



**Economic Development Authority of Fluvanna County  
Meeting Agenda**

**January 12, 2026 at 5:00 pm  
County Administration Building – Morris Room  
132 Main Street, Palmyra, VA 22963**

- I. Call to Order**
- II. Approval of Consent Agenda**
  - A. Minutes of November 10, 2025
  - B. Financial Report Ending December 31, 2025
- III. Reports**
  - A. County Report [J. Schmack]
  - B. Chair's Report [R. Garcia]
  - C. Comprehensive Plan Committees
- IV. Unfinished Business**
- V. New Business**
- VI. Public Comments**
- VII. Closed Session**
- VIII. Adjourn**

**Regular Meeting:  
February 9, 2026 at 5:00 pm  
County Administration Building – Morris Room**

**Economic Development Authority of Fluvanna County**  
**November 10, 2025**

**Attendance:**

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

County Staff:

Jennifer Schmack (p)  
Elyse Wood (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**

Gregory could not attend in person due traveling in Fluvanna County. She requested to participate online. Motion to approve was made by Potter, seconded by Peck, and was approved 5-0 by Bower, Palamountain, Peck, Potter and Singh.

Motion to approve the Consent Agenda was made by Potter. Seconded by Gregory. Garcia corrected his absence in October at Vilano Beach, FL. Unanimously approved with correction 5-0 by Garcia, Gregory, Palamountain, Potter, Singh. Peck abstained.

**III. Reports**

A. Schmack gave the County report for September:

1. Visits to existing business - 16
2. Partner Agencies, Networking Events, Conferences Attended - 23
3. Other - 30
4. Prospects/Real Estate inquiries - 0
5. Commercial Kitchen inquiries - 1
6. Commercial Kitchen Rentals - 0
7. Small Business Referrals - 1
8. Ribbon Cuttings - 0

October report:

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

Events:

Building your Business Website on 11/17/25

## **Economic Development Authority of Fluvanna County**

**November 10, 2025**

Holiday Art in the Park on 12/13/25

Holiday Passport Program runs from 11/20/25-12/31/25.

Economic Development Project Update was given to the Board of Supervisors.

Schmack reviewed the strategic plan and updates to the plan. There were 11 small business openings this year. There is one project active near the Food Lion; six active projects in Zion Crossroads; two active projects in Fork Union.

Board of Supervisors asked the Planning Commission to defer the Tenaska SUP until January 2026.

### **B. Chair's Report:**

The new member of the EDA is Reese Peck, former Deputy Secretary for Environment, County Administrator, and on the James City Planning Commission; wrote major legislation while in South Dakota for enterprise zones.

## **V. Unfinished Business**

- A. Schmack presented the Draft Fiscal Controls Policy, with changes recommended by the EDA members and legal review. Palamountain moved to approve the Fiscal Controls Policy; seconded by Potter. Motion passed 6-0 with Garcia, Gregory, Palamountain, Peck, Potter, Singh.

## **VI. New Business**

- A. Schmack presented the Fork Union Drive In Development Agreement. Potter moved that the Economic Development Authority of Fluvanna County approve the Development Agreement for Fork Union Drive in, LLC in the amount of \$6,500. Seconded by Singh. Motion passed 6-0 with Garcia, Gregory, Palamountain, Peck, Potter, Singh.

## **VII. Public Comments**

- A. None.

## **VIII. Closed Session**

- A. None.

## **VIII. Adjourn**

Motion made by Potter. Seconded by Peck. Motion passed 6-0 with Garcia, Gregory, Palamountain, Peck, Potter, Singh. The meeting adjourned at 5:53 pm. The next meeting is December 8, 2025.

Respectfully submitted,

**Valerie Palamountain**

Valerie Palamountain, Secretary

**FLUVANNA COUNTY ECONOMIC DEVELOPMENT AUTHORITY**  
**IDA FINANCIAL ACTIVITY STATEMENT FY 2025-26**

<b>2025-26 totals:</b>	<b>Deposits:</b>	<b>Payments:</b>	<b>Balance:</b>
7/1/2025 \$11,676.88	\$64,208.74	\$63,208.33	\$11,676.88

<b>Date:</b>	<b>Deposit:</b>	<b>Ident. #</b>	<b>Payment:</b>	<b>Identification:</b>	<b>Balance:</b>
22-Jul	64208			ED-COVES MONTICELLO PERF INCETIVE GRANT	11676.88
23-Jul			63208.33	MONTICELLO COVES REALITY PARTNERS LB	75885.21
29-Jul	0.41			INTEREST EARNED	12676.88
6-Aug			17.89	CHECK # 252 MAIL BOX	12677.29
29-Aug	0.11			INTEREST EARNED	12659.4
30-Sep	0.1			INTEREST EARNED	12659.51
31-Oct	0.11			INTEREST EARNED	12659.61
20-Nov			226	Check # 253 MAIL BOX	12659.72
28-Nov	0.1			INTEREST EARNED	12433.72
31-Dec	0.11			INTEREST EARNED	12433.82
				INTEREST EARNED	12433.93

FLUVANNA COUNTY ECONOMIC DEVELOPMENT AUTHORITY

**OPPORTUNITY FUND FINANCIAL ACTIVITY**

**STATEMENT FY 2025-2026**

2025-26 totals:	Deposits:	Payments:	Balance:
6/30/2025	\$0.00	\$0.00	
\$15,000.00			\$15,000.00

Date:	Deposit:	Ident. #	Payment:	Identification:	Balance:
1-Aug	2000				15000
1-Sep					17000
1-Nov					17000
1-Dec					17000
1-Jan					17000

**VIP Stable NAV Liquidity Pool  
VA-XXX-5002  
Opportunity Fund**

Date	Deposit	ID #	Payment	Description	Bal
7/1/2025	0			Balance	22,102
7/31/2025	83.07			FYTD Income	22,184.79
8/31/2025	83.34			FYTD Income	22,268.13
9/30/2025	80.16			FYTD Income	22,348.29
10/31/2025	80.97			FYTD Income	22,429.26
11/30/2025	75.61			FYTD Income	22,504.87
12/31/2025	75.34			FYTD Income	22,850.21
				FYTD Income	
				FYTD Income	
				FYTD Income	

Income Earned

**VIP Stable NAV Liquidity Pool  
VA-XXX-5003  
IDA**

Date	Deposit	ID #	Payment	Description	Bal
	0			Balance	16,576
				FYTD Income	16,638.75
				FYTD Income	16,701.25
				FYTD Income	16,761.36
				FYTD Income	16,822.10
				FYTD Income	16,878.80
				FYTD Income	16,935.29
				FYTD Income	
				FYTD Income	
				FYTD Income	

Income Earned

**Grand Total =**

=

Submitted: R. Singh, Treasurer  
Fluvanna Co. EDA