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Marshall Minute

May 2018

MBRA Community Meeting
7:30 pm on Tuesday
May 8, 2018
Meet your neighbors!

You don't want to miss hearing these two Marshall residents tell the history of their Marshall businesses and what they offer!

ALL ARE WELCOME!

Free refreshments begin at 7:15 pm and a chance to win a door prize!

Held at the Marshall Community Center
4133A Rectortown Road, Marshall, VA

Our featured speakers:

Joe Di Lisi, Owner
Joe's Pizza

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Have questions or suggestions for speakers?  
Contact Mary Wilkerson, MBRA President  
(540) 364-3400; mbraeditor@gmail.com  
Editor: Mary Wilkerson  
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**Windy Hill Comes To Marshall!**



*Judith Washburn cuts the ribbon held by Mr. Kim Hart (far left), and Executive Director Bob Dale at Windy Hill Foundation's grand opening of Washburn Place on Salem Avenue.*

In keeping with the foundation's name, the windy weather drove the ribbon cutting ceremony inside one of the lovely new townhomes at Washburn Place on Salem Avenue in Marshall. Windy Hill's Executive Director, Bob Dale, told us that there are three aspects needed for such an endeavor to be successful: Donor, Funder, and Government. Windy Hill received 1) Land below market rate (you can't beat free!); 2) Donations (chase the money); and 3) Low income loans and tax credits through Virginia Housing Development Authority. Rent for these "Workforce" townhomes is based on HUD's formula (which puts us in the same category as Arlington, Alexandria, Clarke, Loudoun, Culpeper, et al; see vhda.com, "Income Limits & Fair Market Rents"). The foundation gave many thanks to Peter Schwartz, who set the standards both for what this project and the Van Metre development is to be; Mary Leigh McDaniel, who helped Washburn Place get water; Holder Trumbo, who helped Windy Hill in the process; Kimberly Fogle for all her efforts; and the Bendoves for their land gift!

~~~~~  
~MBRA Networking Group~

Monday, May 21, 2018, 5-6 pm
Stop by for a friendly get together with other Marshall Businesses!
Refreshments included

Marshall Community Center,
4133A Rectortown Road in Marshall
Free to business members, \$5/nonmembers
~~~~~

**Free Community Shred Day**  
**Saturday, May 12th, 9am to 12pm**  
**Held across from Middlburg Bank**  
**8331 West Main Street in Marshall**

**MBRA SHOWCASE MIXER**

Calling All Marshall Businesses!  
Join us as we spotlight

**Joe's Pizza**

**Tuesday, May 15, 2018**

**Come by anytime from 5 to 6:30 pm!**  
8349 W Main St, Marshall, VA 20115  
[www.facebook.com/freshdoughdaily](http://www.facebook.com/freshdoughdaily)

Our May Showcase Mixer is at our longtime local restaurant, Joe's Pizza! Come enjoy refreshments and the good company of your fellow Marshall business owners as we mingle and network!

**MBRA Showcase Mixers are FREE to all MBRA Business members; \$5 for non-member Marshall businesses**  
Questions? Call 540-364-3400

**Saturday May 26 & Sunday May 27, 2018**  
**10 am to 5 pm; \$25 per car**



**Food & Crafts for Sale**

Bring the whole family and enjoy a fun and festive day in the Virginia countryside at Sky Meadows State Park near Delaplane.  
[www.delaplanestrawberryfestival.com](http://www.delaplanestrawberryfestival.com)

**Senior's Prom**

Theme: Viva Las Vegas!  
Ages 50 and over,  
but all ages are welcome!

**Mark your calendars for:**  
**Saturday, June 2nd, 7 to 9 pm**  
Marshall Community Center

Dance to your heart's content to rockin' oldies, play games, and crown a prom king and queen!  
Maybe you missed your prom; maybe you love to dance; maybe you just love oldies!

**MBRA April 10th Meeting Notes**

**Mary Wilkerson, President**, called the meeting to order at 7:33pm. She announced our speakers for the evening, our door prize raffle, and our B2B events on 4/19 and 4/30 respectively. The MBRA's outreach includes these Tuesday night Community meetings, our monthly business networking events, and our newsletter and website.

**Duke Bland, Marshall District School Board Member**, explained that, at the time Dr. Jeck spoke in depth at MBRA's meeting last month about the budget, the amount of funding the County Board of Supervisors were going to give was far from the figure that Dr. Jeck was asking for. However, Duke said that both the School Board and Board of Supervisors got together after that in a very collaborative setting. The School Board emphasized that they are trying to fund a lot of things, but they were able to streamline a lot of things, as well. At first, they requested \$6.1 million. The School Board said that they can find money elsewhere in the budget if the BOS can do the same.

Duke said that Dr. Jeck and the County Administrator Paul McCulla worked great together. Before, it was a \$3 million difference; now it is only a \$900,000 difference. One change is that schools will lease buses instead of buying new ones. County schools have not yet gotten the verdict on money from the state; it may be that the \$900,000 difference will again be narrowed.

Duke said that the Public Hearing on the County budget was the second largest public hearing he has seen in the fifteen years that he has been on the School Board. Duke also reported that the Boys and Girls Club is coming to Marshall at Coleman Elementary.

He also said that the School Board is still working on a name for the upcoming computer lab at Marshall Community Center; they have received some suggestions. He said they are doing great things here in Marshall. Duke coached basketball 17 or 18 years here, and sees that they are enhancing all the programs we have ever had in Marshall.

**Mr. Jan Sickel, President of the Marshall Ruritan Club**, was our first speaker of the evening. He said it is a great honor to be here and to say that the Ruritans received their final permit in December. The kitchen is now working as of last Thursday. They were able to maintain their Kid's Weekend Lunch Box Program as well as a scholarship for one student during this whole time that they have been out of their building [since January 2016].

Now, with their new building you drive in under a nice portico and walk in on one level.

There is no spring raffle but there will be a fall raffle in September. They are also having a dance on May 26th from 8:00 pm - 12:00 am. Soon, they will have a community welcome and free lunch for everyone to see the building.

Jan joked that their new roof can now hold ten feet of snow!

The cost to rent the building is \$500 plus a \$500 security deposit. The cost for funerals is \$200, like always.

The Ruritans' regular meetings will likely begin having a guest speaker for a half an hour. Jan encouraged everyone to come to their meeting tomorrow night with a check in hand to join and enjoy a free dinner. Their meetings are at 7:00pm on the second Wednesday of every month and they always include dinner. Q&A: Car show in the future? Maybe.

**Bob Dale, Executive Director of the Windy Hill Foundation**, was our final speaker of the evening. Windy Hill Foundation (WHF) started on the west side of Middleburg and is 36 years old. It all began in 1981, when Rene Lewellyn wanted to fix up the homes on Windy Hill Road. They raised \$1 million, purchased homes one-by-one, moved folks out, rehabilitated the homes (and moved the folks back in).

A sixteen-unit project was their next project in Middleburg. Those projects are low-income housing, with most residents on government subsidies.

Then, the WHF built the Virginia Lane project, seven duplexes on Route 50. That was their first 'affordable housing' project. Bob explained that 'affordable housing' is also known as 'government workforce housing.' Bob said that WHF sets their rent to be 40% to 60% of the area median income range, a figure they get from Housing and Urban Development (HUD).

WHF also has a twenty-apartment senior project in Middleburg by the Fire Department. Those residents are folks who work on farms around there. Typically, their only income is social security. He explained that WHF subsidizes part of their rent. That was WHF's first tax credit property.

In Marshall, Washburn Place is a \$9 million project. WHF get investors to provide 50-60%, and the rest of the funding comes from the Virginia Housing Development Authority.

Bob explained that Zohar Bendove bought the whole property from Mrs. Cunningham. He and his wife, Lisa, then gave 24 acres to the Middleburg Humane Foundation, 17 acres to the Windy Hill Foundation, and then Van Metre got the rest.

Washburn Place consists of thirty three-bedroom rental townhomes. They are for workforce housing. Sixteen families thus far

have rented them out, and four of the renters are veterans. Eight applications are in the works, and they should be fully leased in a month.

Bob said that what makes WHF unique is that they have programs for their residents: resident services and after school care and tutoring for elementary, middle, and high school students. Their goal is to keep them active both physically and mentally. WHF has two full-time and three part-time program coordinators. Bob said that the kids are the big thing; that the greatest chance of breaking the cycle of poverty is through the kids.

Additionally, WHF has two fourteen-passenger buses, and offer summer camp for the kids.

Bob said WHF's program leader has already been speaking with Marshall schools because the foundation will be running programs in schools here. Jan Sickel said that David Graham is a hometown hero, he and his dad both. Duke Bland added that the computer center is near completion.

There will be a walking path going north and one going into town from the townhomes.

Monthly rent is \$944 to \$1,250. The \$944 amount is for someone making \$44,000 to \$60,000 per year. Bob said they like to have teachers as well as fire and rescue personnel rent the townhomes. The townhomes are considered transitional housing in that residents move on in a few years.

WHF has a Board for each area in which they have a housing project so that WHF can be connected to the community. Their four-person board for the Marshall community consists of Jeri Jackson, Amanda Luhowiak, Ren Royston, and Peter Schwartz.

WHF has rental programs only; no ownership options.

Bob announced that the Washburn Place ribbon cutting ceremony is April 19th at 2:00pm, and that they sent out one hundred invitations. Bob encouraged everyone to come. Either Judy Washburn or Zohar Bendove may cut the ribbon.

**Patty Cloud, Treasurer**, gave the Treasurer's Report. She reported approximately 50 paid members and a balance in the treasury of \$4,231.54, which she said is the most that has ever been since she has been with the MBRA. She encouraged anyone who has not yet joined to do so. The meeting was adjourned with the Pledge of Allegiance at 8:21 pm.

*Minutes by Mary-Elizabeth Wilkerson, MBRA Secretary*

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