is estimated.

The planned conditions may not all be achieved, but in most cases they are high priorities for local communities, so it is meaningful to anticipate the economic outcomes that they would generate, following on the early investment of VBAF grant funds.

Table 1 - Total Change in Employment

	Total Employment	Employment Gain
Previous Condition (prior to receipt of grant)	126	
Current Condition	1,800	1,670
Planned Condition	12,900	12,800

Employment

Total employment related to a site includes the direct employment at the site, the employment the site induces through supplier businesses (indirect effect), and the employment supported through the local spending of those employed at the site (induced effect). Utilizing the IMPLAN model to estimate the indirect and induced effects, Table 1 provides estimates for the cumulative increase in employment related to all of the sites analyzed in this study. It does so for three time periods—prior to receipt of the VBAF grant, at the current time, and when all of the planned development at these sites is completed.

These data show that employment gains related to sites that received VBAF grants total 1,670 so far, and will amount to an estimated 12,800 if current development plans for sites come to fruition.

Table 2 - Total Increase in Labor Income

	Total Labor Income	Increase in Labor Income
Previous Condition (prior to receipt of grant)	\$4,890,000	
Current Condition	\$107,000,000	\$102,000,000
Planned Condition	\$764,000,000	\$759,000,000

Labor Income

Labor income is another employment related metric. Labor income is the wages paid to employees. The total labor income for a site includes the income paid to workers at the site (direct effect), the labor income associated with increased purchases at supplier businesses (indirect effect), and the labor income associated with the local spending of site-based workers (induced effect). Utilizing the IMPLAN model to estimate the indirect and induced effects, Table 2 provides estimates for the cumulative increase in labor income at related to all of the sites analyzed in this study. It does so for three time periods—prior to receipt of the VBAF grant, at the current time, and when all of the planned development at these sites is completed.

These data show that the increase in labor income associated with sites that received VBAF grants totals \$102 million so far, and will amount to an estimated \$759 million if the development plans for other sites come to fruition.

Economic Output

Economic output is a measure of the dollar value of economic activity. In a national frame of reference, Gross Domestic Product (GDP) is a common metric of economic output. As is true for employment and labor income, the direct, indirect and induced economic output can be estimated. Direct economic output is that associated with the grant recipient site. The indirect effect is the economic output associated with supplier businesses. And the induced effect is the economic output associated with the local businesses where site-based employees make purchases. Utilizing the IMPLAN model to estimate the indirect and induced effects, Table 3 provides estimates for

Table 3 - Total Increase in Economic Output

	Total Economic Output	Increase in Economic Output
Previous Condition (prior to receipt of grant)	\$5,860,000	
Current Condition	\$270,000,000	\$264,000,000
Planned Condition	\$1.98 Billion	\$1.97 Billion

the cumulative increase in economic output for all of the sites analyzed in this study. It does so for three time periods—prior to receipt of the VBAF grant, at the current time, and when all of the planned development at these sites is completed.

These data show that the increase in economic output associated with sites that received VBAF grants totals \$264 million so far, and will amount to an estimated \$1.97 billion if the current development plans for the sites come to fruition.



The redevelopment of Carver Center is a testament to the power of community-led initiatives. From 1948 to 1963 the site was home to the George Washington Carver Regional High School, a segregated high school for African American students from four surrounding counties. After the school ceased operations, the site was repurposed as the Piedmont Vocational Technical Education Center, offering vocational courses to students from the surrounding districts.

By the early 2000s, the economic interests in the site were held by the counties of Culpeper and Orange. Around 2003, Culpeper County bought out Orange County's interest, gaining sole ownership of the 12-acre site. In the later 2000s, school alumni set a goal of developing a museum in the school building, and in 2016, Culpeper County allocated the school library as space for the museum, conveniently located just inside the front doors. Museum activity began in 2017 as a series of traveling exhibits, and it celebrated

Property Value and Property Taxes

Increased property value is a measure of the impact of a site investment. Where a building has been made fit for reuse, it has gained value in both functional and economic terms. The same holds true for redevelopment projects and other site enhancements. If a site investment results in increased utility and desirability, the property value will increase.

Increased property value generally results in a financial benefit for local governments because it increases the annual property taxes that are derived from the site.

SUCCESS STORY: Carver Center, Culpeper, Virginia

its grand opening in the former school at 2019. The museum, now called Carver Center 4-County Museum, is dedicated to the history and establishment of the school, documenting the grassroots efforts of the African American community to create and sustain the high school.

Asbestos abatement, window replacement, outbuilding renovations and partial interior renovations were required to give the building a new life. In addition to the Carver Center 4-County Museum, Carver Center now provides space for a variety of other organizations and programs. Those include GWC Agriculture Research Center, which focuses on sustainable agriculture, Carver Food Enterprise Center, a commercial kitchen that supports culinary education and small businesses, and offices and classroom space for educational organizations including the Culpeper offices of the Virginia Cooperative Extension, and New Pathway's Tech.

Using a collection of data sources and estimation techniques, the Study Team has estimated the property value and annual property tax payments of each of the VBAF sites analyzed in this study. It derives these estimated values for three time periods—prior to receipt of the VBAF grant, at the current time, and when all of the planned development at these sites is completed.

These data show that the increase in property value associated with sites that received VBAF grants totals \$989 million so far, and will amount to an estimated \$2.45 million if current development plans come to fruition.

The increase in annual property taxes associated with sites that received VBAF grants totals \$3,890,000 so far, and will amount to an estimated \$13 million if the current development plans for the sites come to fruition.

Table 4 - Total Impact on Property Values and Property Tax

	Property Value	Increase in Property Value	Annual Property Tax	Increase in Property Tax
Previous Condition (prior to receipt of grant)	\$69,500,000		\$273,000	
Current Condition	\$1.03 billion	\$959,000,000	\$4,160,000	\$3,890,000
Planned Condition	\$2.52 billion	\$2.45 billion	\$13,300,000	\$13,000,000

Broader Economic Benefits

Beyond the site-based economic outcomes discussed above, a number of the sites were rehabbed or redeveloped for purposes that have broader economic benefits to the local community. Three types of broader economic benefits are described here—related to education, tourism, and revitalization.

Education

Education facilities and programs have economic value that goes beyond providing employment for the instructors and administrators at the site. Students at these facilities build capacity for a more stable and productive economic future. VBAF recipient sites in Bedford and Blackstone utilized VBAF grants to reposition sites for educational programs or institutions.

- A site in Bedford is being redeveloped as a regional workforce training center with a focus on metal fabrication.
- A site in Blackstone is being redeveloped as an instructional center, in collaboration with



VINTON INTERVIEWEE COMMENT

“ VBAF was instrumental enabling us to continue to move the project along and not cause the developer to spend money on a project that may not happen. If it wasn’t for the grant funds, to be honest, I don’t know if they would have spent the forty or fifty thousand dollars to continue the environmental cleanup, and they probably would have walked away from the project. ”

(Richard W. Peters, Town Manager, Town of Vinton)

Virginia State University and Virginia Union, which will serve students completing their internships in the hospitality industry.

Human development, through education and other means, is a fundamental foundation of economic capacity, and at these sites, students gain skills that improve their future life prospects wherever they may find themselves in the future.

Tourism

Sites that attract visitors from outside the area generate economic activity that goes beyond the jobs and property value created at the site. When out-of-town visitors come to a local attraction, they frequently put gas in their cars, stop for a bite of food, and purchase other goods and services from local establishments. In that way, economic benefits from tourism accrue broadly to businesses in the local area.

VBAF recipient sites in Danville, Wytheville, Mount Rogers (Troutdale), Norfolk, and Gloucester have developed attractions that will foster tourism to the area.

- Danville and Norfolk are each in the process of redeveloping sites as casino-based destinations
- Wytheville has renovated a historic theater

that hosts a variety of movies, plays, and concerts.

- The Blue Discovery Center at Mount Rogers is dedicated to providing environmental education and outdoor adventures for tourists and youth, and will expand its visitor count with the completion of a new visitor center.
- The Woodville Rosenwald School in Gloucester (a historical school for African American students) has been transformed into a museum focused on the history of African American schools in Virginia.

It was beyond the scope of this study to quantify the broadly distributed benefits of tourism-related attractions that were developed at VBAF funded sites, but visitors to these sites will often spend money at other local businesses when they are in the area.

SUCCESS STORY: 500 Pico Terrace, Pulaski VA

The site used to be Pulaski High School and is located in Pulaski County in a small residential area, northeast of downtown. It was initially constructed a small rectangular building meant for elementary school but later was developed into a large, two-story brick building. The building consists of multiple buildings meant to be used as classrooms, auditorium, two workshops and a gymnasium.

The Pulaski High School has local significance and is listed on the National Register of Historic Places under the education criterion. It is also eligible under the architecture criterion as it stands as an example of an evolved early-to-mid twentieth century large-scale Colonial Revival building. The school and the annexed buildings retain the historic floorplans and most of the interior and exterior elements. In 1974, the Pulaski High School stopped functioning, and the building was converted into Pulaski Middle School.



The 87-year historic building was one the middle school in Pulaski and was decommissioned in 2020 to be repurposed into 100 market rate units. It will be a mix of studio, 1-bedroom and 2-bedroom apartments. The project was challenging since the proposed plans had to be an adaptive reuse of the existing building owing to its historic significance. The building is currently being purposed into market rate units by Echelon Resources, a local team known for its ability of repurposing buildings into newer uses. The project plans will be reviewed in detail and approved by both the Virginia Department of Historic Resources and the National Park Service, with regards to compliance with the [U.S. Secretary of the Interior's Standards for Rehabilitation](#).

The project is currently being constructed (modifications, interior design and clean-up) and is expected to be available to the public for leasing in Fall 2025.

Revitalization

When a downtown area, or special district in a neighborhood, is revitalized, that benefits the whole business district, increasing property values correspondingly. Revitalization builds the identity and attractiveness of an area, which stimulates business growth, and can attract new residents to a community. These vibrancy-related ripple effects provide real economic benefit that go beyond the jobs and property value created at the VBAF recipient site.

In Lynchburg, Martinsville, and Bristol, investments in downtown properties provided direct economic benefits, as well as broader social and economic benefits related to their contribution to downtown revitalization.

- VBAF grants supported historic building renovations that contribute to revitalization activities in the historic Fifth Street district in Lynchburg. The area has undergone a major transformation, with streetscape improvements and new residential developments that have brought new life to the area.
- VBAF funds contributed to the renovation of several historic buildings in uptown Martinsville, including BB&T and Chief Tassel, contributing to revitalization efforts that include the addition of affordable residential units and new commercial spaces.
- On Moore Street in Bristol, VBAF grants funded the cleanup of three contaminated structures. They are now re-occupied, and their renovation and reuse has sparked greater occupancy and additional investment in neighboring properties.

The VBAF funded site improvements have made important contributions to place-based community vibrancy strategies in these cities.

Barriers

The core rationale for the VBAF program is the recognition that brownfield sites may languish because

they present a range of barriers to redevelopment. Lack of information concerning site conditions, and the expense of remediation or property demolition, are frequent impediments to restoring properties to a contributing economic function.

The VBAF program is designed to address these barriers. The authorized uses of funds include all of the purposes noted above—making unknown conditions known, and advancing concrete actions that ready a site for redevelopment. It does so with complementary local government resources, demonstrating local commitment to the project.

Addressing such barriers is a necessary ingredient in restoring a site to active, productive use—but it is not sufficient in and of itself. Rehabilitation of a structure or redevelopment of a site is often complex and multi-phased. It may require additional public sector investment or external funding, and it will eventually require securing the interest of, and financial investment from, the end user.

Given these challenges, which vary greatly across the widely disparate VBAF recipient sites, it is to the credit of the VBAF program and the local government partners that rehabilitation or redevelopment outcomes have been achieved or are still on track to be achieved, in most cases that were researched in this study. With that said, in some instances site improvement efforts have stalled, or VBAF recipient sites have fallen off the radar screen of local governments in the sense that they are no longer a focus of local attention and investment.

The two most common scenarios that were reported concerning sites that seem “stuck,” or no longer a focus, are the following:

- **Change in staff and/or focus.** Several VBAF recipient sites are no longer a focus of attention for current local government staff. In these instances the community development staff has typically turned over, and the staff who was involved with securing the VBAF grant has retired or moved on.

It is unknown whether lack of additional resources, or changes to local policies or priorities, played a role in the failure to advance site improvements. What is clear is that institutional knowledge has been lost. This underscores the important role that individual community development staff play in ensuring continuity of attention to site improvement goals.

- **Uncertainty regarding next steps.** In some instances VBAF funds and other resources have been constructively employed at a site, but critical resources or actions are still needed before the improvement goals can be achieved. The specific combination needed to advance these sites—related to staff focus, additional resources, site preparation actions, and engagement of the end user—will vary by site and the end use that is planned.
- **Need for additional resources.** Instances where initial cleanup or stabilization has occurred.

Additional Site Improvement Funding

VBAF grants require a minimum of a one-to-one matching contribution from the applicant local government—either as a financial match or as an in-kind contribution. Taken together, these are generally initial or early investments in the site to position it for a productive future. Sometimes they are sufficient to lay a foundation for redevelopment or reuse. But often other funds need to be secured before development interest can be secured.

In many instances the site investigation, planning and remediation activities that were funded by the VBAF program and matching funds opened the door to subsequent actions and investments that advanced the development outcomes of the site. Those subsequent investments can be considered to have been leveraged by the VBAF grant funds.

While it was beyond the scope of the analysis to quantify all of the funds that were leveraged by the VBAF program, interviewees noted the following public

and nonprofit organizations, which provided additional resources that contributed to site improvements:

- US Department of Housing and Urban Development (HUD), including Community Development Block Grants
- US Department of Agriculture (USDA)
- US Environmental Protection Agency (EPA)
- Virginia Department of Housing and Community Development (DHCD), including Industrial Revitalization Fund and Virginia Main Street Program
- Virginia Tobacco Region Revitalization Commission
- Go Virginia Foundation
- Virginia Coalfield Economic Development Authority (VCEDA)
- Appalachian Regional Commission (ARC)

The EPA grants to Virginia cities were cross referenced against the list of VBAF funded properties to understand how EPA funding complemented the state funding for those sites. EPA grants contributed an estimated \$1.1 million dollars to further environmental remediation on those sites.

Summary

This section of the report discussed and analyzed a range of economic impacts related to the VBAF program.

- **Site-based impacts.** Measurable economic outcomes were quantified for VBAF-recipient sites for which detailed information was provided. The aggregate change from the previous condition to the current and planned conditions was analyzed for employment, labor income, economic output, property value and property tax payments. The \$9.6 million in VBAF resources invested in the subject sites yielded an estimated 1,700 jobs, a \$264 million increase in economic output, and \$960 million in increased real estate value.

- **Broader economic benefits.** Local communities reaped economic benefits that went beyond the site-based impacts, including new educational and training facilities, attractions that attracted visitors to the community, and contributions to the revitalization of a downtown or business district.

In some cases site-based aspirations were not achieved, due to a wide variety of circumstances including the loss of a key staff member or uncertainty regarding next steps.

Where site reuse or redevelopment goals have been achieved, VBAF resources have often leveraged a wide variety of subsequent public and private resources.

Program Feedback

In interviews with local government staff, the Study Team did not routinely ask for comments about the VBAF program. But in a number of instances, the interviewee made a point of noting the value of the program in their situation, and/or provided input on program characteristics. This input was consistently positive. Program feedback from interviewees fell into the following themes.

- **Critical early stage investments.** VBAF funds supported early stage actions that are difficult to fund and are critical for attracting other resources, as well as the attention and investment of the end user.
- **Easy and flexible application process.** Interviewees were complimentary about the ease of the application process compared to other funding application process that they have had experience with.

SUCCESS STORY: Dan River Falls, Danville, VA

Dan River Mill was a historic textile manufacturer. Established in 1882, it was once the largest textile firm in the South and the largest employer in the local community, acting as the cornerstone of the local economy. It closed operations between 2006 and 2008 and its White Mill site has been inactive until recent redevelopment efforts.

The Alexander Company partnered with the Danville IDA in 2022 for the redevelopment and renovation of the White Mill. VBAF funds were used for building assessment and remediation. This project, known as Dan River Falls, aimed to preserve the mill's historical significance while adapting it for modern use. 150 mixed-income apartments have been built, providing much-needed affordable housing in the area.



Picture source: [Dan River Falls | A reimagining steeped in history](#)

Additionally, 120,000 square feet of commercial space will be developed for office, retail, or restaurants, which will attract businesses and foster economic growth. A new riverfront park spanning over 7 acres is also planned to enhance the community's quality of life.

The once-abandoned mill is once again a thriving community hub. It's a testament to the power of innovative redevelopment and community revitalization.

Appendix A

VBAF Grant Details

Number of VBAF Awards by Type, Fiscal Year, 2012 to 2025

Figure 1 - Number of VBAF Awards by Type, Year

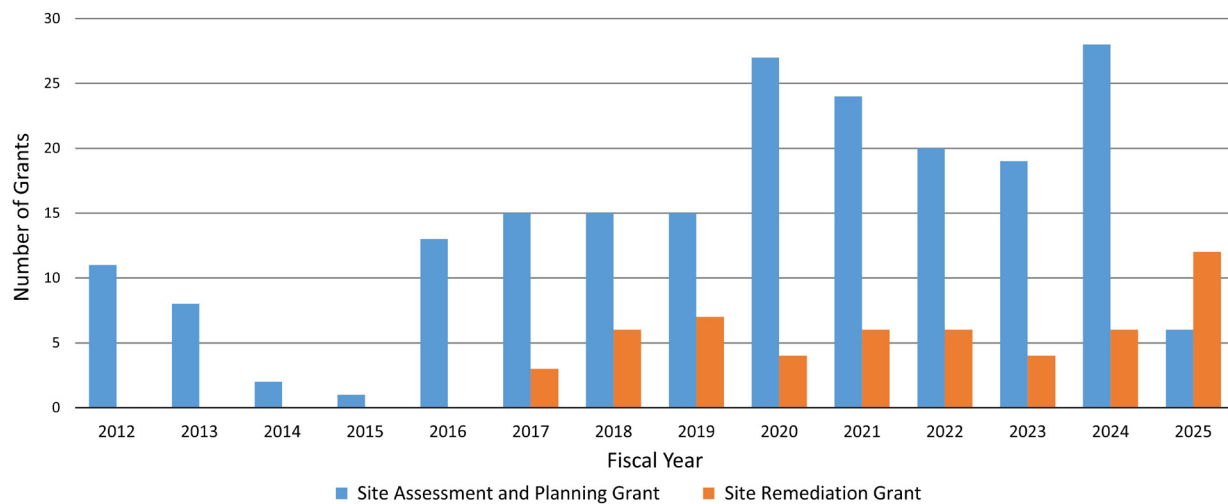


Table 1 - Number of VBAF Awards by Type, Year

	Site Assessment & Planning Grant	Site Remediation Grant	Total
2012	11		11
2013	8		8
2014	2		2
2015	1		1
2016	13		13
2017	15	3	18
2018	15	6	21
2019	15	7	22
2020	27	4	31
2021	24	6	30
2022	20	6	26
2023	19	4	23
2024	28	6	34
2025	6	12	18
TOTAL	204	54	258

VBAF Grant Amount Awarded by Type, Fiscal Year, 2012 to 2024

Figure 2 - VBAF Grant Amount Awarded by Type, Year

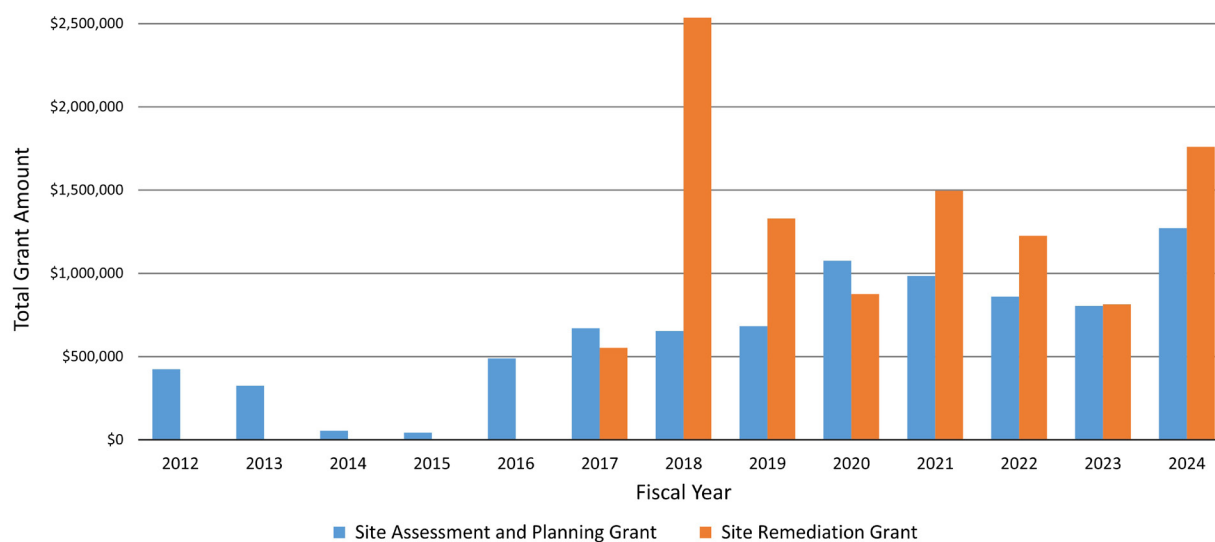


Table 2 - VBAF Grant Amount Awarded by Type, Year

	Site Assessment & Planning Grant	Site Remediation Grant	Total
2012	\$423,742		\$423,742
2013	\$324,867		\$324,867
2014	\$54,932		\$54,932
2015	\$43,000		\$43,000
2016	\$489,410		\$489,410
2017	\$670,337	\$552,500	\$1,222,837
2018	\$653,505	\$2,534,875	\$3,188,380
2019	\$682,466	\$1,330,111	\$2,012,577
2020	\$1,075,879	\$875,813	\$1,951,692
2021	\$984,905	\$1,495,025	\$2,479,930
2022	\$860,640	\$1,224,981	\$2,085,621
2023	\$805,045	\$813,934	\$1,618,979
2024	\$1,271,328	\$1,760,000	\$3,031,328
TOTAL	\$8,340,057	\$10,587,239	\$18,927,296

VBAF Grant Awards, Fiscal Year 2012 to 2025, by Award Year

Table 3 - VBAF Grant Awards, Fiscal Year 2012 to 2025, by Award Year

PROJECT NO.	FISCAL YEAR	GRANT TYPE*	GRANT RECIPIENT	PROJECT NAME	GRANT STAGE (Paid, Committed, Applied)	DISBURSED OR AWARDED GRANT AMOUNT
VBAF-001	FY12	A&P	Pulaski	Pulaski County (New River)	Paid	\$15,000
VBAF-002	FY12	A&P	Martinsville	Martinsville #1	Paid	\$29,046
VBAF-003	FY12	A&P	Lynchburg	Lynchburg #1	Paid	\$37,590
VBAF-004	FY12	A&P	Staunton	Staunton	Paid	\$50,000
VBAF-005	FY12	A&P	Greensville County	Greensville County	Paid	\$60,000
VBAF-006	FY12	A&P	Front Royal	Front Royal/Warren County	Paid	\$50,000
VBAF-007	FY12	A&P	Waynesboro	Waynesboro City	Paid	\$50,000
VBAF-008	FY12	A&P	Petersburg	Petersburg City	Paid	\$12,500
VBAF-009	FY12	A&P	Pulaski	Town of Pulaski #1 (Dalton Bldg)	Paid	\$29,400
VBAF-010	FY12	A&P	Southampton County IDA	Southampton IDA	Paid	\$49,185
VBAF-011	FY12	A&P	Halifax County IDA	Halifax IDA	Paid	\$41,021
VBAF-012	FY13	A&P	Martinsville	Martinsville #2	Paid	\$33,100
VBAF-013	FY13	A&P	Lynchburg	Lynchburg #2	Paid	\$44,547
VBAF-014	FY13	A&P	Radford	Radford City #1	Paid	\$56,260
VBAF-015	FY13	A&P	Norfolk RHA	Norfolk RHA #1	Paid	\$60,000
VBAF-016	FY13	A&P	Rockbridge County EDA	Rockbridge County EDA	Paid	\$60,000
VBAF-017	FY13	A&P	Independence	Independence	Paid	\$6,960
VBAF-018	FY13	A&P	Amherst	Amherst Town	Paid	\$14,000
VBAF-019	FY13	A&P	Chesterfield EDA	Chesterfield EDA	Paid	\$50,000
VBAF-020	FY14	A&P	Wytheville	Wytheville	Paid	\$15,232
VBAF-021	FY14	A&P	Jonesville	Daniel Boone SWCD	Paid	\$39,700
VBAF-022	FY15	A&P	Henrico EDA	Henrico EDA #1	Paid	\$43,000
VBAF-023	FY15	A&P	Franklin	Franklin City	Paid	\$25,000
VBAF-024	FY16	A&P	Williamsburg	Williamsburg - Country Hearth	Paid	\$50,000
VBAF-025	FY16	A&P	Williamsburg	Williamsburg - White Lion	Paid	\$50,000
VBAF-026	FY16	A&P	Pulaski	Town of Pulaski #2 (New River Valley)	Paid	\$52,500
VBAF-027	FY16	A&P	Hanover County	County of Hanover	Paid	\$6,500
VBAF-028	FY16	A&P	Clarksville	Town of Clarksville	Paid	\$60,000
VBAF-029	FY16	A&P	Galax	City of Galax	Paid	\$20,000

Shaded rows were analyzed for this report

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VBAF Grant Awards, Fiscal Year 2012 to 2025, by Award Year (cont'd)

PROJECT NO.	FISCAL YEAR	GRANT TYPE*	GRANT RECIPIENT	PROJECT NAME	GRANT STAGE (Paid, Committed, Applied)	DISBURSED OR AWARDED GRANT AMOUNT
VBAF-030	FY16	A&P	Tappahannock	Town of Tappahannock	Paid	\$9,675
VBAF-031	FY16	A&P	Wytheville	Town of Wytheville	Paid	\$33,185
VBAF-032	FY16	A&P	Norfolk	City of Norfolk #1	Paid	\$50,000
VBAF-033	FY16	A&P	South Hill	Town of South Hill #1	Paid	\$50,000
VBAF-034	FY16	A&P	Culpeper County	County of Culpeper	Paid	\$50,000
VBAF-035	FY16	A&P	Gloucester County IDA	Gloucester County IDA	Paid	\$32,550
VBAF-036	FY17	A&P	Williamsburg	Williamsburg - Super Eight	Paid	\$50,000
VBAF-037	FY17	A&P	Richmond	City of Richmond	Paid	\$60,000
VBAF-038	FY17	A&P	Bedford	Town of Bedford	Paid	\$39,000
VBAF-039	FY17	A&P	Brunswick County	County of Brunswick	Paid	\$25,000
VBAF-040	FY17	A&P	Blacksburg	Town of Blacksburg	Paid	\$36,500
VBAF-041	FY17	A&P	Pittsylvania County	Pittsylvania County	Paid	\$50,000
VBAF-042	FY17	A&P	Bland County	County of Bland	Paid	\$50,000
VBAF-043	FY17	A&P	Saltville	Town of Saltville #1	Paid	\$60,000
VBAF-044	FY17	A&P	Clifton Forge	Town of Clifton Forge	Paid	\$60,000
VBAF-045	FY17	A&P	Danville IDA	Danville IDA	Paid	\$50,000
VBAF-046	FY17	SR	Pulaski	Town of Pulaski #3 (General Chemical)	Paid	\$240,000
VBAF-047	FY17	A&P	Norton IDA	Norton IDA	Paid	\$35,000
VBAF-048	FY17	A&P	Lynchburg	Lynchburg City #3	Paid	\$41,134
VBAF-049	FY17	A&P	Pulaski	Town of Pulaski #4 (Habitat for Humanity)	Paid	\$45,250
VBAF-050	FY17	SR	Herndon	Town of Herndon (Downtown Redevelopment)	Paid	\$37,500
VBAF-051	FY17	A&P	Hampton	City of Hampton	Paid	\$21,615
VBAF-052	FY17	A&P	Radford	Radford City #2	Paid	\$46,838
VBAF-066	FY17	SR	Petersburg	City of Petersburg	Paid	\$275,000
VBAF-053	FY18	A&P	Chilhowie	Town of Chilhowie	Paid	\$50,000
VBAF-054	FY18	A&P	Martinsville	City of Martinsville #3	Paid	\$60,000
VBAF-055	FY18	A&P	Mecklenburg County	Mecklenburg County	Paid	\$50,000
VBAF-056	FY18	A&P	Vinton	Town of Vinton	Paid	\$60,000
VBAF-057	FY18	SR	Lynchburg	Lynchburg #4	Paid	\$48,670

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VBAF Grant Awards, Fiscal Year 2012 to 2025, by Award Year (cont'd)

PROJECT NO.	FISCAL YEAR	GRANT TYPE*	GRANT RECIPIENT	PROJECT NAME	GRANT STAGE (Paid, Committed, Applied)	DISBURSED OR AWARDED GRANT AMOUNT
VBAF-058	FY18	A&P	South Hill	Town of South Hill #2	Paid	\$50,000
VBAF-059	FY18	A&P	Clifton Forge	Town of Clifton Forge #2	Paid	\$40,000
VBAF-060	FY18	A&P	Gloucester	Gloucester	Paid	\$2,000
VBAF-061	FY18	A&P	Lynchburg	Lynchburg #5	Paid	\$43,585
VBAF-062	FY18	A&P	Franklin County	Franklin County	Paid	\$25,000
VBAF-063	FY18	A&P	South Boston	South Boston (John Randolph Hotel)	Paid	\$44,250
VBAF-064	FY18	A&P	Southside Planning District	Southside Planning District	Paid	\$50,000
VBAF-067	FY18	SR	South Hill	Town of South Hill #3	Paid	\$197,500
VBAF-068	FY18	SR	Danville	Danville - White Mill	Paid	\$500,000
VBAF-069	FY18	SR	Norfolk	Norfolk #3 (Harbor Park)	Paid	\$500,000
VBAF-070	FY18	A&P	Clarksville	Clarksville	Paid	\$50,000
VBAF-071	FY18	SR	Newport News	Newport News (Chase site)	Paid	\$500,000
VBAF-072	FY18	A&P	Williamsburg	Williamsburg #4	Paid	\$50,000
VBAF-073	FY18	A&P	Hopewell	Hopewell	Paid	\$30,000
VBAF-074	FY18	SR	Henrico EDA	Henrico EDA #2 (White Oak Tech Park)	Paid	\$337,375
VBAF-076	FY18	SR	Richmond	Richmond	Paid	\$500,000
VBAF-075	FY19	A&P	Saltville	Town of Saltville #2	Paid	\$21,730
VBAF-077	FY19	A&P	Amherst	Amherst	Paid	\$50,000
VBAF-078	FY19	A&P	Big Stone Gap	Town of Big Stone Gap #1 (Mutual Pharmacy)	Paid	\$50,000
VBAF-079	FY19	A&P	Lynchburg	Lynchburg #6	Paid	\$50,000
VBAF-080	FY19	A&P	Martinsville	Martinsville #4	Paid	\$50,000
VBAF-081	FY19	A&P	Lenowisco	LENOWISCO (Powell River North Trail)	Paid	\$50,000
VBAF-082	FY19	A&P	Pulaski	Town of Pulaski #5 (Recycling Yard/Gem City)	Paid	\$50,000
VBAF-083	FY19	SR	Big Stone Gap	Town of Big Stone Gap #2 (Mutual Pharmacy)	Paid	\$44,598
VBAF-085	FY19	A&P	Martinsville	Martinsville #5	Paid	\$50,000
VBAF-086	FY19	A&P	Norfolk	Norfolk #4	Paid	\$47,617
VBAF-087	FY19	A&P	Newport News	Newport News	Paid	\$50,000

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VBAF Grant Awards, Fiscal Year 2012 to 2025, by Award Year (cont'd)

PROJECT NO.	FISCAL YEAR	GRANT TYPE*	GRANT RECIPIENT	PROJECT NAME	GRANT STAGE (Paid, Committed, Applied)	DISBURSED OR AWARDED GRANT AMOUNT
VBAF-088	FY19	SR	Staunton	Staunton (Staunton Crossing)	Paid	\$431,200
VBAF-089	FY19	SR	Pittsylvania County	Pittsylvania County	Paid	\$99,800
VBAF-090	FY19	SR	Vinton	Vinton-Hotel	Paid	\$39,000
VBAF-091	FY19	A&P	Bluefield	Bluefield (Bluefield Iron and Metal)	Paid	\$42,500
VBAF-092	FY19	A&P	Accomack County	Accomack	Paid	\$60,000
VBAF-093	FY19	A&P	Hopewell	Hopewell	Paid	\$45,215
VBAF-094	FY19	SR	Amherst	Amherst (Amherst Seminole Elementary School/Phelps)	Paid	\$295,000
VBAF-095	FY19	A&P	Albemarle County	Albemarle (Barnes Lumber)	Paid	\$49,079
VBAF-096	FY19	SR	Russell County	Russell County (Arty Lee)	Paid	\$200,513
VBAF-101	FY19	SR	Bedford	Bedford (Bedford Middle School)	Paid	\$220,000
VBAF-102	FY19	A&P	Richmond	Richmond City #2 (Railroad Club)	Paid	\$16,235
VBAF-097	FY20	A&P	South Boston	South Boston #2 (Southern Virginia Innovation Hub)	Paid	\$50,000
VBAF-098	FY20	A&P	Bristol	Bristol (Bristol Publishing)	Paid	\$50,000
VBAF-099	FY20	A&P	Narrows	Town of Narrows (Diggs Site)	Paid	\$50,000
VBAF-103	FY20	A&P	Accomack County	Accomack #2 (Whispering Pines)	Paid	\$50,000
VBAF-104	FY20	A&P	Wytheville	Wytheville (Millwald)	Paid	\$50,000
VBAF-105	FY20	A&P	Cumberland County	Cumberland County (Old Training School)	Paid	\$4,000
VBAF-106	FY20	A&P	Pulaski	Town of Pulaski #6 (Lee Jeans)	Paid	\$50,000
VBAF-107	FY20	A&P	Mount Rogers PDC	Blue Ridge Discovery (Mt. Rogers PDC)	Paid	\$50,000
VBAF-108	FY20	A&P	Charlotte County	Charlotte County (Shaw Building)	Paid	\$10,825
VBAF-109	FY20	SR	Gloucester County EDA	Gloucester County EDA	Paid	\$176,813
VBAF-110	FY20	A&P	Crewe	Crewe	Paid	\$15,529
VBAF-115	FY20	A&P	Big Stone Gap	Town of Big Stone Gap #3 (Mutual Pharmacy)	Paid	\$15,381
VBAF-118	FY20	SR	Martinsville	Martinsville #6 (American Furniture)	Paid	\$410,000
VBAF-120	FY20	SR	Northampton County	Northampton #1 (Machipongo Middle School)	Paid	\$69,000

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VBAF Grant Awards, Fiscal Year 2012 to 2025, by Award Year (cont'd)

PROJECT NO.	FISCAL YEAR	GRANT TYPE*	GRANT RECIPIENT	PROJECT NAME	GRANT STAGE (Paid, Committed, Applied)	DISBURSED OR AWARDED GRANT AMOUNT
VBAF-121	FY20	SR	Williamsburg	Williamsburg #5	Paid	\$220,000
VBAF-123	FY20	A&P	Emporia	Emporia (Pair Building)	Paid	\$5,670
VBAF-124	FY20	A&P	Alleghany Highlands	Alleghany Highlands (Bath Community Hospital)	Paid	\$31,050
VBAF-125	FY20	A&P	Pulaski	Pulaski County PSA (Wastewater Treatment Plant)	Paid	\$50,000
VBAF-127	FY20	A&P	Martinsville	Martinsville #7 (Tassel)	Paid	\$50,000
VBAF-128	FY20	A&P	Halifax County IDA	Halifax (Daystrom)	Paid	\$50,000
VBAF-129	FY20	A&P	Altavista	Altavista (Lane Furniture)	Paid	\$23,600
VBAF-130	FY20	A&P	Saltville	Saltville (PCS Phosphate)	Paid	\$41,074
VBAF-131	FY20	A&P	Galax	Galax (T.G. Vaughn) (Mt. Rogers PDC)	Paid	\$30,750
VBAF-132	FY20	A&P	Pembroke	Pembroke (Old Social Services Building)	Paid	\$50,000
VBAF-133	FY20	A&P	Highland	Highland (Highland Inn)	Paid	\$50,000
VBAF-134	FY20	A&P	Honaker	Honaker (Slate Building)	Paid	\$50,000
VBAF-135	FY20	A&P	Lynchburg	Lynchburg #7 (Lynchburg Foundry)	Paid	\$50,000
VBAF-136	FY20	A&P	Woodstock	Woodstock (Historic School)	Paid	\$50,000
VBAF-137	FY20	A&P	Shenandoah	Shenandoah (Historic Bank)	Paid	\$48,000
VBAF-138	FY20	A&P	Danville	Danville (Schoolfield)	Paid	\$50,000
VBAF-139	FY20	A&P	Danville	Danville (White Mill)	Paid	\$50,000
VBAF-140	FY21	A&P	Roanoke	Roanoke City (Walker Machine and Foundry)	Paid	\$50,000
VBAF-141	FY21	A&P	Brunswick County	Brunswick (Sledge and Barkley)	Paid	\$50,000
VBAF-143	FY21	A&P	Halifax County IDA	Halifax (Daystrom)	Paid	\$50,000
VBAF-144	FY21	A&P	Chase City	Chase City (Lee Building)	Paid	\$47,876
VBAF-145	FY21	A&P	Staunton	Staunton (Dixie Theater)	Paid	\$50,000
VBAF-146	FY21	A&P	Pulaski	Town of Pulaski #7 (Randolph House)	Paid	\$50,000
VBAF-147	FY21	A&P	Alleghany Highlands	Covington/Alleghany IDA (Rail over River/AET)	Paid	\$50,000
VBAF-148	FY21	A&P	Altavista	Altavista #2 (Fire Station)	Paid	\$50,000

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VBAF Grant Awards, Fiscal Year 2012 to 2025, by Award Year (cont'd)

PROJECT NO.	FISCAL YEAR	GRANT TYPE*	GRANT RECIPIENT	PROJECT NAME	GRANT STAGE (Paid, Committed, Applied)	DISBURSED OR AWARDED GRANT AMOUNT
VBAF-149	FY21	A&P	Mount Rogers PDC	Mount Rogers (Mount Rogers School)	Paid	\$50,000
VBAF-150	FY21	A&P	Pulaski	Town of Pulaski #8 (Magnox)	Paid	\$50,000
VBAF-151	FY21	A&P	Ashland	Ashland (Apple Garden Inn)	Paid	\$50,000
VBAF-152	FY21	A&P	Northampton County	Northampton #2 (Canonie/ former RR)	Paid	\$45,100
VBAF-153	FY21	SR	Charlotte County	Charlotte (Shaw Building)	Paid	\$83,450
VBAF-155	FY21	A&P	Russell County IDA	Russell IDA (Russell Place)	Paid	\$46,500
VBAF-157	FY21	A&P	Big Stone Gap	Town of Big Stone Gap #4 (Westmoreland Coal)	Paid	\$20,000
VBAF-158	FY21	SR	Pulaski County	Pulaski County #2 (Pulaski Middle School)	Paid	\$256,875
VBAF-159	FY21	SR	Crewe	Crewe #2 (Norfolk and Western Building)	Paid	\$74,600
VBAF-160	FY21	A&P	Bristol	Bristol #2 (Oak Street School)	Paid	\$45,150
VBAF-161	FY21	SR	Martinsville	Martinsville #8 (BB&T Building)	Paid	\$399,000
VBAF-162	FY21	SR	Danville	Danville IDA #2 (White Mill)	Paid	\$500,000
VBAF-163	FY21	SR	Altavista	Altavista #3 (Lane Furniture)	Committed	\$181,100
VBAF-164	FY21	A&P	Manassas	Manassas (Manassas Ice and Fuel)	Paid	\$47,565
VBAF-165	FY21	A&P	Russell County	Russell (Three Rivers)	Paid	\$50,000
VBAF-166	FY21	A&P	Buena Vista	Buena Vista (Mundet-Hermetite)	Paid	\$12,500
VBAF-167	FY21	A&P	Campbell County	Campbell (Training School)	Paid	\$41,666
VBAF-168	FY21	A&P	Westmoreland	Westmoreland (Kings Highway)	Paid	\$11,374
VBAF-169	FY21	A&P	Williamsburg	Williamsburg #6 (Capital Landing)	Paid	\$38,125
VBAF-170	FY21	A&P	Martinsville	Martinsville #9 (Lester Street Warehouse)	Paid	\$50,000
VBAF-171	FY21	A&P	Chase City IDA	Chase City IDA (Garrett)	Paid	\$9,000
VBAF-172	FY21	A&P	Lenowisco	LENOWISCO (Powell River)	Paid	\$20,000
VBAF-173	FY21	A&P	Brunswick County	Brunswick IDA (Hometown Cleaners)	Paid	\$46,375
VBAF-174	FY22	A&P	Orange	Orange (Virginia Metal Industries)	Paid	\$20,050
VBAF-175	FY22	A&P	Alexandria	Alexandria (GenOn)	Paid	\$50,000

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VBAF Grant Awards, Fiscal Year 2012 to 2025, by Award Year (cont'd)

PROJECT NO.	FISCAL YEAR	GRANT TYPE*	GRANT RECIPIENT	PROJECT NAME	GRANT STAGE (Paid, Committed, Applied)	DISBURSED OR AWARDED GRANT AMOUNT
VBAF-176	FY22	A&P	Luray	Luray (Andrew Jackson School Memorial Park)	Paid	\$42,000
VBAF-178	FY22	SR	Blackstone	Blackstone (Harris Memorial Armory Center)	Paid	\$250,000
VBAF-180	FY22	SR	Tazewell	Tazewell (Raven Elementary)	Paid	\$127,822
VBAF-183	FY22	A&P	Vinton	Vinton (Vinton Dry Cleaners)	Paid	\$50,000
VBAF-184	FY22	SR	Buchanan	Buchanan (Buchanan Button Factory)	Paid	\$50,000
VBAF-185	FY22	A&P	Martinsville	Martinsville #10 (East Church St)	Paid	\$50,000
VBAF-186	FY22	A&P	Norfolk	Norfolk (Global Iron)	Paid	\$49,994
VBAF-187	FY22	SR	Northampton County	Northampton (Benjamin's Dept Store)	Paid	\$49,613
VBAF-188	FY22	SR	Buena Vista	Buena Vista (DSLCC Workforce)	Paid	\$50,000
VBAF-189	FY22	A&P	Buena Vista	Buena Vista (Town Square)	Paid	\$37,500
VBAF-191	FY22	SR	Montgomery Regional Solid Waste Authority	MRSWA (Landfill)	Paid	\$13,745
VBAF-192	FY22	SR	Roanoke	Roanoke (Walker Foundry)	Paid	\$40,000
VBAF-193	FY22	SR	Petersburg	Petersburg (Petersburg Harbor)	Paid	\$50,000
VBAF-194	FY22	A&P	Danville	Danville (White Mill Site)	Paid	\$50,000
VBAF-195	FY22	A&P	Danville	Danville (Five Forks Site)	Paid	\$50,000
VBAF-196	FY22	A&P	Winchester	Winchester (Federal-Mogul)	Paid	\$16,633
VBAF-199	FY22	A&P	Pulaski County	Pulaski County (Pulaski Middle School #2)	Paid	\$50,000
VBAF-200	FY22	A&P	Saltville	Saltville (Saltville Town Shop)	Committed	\$300,000
VBAF-201	FY22	A&P	Smyth County	Smyth (Marion Intermediate)	Paid	\$122,719
VBAF-202	FY22	A&P	Bedford	Town of Bedford (Winoa USA)	Committed	\$316,474
VBAF-203	FY22	A&P	Patrick County	Patrick County (Pioneer Community Hospital)	Committed	\$107,966
VBAF-204	FY22	A&P	Norfolk	City of Norfolk (Global Iron)	Paid	\$44,730
VBAF-205	FY22	A&P	Roanoke	City of Roanoke (Evans Paint)	Paid	\$50,000
VBAF-206	FY22	A&P	Pulaski	Pulaski (McCarthy Site)	Paid	\$50,000
VBAF-207	FY22	A&P	Lunenburg	Lunenburg (Nottoway Blvd)	Paid	\$48,200

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VBAF Grant Awards, Fiscal Year 2012 to 2025, by Award Year (cont'd)

PROJECT NO.	FISCAL YEAR	GRANT TYPE*	GRANT RECIPIENT	PROJECT NAME	GRANT STAGE (Paid, Committed, Applied)	DISBURSED OR AWARDED GRANT AMOUNT
VBAF-208	FY23	A&P	Grayson	Grayson (Mt. Rogers School)	Paid	\$30,000
VBAF-210	FY23	A&P	Kenbridge	Town of Kenbridge (South Broad Street)	Paid	\$49,800
VBAF-212	FY23	A&P	Orange	Orange (Earl's Glass)	Paid	\$47,150
VBAF-213	FY23	A&P	Radford	Radford (Virginia Castings)		\$50,000
VBAF-214	FY23	A&P	Norfolk	Norfolk (Maltby Avenue)	Paid	\$33,268
VBAF-215	FY23	A&P	Orange	Orange (VMI Property)	Paid	\$50,000
VBAF-216	FY23	SR	Accomack-Northampton Transportation District Commission (ANTDC)	ANTDC (Railyard)	Paid	\$154,548
VBAF-218	FY23	SR	Gloucester	Gloucester (Vault on Main)	Committed	\$150,000
VBAF-220	FY23	SR	Chase City	Chase City (Colgate Square)	Paid	\$167,800
VBAF-221	FY23	SR	Highland	Highland (Highland Inn)	Committed	\$341,586
VBAF-222	FY23	A&P	Narrows	Town of Narrows (Gallimore)	Paid	\$50,000
VBAF-223	FY23	A&P	Gloucester	Gloucester (Eagle Point)	Paid	\$25,000
VBAF-225	FY23	A&P	Kenbridge	Town of Kenbridge (South Broad St)	Paid	\$32,040
VBAF-227	FY23	A&P	Northampton County	Northampton (Cape Charles Elementary)	Paid	\$39,897
VBAF-228	FY23	A&P	Bristol	Bristol (RDY Company VA)	Paid	\$6,350
VBAF-229	FY23	A&P	Roanoke	Roanoke City (OmniSource)	Paid	\$50,000
VBAF-231	FY23	A&P	Southampton County	Southampton (Newsoms Elementary School)	Paid	\$50,000
VBAF-232	FY23	A&P	Buchanan	Town of Buchanan (Buchanan Schoolhouse)	Paid	\$50,000
VBAF-233	FY23	A&P	Halifax	Town of Halifax (Exxon)	Paid	\$50,000
VBAF-234	FY23	A&P	Leesburg	Town of Leesburg (Liberty Street)	Paid	\$50,000
VBAF-235	FY23	A&P	Floyd	Town of Floyd (Dry Cleaners)	Paid	\$43,340
VBAF-236	FY24	A&P	St. Paul IDA	St. Paul IDA (Deem Building)	Paid	\$40,000
VBAF-237	FY24	A&P	Clarksville	Town of Clarksville (Burlington Industries)	Paid	\$48,900

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VBAF Grant Awards, Fiscal Year 2012 to 2025, by Award Year (cont'd)

PROJECT NO.	FISCAL YEAR	GRANT TYPE*	GRANT RECIPIENT	PROJECT NAME	GRANT STAGE (Paid, Committed, Applied)	DISBURSED OR AWARDED GRANT AMOUNT
VBAF-238	FY24	A&P	South Hill	Town of South Hill (Downtown Parcels)	Paid	\$50,000
VBAF-240	FY24	A&P	Radford	City of Radford (Radford Foundry)	Paid	\$50,000
VBAF-242	FY24	A&P	Tazewell	Town of Tazewell (Bowling Alley)	Committed (paid at PD)	\$50,000
VBAF-243	FY24	A&P	Hopewell	City of Hopewell (Rev CW Harris Street)	Paid	\$50,000
VBAF-244	FY24	SR	Orange County	Orange County (VMI Property)	Committed	\$500,000
VBAF-245	FY24	SR	Orange County EDA	Orange County EDA (Earl's Glass)	Committed	\$183,000
VBAF-246	FY24	A&P	Charles City	Charles City (Old Ruthville School)	Paid	\$30,040
VBAF-247	FY24	A&P	Henrico County	Henrico County (Orville Road)	Paid	\$50,000
VBAF-249	FY24	SR	Pound	Town of Pound (Peoples Bank)	Committed	\$125,000
VBAF-250	FY24	SR	Floyd	Town of Floyd (Harris & Main)	Committed	\$262,500
VBAF-251	FY24	SR	Danville IDA	Danville IDA (Former Masonic Temple)	Paid	\$500,000
VBAF-252	FY24	A&P	Radford	City of Radford (Radford Foundry)	Paid	\$49,500
VBAF-253	FY24	SR	Martinsville	City Martinsville (BB&T Building)	Committed	\$189,500
VBAF-254	FY24	A&P	Staunton	City of Staunton (Arcadia Project)	Paid	\$50,000
VBAF-255	FY24	A&P	Dublin	Town of Dublin (Industrial Plant)	Paid	\$50,000
VBAF-257	FY24	A&P	Chesterfield EDA	Chesterfield EDA (Chesterfield Auto Parts)	Paid	\$50,000
VBAF-258	FY24	A&P	Caroline County	Caroline County (Mill Rd Cemetary)	Paid	\$37,650
VBAF-261	FY24	A&P	Williamsburg	City of Williamsburg (Archaeological Assessment)	Paid	\$50,000
VBAF-262	FY24	A&P	Northampton County	Northampton County (Machipongo Middle School)	Paid	\$50,000
VBAF-263	FY24	A&P	Augusta County	Augusta County (Afton Mountain/Rockfish Gap)	Paid	\$50,000
VBAF-264	FY24	A&P	Henrico EDA	Henrico EDA (Fulton Equipment Depot)	Paid	\$0
VBAF-265	FY24	A&P	Altavista	Altavista (Frazier Farm)	Paid	\$50,000
VBAF-266	FY24	A&P	Salem	Salem (Mowles Spring Park)	Paid	\$50,000

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VBAF Grant Awards, Fiscal Year 2012 to 2025, by Award Year (cont'd)

PROJECT NO.	FISCAL YEAR	GRANT TYPE*	GRANT RECIPIENT	PROJECT NAME	GRANT STAGE (Paid, Committed, Applied)	DISBURSED OR AWARDED GRANT AMOUNT
VBAF-267	FY24	A&P	Lynchburg EDA	Lynchburg EDA (Elliott's Cleaners)	Paid	\$50,000
VBAF-268	FY24	A&P	Boones Mill	Boones Mill (Boon Lane)	Committed (paid at PD)	\$50,000
VBAF-270	FY24	A&P	Roanoke	Roanoke City (Evans Paint)	Committed	\$50,000
VBAF-271	FY24	A&P	Pound	Pound (People's Bank)	Paid	\$50,000
VBAF-272	FY24	A&P	Waynesboro	Waynesboro (Delphine Avenue Landfill)	Paid	\$50,000
VBAF-275	FY24	A&P	Mecklenburg	Mecklenburg (Park View High School)	Committed	\$48,648
VBAF-276	FY24	A&P	Chase City	Chase City (Mecca Theatre)	Paid	\$16,590
VBAF-277	FY24	A&P	Emporia	Emporia (Belding Hausman Mill)	Committed (paid at PD)	\$50,000
VBAF-278	FY24	A&P	Prince George	Prince George (Walton Elementary School)	Paid	\$50,000
VBAF-279	FY25	A&P	Campbell County	Campbell County (Training School)	Applied	N/A
VBAF-280	FY25	A&P	Roanoke County	Roanoke County (Professional Park)	Committed	\$50,000
VBAF-281	FY25	A&P	Mount Rogers	Mount Rogers Planning District Commission (Hillsville Theater)	Applied	N/A
VBAF-282	FY25	A&P	Hopewell	Hopewell (Marina)	Committed	\$50,000
VBAF-283	FY25	SR	Augusta	Augusta (Riverheads Elementary)	Applied	N/A
VBAF-284	FY25	A&P	Botetourt	Botetourt (Old Jail)	Applied	N/A
VBAF-285	FY25	SR	Altavista	Altavista (Altavista Theater and Leggett Building)	Applied	N/A
VBAF-286	FY25	SR	West Piedmont PDC	West Piedmont PDC (Bassett Community Center)	Applied	N/A
VBAF-287	FY25	SR	Roanoke County	Roanoke County (Professional Park)	Applied	N/A
VBAF-288	FY25	SR	Alexandria	Alexandria Redevelopment & Housing Authority (Heritage at Old Town)	Applied	N/A
VBAF-289	FY25	SR	West Point	West Point (Airport Industrial Site)	Applied	N/A
VBAF-290	FY25	SR	Patrick County	Patrick (Patrick County Business Development Center)	Applied	N/A
VBAF-291	FY25	SR	Danville	Danville-Pittsylvania RIFA (Southern Virginia Megasite)	Applied	N/A

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VBAF Grant Awards, Fiscal Year 2012 to 2025, by Award Year (cont'd)

PROJECT NO.	FISCAL YEAR	GRANT TYPE*	GRANT RECIPIENT	PROJECT NAME	GRANT STAGE (Paid, Committed, Applied)	DISBURSED OR AWARDED GRANT AMOUNT
VBAF-292	FY25	SR	Vinton	Vinton (Gish Mill and Holdren Country Store)	Applied	N/A
VBAF-293	FY25	SR	Charlottesville	Charlottesville (Maury Avenue Center)	Applied	N/A
VBAF-294	FY25	SR	Bedford	Bedford (Old Montvale School and Library)	Applied	N/A
VBAF-295	FY25	SR	Floyd	Town of Floyd (West Oxford Street)	Applied	N/A
VBAF-296	FY25	A&P	Spotsylvania	Spotsylvania (FMC Wastewater Treatment Plant)	Applied	N/A

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VBAF Grant Awards, Fiscal Year 2012 to 2025, by Grant Recipient

Table 4 - VBAF Grant Awards, Fiscal Year 2012 to 2025, by Grant Recipient

PROJECT NO.	FISCAL YEAR	GRANT TYPE*	GRANT RECIPIENT	PROJECT NAME	GRANT STAGE (Paid, Committed, Applied)	DISBURSED OR AWARDED GRANT AMOUNT
VBAF-092	FY19	A&P	Accomack County	Accomack	Paid	\$60,000
VBAF-103	FY20	A&P	Accomack County	Accomack #2 (Whispering Pines)	Paid	\$50,000
VBAF-216	FY23	SR	Accomack-Northampton Transportation District Commission (ANTDC)	ANTDC (Railyard)	Paid	\$154,548
VBAF-095	FY19	A&P	Albemarle County	Albemarle (Barnes Lumber)	Paid	\$49,079
VBAF-175	FY22	A&P	Alexandria	Alexandria (GenOn)	Paid	\$50,000
VBAF-288	FY25	SR	Alexandria	Alexandria Redevelopment & Housing Authority (Heritage at Old Town)	Applied	N/A
VBAF-124	FY20	A&P	Alleghany Highlands	Alleghany Highlands (Bath Community Hospital)	Paid	\$31,050
VBAF-147	FY21	A&P	Alleghany Highlands	Covington/Alleghany IDA (Rail over River/AET)	Paid	\$50,000
VBAF-129	FY20	A&P	Altavista	Altavista (Lane Furniture)	Paid	\$23,600
VBAF-148	FY21	A&P	Altavista	Altavista #2 (Fire Station)	Paid	\$50,000
VBAF-163	FY21	SR	Altavista	Altavista #3 (Lane Furniture)	Committed	\$181,100
VBAF-265	FY24	A&P	Altavista	Altavista (Frazier Farm)	Paid	\$50,000
VBAF-285	FY25	SR	Altavista	Altavista (Altavista Theater and Leggett Building)	Applied	N/A
VBAF-018	FY13	A&P	Amherst	Amherst Town	Paid	\$14,000
VBAF-077	FY19	A&P	Amherst	Amherst	Paid	\$50,000
VBAF-094	FY19	SR	Amherst	Amherst (Amherst Seminole Elementary School/Phelps)	Paid	\$295,000
VBAF-151	FY21	A&P	Ashland	Ashland (Apple Garden Inn)	Paid	\$50,000
VBAF-283	FY25	SR	Augusta	Augusta (Riverheads Elementary)	Applied	N/A
VBAF-263	FY24	A&P	Augusta County	Augusta County (Afton Mountain/Rockfish Gap)	Paid	\$50,000
VBAF-038	FY17	A&P	Bedford	Town of Bedford	Paid	\$39,000
VBAF-101	FY19	SR	Bedford	Bedford (Bedford Middle School)	Paid	\$220,000
VBAF-202	FY22	SR	Bedford	Town of Bedford (Winoa USA)	Committed	\$316,474
VBAF-294	FY25	SR	Bedford	Bedford (Old Montvale School and Library)	Applied	N/A

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VBAF Grant Awards, Fiscal Year 2012 to 2025, by Grant Recipient (cont'd)

PROJECT NO.	FISCAL YEAR	GRANT TYPE*	GRANT RECIPIENT	PROJECT NAME	GRANT STAGE (Paid, Committed, Applied)	DISBURSED OR AWARDED GRANT AMOUNT
VBAF-078	FY19	A&P	Big Stone Gap	Town of Big Stone Gap #1 (Mutual Pharmacy)	Paid	\$50,000
VBAF-083	FY19	SR	Big Stone Gap	Town of Big Stone Gap #2 (Mutual Pharmacy)	Paid	\$44,598
VBAF-115	FY20	A&P	Big Stone Gap	Town of Big Stone Gap #3 (Mutual Pharmacy)	Paid	\$15,381
VBAF-157	FY21	A&P	Big Stone Gap	Town of Big Stone Gap #4 (Westmoreland Coal)	Paid	\$20,000
VBAF-040	FY17	A&P	Blacksburg	Town of Blacksburg	Paid	\$36,500
VBAF-178	FY22	SR	Blackstone	Blackstone (Harris Memorial Armory Center)	Paid	\$250,000
VBAF-042	FY17	A&P	Bland County	County of Bland	Paid	\$50,000
VBAF-091	FY19	A&P	Bluefield	Bluefield (Bluefield Iron and Metal)	Paid	\$42,500
VBAF-268	FY24	A&P	Boones Mill	Boones Mill (Boon Lane)	Committed (paid at PD)	\$50,000
VBAF-284	FY25	A&P	Botetourt	Botetourt (Old Jail)	Applied	N/A
VBAF-098	FY20	A&P	Bristol	Bristol (Bristol Publishing)	Paid	\$50,000
VBAF-160	FY21	A&P	Bristol	Bristol #2 (Oak Street School)	Paid	\$45,150
VBAF-228	FY23	A&P	Bristol	Bristol (RDY Company VA)	Paid	\$6,350
VBAF-039	FY17	A&P	Brunswick County	County of Brunswick	Paid	\$25,000
VBAF-141	FY21	A&P	Brunswick County	Brunswick (Sledge and Barkley)	Paid	\$50,000
VBAF-173	FY22	A&P	Brunswick County	Brunswick IDA (Hometown Cleaners)	Paid	\$46,375
VBAF-184	FY22	A&P	Buchanan	Buchanan (Buchanan Button Factory)	Paid	\$50,000
VBAF-232	FY23	A&P	Buchanan	Town of Buchanan (Buchanan Schoolhouse)	Paid	\$50,000
VBAF-166	FY21	A&P	Buena Vista	Buena Vista (Mundet-Hermetite)	Paid	\$12,500
VBAF-188	FY22	A&P	Buena Vista	Buena Vista (DSLCC Workforce)	Paid	\$50,000
VBAF-189	FY22	A&P	Buena Vista	Buena Vista (Town Square)	Paid	\$37,500
VBAF-167	FY21	A&P	Campbell County	Campbell (Training School)	Paid	\$41,666
VBAF-279	FY25	A&P	Campbell County	Campbell County (Training School)	Applied	N/A
VBAF-258	FY24	A&P	Caroline County	Caroline County (Mill Rd Cemetary)	Paid	\$37,650

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VBAF Grant Awards, Fiscal Year 2012 to 2025, by Grant Recipient (cont'd)

PROJECT NO.	FISCAL YEAR	GRANT TYPE*	GRANT RECIPIENT	PROJECT NAME	GRANT STAGE (Paid, Committed, Applied)	DISBURSED OR AWARDED GRANT AMOUNT
VBAF-246	FY24	A&P	Charles City	Charles City (Old Ruthville School)	Paid	\$30,040
VBAF-108	FY20	A&P	Charlotte County	Charlotte County (Shaw Building)	Paid	\$10,825
VBAF-153	FY21	SR	Charlotte County	Charlotte (Shaw Building)	Paid	\$83,450
VBAF-293	FY25	SR	Charlottesville	Charlottesville (Maury Avenue Center)	Applied	N/A
VBAF-144	FY21	A&P	Chase City	Chase City (Lee Building)	Paid	\$47,876
VBAF-220	FY23	SR	Chase City	Chase City (Colgate Square)	Paid	\$167,800
VBAF-276	FY24	A&P	Chase City	Chase City (Mecca Theatre)	Paid	\$16,590
VBAF-171	FY21	A&P	Chase City IDA	Chase City IDA (Garrett)	Paid	\$9,000
VBAF-019	FY13	A&P	Chesterfield EDA	Chesterfield EDA	Paid	\$50,000
VBAF-257	FY24	A&P	Chesterfield EDA	Chesterfield EDA (Chesterfield Auto Parts)	Paid	\$50,000
VBAF-053	FY18	A&P	Chilhowie	Town of Chilhowie	Paid	\$50,000
VBAF-028	FY16	A&P	Clarksville	Town of Clarksville	Paid	\$60,000
VBAF-070	FY18	A&P	Clarksville	Clarksville	Paid	\$50,000
VBAF-237	FY24	A&P	Clarksville	Town of Clarksville (Burlington Industries)	Paid	\$48,900
VBAF-044	FY17	A&P	Clifton Forge	Town of Clifton Forge	Paid	\$60,000
VBAF-059	FY18	A&P	Clifton Forge	Town of Clifton Forge #2	Paid	\$40,000
VBAF-110	FY20	A&P	Crewe	Crewe	Paid	\$15,529
VBAF-159	FY21	SR	Crewe	Crewe #2 (Norfolk and Western Building)	Paid	\$74,600
VBAF-034	FY16	A&P	Culpeper County	County of Culpeper	Paid	\$50,000
VBAF-105	FY20	A&P	Cumberland County	Cumberland County (Old Training School)	Paid	\$4,000
VBAF-068	FY18	SR	Danville	Danville - White Mill	Paid	\$500,000
VBAF-138	FY20	A&P	Danville	Danville (Schoolfield)	Paid	\$50,000
VBAF-139	FY20	A&P	Danville	Danville (White Mill)	Paid	\$50,000
VBAF-162	FY21	SR	Danville	Danville IDA #2 (White Mill)	Paid	\$500,000
VBAF-194	FY22	A&P	Danville	Danville (White Mill Site)	Paid	\$50,000
VBAF-195	FY22	A&P	Danville	Danville (Five Forks Site)	Paid	\$50,000

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VBAF Grant Awards, Fiscal Year 2012 to 2025, by Grant Recipient (cont'd)

PROJECT NO.	FISCAL YEAR	GRANT TYPE*	GRANT RECIPIENT	PROJECT NAME	GRANT STAGE (Paid, Committed, Applied)	DISBURSED OR AWARDED GRANT AMOUNT
VBAF-291	FY25	SR	Danville	Danville-Pittsylvania RIFA (Southern Virginia Megasite)	Applied	N/A
VBAF-045	FY17	A&P	Danville IDA	Danville IDA	Paid	\$50,000
VBAF-251	FY24	SR	Danville IDA	Danville IDA (Former Masonic Temple)	Committed	\$500,000
VBAF-255	FY24	A&P	Dublin	Town of Dublin (Industrial Plant)	Paid	\$50,000
VBAF-123	FY20	A&P	Emporia	Emporia (Pair Building)	Paid	\$5,670
VBAF-277	FY24	A&P	Emporia	Emporia (Belding Hausman Mill)	Committed (paid at PD)	\$50,000
VBAF-235	FY23	A&P	Floyd	Town of Floyd (Dry Cleaners)	Paid	\$43,340
VBAF-250	FY24	SR	Floyd	Town of Floyd (Harris & Main)	Committed	\$262,500
VBAF-295	FY25	SR	Floyd	Town of Floyd (West Oxford Street)	Applied	N/A
VBAF-023	FY16	A&P	Franklin	Franklin City	Paid	\$25,000
VBAF-062	FY18	A&P	Franklin County	Franklin County	Paid	\$25,000
VBAF-006	FY12	A&P	Front Royal	Front Royal/Warren County	Paid	\$50,000
VBAF-029	FY16	A&P	Galax	City of Galax	Paid	\$20,000
VBAF-131	FY20	A&P	Galax	Galax (T.G. Vaughn) (Mt. Rogers PDC)	Paid	\$30,750
VBAF-060	FY18	A&P	Gloucester	Gloucester	Paid	\$2,000
VBAF-218	FY23	SR	Gloucester	Gloucester (Vault on Main)	Committed	\$150,000
VBAF-223	FY23	A&P	Gloucester	Gloucester (Eagle Point)	Paid	\$25,000
VBAF-109	FY20	SR	Gloucester County EDA	Gloucester County EDA	Paid	\$176,813
VBAF-035	FY16	A&P	Gloucester County EDA	Gloucester County EDA	Paid	\$32,550
VBAF-208	FY23	A&P	Grayson	Grayson (Mt. Rogers School)	Paid	\$30,000
VBAF-005	FY12	A&P	Greensville County	Greensville County	Paid	\$60,000
VBAF-233	FY23	A&P	Halifax	Town of Halifax (Exxon)	Paid	\$50,000
VBAF-011	FY12	A&P	Halifax County IDA	Halifax IDA	Paid	\$41,021
VBAF-128	FY20	A&P	Halifax County IDA	Halifax (Daystrom)	Paid	\$50,000
VBAF-143	FY21	A&P	Halifax County IDA	Halifax (Daystrom)	Paid	\$50,000
VBAF-051	FY17	A&P	Hampton	City of Hampton	Paid	\$21,615
VBAF-027	FY16	A&P	Hanover County	County of Hanover	Paid	\$6,500

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VBAF Grant Awards, Fiscal Year 2012 to 2025, by Grant Recipient (cont'd)

PROJECT NO.	FISCAL YEAR	GRANT TYPE*	GRANT RECIPIENT	PROJECT NAME	GRANT STAGE (Paid, Committed, Applied)	DISBURSED OR AWARDED GRANT AMOUNT
VBAF-247	FY24	A&P	Henrico County	Henrico County (Orville Road)	Paid	\$50,000
VBAF-022	FY15	A&P	Henrico EDA	Henrico EDA #1	Paid	\$43,000
VBAF-074	FY18	SR	Henrico EDA	Henrico EDA #2 (White Oak Tech Park)	Paid	\$337,375
VBAF-264	FY24	A&P	Henrico EDA	Henrico EDA (Fulton Equipment Depot)	Paid	\$0
VBAF-050	FY17	SR	Herndon	Town of Herndon (Downtown Redevelopment)	Paid	\$37,500
VBAF-133	FY20	A&P	Highland	Highland (Highland Inn)	Paid	\$50,000
VBAF-221	FY23	SR	Highland	Highland (Highland Inn)	Committed	\$341,586
VBAF-134	FY20	A&P	Honaker	Honaker (Slate Building)	Paid	\$50,000
VBAF-073	FY18	A&P	Hopewell	Hopewell	Paid	\$30,000
VBAF-093	FY19	A&P	Hopewell	Hopewell	Paid	\$45,215
VBAF-243	FY24	A&P	Hopewell	City of Hopewell (Rev CW Harris Street)	Paid	\$50,000
VBAF-282	FY25	A&P	Hopewell	Hopewell (Marina)	Committed	\$50,000
VBAF-017	FY13	A&P	Independence	Independence	Paid	\$6,960
VBAF-021	FY14	A&P	Jonesville	Daniel Boone SWCD	Paid	\$39,700
VBAF-210	FY23	A&P	Kenbridge	Town of Kenbridge (South Broad Street)	Paid	\$49,800
VBAF-225	FY23	A&P	Kenbridge	Town of Kenbridge (South Broad Street)	Paid	\$32,040
VBAF-234	FY23	A&P	Leesburg	Town of Leesburg (Liberty Street)	Paid	\$50,000
VBAF-081	FY19	A&P	Lenowisco	LENOWISCO (Powell River North Trail)	Paid	\$50,000
VBAF-172	FY21	A&P	Lenowisco	LENOWISCO (Powell River)	Paid	\$20,000
VBAF-207	FY23	A&P	Lunenburg	Lunenburg (Nottoway Blvd)	Paid	\$48,200
VBAF-176	FY22	A&P	Luray	Luray (Andrew Jackson School Memorial Park)	Paid	\$42,000
VBAF-003	FY12	A&P	Lynchburg	Lynchburg #1	Paid	\$37,590
VBAF-013	FY13	A&P	Lynchburg	Lynchburg #2	Paid	\$44,547
VBAF-048	FY17	A&P	Lynchburg	Lynchburg City #3	Paid	\$41,134
VBAF-057	FY18	A&P	Lynchburg	Lynchburg #4	Paid	\$48,670

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VBAF Grant Awards, Fiscal Year 2012 to 2025, by Grant Recipient (cont'd)

PROJECT NO.	FISCAL YEAR	GRANT TYPE*	GRANT RECIPIENT	PROJECT NAME	GRANT STAGE (Paid, Committed, Applied)	DISBURSED OR AWARDED GRANT AMOUNT
VBAF-061	FY18	A&P	Lynchburg	Lynchburg #5	Paid	\$43,585
VBAF-079	FY19	A&P	Lynchburg	Lynchburg #6	Paid	\$50,000
VBAF-135	FY20	A&P	Lynchburg	Lynchburg #7 (Lynchburg Foundry)	Paid	\$50,000
VBAF-267	FY24	A&P	Lynchburg EDA	Lynchburg EDA (Elliott's Cleaners)	Paid	\$50,000
VBAF-164	FY21	A&P	Manassas	Manassas (Manassas Ice and Fuel)	Paid	\$47,565
VBAF-002	FY12	A&P	Martinsville	Martinsville #1	Paid	\$29,046
VBAF-012	FY13	A&P	Martinsville	Martinsville #2	Paid	\$33,100
VBAF-054	FY18	A&P	Martinsville	City of Martinsville #3	Paid	\$60,000
VBAF-080	FY19	A&P	Martinsville	Martinsville #4	Paid	\$50,000
VBAF-085	FY19	A&P	Martinsville	Martinsville #5	Paid	\$50,000
VBAF-118	FY20	SR	Martinsville	Martinsville #6 (American Furniture)	Paid	\$410,000
VBAF-127	FY20	A&P	Martinsville	Martinsville #7 (Tassel)	Paid	\$50,000
VBAF-161	FY21	SR	Martinsville	Martinsville #8 (BB&T Building)	Paid	\$399,000
VBAF-170	FY21	A&P	Martinsville	Martinsville #9 (Lester Street Warehouse)	Paid	\$50,000
VBAF-185	FY22	A&P	Martinsville	Martinsville #10 (East Church St)	Paid	\$50,000
VBAF-253	FY24	SR	Martinsville	City Martinsville (BB&T Building)	Committed	\$189,500
VBAF-275	FY24	A&P	Mecklenburg	Mecklenburg (Park View High School)	Committed	\$48,648
VBAF-055	FY18	A&P	Mecklenburg County	Mecklenburg County	Paid	\$50,000
VBAF-191	FY22	A&P	Montgomery Regional Solid Waste Authority	MRSWA (Landfill)	Paid	\$13,745
VBAF-281	FY25	A&P	Mount Rogers	Mount Rogers Planning District Commission (Hillsville Theater)	Applied	N/A
VBAF-107	FY20	A&P	Mount Rogers PDC	Blue Ridge Discovery (Mt. Rogers PDC)	Paid	\$50,000
VBAF-149	FY21	A&P	Mount Rogers PDC	Mount Rogers (Mount Rogers School)	Paid	\$50,000
VBAF-099	FY20	A&P	Narrows	Town of Narrows (Diggs Site)	Paid	\$50,000
VBAF-222	FY23	A&P	Narrows	Town of Narrows (Gallimore)	Paid	\$50,000
VBAF-071	FY18	SR	Newport News	Newport News (Chase site)	Paid	\$500,000
VBAF-087	FY19	A&P	Newport News	Newport News	Paid	\$50,000

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VBAF Grant Awards, Fiscal Year 2012 to 2025, by Grant Recipient (cont'd)

PROJECT NO.	FISCAL YEAR	GRANT TYPE*	GRANT RECIPIENT	PROJECT NAME	GRANT STAGE (Paid, Committed, Applied)	DISBURSED OR AWARDED GRANT AMOUNT
VBAF-032	FY16	A&P	Norfolk	City of Norfolk #1	Paid	\$50,000
VBAF-069	FY18	SR	Norfolk	Norfolk #3 (Harbor Park)	Paid	\$500,000
VBAF-086	FY19	A&P	Norfolk	Norfolk #4	Paid	\$47,617
VBAF-186	FY22	A&P	Norfolk	Norfolk (Global Iron)	Paid	\$49,994
VBAF-204	FY22	A&P	Norfolk	City of Norfolk (Global Iron)	Paid	\$44,730
VBAF-214	FY23	A&P	Norfolk	Norfolk (Maltby Avenue)	Paid	\$33,268
VBAF-015	FY13	A&P	Norfolk RHA	Norfolk RHA #1	Paid	\$60,000
VBAF-120	FY20	SR	Northampton County	Northampton #1 (Machipongo Middle School)	Paid	\$69,000
VBAF-152	FY21	A&P	Northampton County	Northampton #2 (Canonie/ former RR)	Paid	\$45,150
VBAF-187	FY22	A&P	Northampton County	Northampton (Benjamin's Dept Store)	Paid	\$49,613
VBAF-227	FY23	A&P	Northampton County	Northampton (Cape Charles Elementary)	Paid	\$39,897
VBAF-262	FY24	A&P	Northampton County	Northampton County (Machipongo Middle School)	Paid	\$50,000
VBAF-047	FY17	A&P	Norton IDA	Norton IDA	Paid	\$35,000
VBAF-174	FY22	A&P	Orange	Orange (Virginia Metal Industries)	Paid	\$20,050
VBAF-212	FY23	A&P	Orange	Orange (Earl's Glass)	Paid	\$47,150
VBAF-215	FY23	A&P	Orange	Orange (VMI Property)	Paid	\$50,000
VBAF-244	FY24	SR	Orange County	Orange County (VMI Property)	Committed	\$500,000
VBAF-245	FY24	SR	Orange County EDA	Orange County EDA (Earl's Glass)	Committed	\$183,000
VBAF-203	FY22	SR	Patrick County	Patrick County (Pioneer Community Hospital)	Committed	\$107,966
VBAF-290	FY25	SR	Patrick County	Patrick (Patrick County Business Development Center)	Applied	N/A
VBAF-132	FY20	A&P	Pembroke	Pembroke (Old Social Services Building)	Paid	\$50,000
VBAF-008	FY12	A&P	Petersburg	Petersburg City	Paid	\$12,500
VBAF-193	FY22	A&P	Petersburg	Petersburg (Petersburg Harbor)	Paid	\$50,000
VBAF-066	FY17	SR	Petersburg	City of Petersburg	Paid	\$275,000

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VBAF Grant Awards, Fiscal Year 2012 to 2025, by Grant Recipient (cont'd)

PROJECT NO.	FISCAL YEAR	GRANT TYPE*	GRANT RECIPIENT	PROJECT NAME	GRANT STAGE (Paid, Committed, Applied)	DISBURSED OR AWARDED GRANT AMOUNT
VBAF-041	FY17	A&P	Pittsylvania County	Pittsylvania County	Paid	\$50,000
VBAF-089	FY19	SR	Pittsylvania County	Pittsylvania County	Paid	\$99,800
VBAF-249	FY24	SR	Pound	Town of Pound (Peoples Bank)	Committed	\$125,000
VBAF-271	FY24	A&P	Pound	Pound (People's Bank)	Paid	\$50,000
VBAF-278	FY24	A&P	Prince George	Prince George (Walton Elementary School)	Paid	\$50,000
VBAF-001	FY12	A&P	Pulaski	Pulaski County (New River)	Paid	\$15,000
VBAF-009	FY12	A&P	Pulaski	Town of Pulaski #1 (Dalton Building)	Paid	\$29,400
VBAF-026	FY16	A&P	Pulaski	Town of Pulaski #2 (New River Valley)	Paid	\$52,500
VBAF-046	FY17	A&P	Pulaski	Town of Pulaski #3 (General Chemical)	Paid	\$240,000
VBAF-049	FY17	A&P	Pulaski	Town of Pulaski #4 (Habitat for Humanity)	Paid	\$45,250
VBAF-082	FY19	A&P	Pulaski	Town of Pulaski #5 (Recycling Yard/ Gem City)	Paid	\$50,000
VBAF-106	FY20	A&P	Pulaski	Town of Pulaski #6 (Lee Jeans)	Paid	\$50,000
VBAF-125	FY20	A&P	Pulaski	Pulaski County PSA (Wastewater Treatment Plant)	Paid	\$50,000
VBAF-146	FY21	A&P	Pulaski	Town of Pulaski #7 (Randolph House)	Paid	\$50,000
VBAF-150	FY21	A&P	Pulaski	Town of Pulaski #8 (Magnox)	Paid	\$50,000
VBAF-206	FY23	A&P	Pulaski	Pulaski (McCarthy Site)	Paid	\$50,000
VBAF-158	FY21	SR	Pulaski County	Pulaski County #2 (Pulaski Middle School)	Paid	\$256,875
VBAF-199	FY22	A&P	Pulaski County	Pulaski County #2 (Pulaski Middle School)	Paid	\$50,000
VBAF-014	FY13	A&P	Radford	Radford City #1	Paid	\$56,260
VBAF-052	FY17	A&P	Radford	Radford City #2	Paid	\$46,838
VBAF-213	FY23	A&P	Radford	Radford (Virginia Castings)	Paid	\$50,000
VBAF-240	FY24	A&P	Radford	City of Radford (Radford Foundry)	Paid	\$50,000
VBAF-252	FY24	A&P	Radford	City of Radford (Radford Foundry)	Paid	\$49,500
VBAF-037	FY17	A&P	Richmond	City of Richmond	Paid	\$60,000

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VBAF Grant Awards, Fiscal Year 2012 to 2025, by Grant Recipient (cont'd)

PROJECT NO.	FISCAL YEAR	GRANT TYPE*	GRANT RECIPIENT	PROJECT NAME	GRANT STAGE (Paid, Committed, Applied)	DISBURSED OR AWARDED GRANT AMOUNT
VBAF-076	FY17	SR	Richmond	City of Richmond	Paid	\$500,000
VBAF-102	FY19	A&P	Richmond	Richmond City #2 (Railroad Club)	Paid	\$16,325
VBAF-140	FY21	A&P	Roanoke	Roanoke City (Walker Machine and Foundry)	Paid	\$50,000
VBAF-192	FY22	A&P	Roanoke	Roanoke (Walker Foundry)	Paid	\$40,000
VBAF-205	FY22	A&P	Roanoke	City of Roanoke (Evans Paint)	Paid	\$50,000
VBAF-229	FY23	A&P	Roanoke	Roanoke City (OmniSource)	Paid	\$50,000
VBAF-270	FY24	A&P	Roanoke	Roanoke City (Evans Paint)	Committed	\$50,000
VBAF-280	FY25	A&P	Roanoke County	Roanoke County (Professional Park)	Committed	\$50,000
VBAF-287	FY25	SR	Roanoke County	Roanoke County (Professional Park)	Applied	N/A
VBAF-016	FY13	A&P	Rockbridge County EDA	Rockbridge County EDA	Paid	\$60,000
VBAF-096	FY19	SR	Russell County	Russell County (Arty Lee)	Paid	\$200,513
VBAF-165	FY21	A&P	Russell County	Russell (Three Rivers)	Paid	\$50,000
VBAF-155	FY21	A&P	Russell County IDA	Russell IDA (Russell Place)	Paid	\$46,500
VBAF-266	FY24	A&P	Salem	Salem (Mowles Spring Park)	Paid	\$50,000
VBAF-043	FY17	A&P	Saltville	Town of Saltville #1	Paid	\$60,000
VBAF-075	FY19	A&P	Saltville	Town of Saltville #2	Paid	\$21,730
VBAF-130	FY20	A&P	Saltville	Saltville (PCS Phosphate)	Paid	\$41,074
VBAF-200	FY22	SR	Saltville	Saltville (Saltville Town Shop)	Committed	\$300,000
VBAF-137	FY20	A&P	Shenandoah	Shenandoah (Historic Bank)	Paid	\$48,000
VBAF-201	FY22	SR	Smyth County	Smyth (Marion Intermediate)	Paid	\$122,719
VBAF-063	FY18	A&P	South Boston	South Boston (John Randolph Hotel)	Paid	\$44,250
VBAF-097	FY20	A&P	South Boston	South Boston #2 (Southern Virginia Innovation Hub)	Paid	\$50,000
VBAF-033	FY16	A&P	South Hill	Town of South Hill #1	Paid	\$50,000
VBAF-058	FY18	A&P	South Hill	Town of South Hill #2	Paid	\$50,000
VBAF-067	FY18	SR	South Hill	Town of South Hill #3	Paid	\$197,500
VBAF-238	FY24	A&P	South Hill	Town of South Hill (Downtown Parcels)	Paid	\$50,000
VBAF-231	FY23	A&P	Southampton County	Southampton (Newsoms Elementary School)	Paid	\$50,000

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VBAF Grant Awards, Fiscal Year 2012 to 2025, by Grant Recipient (cont'd)

PROJECT NO.	FISCAL YEAR	GRANT TYPE*	GRANT RECIPIENT	PROJECT NAME	GRANT STAGE (Paid, Committed, Applied)	DISBURSED OR AWARDED GRANT AMOUNT
VBAF-010	FY12	A&P	Southampton County IDA	Southampton IDA	Paid	\$49,185
VBAF-064	FY18	A&P	Southside Planning District	Southside Planning District	Paid	\$50,000
VBAF-296	FY25	A&P	Spotsylvania	Spotsylvania (FMC Wastewater Treatment Plant)	Applied	N/A
VBAF-236	FY24	A&P	St. Paul IDA	St. Paul IDA (Deem Building)	Paid	\$40,000
VBAF-004	FY12	A&P	Staunton	Staunton	Paid	\$50,000
VBAF-088	FY19	SR	Staunton	Staunton (Staunton Crossing)	Paid	\$431,200
VBAF-145	FY21	A&P	Staunton	Staunton (Dixie Theater)	Paid	\$50,000
VBAF-254	FY24	A&P	Staunton	City of Staunton (Arcadia Project)	Paid	\$50,000
VBAF-030	FY16	A&P	Tappahannock	Town of Tappahannock	Paid	\$9,675
VBAF-180	FY22	SR	Tazewell	Tazewell (Raven Elementary)	Paid	\$127,822
VBAF-242	FY24	A&P	Tazewell	Town of Tazewell (Bowling Alley)	Committed (paid at PD)	\$50,000
VBAF-056	FY18	A&P	Vinton	Town of Vinton	Paid	\$60,000
VBAF-090	FY19	SR	Vinton	Vinton-Hotel	Paid	\$39,000
VBAF-183	FY22	A&P	Vinton	Vinton (Vinton Dry Cleaners)	Paid	\$50,000
VBAF-292	FY25	SR	Vinton	Vinton (Gish Mill and Holdren Country Store)	Applied	N/A
VBAF-007	FY12	A&P	Waynesboro	Waynesboro City	Paid	\$50,000
VBAF-272	FY24	A&P	Waynesboro	Waynesboro (Delphine Avenue Landfill)	Paid	\$50,000
VBAF-286	FY25	SR	West Piedmont PDC	West Piedmont PDC (Bassett Community Center)	Applied	N/A
VBAF-289	FY25	SR	West Point	West Point (Airport Industrial Site)	Applied	N/A
VBAF-168	FY21	SR	Westmoreland	Westmoreland (Kings Highway)	Paid	\$11,374
VBAF-024	FY16	A&P	Williamsburg	Williamsburg - Country Hearth	Paid	\$50,000
VBAF-025	FY16	A&P	Williamsburg	Williamsburg - White Lion	Paid	\$50,000
VBAF-036	FY17	A&P	Williamsburg	Williamsburg - Super Eight	Paid	\$50,000
VBAF-072	FY18	A&P	Williamsburg	Williamsburg #4	Paid	\$50,000
VBAF-121	FY20	SR	Williamsburg	Williamsburg #5	Paid	\$220,000
VBAF-169	FY21	A&P	Williamsburg	Williamsburg #6 (Capital Landing)	Paid	\$38,125

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VBAF Grant Awards, Fiscal Year 2012 to 2025, by Grant Recipient (cont'd)

PROJECT NO.	FISCAL YEAR	GRANT TYPE*	GRANT RECIPIENT	PROJECT NAME	GRANT STAGE (Paid, Committed, Applied)	DISBURSED OR AWARDED GRANT AMOUNT
VBAF-261	FY24	A&P	Williamsburg	City of Williamsburg (Archaeological Assessment)	Paid	\$50,000
VBAF-196	FY22	A&P	Winchester	Winchester (Federal-Mogul)	Paid	\$16,633
VBAF-136	FY20	A&P	Woodstock	Woodstock (Historic School)	Paid	\$50,000
VBAF-020	FY14	A&P	Wytheville	Wytheville	Paid	\$15,232
VBAF-031	FY16	A&P	Wytheville	Town of Wytheville	Paid	\$33,185
VBAF-104	FY20	A&P	Wytheville	Wytheville (Millwald)	Paid	\$50,000

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Appendix B

Economic Impact Analysis by Site

Altavista and Ashland

508 7th Street, Altavista, VA 24517

VDEQ Grants: VBAF-148 (A&P, FY 2021)

Grant: \$50,000

The Story: The Spark Innovation Center in Altavista opened in January 2023, revitalizing the town's historic fire station in downtown. This collaborative effort aimed to preserve the building's historical significance and transforming it into a modern innovation hub. The center now has high-speed internet, co-working spaces, and a state-of-the-art creative lab equipped with 3D printers and other advanced technology. By providing essential space and support for small businesses and startups, the center plays a crucial role in stimulating local economic development. Additionally, it serves as a community space for collaboration and networking, attracting not only business owners but also remote workers, strengthening community ties and promoting economic growth.

Economic Impacts: With three full-time employees, the Spark Innovation Center generates a total of 3.94 jobs, leading to labor income exceeding \$300,000 and an economic impact of over \$350,000. Additionally, by supporting local small businesses, the center creates further economic benefits that, while difficult to quantify, are crucial for community development and economic growth.



	Previous (2021)	Present/Planned
Property Values	\$176,556	\$ 682,333
Property Tax	\$0	\$0
Total Employment	N/A	3.94
Labor Income	N/A	\$314,954
Increased Economic Output	N/A	\$369,720

99 S Carter Road



	Previous (2021)	Planned
Property Values	\$843,500	\$1,710,080
Property Tax	\$0	\$12,466
Total Employment	N/A	5.03
Labor Income	N/A	\$228,179
Increased Economic Output	N/A	\$391,023

99 S Carter Rd, Ashland, VA 23005

VDEQ Grants: VBAF-151 (A&P, FY 2021)

Grant: \$50,000

The Story: The former Apple Garden Inn, a 48-unit motel, had become a community eyesore during its operating years. After numerous violations led to its closure, the town of Ashland worked with EDA and took decisive action, purchasing and demolishing the property. Initially, there was interest in developing a new hotel on the site. However, due to some physical restrictions, the site is now set to host a Dash-in & Splash-in, featuring a convenience store and car wash. This transformation marks a significant turnaround, turning a troubled past into a promising future, and revitalizing the area with new business opportunities and community amenities.

Economic Impacts: The new Dash-in & Splash-in will bring visible positive economic impact to the local community. With an estimated property value of \$1,710,080, the planned condition will double the current property value.

Bedford

503 Longwood Ave, Bedford, VA 24523

VDEQ Grants: VBAF- 38 (A&P, FY 2017)
& VBAF-101 (SR, FY 2019)
Grant: \$289,000

The Story: The site was originally home to a middle school and high school, which included a gymnasium and canteen. Built in the 1920s, the schools were later found to contain significant asbestos and lead contamination. After the schools were relocated, a VBAF grant was secured to assess and remediate the contamination. Today, the property is being proposed for redevelopment into a boutique hotel with 60 market-rate apartments. Future plans also include leasing a portion of the site to a commercial kitchen.

Economic Impacts: The mixed-use retail and residential is estimated to create an additional 26.63 jobs for the local community, generating close to a \$1 million in labor income and boosting the local economy by more than \$3.5 million.

503 Longwood Ave



	Previous (2019)	Present/ Planned
Property Values	\$1,849,900.00	\$22,310,310
Property Tax	\$0	\$98,309
Total Employment	N/A	26.63
Labor Income	N/A	\$998,752
Increased Economic Output	N/A	\$3,513,740

215 E Main St



	Previous (2022)	Present
Property Values	\$1,888,900	\$6,073,600
Property Tax	\$0	\$22,412
Total Employment	N/A	35.44
Labor Income	N/A	\$1,301,528
Increased Economic Output	N/A	\$3,858,222

215 East Main Street, Bedford, VA 24523

VDEQ Grants: VBAF-202 (SR, FY 2022)
Grant: \$316,474

The Story: The site was previously a foundry with a capped and closed storage pond built in the 1970s. The foundry remained operational until 2020 and is now enrolled in the Virginia Department of Environmental Quality's Voluntary Remediation Program. Currently owned by the City, the site is being reimaged as a metal workforce training facility in partnership with Central Virginia Community College. The facility will offer workshops to train students in metal fabrication. Additionally, part of the site is planned to be leased to a foundry for operations such as steel production, metal alloy fabrication, or nickel alloy production for the nickel industry.

Economic Impacts: The mixed-use training college and foundry is estimated to create an additional 35.44 jobs for the local community, generating close to a \$1 million in labor income and boosting the local economy by more than \$3 million.

Blacksburg and Boston


414 North Main Street, Blacksburg, VA 24060

VDEQ Grants: VBAF-40 (A&P, FY 2017)

Grant: \$36,500

The Story: The site, formerly a dry cleaner, was acquired by the Town through a negotiated settlement agreement as part of a lawsuit. The 4,000-square-foot building has been vacant since at least 2015, when the Town purchased it from the family that operated the business. Plans are underway to transform the site into a retail incubator. The proposed facility will house the downtown merchants' office and provide 11 stalls of various sizes, designed to encourage small, upstart businesses to rent space. Additionally, the site will serve as a venue for community meetings and a gathering space, enhancing the appeal of the downtown area and fostering economic growth.

Economic Impacts: The retail incubator is estimated to create an additional 6 jobs for the local community, generating over \$358,463 in labor income and boosting the local economy by more than \$1 million. Furthermore, the retail incubator will have spaces for small businesses to utilize and rent, collaborate with other businesses and foster the feeling of community.

414 North Main Street		
		
	Previous (2017)	Planned
Property Values	\$510,100	\$1,000,000
Property Tax	\$0	\$0
Total Employment	N/A	6
Labor Income	N/A	\$358,463
Increased Economic Output	N/A	\$1,357,205

1120 Greens Folly Road



	Previous (2021)	Present/Planned
Property Values	\$3,341,918	\$3,341,918
Property Tax	\$15,039	\$15,039
Total Employment	N/A	34.94
Labor Income	N/A	\$1,969,421
Increased Economic Output	N/A	\$2,398,505

1120 Greens Folly Road, South Boston, VA 24592

VDEQ Grants: VBAF-128 (A&P, FY 2020)& VBAF-143 (A&P, FY 2021)

Grant:\$100,000 (\$50,000 each)

The Story: The former Daystrom Furniture Plant on Greens Folly Road was once a bustling hub with over 1,000 employees in the 1960s, closed in 1996. The site remained vacant until the IDA purchased it in 2010. They initiated environmental assessments and other renovations to transform the space. Today, the main building is mostly occupied, housing three tenants, with three additional tenants in the warehouse. Future plans include attracting more tenants, beautifying the building, and improving the exterior.

Economic Impacts: Although the economic benefits haven't yet been reflected in property values, since more renovations are still on the way. The added employment, along with the indirect and induced jobs, is generating nearly \$2 million in additional labor income, with an estimated increase in economic output exceeding \$2.3 million.

Boydton and Bristol

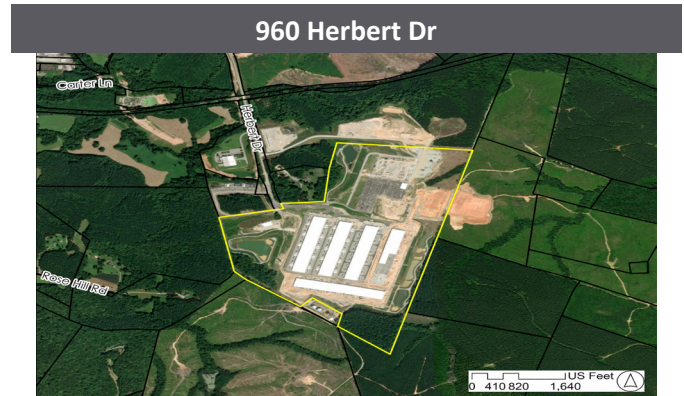
960 Herbert Drive, Boydton, VA 23917

VDEQ Grants: VBAF-55 (A&P, FY 2018)

Grant: \$50,000

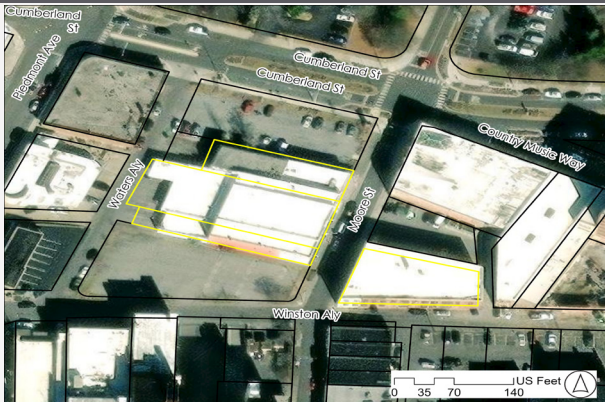
The Story: The former correctional center in Mecklenburg County has been transformed into a cutting-edge Microsoft data center. Over the years, Microsoft has significantly expanded its footprint in the area, investing in new data center buildings, two substations, and other essential facilities. This redevelopment not only enhances Microsoft's capacity to support its growing range of services but also stimulates the local economy by creating new jobs and opportunities. The project stands as a testament to successful redevelopment, turning a once-unused site into a hub of technological innovation and economic growth.

Economic Impacts: The planned five data center buildings are set to bring tremendous economic growth to the area. Compared to 2020, these buildings will increase property values by 396 times. The project will create over 800 jobs, including induced and indirect positions, generating over \$42 million in labor income and boosting the local economy by nearly \$80 million.



	Previous (2018)	Planned
Property Values	\$ 862,585,333	\$1,437,642,222
Property Tax	\$3,105,307	\$5,434,287.60
Total Employment	487.99	813.32
Labor Income	\$25,702,553	\$42,837,588
Increased Economic Output	\$47,622,044	\$79,370,073

Properties along Moore St



	Previous (2020)	Present
Property Values	\$652,111	\$1,446,778
Property Tax	\$0	\$12,045
Total Employment	N/A	35
Labor Income	N/A	\$1,244,173
Increased Economic Output	N/A	\$2,129,688

Properties along Moore Street, Bristol, VA 24201

VDEQ Grants: VBAF- 98 (A&P, FY 2020)

Grant: \$50,000

The Story: The city utilized the VBAF grant to revitalize an area once filled with vacant buildings. The grant helped with environmental assessments due to prolonged disuse and supported a redevelopment plan, making the old neighborhood more inviting. This plan included refurbishing murals, removing old fountains, and addressing parking issues. After thorough testing and cleaning, several properties were sold, attracting small business tenants. Now, many previously vacant buildings are occupied, housing office spaces, floral shops, apartments, beauty salons, and more. The transformation has revitalized the entire block, breathing new life into the community.

Economic Impacts: The redevelopment has doubled the property value in this neighborhood, created 35 new jobs, generated over \$1 million in labor income, and increased economic output by more than \$2 million. This project not only enhances the immediate area but also has the potential to attract further investments and spur additional redevelopment in the surrounding community.

Buena Vista

245 West 21st Street, Buena Vista, VA 24416

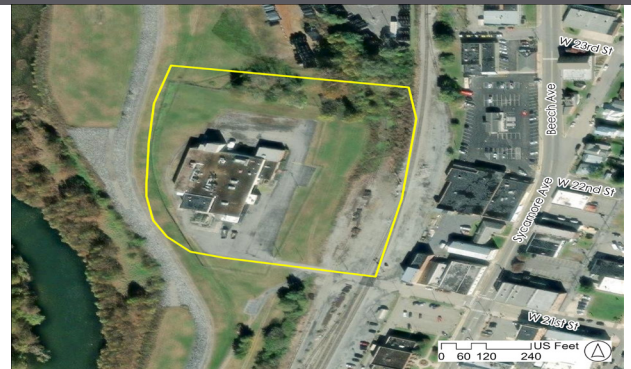
VDEQ Grants: VBAF- 166 (A&P, FY 2021)

Grant: \$16,000

The Story: The site is currently owned by Advancement Foundation, a nonprofit economic development organization. It was vacant for nearly a decade and now renovations are taking place to convert the space into a mixed-use business incubator, supported by the Virginia Innovation Accelerator. The non-profit has received funding from the VBAF Grant, Appalachian Regional Commission grant and Industrial Revitalization grant to support the renovation. The space is being proposed to be used as for office, mercantile, community room and as an industrial space.

Economic Impacts: The mixed-use business incubator is estimated to create an additional 54.77 jobs for the local community, generating close to a \$4 million in labor income and boosting the local economy by more than \$11.5 million.

245 West 21st St



	Previous (2021)	Present
Property Values	\$854,500.00	\$7,915,812
Property Tax	\$10,852.15	\$43,458
Total Employment	N/A	54.77
Labor Income	N/A	\$4,229,719
Increased Economic Output	N/A	\$11,669,876

2019 Forest Ave



	Previous (2022)	Present/Planned
Property Values	\$253,200.00	\$6,400,000
Property Tax	\$3,215.64	\$0
Total Employment	N/A	25.11
Labor Income	N/A	\$982,996
Increased Economic Output	N/A	\$3,793,423

2019 Forest Ave, Buena Vista, VA 24416

VDEQ Grants: VBAF- 188 (A&P, FY 2022)

Grant: \$50,000

The Story: The site, formerly a car dealership, has been vacant since 2010. Prior to applying for the VBAF grant, assessments revealed contamination from hazardous materials. The grant was subsequently used to remove and remediate lead and asbestos from the property. Mountain Gateway Community College is now renovating the site to create regular classrooms, along with dedicated spaces for workshops and hard trades training. The total renovation cost is estimated at \$6.4 million. Once completed, the facility is expected to employ around 20 full-time staff and host students, with operations slated to begin in Spring 2025.

Economic Impacts: The training facility is estimated to create an additional 25.11 jobs for the local community, generating close to a \$1 million in labor income and boosting the local economy by more than \$3.8 million. The secondary effects of the proposed training college will be creating the workforce specializing in special trade and providing them with hands-on experience.

1076 Main Street, Danville, VA 24541

VDEQ Grants: VBAF- 45 (A&P, FY 2017)

Grant: \$50,000

The Story: Previously a company town of Dan River Mills. As the largest employer in the community, the area was once a bustling community hub. The company closed operations between 2006 and 2008. Through Industrial Development Authority, the city acquired the property and included the site into the city's master plan. The plan for this site is looking to attract \$90-95 million of new investment. A boutique full-service hotel and 200 residential units are expected to locate in this area, fostering a vibrant, walkable neighborhood. This initiative is set to breathe new life into the area, making it a cornerstone of Danville's future growth.

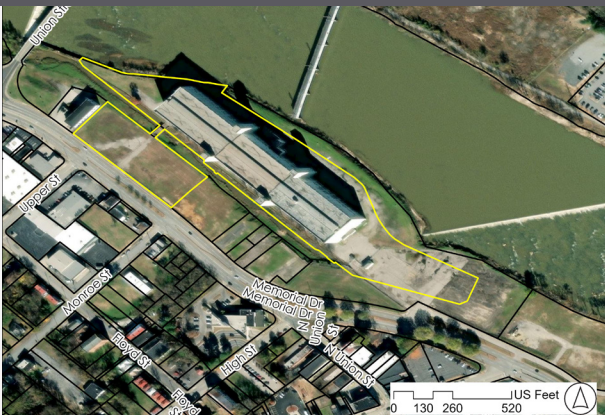
Economic Impacts: The construction of the hotel and residential apartments is likely to significantly increase property values in this area. Compared to previous conditions, the planned property value is expected to exceed \$22 million, which is 13 times higher than before. Property taxes are also expected to double. The project is anticipated to create 120 jobs, generating over \$4 million in labor income and contributing to an economic growth of over \$9 million.

1076 Main St



	Previous (2017)	Planned
Property Values	\$2,020,000	\$22,689,208
Property Tax	\$15,271	\$22,150
Total Employment	67.41	120.69
Labor Income	\$3,111,794	\$4,422,343
Increased Economic Output	\$2,589,383	\$9,022,988

424 Memorial Dr



	Present (2022)	Planned
Property Values	\$6,712,111	\$36,876,000
Property Tax	\$50,744	\$278,783
Total Employment	N/A	153.1
Labor Income	N/A	\$5,399,526.65
Increased Economic Output	N/A	\$10,709,129

424 Memorial Drive, Danville, VA 24541

VDEQ Grants: VBAF- 68 (SR, FY 2018), VBAF-139 (A&P, FY 2020), VBAF-162 (SR, FY 2021), VBAF-194 (A&P, FY 2022)
Grant: \$1,100,000

The Story: Dan River Mill was a historic textile manufacturer. Established in 1882, it was once the largest textile firm in the South and the largest employer in the local community. It closed operations between 2006 and 2008 and stayed inactive prior to recent redevelopment efforts.

The Alexander Company partnered with the Danville IDA in 2022 for the redevelopment and renovation of the Dan River Mill. The building is currently being transformed into a mixed-use project with both commercial and residential space -- now renamed Dan River Falls. VBAF funds were used for building assessment and remediation.

Economic Impacts: Investments in the mill property will result in an estimated increase in property value of \$33 million in Phase I of the project. That's a 30 times increase over its current value. Other impacts include an estimated increase in economic output of \$17 million per year and the gain of 184 permanent jobs.

1100 W Main Street, Danville, VA 24541

VDEQ Grants: VBAF- 138 (A&P, FY 2020)

Grant: \$50,000

The Story: The Caesars Virginia resort is a key element in the revitalization of the Schoolfield area in Danville. Since the historic Dan River Mills shut down, the site has been quiet. The new casino is part of the city's efforts to rejuvenate the area and preserve its heritage. By leveraging the casino, the city aims to foster development in the Schoolfield district.

Caesars Virginia is set to open in late 2024, this project includes a 320-room hotel and a world-class casino gaming floor. The resort will also feature a full-service spa, upscale bars and restaurants. This development is expected to invigorate the local economy, creating numerous job opportunities and attracting tourists.

Economic Impacts: The property value of the casino hotel will be nine times higher than its previous condition. The property tax will increase sevenfold. The casino is expected to create over 1,600 jobs in the local community, resulting in more than \$41 million in labor income and an increased economic output of over \$109 million.



	Previous (2020)	Present/Planned
Property Values	\$1,487,889	\$13,678,778
Property Tax	\$15,228	\$103,412
Total Employment	N/A	1632.97
Labor Income	N/A	\$41,041,290
Increased Economic Output	N/A	\$109,766,042

260-440 Jefferson Ave



260-440 Jefferson Avenue, Danville, VA 24541

VDEQ Grants: VBAF- 195 (A&P, FY 2022)

Grant: \$50,000

The Story: Nestled in one of the oldest residential districts, this area will be redeveloped into a small commercial area. The city plans to act as the landlord, renovating buildings and leasing them to tenants. Some restaurants are eyeing the corner spots. The city is also envisioning a large neighborhood park for the community. 260 Jefferson Ave and 400 Jefferson St are set for restaurant ventures, and buildings from 260 to 406 are stabilized. Currently, there are no other solid plans beyond these renovations, laying the groundwork for future revitalization

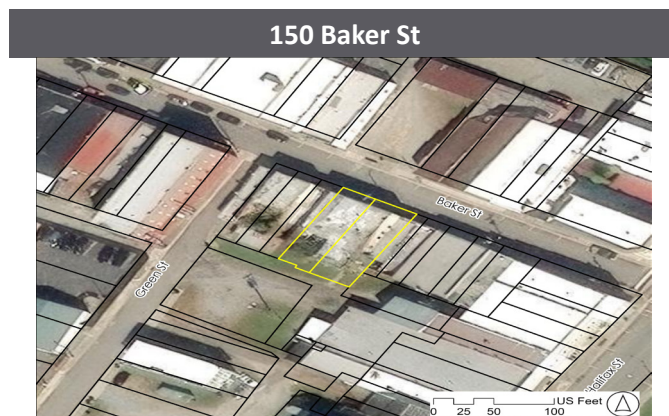
Economic Impacts: Once the restaurants are established, they are expected to create 4 jobs in the community, generate over \$94,000 in labor income, and increase economic output of over \$157,000.

	Previous (2022)	Present/Planned
Property Values	\$18,444	\$161,196
Property Tax	\$139	\$1,219
Total Employment	N/A	3.59
Labor Income	N/A	\$94,879.27
Increased Economic Output	N/A	\$157,072

**150 Baker Street,
Emporia, VA 23847**

Grant: \$5670

Economic Impacts: The mixed-use of the properties is estimated to create an additional 1.97 jobs for the local community, generating around \$70,000 in labor income and boosting the local economy by more than \$0.25 million.



	Present (2022)	Planned
Property Values	\$15,200	\$414,540
Property Tax	\$0	\$3,114
Total Employment	N/A	1.97
Labor Income	N/A	\$71,645
Increased Economic Output	N/A	\$25,513



	Previous (2012)	Present/ Planned
Property Values	\$3,440,500	\$5,358,700
Property Tax	\$0	\$8,266
Total Employment	N/A	462
Labor Income	N/A	\$33,322,037
Increased Economic Output	N/A	\$155,258,601

VDEQ Grants: VBAF- 01 (A&P, FY 2012)

Grant: \$15,000

The Story: The building used to be owned by AT&T until the early 1990s post which it was sold to a textile company named New River Industries INC until mid 2000s. The VBAF grant was used in two phases for remediation of the building. After the textile industry went out of business, the property was acquired by Viscoe Equities LLC and has been operational since 2015 employing around 225 people.

Economic Impacts: The LLC is estimated to have created an additional 461 jobs for the local community, generating over \$ 33,322,036.58 in labor income and boosting the local economy by more than \$155 million.

Gloucester and Goshen

5630 George Washington Memorial Hwy, Gloucester, VA 23061

VDEQ Grants: VBAF-60 (A&P, FY 2018)

Grant: \$2,000

The Story: This county-owned property is currently being marketed as a 28-acre site for potential investors and developers, emphasizing its excellent location and growth potential. The VDEQ grant was utilized for an environmental study to ensure the site's readiness for development. During a recent interview, we learned that there is interest in developing container houses on this site

Economic Impacts: Once the container houses are in place, it's estimated that they will create 84 new jobs. These retail positions are expected to generate nearly \$3 million in labor income and increase economic output by over \$5.7 million.

5630 George Washington Memorial Hwy



	Previous (2018)	Present
Property Values	\$790,590	\$3,432,000
Property Tax	\$0	\$1,791,504
Total Employment	N/A	84.07
Labor Income	N/A	\$2,963,769
Increased Economic Output	N/A	\$5,775,591

9794 Maury River Rd



	Present (2022)	Planned
Property Values	\$88,889	\$5,079,889
Property Tax	\$0	\$18,288
Total Employment	N/A	10.49
Labor Income	N/A	\$473,487
Increased Economic Output	N/A	\$1,015,011

9794 Maury River Rd, Goshen, VA 24439

VDEQ Grants: VBAF-16 (A&P, FY 2013)

Grant: \$50,000

The Story: Formerly known as Stillwater Worsted Mills textile plant (the "Stillwater plant"), the building has been vacant for over a decade since its closure. It became a community eyesore and fell into poor condition, raising health concerns among residents. VDEQ grant was used for phase I and II studies; several grants were also used to address environmental issues, including cleaning up ditch lines and a lagoon contaminated by the former textile plant. These matching funds helped improve the building's exterior and secure its interior. The building has since been used for carnival business storage. The current renovation plans include creating a small transportation and mechanical museum, a machine shop, and a log home business.

Economic Impacts: The projected improvements are expected to boost property values by 66 times. Additionally, the new businesses will create approximately 11 jobs, generating \$571,000 in labor income and enhancing the economic impact by \$930,000.

Hayes and Keysville

4310 George Washington Hwy, Hayes, VA 23072

VDEQ Grants: VBAF- 35 (A&P, FY 2016)

Grant:\$32,550

The Story: Originally built in the early 20th century for African American children during segregation, the Woodville Rosenwald School fell into disrepair over the years. In 2012, due to the school alumni and community support, the Woodville Rosenwald School Foundation was restored. Through dedicated efforts, the school maintained its historical architecture while integrating modern amenities. Today, it has been transformed into a museum and community center, hosting educational programs and cultural events. It promotes both tourism and economic development, becoming an African American Heritage Trail Site that attracts tourists, scholars, and students. The foundation honors the school's historical significance.

Economic Impacts: The redevelopment has nearly doubled the property value to approximately \$270,000. Additionally, the creation of five new jobs has generated \$192,000 in labor income and increased the economic impact by \$256,000. Beyond its economic benefits, the site has also become a tourist attraction. During the open house tour earlier this year, it drew at least 30-50 visitors daily, contributing to the local tourism.

4310 George Washington Hwy



	Previous (2016)	Present/ Planned
Property Values	\$122,222	\$269,667
Property Tax	\$0	\$0
Total Employment	N/A	5.35
Labor Income	N/A	\$192,259
Increased Economic Output	N/A	\$256,002

350 Shaw Dr



	Present (2022)	Planned
Property Values	\$271,109	\$7,394,013
Property Tax	\$1491	\$36,600
Total Employment	N/A	12.35
Labor Income	N/A	\$635,226
Increased Economic Output	N/A	\$1,444,046

350 Shaw Drive, Keysville, VA 23947

VDEQ Grants: VBAF-108 (A&P, FY 2022 & VBAF-153 (A&P, FY 2021)

Grant: \$94,275

The Story: The property, purchased by the Industrial Development Authority (IDA), had been vacant for several decades and had fallen into disrepair, suffering from vandalism. The IDA secured a VBAF grant to remediate vermiculite and asbestos contamination and to conduct soil testing on the site and surrounding areas. Initial repairs included painting, cleanup, and removing overgrown vegetation. In the second phase of the grant, the building was upgraded with essential utilities, including electricity, water, and HVAC systems. In 2024, Complete Underground LLC acquired the property from the IDA. The company, which specializes in underground utilities and fiber optic construction, now uses the building as a warehouse for equipment repair.

Economic Impacts: The warehouse is estimated to create an additional 12.35 jobs for the local community, generating over \$635,226 in labor income and boosting the local economy by more than \$1 million. Furthermore, the Virginia Department of Housing and Community Development (DHCD) provided a no interest loan to Underground LLC to boost the economic development of Charlotte County.

Lawrenceville and Lynchburg

307 N Main Street, Lawrenceville, VA 23868

VDEQ Grants: VBAF- 141 (A&P, FY 2021)

Grant: \$50,000

The Story: The Sledge and Barkley Building is a historic building that used to be a warehouse essentially for hardware in the late 1800s. Since then, the building has been morphed into a retail space. It is a three-story brick building and suffered significant damage from two storms in September and October 2018. Temporary repairs were undertaken and the VBAF grant was utilized for remediation of asbestos and to remove a tank for structural stability. Currently, there are plans to repurpose of the building as a combination of retail and residential. The first floor of the building is proposed to be used as a retail space such as eatery or to use it as an incubator for attorney or businesses to rent. The second and third floor will be used to build 12 two-bedroom market rate apartments.

Economic Impacts: The retail and multifamily apartments is estimated to create an additional 6.38 jobs for the local community, generating over \$309,760 in labor income and boosting the local economy by more than \$1 million. Furthermore, the building is historic and stabilizing this site will revitalize downtown Lawrenceville



	Present	Planned
Property Values	\$26,900	\$1,452,384
Property Tax	\$0	\$9713
Total Employment	N/A	6.38
Labor Income	N/A	\$309,760.00
Increased Economic Output	N/A	\$1,060,095.42

701, 703 5th Street



	Previous (2012)	Present/Planned
Property Values	\$788,667	\$2,134,333
Property Tax	\$1,970	\$15,295
Total Employment	N/A	11.91
Labor Income	N/A	\$440,789
Increased Economic Output	N/A	\$847,187

701, 703 5th Street, Lynchburg, VA 24504

VDEQ Grants: VBAF-03 (A&P, FY 2012)

Grant: \$44,570

The Story: This section of 5th Street was once a vibrant part of downtown Lynchburg and a hub of African American life. It was also home to Lynchburg's first shopping center.

The VBAF grant has been utilized for various development projects in the area, including environmental investigation and remediation to support a mixed-use renovation project at 701 & 703 5th Street and the commercial Family Dollar at 408 Federal Street. These previously vacant storefronts now house a pair of local businesses and residential units.

Economic Impacts: The renovation projects has resulted in a roughly threefold increase in property value and property tax. Estimated economic impacts include 11 additional jobs, around \$440,000 in additional labor income, and a roughly \$947,000 increase in economic output.economic impact worth \$42.9 million.

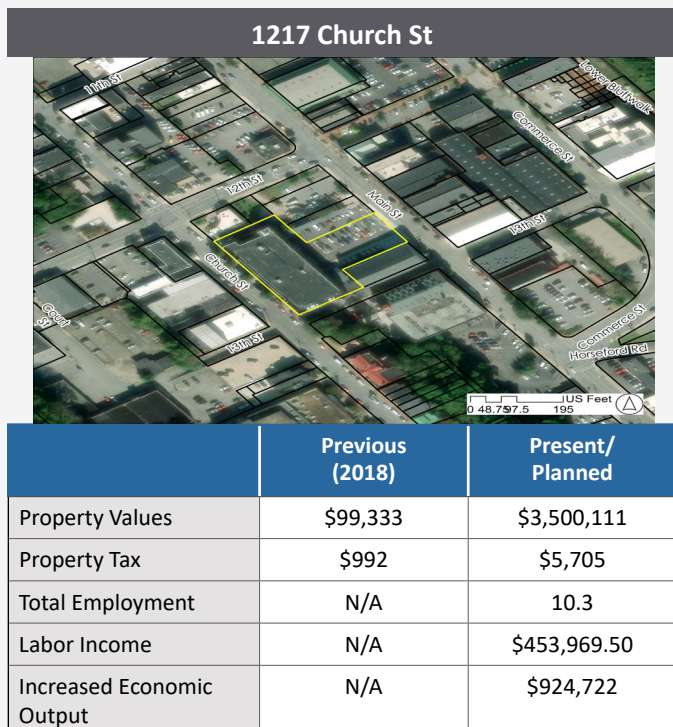
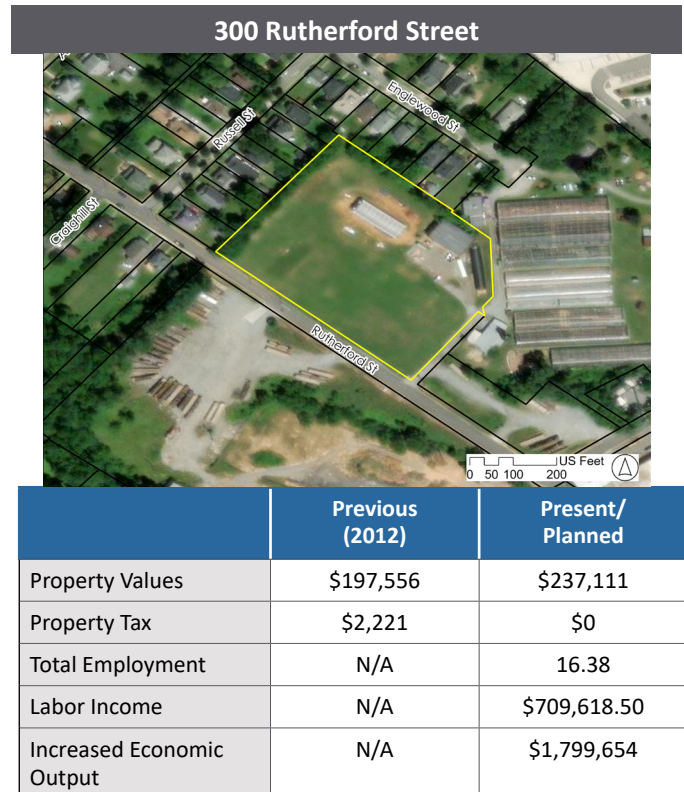
300 Rutherford Street, Lynchburg, VA 24501

VDEQ Grants: VBAF-13 (A&P, FY 2013)

Grant: \$44,570

The Story: Lynchburg Grows is a non-profit urban farm. The organization focuses on providing fresh produce through a range of unique programs. It also offers meaningful work opportunities for individuals with mental and physical disabilities. In terms of redevelopment, Lynchburg Grows has been part of the broader revitalization efforts in Lynchburg. The redevelopment efforts are designed to enhance the livability and attractiveness of the area for both residents and visitors.

Economic Impacts: The farm is estimated to create an additional 16 jobs for the local community, generating over \$709,000 in labor income and boosting the local economy by more than \$1 million. Furthermore, the urban farm uniquely contributes to the community by providing meaningful job opportunities, collaborating with various programs to offer fresh and affordable produce, and strengthening community bonds by providing education programs such as Farm Coach.



1217 Church Street, Lynchburg, VA 24504

VDEQ Grants: VBAF-57 (A&P, FY 2018)

Grant: \$40,570

The Story: Formerly known as the White Star Steam Laundry, the site now is redeveloped into a luxury apartment with 29 units. Located in the heart of downtown Lynchburg, residents have easy access to vibrant restaurants, shops, and recreational facilities. The project has preserved the building's unique architectural features while introducing modern conveniences, creating a perfect harmony of old and new. This transformation not only provides comfortable living spaces but also contributes to the revitalization of the downtown area.

Economic Impacts: The renovation has significantly increased the property value of this historic building, making it 35 times higher than its 2017 valuation. The addition of 29 residential units is projected to create 10 new jobs in the area, contributing \$453,969 in labor income and boosting the local economy by \$924,722. This redevelopment not only enhances the building's worth but also stimulates economic growth and job creation in the community.

Manassas and Martinsville

9003-9011 Center Street, Manassas, VA 20110

VDEQ Grants: VBAF-164 (A&P, FY 2021)

Grant: \$550,000

The Story: The group of sites was formerly owned by the Manassas Ice and Fuel Co. Located on Center Street in downtown Manassas, the industrial nature of the property was unsuitable for a downtown setting. The site was contaminated with petroleum products and other hazardous materials due to underground storage tanks, with the contamination spreading to adjacent properties. A VBAF grant was used to assess the extent of the contamination, and additional grants were secured for cleanup efforts. The City plans to acquire all the contaminated properties and redevelop the area into a mix of retail and multifamily apartments, aligning with the character of downtown. The current proposal includes 69 two-bedroom apartments and 7,500 square feet of retail space.

Economic Impacts: The mixed-use of the properties is estimated to create an additional 36 jobs for the local community, generating around \$1 million in labor income and boosting the local economy by more than \$5 million.

9003-9011 Center Street



	Previous (2021)	Present/ Planned
Property Values	\$3,393,333	\$15,414,694
Property Tax	\$38,480	\$174,803
Total Employment	N/A	35.79
Labor Income	N/A	\$1,658,664
Increased Economic Output	N/A	\$5,400,953

732 Fayette St



	Previous (2013)	Present/ Planned
Property Values	\$146,667	\$1,621,865
Property Tax	\$0	\$14,451
Total Employment	N/A	2.92
Labor Income	N/A	\$115,524
Increased Economic Output	N/A	\$239,995

732 Fayette Street, Martinsville, VA 24112

VDEQ Grants: VBAF- 54 (A&P, FY 2018)

Grant: \$60,000

The Story: Martinsville is witnessing a lot of changes in this area. For this site specifically, 8 units of single family housing are looking to locate here, bringing in extra economic benefits to uptown Martinsville.

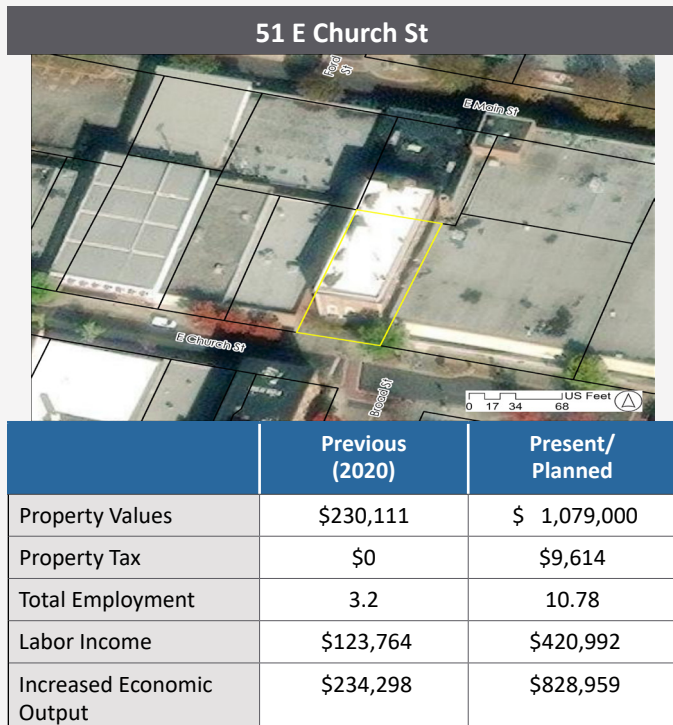
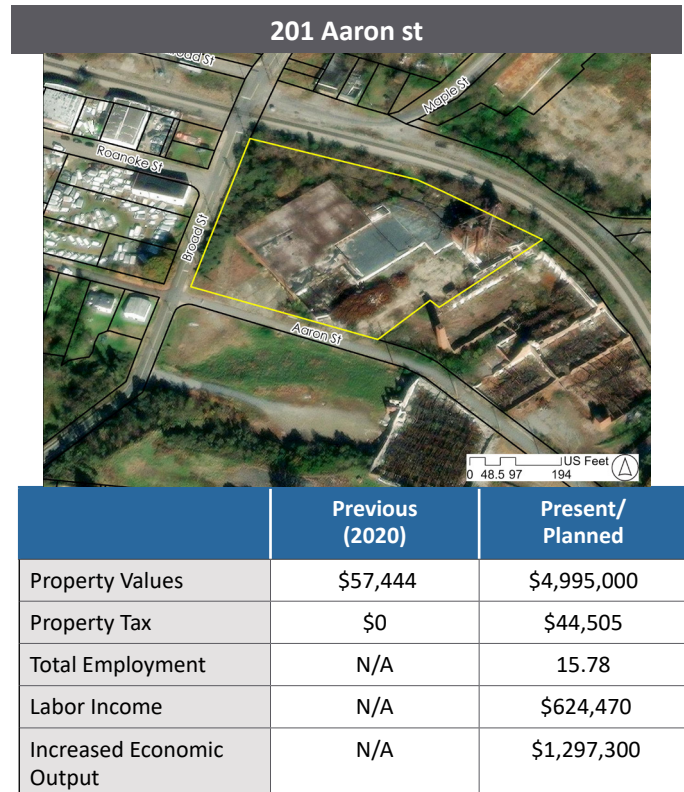
Economic Impacts: The property value is expected to increase to \$1.6 million once the redevelopment is completed, which will also raise the property tax to \$14,000. Additionally, the 8 units will create 8 jobs for the local community, generating \$115,000 in labor income and nearly \$240,000 in increased economic output.

201 Aaron Street, Martinsville, VA 24112

VDEQ Grants: VBAF- 85 (A&P, FY 2019)& 118 (SR, FY 2020)
Grant: \$50,000 & \$410,000

The Story: Before the redevelopment, the site was historically an industrial area. Previously occupied by American Furniture, the area had seen better days and was in need of revitalization to better serve the community's current needs. The transformation into the senior and disability housing is a significant shift from its industrial past to a future focused on providing modern, accessible housing for seniors and handicapped individuals. This initiative addresses a critical need for accessible housing in the area. By providing affordable and accessible housing, the redevelopment efforts aim to foster a stronger, more inclusive community for all residents.

Economic Impacts: Once the housing project in place, the property value will be increased by 86 times than its previous condition. The 54 units are expected to generate 16 jobs in the area and bring in labor income of 624,470, resulting in an increased econ output of over \$1 million.



51 E Church St, Martinsville, VA 24112

VDEQ Grants: VBAF-127 (A&P, FY 2020)
Grant: \$50,000

The Story: The Chief Tassel building, one of Martinsville's most historic structures, was established in the 1920s. Originally featuring one story of commercial space and three stories of residential units, it faced a decline with only 10% occupancy. Developers saw the potential of the historical building, and the city utilized VBAF grant to address extensive asbestos abatement, particularly in the old boiler system and piping. Today, the building is fully occupied, with roughly 20% commercial and 80% residential space. The project preserved the building's historic charm while introducing modern amenities, revitalizing the uptown area and boosting the local economy.

Economic Impacts: The renovation has increased the property value by approximately fivefold. The redevelopment has also created 11 jobs for the community, generating labor income of over \$420,000—nearly four times more than before. Additionally, the economic output has risen to over \$828,000, which is almost four times the previous amount.

Martinsville and Narrows

1 Ellsworth Street, Martinsville, VA 24112

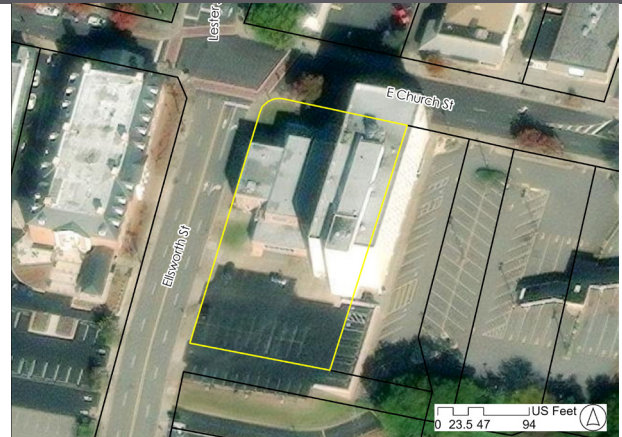
VDEQ Grants: VBAF- 161 (SR, FY 2021)

Grant: \$399,000

The Story: This site was formerly known as the BB&T building and is the tallest building in Martinsville. During a period when banks were downsizing, BB&T purchased an adjacent lot and relocated there. Although they considered demolishing the old building, the community preferred to preserve it due to its significance as the tallest structure in the city. In 2020, the city acquired the building for \$25,000. The city then conducted a series of environmental assessments and clean-ups with the support of VBAF grants, addressing air quality issues and asbestos problems. The former BB&T building is now in the process of being transformed into a mixed-use development.

Economic Impacts: The redevelopment has significantly boosted the property value of the old BB&T building, increasing it from a previous valuation of \$2 million to a projected value of over \$7.7 million. The addition of new households and commercial space is also expected to increase labor income to over \$1 million, resulting in an economic impact of nearly \$2.5 million.

1 Ellsworth St



	Previous (2021)	Present/ Planned
Property Values	\$ 2,118,556	\$7,795,225
Property Tax	\$0	\$69,455
Total Employment	N/A	31.78
Labor Income	N/A	\$ 1,243,290
Increased Economic Output	N/A	\$ 2,468,795

126 & 134 Monroe St



	Previous (2020)	Planned
Property Values	\$61,600	\$717,000
Property Tax	\$400	\$663
Total Employment	N/A	2.75
Labor Income	N/A	\$56,905
Increased Economic Output	N/A	\$100,822

126 & 134 Monroe Street, Narrows, VA 24124

VDEQ Grants: VBAF- 99 (A&P, FY 2020)

Grant: \$50,000

The Story: Two exciting redevelopments are transforming Monroe Street. At 134 Monroe Street, a new outfitter shop is being built on the site of a long-vacant tractor dealership and repair shop. The town invested nearly \$500,000 to restore the building and create a new trail along the creek, connecting it to the primitive campground and boat launch on the New River. A VBAF grant funded the environmental assessment. Meanwhile, at 126 Monroe Street, a previously vacant building has been renovated into an apartment, now occupied. This building was once an antique shop. These projects breathe new life into the area, showcasing successful revitalization efforts.

Economic Impacts: The planned property value is expected to be 11 times higher than its previous condition. With the addition of new households and employees, the economic output is projected to exceed \$100,000, bringing exciting growth to the area.

150 Park Avenue, Norfolk, VA 23510

VDEQ Grants: VBAF- 32 (A&P, FY 2016) & VBAF-69 (SR, FY 2018)

Grant: \$306,875

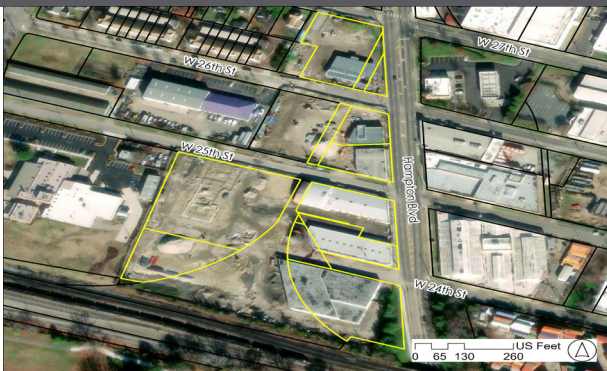
The Story: The site is a parking lot adjacent to the baseball stadium and two grants were applied to clean up the shoreline and undertake remediation. The site has been proposed to be developed into a casino after consultation with the City leadership, economic development authority. The casino is projected to be completed in September 2027. The waterfront casino will consist of a 200-room hotel, 25 gaming tables and 750 electronic gaming machines.

Economic Impacts: The proposed casino is estimated to create an additional 3000 jobs for the local community, generating around \$147 million in labor income and boosting the local economy by more than \$450 million. In addition to the permanent jobs, the casino is also expected to create several thousands of temporary jobs, attract tourists and would generate immense revenue for the region.



	Previous (2018)	Present/Planned
Property Values	\$2,681,600	\$500,00,000
Property Tax	\$0	\$19,251
Total Employment	N/A	3189.48
Labor Income	N/A	\$147,030,472
Increased Economic Output	N/A	\$457,019,771

Properties on W 25th St, W 26th St and Hampton Blvd



	Previous (2020)	Present
Property Values	\$9,211,300	\$37,779,960
Property Tax	\$112,013	\$119,007
Total Employment	N/A	275.43
Labor Income	N/A	\$16,579,035
Increased Economic Output	N/A	\$46,232,918

1200 W 25th Street, 1200 W 26th Street, 1225 W 25th Street, 2315 Hampton Blvd, 2401 Hampton Blvd, 2419 Hampton Blvd, Norfolk, VA 23508

VDEQ Grants: VBAF-86 (A&P, FY 2019)

Grant: \$550,000

The Story: The group of parcels were part of a historic building, laundry, gas station and had a variety of retail and industrial uses in the 1940s. The parcels were owned by the City and the VBAF grant was used to cleanup several parcels in the site. Before the Pandemic, the goal was to develop the parcels into an entertainment district with bowling alley and the priorities changed after the Pandemic. Now it is currently being used as a mix of retail spaces with potential for expansion as well.

Economic Impacts: The proposed retail is estimated to create an additional 275 jobs for the local community, generating around \$16 million in labor income and boosting the local economy by more than \$45 million.

Pulaski

118 N Washington Ave, Pulaski, VA 24301

VDEQ Grants: VBAF-09 (A&P, FY 2012)

Grant: \$29,400

The Story: The site was a historic theater built in 1921 and is three-storied building and was added to the National Register of Historic Places in 1979. The building also consisted of retail and office spaces and temporary apartments performers could use. When the theater was sold in 2016, it had remained vacant for at least a decade. The new owners were local developers in Pulaski who had initially planned to convert it into a boutique hotel with craft brewery and restaurant. However, their plans have changed and the future of the site is unknown now.

Economic Impacts: The developer is reassessing the demands for a boutique hotel in the area



	Previous (2012)	Present
Property Values	\$142,700	\$78,900
Property Tax	\$842	\$584
Total Employment	N/A	N/A
Labor Income	N/A	N/A
Increased Economic Output	N/A	N/A

143 W Main Street



	Previous (2017)	Present/Planned
Property Values	\$15,000	\$15,000
Property Tax	\$111.00	\$0.00
Total Employment	N/A	N/A
Labor Income	N/A	N/A
Increased Economic Output	N/A	N/A

143 W Main Street, Pulaski, VA 24301

VDEQ Grants: VBAF-49 (A&P, FY 2017)

Grant: \$50,000

The Story: The site used to be a former dry cleaner and was demolished due to inoperations and dilapidation due to contamination. Habits for Humanity, a non-profit organization bought the site with the intent of redeveloping the site and serving the community. However, the site is still found to have been contaminated making it unsuitable for any development interests. Currently, additional funding is needed for cleanup and potential redevelopment of that site.

Economic Impacts: Until additional funding is figured and the site is cleaned up, there are no plans for this site.

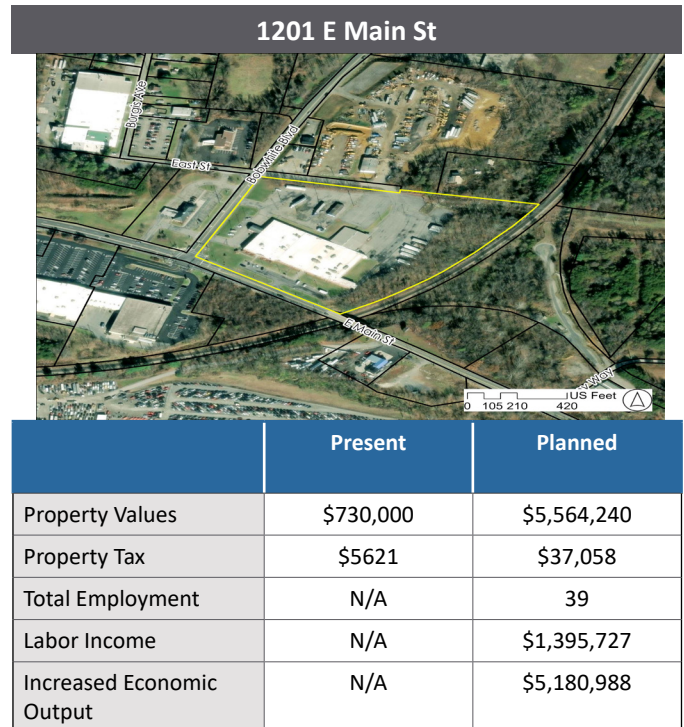
1201 E Main Street, Pulaski, VA 24301

VDEQ Grants: VBAF-106 (A&P, FY 2020)

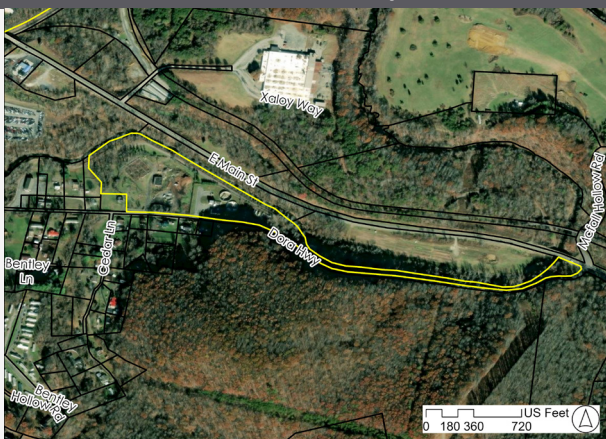
Grant: \$50,000

The Story: The site is situated in E Main Street used to be a former Lee Jeans manufacturing facility. The manufacturing facility closed its operation and the facility was demolished. The site is now re-built as a grocery store and four retail spaces. The grocery store is open as of June 2024 and the retail spaces are seeking suitable tenants.

Economic Impacts: The grocery-retail outlet will result in a roughly 600-fold increase in property value and property tax. Estimated economic impacts include 39 additional jobs, almost \$1,395,000 in additional labor income, and a roughly \$5,000,000 increase in economic output.



1733 Dora Hwy



	Previous (2020)	Present
Property Values	\$8,500,000	\$11,300,000
Property Tax	\$0	\$0
Total Employment	N/A	N/A
Labor Income	N/A	N/A
Increased Economic Output	N/A	N/A

1733 Dora Highway, Pulaski, VA 24301

VDEQ Grants: VBAF-125 (A&P, FY 2021)

Grant: \$50,000

The Story: The site was a wastewater treatment facility owned and operated by the Town of Pulaski. The wastewater treatment facility has been converted into a pump station and shared by the Town of Gillaspy, Klasky County, Town of Dublin, City of Radford and a portion of the Gomery County under the Peppers Ferry Regional Wastewater Treatment Authority. The pump station transfers water due to force of gravity and feeds into a series of pumps connected to the main pump at another facility. The County applied for the VBAF Grant on behalf of the Town and the grant was used to remove the wastewater facility and perform environmental cleanup work.

Economic Impacts: The economic impacts of such a facility extends beyond the quantitative benefits such as 30% increase in property values and has numerous community benefits to the communities it saves time and resources.

Pulaski and Rapidan

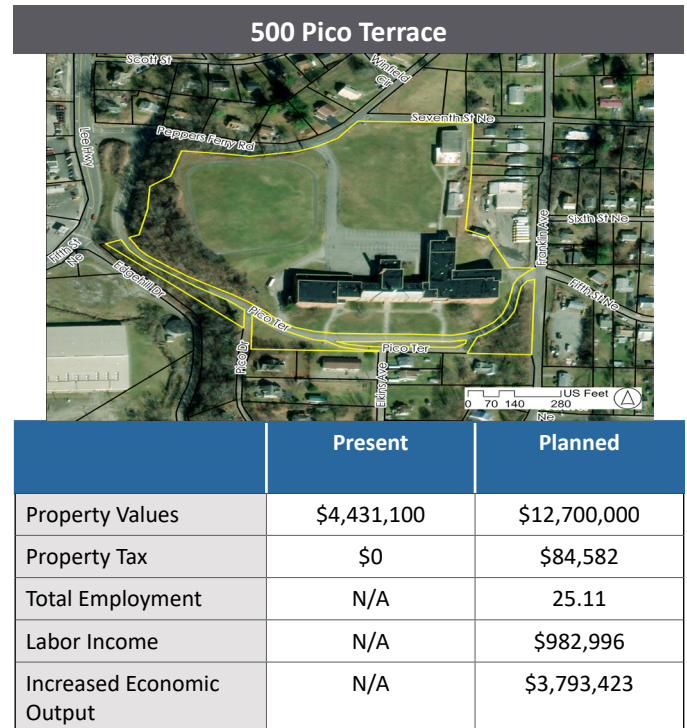
500 Pico Terrace, Pulaski, VA 24301

VDEQ Grants: VBAF-158 (SR, FY 2021) & VBAF-199 (A&P, FY 2022)

Grant: \$306,785

The Story: The site is a decommissioned middle school that is currently being repurposed into 100 market rate units. There were two VBAF grants used to abate the asbestos and the removal is not complete yet. The County applied for an additional IRF grant to completely remove the asbestos. The school property was transferred from the Board of Supervisors to the EDA when the school was decommissioned in 2020.

Economic Impacts: The proposed market rate apartments is estimated to create an additional 25.11 jobs for the local community, generating around \$1 million in labor income and boosting the local economy by more than \$3 million. The proposed market rate apartments is set to be an upscale apartment with amenities such as clubroom, fitness center and overlooking downtown Pulaski. In addition to the apartments, community amenities such as dog park are also proposed to be added which will have additional community benefits.



9432 N James Madison Hwy



	Previous (2016)	Present/Planned
Property Values	\$6,433,889	\$6,879,000
Property Tax	\$0	\$0
Total Employment	N/A	23.53
Labor Income	N/A	\$784,407
Increased Economic Output	N/A	\$1,962,504

9432 N James Madison Hwy Rapidan, VA 22733

VDEQ Grants: VBAF-34 (A&P, FY 2016)

Grant: \$50,000

The Story: Formerly known as George Washington Carver Regional High School, the center was established in 1948 and served as a segregated high school for African American students, until 1968. In the early 2000s, Culpeper County acquired full ownership. The initial tenant—the alumni association, established a museum in the original library, dedicated to the school's history and the grassroots efforts of the African American community. This museum documents the school's founding, the journeys of its teachers, and the significant role it played in the community. The museum brought life to this redevelopment, leading to the addition of other tenants, such as greenhouses, maker spaces, and research facilities.

Economic Impacts: The renovated space attracted a range of tenants and brought new jobs to this historic building. With these added jobs, the property is estimated to create 24 positions for the community, generating a labor income of \$784,000 and increasing economic output to nearly \$2 million. Once the second floor is occupied in the future, the added economic output is projected to rise to \$5 million.

Raven and Richmond

710 Bottom Road, Raven, VA 24639

VDEQ Grants: VBAF-180 (SR, FY 2022)

Grant: \$127,822

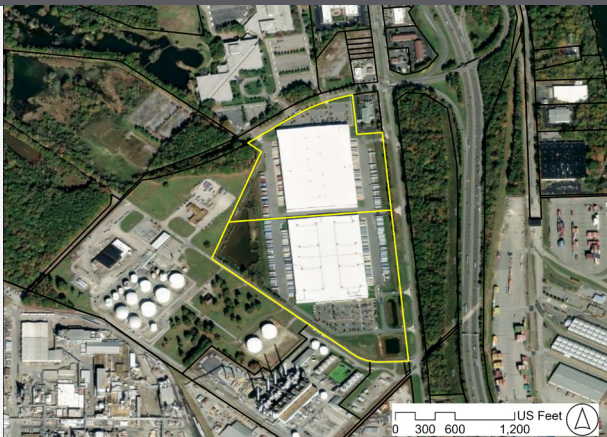
The Story: The former Raven school in Virginia is being transformed into a state-of-the-art facility for Family Insights PC, specializing in substance abuse counseling. The project includes new electrical and HVAC units, tenant improvements, a new roof, double-pane thermal windows, and security glass. Despite some delays, the first phase focusing on the northern part of the building is underway, with the second phase to follow. The gymnasium will also be repurposed to meet various patient needs. The site, vacant since 2014, will soon house 30-40 employees. Additional support came from a VCEDA loan, ensuring the project's success and revitalizing the community.

Economic Impacts: The renovation is boosting property value by 1.5 times. With 30-40 new employees, labor income will exceed \$2 million, and the economic impact will rise by over \$2.5 million.



	Previous (2022)	Present/Planned
Property Values	\$ 2,616,500	\$3,911,240
Property Tax	\$0	\$0.00
Total Employment	N/A	47.69
Labor Income	N/A	\$2,333,189
Increased Economic Output	N/A	\$2,794,509

4701 Commerce Rd



4701 Commerce Rd, Richmond, VA 23234

VDEQ Grants: VBAF-76 (SR, FY 2018)

Grant: \$500,000

The Story: The 62-acre site at 4701 Commerce Road in Richmond, VA, previously owned by Philip Morris, has undergone a remarkable transformation. Two new manufacturing buildings were constructed from the ground up between 2018 and 2019. The first phase features over 460,000 square feet of warehouse space, now home to Brother International Corp.'s East Coast distribution operations. This strategic location enables Brother to efficiently serve its customer base. Additionally, Amazon has established a distribution center at this prime location. This redevelopment not only revitalizes the area but also boosts the local economy with new job opportunities and enhanced industrial capabilities.

Economic Impacts: The addition of two world-renowned distribution centers has increased the property value twelvefold. With 476 employees, the site generates an estimated income of over \$33 million, contributing to an economic impact worth \$42.9 million.

	Previous (2018)	Planned
Property Values	\$3,923,333	\$48,947,778
Property Tax	\$42,372	\$445,152
Total Employment	N/A	476
Labor Income	N/A	\$33,609,761
Increased Economic Output	N/A	\$42,916,131

South Boston

327 Main Street, South Boston, VA 24592

VDEQ Grants: VBAF- 63 (A&P, FY 2018)

Grant: \$50,000

The Story: The historic John Randolph Hotel is set for a remarkable transformation. Originally a hotel, it was then converted to apartments until the early 2000s, then fell into disrepair and remained vacant for a decade. Now the construction is underway, with demolition and renovation set to finish by Fall 2025. The revitalized boutique hotel will feature over 32 rooms, a restaurant, and a rooftop bar. The VBAF grant has been instrumental in conducting environmental assessments and mitigating hazardous materials, ensuring a safe and sustainable future for the hotel. This project is also supported by federal and state historic tax credits, tobacco commission funding, an IRF grant, and a town loan

Economic Impacts: The planned improvements are expected to increase the property's value by 12 times and result in a tenfold increase in property taxes. Additionally, the labor income for over 50 employees, along with induced employment, is projected to exceed \$2.5 million, contributing to an estimated economic impact of around \$5 million.

327 Main St



	Previous (2018)	Present/Planned
Property Values	\$177,148	\$2,377,600
Property Tax	\$797	\$8,935.92
Total Employment	N/A	86
Labor Income	N/A	\$2,649,122
Increased Economic Output	N/A	\$4,967,294

715 Wilborn Ave



	Present	Planned
Property Values	\$161,000	\$ 2,857,325
Property Tax	\$805	\$14,287
Total Employment	N/A	18.59
Labor Income	N/A	\$607,932
Increased Economic Output	N/A	\$511,603

715 Wilborn Ave, South Boston, VA 24592

VDEQ Grants: VBAF- 97 (A&P, FY 2020)

Grant: \$50,000

The Story: Through a collaboration between Microsoft and Mid-Atlantic Broadband Communities Corporation, the site was revitalized into a cutting-edge facility. Completed in December 2020, the hub opened its doors in February 2021, offering coworking spaces, training rooms, and a Microsoft Experience Center. The new building features a Digital Makerspace for educational programs, multi-purpose community spaces, and outdoor areas for precision agriculture demonstrations. This redevelopment has not only preserved a piece of history but also fostered innovation and entrepreneurship, providing the community with resources and opportunities to thrive in the digital age.

Economic Impacts: Since the redevelopment, the property value has increased 17-fold compared to its previous condition, and property taxes have nearly doubled. The redevelopment is generating over \$600K in labor income and adding over \$500K in economic impact. Additionally, the site supports small businesses.

South Hill

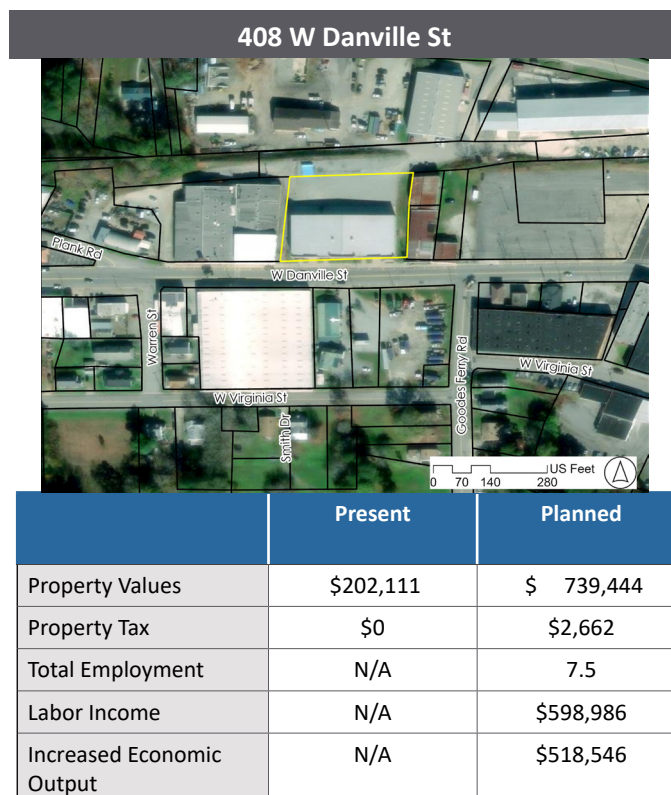
408 W Danville St, South Hill, VA 23970

VDEQ Grants: VBAF-33 (A&P, FY 2016)

Grant: \$50,000

The Story: The former Exchange building has been transformed into the South Hill Exchange, retaining its historic name. A VDEQ grant was used to clean up and redevelop the site. The property now serves multiple purposes, primarily as a storage facility for large equipment. It also features a stage, making it ideal for community events. Additional amenities include offices and public restrooms, while the back of the property has been designed to host outdoor vendor spaces and community gatherings. The site is frequently used for grand events that draw tourists to the area.

Economic Impacts: The redevelopment significantly increased the property's value, from \$202,111 in 2015 to \$739,444 currently, a threefold increase. Most of the added employment comes from the Town of South Hill, with an estimated seven employees at this site. These jobs contribute nearly \$600,000 in labor income and an increased economic output of \$518,000. Additionally, the tourism impact from hosting large events brings substantial, though hard-to-quantify, economic benefits to the local community.



1050 Plank Rd



	Present	Planned
Property Values	\$974,889	\$5,079,889
Property Tax	\$3,685	\$18,288
Total Employment	N/A	10.49
Labor Income	N/A	\$473,487
Increased Economic Output	N/A	\$1,015,011

1050 Plank Road, South Hill, VA 23970

VDEQ Grants: VBAF- 58 (A&P, FY 2018) & VBAF- 67 (SR, FY 2018)

Grant: \$50,000 & \$197,500

The Story: The historic John Groom School has been transformed into a modern residential facility. The redevelopment successfully converted the former school building into a 70-unit residential complex for low-income households. Originally built in 1949, the school served as the only public elementary school for African American children from 1950 to 1969. The site has undergone environmental assessment, remediation, and cleanup to prepare for this transformation. In addition to the renovation, new facilities have been constructed, including two additional apartment buildings, a playground, and a new parking lot, providing residents with enhanced amenities. Future plans for the facility include adding 30 more affordable units for low-income households.

Economic Impacts: The renovation of the former John Groom School have significantly boosted its property value. Once the additional 30 units are completed, the property's value is expected to rise to \$6.5 million, which is a sixfold increase from its previous state. In terms of labor income, over \$724,000 will be generated, which will also lead to an increased economic output of over \$1 million.

South Hill and Staunton

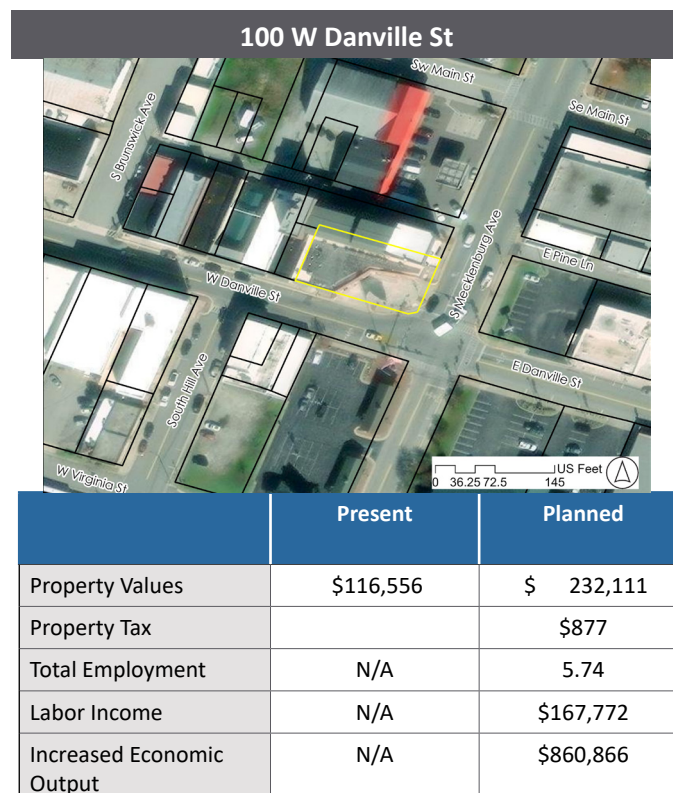
100 W Danville St, South Hill, VA 23970

VDEQ Grants: VBAF- 64 (A&P, FY 2018)

Grant: \$50,000

The Story: A once-vacant, dilapidated structure in the South Hill central business district has been transformed into a thriving Food Hub/Maker's Market, partnering with local farmers and the community. Launched just two years ago, this market has become the center for local artisans and small businesses. It uniquely combines a commercial kitchen, deli, educational classes, and a local food grocery, providing opportunities for farmers and producers of all kinds. This innovative space also reduces food waste by allowing produce farmers to sell their surplus on grocery shelves or process it into value-added products. It is a space that's farmer-raised and farmer-made. The market has not only boosted the local economy but also fostered a sense of community.

Economic Impacts: The redevelopment has doubled the previous property value. By creating six additional jobs, the market is generating at least \$167,000 in labor income and an added economic impact of \$860,866. While the additional community benefits are hard to quantify, the market's unique practices stand out. It provides a platform for farmers and utilize innovative practice to reduce food waste, making it truly one of a kind.



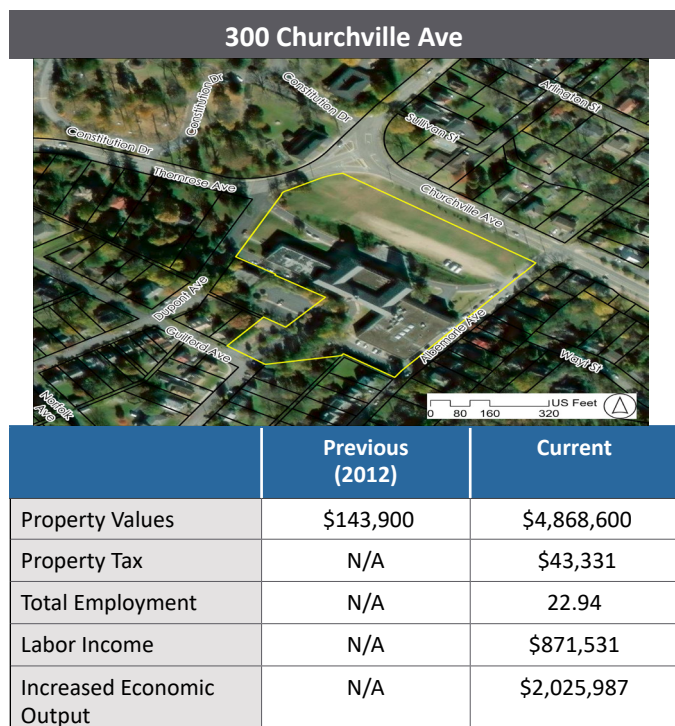
300 Churchville Ave, Staunton, VA 24401

VDEQ Grants: VBAF-04 (A&P, FY 2012)

Grant: \$50,000

The Story: Originally opened in the early 1900s as Staunton's first separate school for secondary education, the site has been transformed into a senior living community, known as Gypsy Hill Place. The project not only preserved the building's historical significance but also creating over 70 residential units for seniors. Gypsy Hill Place now offers a lively environment with amenities such as a theater, event rooms, and social areas, fostering a strong sense of community among its residents. The redevelopment honors the past, while enhancing the quality of life for seniors and contributing to the local community's growth.

Economic Impacts: After redevelopment, the property value of Gypsy Hill Place is now estimated at over \$4 million. With 70 residential units, the community is expected to generate 23 jobs and create labor income exceeding \$870,000. This transformation brings an increased economic impact of over \$2 million, significantly boosting the local economy.



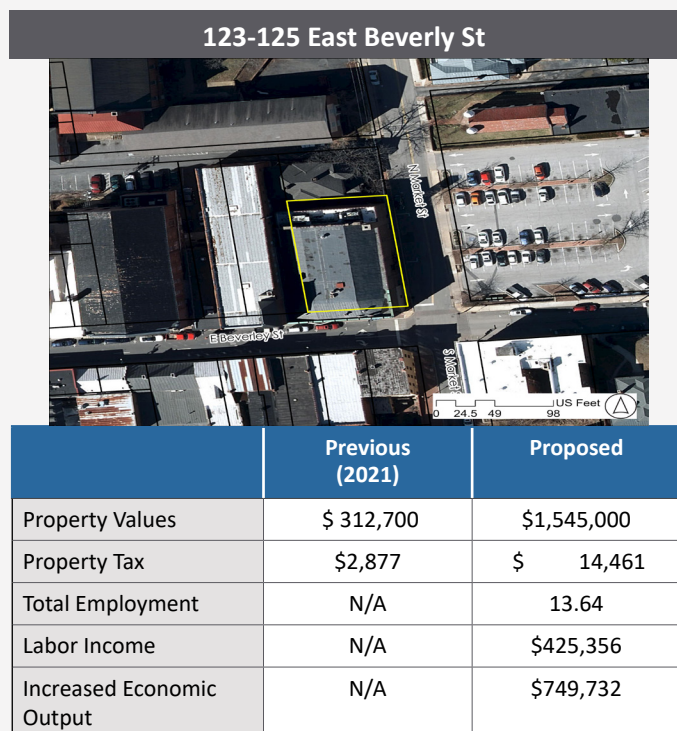
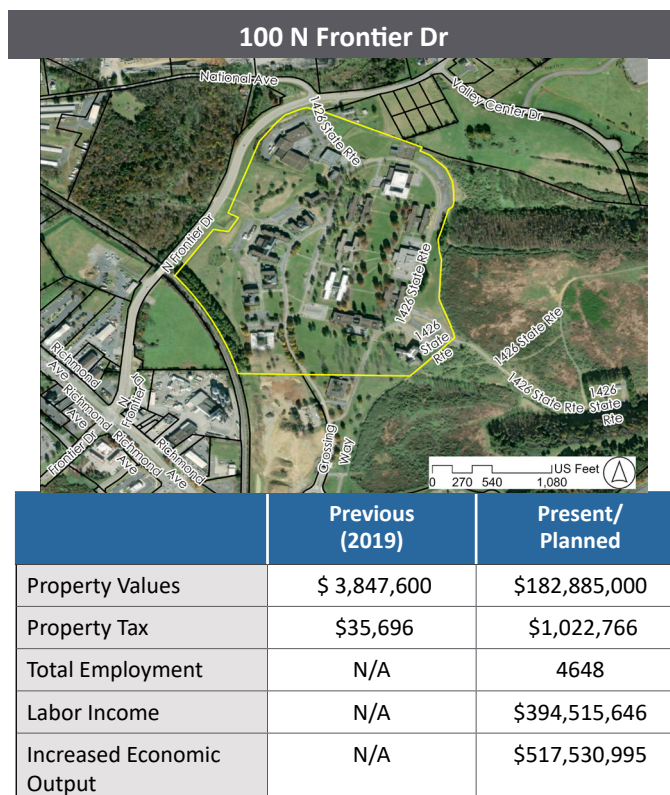
100 N Frontier Dr, Staunton, VA 24401

VDEQ Grants: VBAF-88 (SR, FY 2019)

Grant: \$431,200

The Story: The redevelopment of Staunton Crossing is a transformative project aiming to revitalize the region. The 275-acre publicly-owned site is along the I-81 corridor at the intersection with I-64, which is also the site of the former Western State Hospital property. With its strategic location and essential utilities, such as fiber, natural gas, and electric service, in place, Staunton Crossing is seeking redevelopment opportunities including light manufacturing, retail, offices, and data centers. In addition, certified as a Virginia Business Ready Site, it is expected to become a destination for businesses looking to establish a strong presence in the region.

Economic Impacts: Once the data centers, offices, retail, and manufacturing facilities are established, the property value of Staunton Crossing is projected to increase by 48 times. The development is expected to create over 4,800 jobs, generating nearly \$400 million in labor income and boosting the local economy by over \$576 million.



123-125 East Beverly St, Staunton, VA 24401

VDEQ Grants: VBAF-145 (A&P, FY 2021)

Grant: \$50,000

The Story: Previously known as the historic Dixie Theater, locals had been trying to redevelop the building for almost 20 years without much progress. The turning point came when New York-based filmmaker Pamela Mason Wagner moved to Staunton in 2017. Inspired by her vision, the community collaborated to make this project happen. Local volunteers played a crucial role, starting with a community project to repaint the building's exterior. With the help of the brownfield grant, they were able to plan the architecture, entomb the asbestos, and remediate. This grant also helped cover some of the contractor costs. The redevelopment will feature a 90-seat theater, a larger auditorium, digital media classrooms, and a small café. The theater is on track to open in early 2025, bringing new life to Staunton's downtown area.

Economic Impacts: The redevelopment is projected to increase the property's value by five times. It is expected to create approximately 14 new jobs, generating over \$425,000 in labor income and boosting the local economy by nearly \$750,000.

Troutdale and Vinton

6315 and 6311 Whitetop Road, Troutdale, VA 24378

VDEQ Grants: VBAF- 107 (A&P, FY 2020)
Grant: \$50,000

The Story: The Blue Ridge Discovery Center, a nonprofit organization located near Mount Rogers, providing visitors with immersive nature experiences. They offer a variety of programs such as field trips, summer camps, and habitat restoration. Their mission is to explore and share the habitat and history of the Blue Ridge Mountains. The main building, restored from a former schoolhouse and opened in 2022, provides space for youth engagement, environmental education, community service, and university researchers. Future plans for the site include building a visitor center to enhance the tourist experience with accessible facilities, an interpretive center, and visitor services. At the time of the interview, the staff were still raising funds to make their vision a reality.

Economic Impacts: The current redevelopment has not brought in new jobs, but also created platform for local researchers and community engagement. Once the visitor is established, the property value on the site will increase to 1.5 times its previous condition. With the addition of 10 jobs, labor income will rise to \$142,000, and the economic output will exceed \$186,000. practices stand out. It provides a platform for farmers and utilize innovative practice to reduce food waste, making it truly one of a kind.

6315 and 6311 Whitetop Rd



	Previous (2020)	Present
Property Values	\$318,478	\$455,924
Property Tax	\$2,310	\$810
Total Employment	N/A	11
Labor Income	N/A	\$142,764
Increased Economic Output	N/A	\$186,737

350 Gus Nicks Blvd



	Previous (2018)	Proposed
Property Values	\$157,778	\$2,546,530
Property Tax	N/A	\$31,548
Total Employment	N/A	22.6
Labor Income	N/A	\$760,356
Increased Economic Output	N/A	\$2,496,054

350 Gus Nick Blvd, Vinton, VA 24179

VDEQ Grants: VBAF-56 (A&P, FY 2018)
Grant: \$60,000

The Story: The site was once the historic Gish Mill and operated for several decades of years and then the Holdren's County Store until 2015. The 1.5 acre property was then purchased by the Town of Vinton for \$125,000. The original structure is on Town Seal and hence the Town decided to preserve the property and rehabilitate the structure. Between 2016 and 2018, the Town performed environmental assessments using the VBAF grant. The Town acquired additional funding such as \$250,000 from the DHR and the ESHPF for repair and stabilization of work on the property. The Town also received \$468,750 from the DHCD and the IRF. The site is now proposed to be used as multi-family apartments and a restaurant with bar and an ice-cream shop.

Economic Impacts: The mixed-use renovation project will result in a roughly 150-fold increase in property value and property tax. Estimated economic impacts include 22 additional jobs, almost \$750,000 in additional labor income, and a roughly \$2,500,000 increase in economic output.

Vinton and Williamsburg

537 S Pollard Street and 100 W Virginia Avenue, Vinton, VA 24179

VDEQ Grants: VBAF-90 (SR, FY 2019) & VBAF-183 (A&P, FY 2022)

Grant: \$89,000

The Story: The two sites are situated across each other. The site on S. Pollard Street used to be a used car garage and the site behind it kept changing tenants every six months. The other site on W Virginia is a dry cleaner and the site behind it was vacant and owned by the Town. The VBAF Grant was used on the car garage site was blighted and the dry cleaner site to understand the hazards and potential mitigation for both the sites.

The City owns all the parcels except the dry cleaners as shown in the map and together with the 1st street right-of-way makes it 2.18 acre and is being envisioned into a hotel with 110 rooms worth \$22 million.

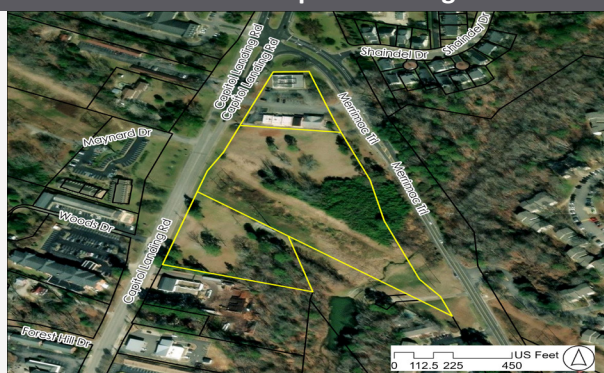
Economic Impacts: The mixed-use renovation project will result in a roughly 50% increase in property value. An estimated 48 jobs will be created, generating around \$2.3 million in labor income and an increase in economic output of around \$2.8 million.

537 S Pollard St and 100 W Virginia Ave



	Previous (2022)	Present/Planned
Property Values	\$ 2,616,500	\$3,911,240
Property Tax	\$0	\$0.00
Total Employment	N/A	47.69
Labor Income	N/A	\$2,333,189
Increased Economic Output	N/A	\$2,794,509

912-942-924 Capitol Landing Rd



	Previous (2022)	Present
Property Values	\$2,587,000	\$36,447,046
Property Tax	\$7,847	\$203,375
Total Employment	11.54	79.02
Labor Income	\$316,038	\$3,459,768
Increased Economic Output	\$287,263	\$6,547,555

912-942-924 Capitol Landing Rd, Williamsburg, VA 23185

VDEQ Grants: VBAF-24 (A&P, FY 2016), VBAF-25 (A&P, FY 2016), VBA-169 (A&P, FY 2021)

Grant: \$150,000

The Story: As part of its focus on redevelopment along Capitol Landing Road, the City of Williamsburg is fostering the redevelopment of a strategically located set of properties at the convergence of Capitol Landing Road and Merrimac Trail.

The City has acquired the three properties illustrated at right. Existing structures were demolished, and the sites are being marketed for development. The response has included interest in hotel development.

VBAF funds were used to identify asbestos contamination in existing structures, and to remediate that contamination prior to demolition.

Economic Impacts: The planned project is expected to yield substantial economic benefits in higher property values and increases in employment and labor income. It will generate an estimated sixfold increase in economic output, from \$1.4 million to \$8.6 million.

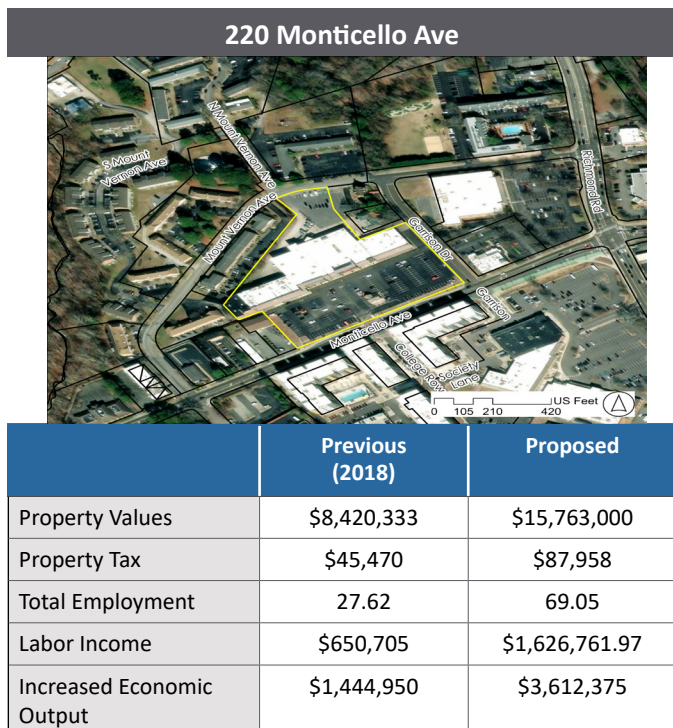
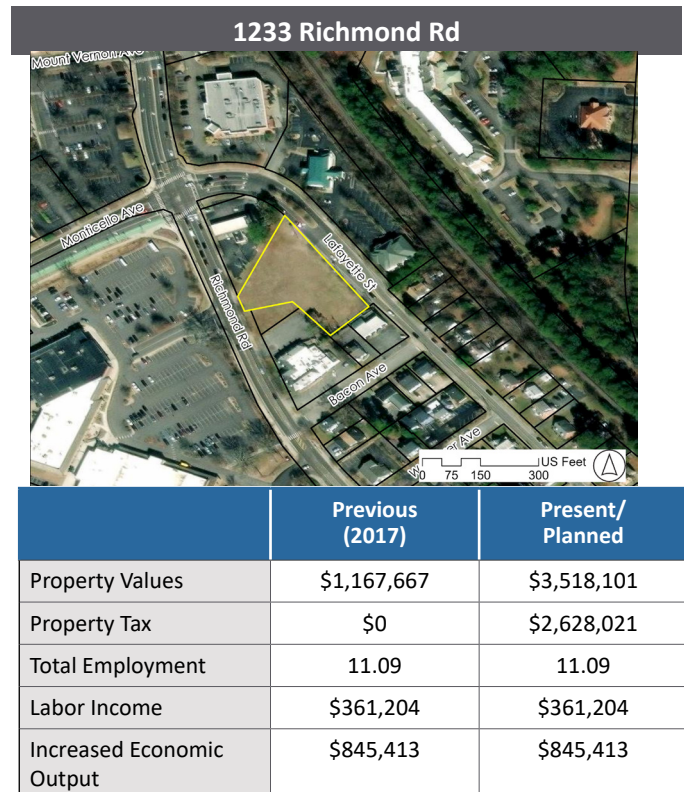
1233 Richmond Road, Williamsburg, VA 23185

VDEQ Grants:VBAF-36 (A&P, FY 2017)

Grant: \$30,000

The Story: The city utilized the grant to clean up the site, which was contaminated by the gas station to the north of the site. The new purchaser intends to combine the two parcels, 1233 and 1223, to build a mixed-use building, with the first floor for commercial use and the two stories above for residential use.

Economic Impacts: The planned mixed-use development is expected to boost the property value to over \$3.5 million, which is four times its previous value. The new development is also estimated to create 11 jobs, generating labor income of over \$361,204 and an economic output of over \$845,000. Although the labor income and economic output are not as high as when the property was a hotel, it's important to recognize that these are different types of developments. A mixed-use residential and commercial space offers unique opportunities for the community.



220 Monticello Avenue, Williamsburg, VA 23185

VDEQ Grants:VBAF-72 (A&P, FY 2018)

Grant: \$50,000

The Story: Before the redevelopment, the Williamsburg Shopping Center was a half-empty strip retail center located at the intersection of Monticello Avenue and Richmond Road, two major streets leading into Colonial Williamsburg and the College of William and Mary. The renovation project also involves a full façade improvement and repainting. The renovated shopping center reopened in 2020, with some exciting new businesses, such as a hair studio for textured hair, a boxing studio, and some restaurants. These additions are designed to activate the streetscape and serve the residents and local community.

Economic Impacts: The renovation has doubled both the property's value and its property tax. Total employment has now reached 70, nearly tripling the previous number. The generated labor income exceeds \$1.6 million, contributing to an increased economic output of over \$3.6 million.

180 West Main Street, Wytheville, VA 24832

VDEQ Grants: VBAF-104 (A&P, FY 2020)

Grant: \$50,000

The Story: The redevelopment project transformed the historic theater, added new restrooms, classrooms, and lobby space, while the building itself remained largely untouched. The entire project cost \$6 million, with the VBAF grant covering 12.6% of the expenses and the remaining funding was covered by another local grant and individual donations. The theater now hosts concerts, comedies, and educational outreach events about Appalachian culture and work with children's theater companies to perform shows for local schools. The theater's appeal extends beyond Wytheville and the visitors also spend money at local restaurants, gas stations, retail stores, and hotels, bringing additional economic benefits to the area.

Economic Impacts: The redevelopment of the theater has increased its property value by 2.5 times. Theater employees have generated over \$71,000 in labor income, leading to an increased economic output of over \$128,000. Additionally, the theater has had a significant tourism impact, contributing to an increased economic output of over \$174,000.

