



**Economic Development Authority of Fluvanna County
Meeting Agenda
November 14, 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**
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) Lois Mastro (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. Public Comment -**

Public	Comment	-
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

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

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

	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: November 14, 2022

TESTE:

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