

Economic Development Authority of Fluvanna County
November 10, 2025

Attendance:

Joshua Bower (a)	Valerie Palamountain (p)
Rudy Garcia (p)	Reese Peck (p)
Charlotte Gregory (p)	Jeffrey Potter (p)
Raghvendra Singh (p)	

County Staff:

Jennifer Schmack (p)
Elyse Wood (p)

Guests: None

P - Present A - Absent

I. Meeting was called to order at 5:00 pm by Chair Garcia.

II. Approval of Consent Agenda

Gregory could not attend in person due traveling in Fluvanna County. She requested to participate online. Motion to approve was made by Potter, seconded by Peck, and was approved 5-0 by Bower, Palamountain, Peck, Potter and Singh.

Motion to approve the Consent Agenda was made by Potter. Seconded by Gregory. Garcia corrected his absence in October at Vilano Beach, FL. Unanimously approved with correction 5-0 by Garcia, Gregory, Palamountain, Potter, Singh. Peck abstained.

III. Reports

A. Schmack gave the County report for September:

1. Visits to existing business - 16
2. Partner Agencies, Networking Events, Conferences Attended - 23
3. Other - 30
4. Prospects/Real Estate inquiries - 0
5. Commercial Kitchen inquiries - 1
6. Commercial Kitchen Rentals - 0
7. Small Business Referrals - 1
8. Ribbon Cuttings - 0

October report:

1. Visits to existing business - 37
2. Partner Agencies, Networking Events, Conferences Attended - 19
3. Other - 25
4. Prospects/Real Estate inquiries - 2
5. Commercial Kitchen inquiries - 0
6. Commercial Kitchen Rentals - 0
7. Small Business Referrals - 0
8. Ribbon Cuttings - 0

Events:

Building your Business Website on 11/17/25

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Holiday Art in the Park on 12/13/25
Holiday Passport Program runs from 11/20/25-12/31/25.

Economic Development Project Update was given to the Board of Supervisors. Schmack reviewed the strategic plan and updates to the plan. There were 11 small business openings this year. There is one project active near the Food Lion; six active projects in Zion Crossroads; two active projects in Fork Union.

Board of Supervisors asked the Planning Commission to defer the Tenaska SUP until January 2026.

B. Chair's Report:

The new member of the EDA is Reese Peck, former Deputy Secretary for Environment, County Administrator, and on the James City Planning Commission; wrote major legislation while in South Dakota for enterprise zones.

V. Unfinished Business

A. Schmack presented the Draft Fiscal Controls Policy, with changes recommended by the EDA members and legal review. Palamountain moved to approve the Fiscal Controls Policy; seconded by Potter. Motion passed 6-0 with Garcia, Gregory, Palamountain, Peck, Potter, Singh.

VI. New Business

A. Schmack presented the Fork Union Drive In Development Agreement. Potter moved that the Economic Development Authority of Fluvanna County approve the Development Agreement for Fork Union Drive in, LLC in the amount of \$6,500. Seconded by Singh. Motion passed 6-0 with Garcia, Gregory, Palamountain, Peck, Potter, Singh.

VII. Public Comments

A. None.

VIII. Closed Session

A. None.

VIII. Adjourn

Motion made by Potter. Seconded by Peck. Motion passed 6-0 with Garcia, Gregory, Palamountain, Peck, Potter, Singh. The meeting adjourned at 5:53 pm. The next meeting is December 8, 2025.

Respectfully submitted,

Valerie Palamountain

Valerie Palamountain, Secretary