



**Economic Development Authority of Fluvanna County
Meeting Agenda
September 12, 2022 at 5:00 pm
County Administration Building – Morris Room
132 Main Street, Palmyra, VA 22963
Public Access via [Zoom](#)**

- I. Call to Order**
- II. Approval of Minutes**
August 8, 2022
- III. Reports**
 - A. Treasurer’s Report [B. Hudson]
 - B. County Report [J. Schmack]
 - C. EDTAC Report [L. Mastro]
 - D. Chair’s Report [R. Garcia]
- VI. Public Comments**
- VII. Unfinished Business**
- VIII. New Business**
 - A. Cancel October 10th Meeting due to Columbus Day Holiday
- VIII. Closed Session**
- IX. Adjourn**

**Next Regular Meeting:
November 14, 2022 at 5:00 pm
County Administration Building – Morris Room**

Minutes of Meeting

Monday August 8, 2022, 5:00 PM

**Directors: Joshua Bower (a) Valerie Palamountain (p) Ben Hudson(p)
Brittany Gray (p) Rudy Garcia (p) Lois Mastro (p)
Lorretta Johnson-Morgan(p)
P - present, A- absent
Garcia was virtual due to personal matter in Buffalo, NY.
Bower was absent.**

Guests: Patricia Eager

County Staff: Douglas Miles(a), Eric Dahl(p), Jennifer Schmack(p)

- I. Vice Chair Valerie Palamountain convened the assembly of EDA directors at 5:01 PM**
- II. Minutes Approved – July 11, 2022 minutes Mastro/Johnson-Morgan (5-0)**
- III. Treasure’s Report-** Ben Hudson reported a balance of \$25,475.29 as of 8/8/22 reflecting \$1.12 interest earned and receipts of \$1,210 from BOS annual adjustment and bank transfer fees. At the July meeting, Hudson moved the EDA approve a \$500 payment to the Virginia Department of Treasury for liability coverage from July 1, 2022 to June 30, 2022. Bower seconded (6-0). Hudson moved the EDA approve a \$950 payment to Valley Publishing to cover EDA’s ads published in the Fluvanna Review newspaper from November, 2021 to June, 2022. Johnson-Morgan seconded (6-0). For the approval of Treasurer’s report, Mastro motioned; Garcia seconded (6-0).
- IV. County Report –** Jennifer Schmack announced two ribbon cuttings – Health and Wellness plus Center Yourself Holistics in Zion Crossroads and a fifth anniversary for Local Eats near Lake Monticello. Brittany Gray volunteered to post EDA activities on Facebook. The Quad County Summit will be October 12 at the Shenandoah Crossing Resort. EDA will contribute a \$250 sponsorship for the summit. Fluvanna County small businesses will be encouraged to do the summit’s pitch contest. On August 30th, Rebecca Haddock will present how-to business plan, business model and handout at the library 9:00AM. This is the first of the Business Education Series. The other two will be at the fire station and the community center. The Small Business Development Center will start having walk-in office hours in Fluvanna at the Weaver Building on Thursdays to help our businesses grow and refer them to specialists as needed. Stephanie McNamara of Virginia Career Works will also be in Fluvanna on a Thursdays. She is assisting in Career Pathways and Job Seekers.
- V. Chair’s Report-** Rudy Garcia announced that the Chamber of Commerce, EDA and EDO will each donate \$250 for Business Education Series. The payments will flow through the Chamber of Commerce. The moneys will pay for hosting the three series meetings (business plan, marketing and finance) and one Business Corner spot in the Fluvanna Review.
- VI. Public Comment – None**
- VII. New Business-** Chair Garcia motioned and Hudson seconded for payment of \$250 for the Business Education Series (6-0). Chair Garcia motioned and Johnson-Morgan for payment of \$250 sponsorship of the Quad County Business Summit (6-0). Rudy Garcia

announced that Valerie Palamountain would be Ex Officio member on the Chamber of Commerce Board.

A Resolution to Approve a Policy Permitting the Economic Development Authority of Fluvanna County, Virginia, to Participate in Authority Meeting subject to Certain Conditions Pursuant to Virginia Code Section 2.2-3708.2 Lois Mastro said, "I move the authority to adopt this resolution as its written policy authorizing remote electronic participation." Hudson seconded the motion (5-0).

Revised Bylaws were presented to the EDA for consideration. A Resolution to Amend and Readopt Bylaws for the Economic Development Authority of Fluvanna County, Virginia. Mastro motioned "a resolution to amend and readopt bylaws for the economic development authority of Fluvanna County, Virginia." Johnson-Morgan seconded the motion (5-0).

VIII. Closed Session- Hudson motioned us into closed session; Mastro seconded (6-0). I (Hudson) move that this meeting reconvene in a closed meeting for the purposes of:

1. Pursuant to Virginia Code Section 2.2-3711 (A)(5), the discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of or publicly held property, where discussion in open meeting would adversely affect the bargaining position or negotiating strategy of the Authority, specifically including property located at Fork Union Business Park.
2. Pursuant to Virginia Code Section 2.2-3711 (A)(5), discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or the industry's interest in locating or expanding its facilities in the community, specifically concerning Project Storage.

Mastro motioned no other business was discussed beyond what is permitted by code; Hudson seconded (6-0). Mastro motioned a resolution of certification of the closed meeting of August 8, 2022 pursuant to section 2.2-3712 of the Code of Virginia(1950), as amended.

Adjournment: There being no further business to come before the Authority, the Chair adjourned the meeting at 6:10 PM. Motion to adjourn Hudson/Johnson-Morgan (6-0). Next meeting is September 12, 2022 at 5:00 PM.

Minutes Recorded by Lois Mastro.

Respectfully submitted,

Lois Mastro, Secretary

Date of Meeting: September 12, 2022

Nature of Meeting: Regular Meeting

Motion for Closed Meeting

I MOVE that this meeting reconvene in a closed meeting for the purposes of:

1. Pursuant to Virginia Code Section 2.2-3711 (A)(3), the discussion or consideration of the acquisition or real property for a public purpose, or of the disposition or publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Authority, specifically including property located at Fork Union Business Park.
2. Pursuant to Virginia Code Section 2.2-3711 (A)(5), discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community, specifically concerning Project Storage.

**A RESOLUTION OF CERTIFICATION OF THE CLOSED MEETING OF
SEPTEMBER 12, 2022 PURSUANT TO SECTION 2.2-3712 OF THE
CODE OF VIRGINIA (1950), AS AMENDED**

WHEREAS, the Economic Development Authority of Fluvanna County, Virginia has convened a closed meeting on the above date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3712 of the Code of Virginia requires a certification by this AUTHORITY that such closed meeting was conducted in conformity with Virginia law.

NOW, THEREFORE, BE IT RESOLVED that the Economic Development Authority of Fluvanna County, Virginia hereby certifies that, to the best of each member’s knowledge, (i) only public business matters lawfully exempted from open meeting requirements of Virginia law and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed, or considered by the Economic Development Authority of Fluvanna County, Virginia in the closed meeting.

Vote

	AYE	NAY	ABSTAIN	ABSENT	MOTION	SECOND
Rudy Garcia, Chair						
Valerie Palamountain, Vice Chair						
Lois Mastro, Secretary						
Ben Hudson, Treasurer						
Lorretta Johnson- Morgan						
Brittany Gray						
Joshua Bower						

ADOPTED: September 12, 2022

TESTE:

Rudy L. Garcia, Chair
Economic Development Authority of Fluvanna County, Virginia