I. Call to Order

II. Approval of Minutes
September 12, 2022

III. Presentation: EDAs and Bonds 101
T.W. Bruno, Partner
McGuire Woods LLP

IV. Reports
A. Treasurer’s Report [B. Hudson]
B. County Report [J. Schmack]
C. EDTAC Report [L. Mastro]
D. Chair’s Report [R. Garcia]

V. Public Comments

VI. Unfinished Business

VII. New Business

VIII. Closed Session

IX. Adjourn

Next Regular Meeting:
December 12, 2022 at 5:00 pm
County Administration Building – Morris Room
Minutes of Meeting

Monday September 12, 2022, 5:00 PM

Directors: Joshua Bower (p) Valerie Palamountain (p) Ben Hudson (p)
Brittany Gray (p) Rudy Garcia (p)
Lorretta Johnson-Morgan (p)
P - present, A - absent

Guests: None

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

I. Chair Garcia convened the assembly of EDA directors at 5:01 PM

II. Minutes Approved – August 8, 2022 minutes Palamountain/Hudson (6-0-1)
Bower abstained

III. Treasurer's Report - Ben Hudson reported a balance of $26,226.37 as of 9/6/22
reflecting $1.08 interest earned and receipts of $1,000 from Region Ten bond
payment and expenditures of $250 for Louisa County Business Summit. Future
Treasurer's reports will have the report close on the last day of the month. For the
approval of Treasurer's report, Hudson motioned; Palamountain seconded (7-0).

IV. County Report – Jennifer Schmack announced one ribbon cutting – Thrifty Box store
in Fork Union. She also visited eight existing businesses, interacted with 19
partnerships, had five inquiries and four SBCD referrals. On September 9th from noon
to 2:00 PM, Greg Dorazio will present Build Your Social Media as part of the Business
Education Series. On October 12th, the Quad County Summit will be at Shenandoah
Crossing. The Economic Strategic Plan final version will be presented to BOS on
September 21st.

V. Chair's Report- Chair Garcia directed us to the closed session.

VI. None

VII. New Business- Rudy Garcia announced that the EDA will not meet in October because
of Columbus Day holiday. Hudson motioned; Johnson-Morgan seconded the motion
(7-0).

VIII. Closed Session- Palamountain motioned us into closed session; Hudson seconded (7-0).
I (Palamountain) 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.
Palamountain motioned no other business was discussed beyond what is permitted by code; Bower seconded (7-0). Palamountain motioned 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.

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

<table>
<thead>
<tr>
<th>Name</th>
<th>AYE</th>
<th>NAY</th>
<th>ABSTAIN</th>
<th>ABSENT</th>
<th>MOTION</th>
<th>SECOND</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rudy Garcia, Chair</td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Valerie Palamountain, Vice Chair</td>
<td></td>
<td>❌</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lois Mastro, Secretary</td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ben Hudson, Treasurer</td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lorretta Johnson- Morgan</td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brittany Gray</td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Joshua Bower</td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

ADOPTED: September 12, 2022

TESTE:

Rudy L. Garcia, Chair
Economic Development Authority of Fluvanna County, Virginia
Adjournment: There being no further business to come before the Authority, the Chair adjourned the meeting at 6:01 PM. Motion to adjourn Bower /Palamountain (7-0). Next meeting is November 14, 2022 at 5:00 PM.

Minutes Recorded by Lois Mastro.

Respectfully submitted,

Lois Mastro, Secretary
Date of Meeting: November 14, 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 of 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 NOVEMBER 14, 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

<table>
<thead>
<tr>
<th>Name</th>
<th>AYE</th>
<th>NAY</th>
<th>ABSTAIN</th>
<th>ABSENT</th>
<th>MOTION</th>
<th>SECOND</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rudy Garcia, Chair</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Valerie Palamountain, Vice Chair</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lois Mastro, Secretary</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ben Hudson, Treasurer</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lorretta Johnson- Morgan</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brittany Gray</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Joshua Bower</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

ADOPTED: November 14, 2022

TESTE:

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