

Minutes of Meeting

Monday March 13, 2023, 5:00 PM

Directors: Joshua Bower (p) Valerie Palamountain (p) Ben Hudson(a)
Brittany Gray (p) Rudy Garcia (p) Lois Mastro (p)
Vacant(a)
P - present, A- absent
Lorretta Johnson -Morgan resigned.

Guests: Lorretta Johnson -Morgan

County Staff: Douglas Miles(a), Eric Dahl(p), Jennifer Schmack (p)

- I. **Chair Garcia convened the assembly of EDA directors at 5:02 PM.** Bower motioned to approve Lois Mastro attending virtually; Palamountain seconded. (5-0)
- II. **Minutes Approved – February 13, 2023 minutes Palamountain/Gray (5-0)**
- III. **Treasurer’s Report-** Rudy Garcia reported a balance of \$25,020.58 as of 2/28/23 reflecting \$4.81 interest earned and a payment of \$135 to Fluvanna Review.
- IV. **County Report –** Jennifer Schmack did a summary report of last month’s activity – 10 visits to existing businesses; 18 attendances with partner agencies, networking events, and conferences; 29 other interactions; 2 prospects and real estate inquiries; 1 commercial kitchen inquiries; and 0 small business referrals. BOS approved a special use permit for S.B. Cox a materials recovery facility for demolition and construction debris. There will be a public hearing on rezoning from A1 to I1 for the Vaughn Property Group’s 40-acre parcel for warehouse distribution center. Ariel Bredder from SBDC will be in Fluvanna on March 23 from 12 to 4:30 at the Chamber. At the February meeting, Chair Garcia requested an update on Dominion’s anticipated approximate \$50 million coming to the county. Eric Dahl reported that Dominion purchased 200 acres of a neighboring parcel of land and requested and received a special use permit for coal ash lined landfill on this property. There is a 1.5 mile remediation radius around the landfill. The proffer that administration negotiated to mitigate impact on wells was the approximate \$50 million for water upgrade and a green belt and recreation area. This money will go to pay towards the James River raw water intake, pump station and raw water line (\$7,648,330); a water treatment plant in Fork Union, a pump station and raw water storage (\$15,400,000); water lines and elevated storage tank (\$11,880,000); partial engineering (\$432,917); unanticipated water project costs (\$11,787,083); the recreation area and green infrastructure (\$500,000); and VDOT road improvements around Bremono Rd. (\$2,000,000). Grand total is \$49,648,330. \$2.1 million is being used for preliminary engineering work.
- V. **Chair’s Report – Rudy Garcia stressed the importance of separating your private life from EDA business.**
- VI. **Public Comment – Lorretta Johnson-Morgan expressed her thanks on being on the EDA and wished us well. She is joining the planning commission.**
- VII. **New Business-** Jennifer Schmack noted an amendment to the Bylaws is required in order to move forward with a consent agenda to approve the minutes and treasurer’s report. Proposed draft bylaws will be sent to EDA directors for approval at the April Meeting. For the April meeting, Brittany Gray confirmed a representative from the

Realtor Advisor Committee be present at the April meeting. Tuesday March 28th from 6 to 8 PM will be Futures Night for children at the high school. Businesses looking to participate should contact Lori Hoffman.

VIII. Closed Session- Palamountain motioned us into closed session; Bower seconded (5-0). I (Palamountain) move that this meeting reconvene in a closed meeting for the purposes of:

1. Pursuant to Virginia Code Section 2.2-3711 (A)(3), the discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of or publicly held property, where discussion in open meeting would adversely affect the bargaining position or negotiating strategy of the Authority, specifically including property located at Fork Union Business Park.
2. Pursuant to Virginia Code Section 2.2-3711 (A)(5), discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or the industry's interest in locating or expanding its facilities in the community, specifically concerning Project Storage..

Palamountain motioned no other business was discussed beyond what is permitted by code (5-0). Palamountain motioned a resolution of certification of the closed meeting of March 13, 2023 pursuant to section 2.2-3712 of the Code of Virginia (1950), as amended.

**A RESOLUTION OF CERTIFICATION OF THE CLOSED MEETING OF
 MARCH 13, 2023, PURSUANT TO SECTION 2.2-3712 OF THE
 CODE OF VIRGINIA (1950), AS AMENDED**

WHEREAS, the Economic Development Authority of Fluvanna County, Virginia has convened a closed meeting on the above date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3712 of the Code of Virginia requires a certification by this AUTHORITY that such closed meeting was conducted in conformity with Virginia law.

NOW, THEREFORE, BE IT RESOLVED that the Economic Development Authority of Fluvanna County, Virginia hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements of Virginia law and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed, or considered by the Economic Development Authority of Fluvanna County, Virginia in the closed meeting.

Vote

	AYE	NAY	ABSTAIN	ABSENT	MOTION	SECOND
Rudy Garcia, Chair	✓					
Valerie Palamountain, Vice Chair	✓					
Lois Mastro, Secretary	✓					
Ben Hudson, Treasurer	ABSENT					
Loretta Johnson-Morgan						
Brittany Gray	✓					
Joshua Bower	✓					

ADOPTED: March 13, 2023

TESTE:



Rudy L. Garcia, Chair
 Economic Development Authority of Fluvanna County, Virginia

Adjournment: There being no further business to come before the Authority, the Chair adjourned the meeting at 6:01 PM. Motion to adjourn Bower /Palamountain (5-0). Next meeting is Monday April 10, 2023 at 5:00 PM.

Minutes Recorded by Lois Mastro.

Respectfully submitted,

Lois Mastro, Secretary

DRAFT