

**Economic Development Authority of Fluvanna County
February 9, 2026**

Attendance:

Joshua Bower (p)	Valerie Palamountain (a)
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. Presentation

Reese Peck presented an overview of enterprise zones, highlighting their potential to define development priorities, allocate funds for various programs, and provide tax increment financing. The board agreed on the importance of having a coherent economic development strategy, including specific incentives and accountability measures, to signal the county's commitment to growth. They also considered creating a resolution outlining future development plans and funding needs to present to the Board of Supervisors.

Virtual attendance request: Potter could not attend in person due to being sick. He requested to participate online from Kents Store. Motion to approve was made by Bower, seconded by Peck, and was approved 5-0 by Bower, Garcia, Gregory, Peck and Singh.

IV. Reports

A. Schmack gave the County report for January 2026:

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 - 1
6. Commercial Kitchen Rentals - 0
7. Small Business Referrals - 2
8. Ribbon Cuttings - 0

Schmack highlighted upcoming rezonings and special use permits, including a new solid waste recovery facility on Memory Lane, a Campground, and landscape material supply. She updated the EDA on Project Expedition, a gas-fired electric generation facility.

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Schmack also announced a new economic development website, YesFluvanna.org.

Schmack noted the EDA needs to update the Virtual Attendance Policy and Bylaws. They will be on the March agenda for approval.

Updates:

Ribbon Cutting for Hometown Grill (formerly Danny's) on 2/17/26.

SBDC will be in Fluvanna on 2/23/26 at the Library.

Fluvanna Business Alliance Breakfast on 2/26/26 at Wahoo BBQ.

B. Chair's Report:

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. None.

VII. Public Comments

A. None.

VIII. Closed Session

A. None.

VIII. Adjourn

Motion made by Peck. Seconded by Gregory. Motion passed 6-0 with Bower, Garcia, Gregory, Peck, Potter, Singh. The meeting adjourned at 5:54 pm. The next meeting is March 9, 2026.

Respectfully submitted,

Jennifer Schmack

Director of Economic Development