

Economic Development Authority of Fluvanna County

January 12, 2026

Attendance:

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

County Staff:

Jennifer Schmack (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

Motion to approve the Consent Agenda was made by Potter. Seconded by Peck. Garcia corrected his absence in October at Vilano Beach, FL. Unanimously approved with correction 6-0 by Bower, Garcia, Gregory, Palamountain, Potter, Peck, Singh. Bower abstained due to his absence on 11/10/2025.

III. Reports

A. Schmack gave the County report for 2025:

1. Visits to existing business - 234
2. Partner Agencies, Networking Events, Conferences Attended - 165
3. Other - 330
4. Prospects/Real Estate inquiries - 17
5. Commercial Kitchen inquiries - 7
6. Commercial Kitchen Rentals - 0
7. Small Business Referrals - 9
8. Ribbon Cuttings - 10

There were some in-kind agreements for the Commercial Kitchen, but no rentals. Due to the grants received, several upgrades were made in 2025.

Holiday Passport feedback was good. Recommendation was that passport holders include their zip codes to track the number of shoppers from outside Fluvanna.

Fluvanna Business Alliance is a new organization.

Fluvanna Dining Guide and Fluvanna Lodging Directory are now available to enhance the "Find Fluvanna" program. Tourism produced \$20,000 in FY2025, which is being used for the VTC grant match.

Updates:

SBDA will be in Fluvanna on 1/19/26 at the Library.

Wawa is underway. Water and sewer need to be brought up.

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The next payment for the Coves at Monticello will be sent to the EDA.

Board of Supervisors asked the Planning Commission to defer the Tenaska zoning and SUP until March 2026. The substantial accord will be held January 14, 2026. This is the only item on the Planning Commission agenda.

February Planning Commission agenda includes SUP for a campground off Hayden Martin Road. Goodson's Auto Shop has been deferred until November 2026.

B. Chair's Report:

Statement of Economic Interests, FOIA training and Conflict of Interest training are due by February 2, 2026.

Three Directors terms are up in June 2026.

Budget for FY2027 will be presented at the April meeting.

C. Comprehensive Plan Committees:

Economic Development Committee did not meet.

Rural Preservation is making progress. Another meeting is to be scheduled.

V. Unfinished Business

A. None.

VI. New Business

A. Peck requested time to give a presentation on marketing at the February meeting.

VII. Public Comments

A. None.

VIII. Closed Session

A. None.

VIII. Adjourn

Motion made by Bower. Seconded by Gregory. Motion passed 7-0 with Bower, Garcia, Gregory, Palamountain, Peck, Potter, Singh. The meeting adjourned at 5:46 pm. The next meeting is February 9, 2026.

Respectfully submitted,

Valerie Palamountain

Valerie Palamountain, Secretary