

Economic Development Authority of Fluvanna County
June 9, 2025

Attendance:

Joshua Bower (p)
Brittany Grey (a)
Jeffrey Potter (p)

Valerie Palamountain (p)
Rudy Garcia (p)

Charlotte Gregory (p)
Raghvendra Singh (p)

County Staff:
Jennifer Schmack (p)

Guests: None

P - Present A - Absent

I. Meeting was called to order at 5:02 pm.

II. Approval of Consent Agenda

Motion to approve the Consent Agenda was made by Potter. Seconded by Gregory .
Unanimously approved 6-0 by Bower, Garcia, Gregory, Palamountain, Potter, Singh.

III. Reports

A. Schmack gave the County report for March:

1. Visits to existing business - 6
2. Partner Agencies, Networking Events, Conferences Attended - 9
3. Other - 37
4. Prospects/Real Estate inquiries - 3
5. Commercial Kitchen inquiries - 0
6. Commercial Kitchen Rentals - 0
7. Small Business Referrals - 1
8. Ribbon Cuttings - 0

AI for Beginners was sold out.

Fluvanna is still leading in the number of counseling hours with the SBDC.

Red Tractor Gallery at Chevy Chase Farm is having a ribbon cutting in June. Gregory offered to attend.

EDTAC was dissolved by the Board of Supervisors. New Tourism Advisory Committee (TAC) will offer targeted recommendations on marketing, events and strategy. Ten voting members will be on the Board for 2-year terms. Sectors represented will be Arts & Culture, History, Recreation, Restaurants, Agritourism, Retail, Wineries, Lake Monticello. Members will be chosen on August 20, 2025 with the first meeting in September.

Art in the Park is 10:00-3:00 at Pleasant Grove followed by Groovin' at the Grove from 4:00-7:00.

Applications for Entrepreneur Workshop Fall 2025 are available, sponsored by CIC.

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Planning Commission is hearing a SUP for the Fork Union Drive-In and rezoning request from A-1 to I-1 for 30-acres on Little Creek Road and Route 15.

B. Chair's Report:

Chair Garcia reported that the reorganization meeting is next month. Secretary Palamountain offered to put the slate together.

Chair Garcia recommended that the EDA members visit the SBDC and CIC staff, and consider becoming a mentor.

C. Comprehensive Plan Committee Reports:

Rural Preservation Committee member Singh reported that the strategic plan needs to include the actions that can be taken if a developer goes out of business, which happened during the recession in 2008. Potter reported that there is disagreement in clear-cutting the land, from the standpoint that trees are a crop. There was also a discussion on solar, which needs to be addressed by the Board of Supervisors. Potter reported that transportation needs to be addressed.

Housing Committee member Gregory reported that a speaker from Piedmont Housing Alliance was at the meeting to discuss properties available for low income housing.

Economic Development Committee member Garcia reported that the Comprehensive Plan needs a measure of accountability built into it. For the Comprehensive Plan to succeed, the BOS must be briefed on each component of the Plan, and the BOS must approve an ordinance to accomplish the Plan. Each section of the Comprehensive Plan references the Economic Development section. The goals of each section need to have measurable goals at the beginning of each chapter.

Potter stated that the County will need to plan for paid fire and rescue personnel.

V. Unfinished Business

- A. Bower moved to accept the mission statement as read by Schmack. Gregory seconded. The motion passed unanimously 6-0 by Bower, Garcia, Gregory, Palamountain, Potter, Singh.

Mission Statement:

The mission of the Fluvanna County Economic Development Authority is to collaborate with the Economic Development Office to facilitate the effective and efficient delivery of essential services and programs to the business community, with the goals of enhancing economic vitality, broadening the tax base, fostering job creation, and advancing sustainable business development in alignment with the objectives outlined in the Fluvanna County Strategic Plan.

VI. New Business

- A. Schmack was asked create an inventory of available business properties in Fluvanna, by site readiness level, and demonstrated the information that is available on the website.

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VII. Public Comments

None.

VIII. Closed Session

Potter moved that this meeting reconvene in a closed meeting for the purposes of:

1. Pursuant to Virginia Code Section 2.2-3711(A)(6) discussion or consideration of the investment of public funds where competition or bargaining is involved, where, if made public initially, the financial interest of the governmental unit would be adversely affected, specifically concerning an agreement with Zion 3 Notch LLC.

Seconded by Bower. Approved 6-0 by Bower, Garcia, Gregory, Palamountain, Potter, Singh.

Potter moved a resolution of certification of the closed meeting of June 9, 2025 pursuant to Section 2.2-3712 of the Code of Virginia (1950), as amended.. Seconded by Gregory. Approved 6-0 by Bower, Garcia, Gregory, Palamountain, Potter, Singh.

Bower moved that the Economic Development Authority approve the Revised Development Agreement between Fluvanna County, the Economic Development Authority of Fluvanna County and Zion 3 Notch LLC. Seconded by Potter. Approved 6-0 by Bower, Garcia, Gregory, Palamountain, Potter, Singh, by roll call vote.

VIII. Adjourn

Motion made by Bower. Seconded by Gregory. Approved 6-0 by Bower, Garcia, Gregory, Palamountain, Potter, Singh. The meeting adjourned at 6:10 pm. The next meeting is July 14, 2025.

Respectfully submitted,

Valerie Palamountain

Valerie Palamountain, Secretary