

Economic Development Authority of Fluvanna County
July 14, 2025

Attendance:

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

Valerie Palamountain (p)
Rudy Garcia (p)

Charlotte Gregory (a)
Raghvendra Singh (p)

County Staff:

Eric Dahl (p)
Jennifer Schmack (p)

Guests: None

P - Present A - Absent

I. Meeting was called to order at 5:01 pm.

Potter could not attend in person due to being at work in Richmond, VA. He requested to participate online. Motion to approve was made by Bower, seconded by Singh, and was approved 4-0 by Bower, Garcia, Palamountain and Singh.

II. Election of Officers

Palamountain proposed the following slate of officers for FY2026. Seconded by Singh. Slate was unanimously approved 5-0 by Bower, Garcia, Palamountain, Potter, Singh.

- A. Chair - Rudy Garcia
- B. Vice Chair - Jeffrey Potter
- C. Secretary - Valerie Palamountain
- D. Treasurer - Raghvendra Singh

III. Approval of Consent Agenda

Motion to approve the Consent Agenda was made by Bower. Seconded by Potter. Unanimously approved 5-0 by Bower, Garcia, Palamountain, Potter, Singh.

III. Reports

A. Schmack gave the County report for June:

- 1. Visits to existing business - 4
- 2. Partner Agencies, Networking Events, Conferences Attended - 13
- 3. Other - 22
- 4. Prospects/Real Estate inquiries - 1
- 5. Commercial Kitchen inquiries - 1
- 6. Commercial Kitchen Rentals - 0
- 7. Small Business Referrals - 1
- 8. Ribbon Cuttings - 0

Match grant for equipment for the commercial kitchen was awarded by the Commonwealth of Virginia.

B. Chair's Report:

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Chair Garcia asked the members to review the 2024-25 budget, and make any recommendations to Singh and Garcia in preparation for the August meeting.

C. Comprehensive Plan Committee Reports:

Rural Preservation Committee member Singh reported that everything seemed to be moving forward.

Housing Committee member Gregory reported that he did not receive the invitation to attend the meeting.

Economic Development Committee Schmack reported that there is a recommendation for the Fork Union Community Planning Area (CPA) to be expanded to Dixie, which will simplify rezoning requests.

IV. Unfinished Business

None.

VI. New Business

- A. County Administrator Dahl presented The Development and Performance Agreement for Colonial Circle has met all the milestones. The stipulated 2021 assessed value for the area where the apartments are located was \$71,439.14; current assessed value is \$16,926,992.00. The annual 2025 Performance Incentive Grant is \$126,2146.65 with the first half payment of \$63,208.32. EDA is responsible for the payment. Potter moved the Economic Development Authority of Fluvanna County, Virginia approve the Performance Incentive Grant amount of \$63,208.33 for FY 2025, to be received from the Fluvanna County Board of Supervisors, and for subsequent remittance to the developer of Monticello Coves Realty Partners LP. Seconded by Bower. Motion passed 5-0 by Bower, Garcia, Palamountain, Potter, Singh.
- B. Potter recommended that the EDA recommend to the Board of Supervisors that Fluvanna create technology overlay districts to attract data centers. Potter stated that the machines can run at 120 degrees with natural ventilation that do not require water. Louisa is limiting the number of data centers. West Virginia passed a law that allows tax revenue from data centers goes to the state, and not to the local government. Potter volunteered to work on a proposal to the Board of Supervisors, supported by Schmack. The proposal will include citizens potential concerns.

VII. Public Comments

None.

VIII. Closed Session

None.

VIII. Adjourn

Motion made by Bower. Seconded by Singh. Approved 5-0 by Bower, Garcia, Palamountain, Potter, Singh. The meeting adjourned at 5:40 pm. The next meeting is August 11, 2025.

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Respectfully submitted,

Valerie Palamountain

Valerie Palamountain, Secretary