

Town of Windsor

Memorandum

February 12, 2019

TO: The Honorable Mayor and Town Council
FROM: Michael Stallings, Town Manager *MS*
SUBJECT: DJJ Facility

Mayor Willis asked that I place this item on the agenda for Council's discussion. Attached you will find a copy of a letter sent to the IOW EDA by Mayor Richardson back in September of 2018. This is the last position that Town Council has taken on this project.

With a new Council in place, it would be beneficial to determine if this is still the Council's position on this project.

I am working to obtain a project timeline now that the IOW EDA has voted to transfer the land back to the County Board of Supervisors.

This is for Council's discussion and direction.

September 14, 2018

To: Isle of Wight County EDA

From: Windsor Town Council

RE: Youth Development Center Project

In January, 2018, the Board of Supervisors presented to The Windsor Town Council the possibility for Isle of Wight County to work with the state to build a campus for juvenile offenders at a site on route 258 in Phase three of the intermodal park. The plan was for the county to give the state 20 acres of land and \$500,000 toward utilities with the state contributing over a million dollars to extend sewer and water to the site. These utilities would allow future development of over 900 acres of land in Phase three of the park that would expand the tax base significantly for the county and benefit all of our residents.

At this initial point, the Windsor Town Council viewed the plan with an open mind while we waited to receive more specific information that finally came on September 6, 2018. The Board of Supervisors (BOS) had a work session then to hear a presentation by Kimley-Horn on the amount and location of wetlands in Phase three of the park. Unfortunately, their study showed that all of Phase three is mostly wetlands with the exception of parts of the site on route 258 and parts of two other parcels on the opposite side of Phase three near Buckhorn Road.

It is now obvious that the development plan for Phase three, as presented to Windsor Town Council initially, is not possible. Even if the state can get approval of enough land on route 258 to build, the other two parcels on the opposite side of Phase three are unlikely to be developed because the Army Corps of Engineers (ACOE) will not permit a road to be built through the wetlands, and Buckhorn Road will not accommodate the traffic necessary for industry or business.

If the BOS is considering extending the utilities from route 258 to the Buckhorn sites, the cost would be astronomical even if the ACOE would give approval. In the final analysis, do the residents want our BOS to spend this unknown amount plus the \$500,000 as well as the state spending millions, all of which are our tax dollars, on something with no guaranteed return from development?

After considering the new information on wetlands at their meeting on September 11, 2018, the Windsor Town Council voted 5 to 1 to *not* support the plan for a Youth Development Center located in the intermodal park. We are asking the Isle of Wight EDA to consider our concerns about spending so much money to locate the Youth Development Center at this site since it is now known that development of Phase three of the intermodal park is highly unlikely.

Thank you for all the work you do to make our county successful,

Carita J. Richardson, Mayor

Town of Windsor