



**Economic Development Authority of Fluvanna County
Meeting Agenda
February 9, 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 January 12, 2026
 - B. Financial Report Ending January 31, 2026
- III. Presentation**
 - A. Local Enterprise Zones – Reese Peck
- IV. Reports**
 - A. County Report [J. Schmack]
 - B. Chair's Report [R. Garcia]
 - C. Comprehensive Plan Committees
- V. Unfinished Business**
- VI. New Business**
- VII. Public Comments**
- VIII. Closed Session**
- IX. Adjourn**

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

Economic Development Authority of Fluvanna County

January 12, 2026

Attendance:

Joshua Bower (p)	Valerie Palamountain (p)
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. Reports

A. Schmack gave the County report for 2025:

1. Visits to existing business - 234
2. Partner Agencies, Networking Events, Conferences Attended - 165
3. Other - 330
4. Prospects/Real Estate inquiries - 17
5. Commercial Kitchen inquiries - 7
6. Commercial Kitchen Rentals - 0
7. Small Business Referrals - 9
8. Ribbon Cuttings - 10

There were some in-kind agreements for the Commercial Kitchen, but no rentals. Due to the grants received, several upgrades were made in 2025.

Holiday Passport feedback was good. Recommendation was that passport holders include their zip codes to track the number of shoppers from outside Fluvanna.

Fluvanna Business Alliance is a new organization.

Fluvanna Dining Guide and Fluvanna Lodging Directory are now available to enhance the "Find Fluvanna" program. Tourism produced \$20,000 in FY2025, which is being used for the VTC grant match.

Updates:
SBDA will be in Fluvanna on 1/19/26 at the Library.

Wawa is underway. Water and sewer need to be brought up.

Economic Development Authority of Fluvanna County
January 12, 2026

The next payment for the Coves at Monticello will be sent to the EDA.

Board of Supervisors asked the Planning Commission to defer the Tenaska zoning and SUP until March 2026. The substantial accord will be held January 14, 2026. This is the only item on the Planning Commission agenda.

February Planning Commission agenda includes SUP for a campground off Hayden Martin Road. Goodson's Auto Shop has been deferred until November 2026.

B. Chair's Report:

Statement of Economic Interests, FOIA training and Conflict of Interest training are due by February 2, 2026.

Three Directors terms are up in June 2026.
Budget for FY2027 will be presented at the April meeting.

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. Peck requested time to give a presentation on marketing at the February meeting.

VII. Public Comments

A. None.

VIII. Closed Session

A. None.

VIII. Adjourn

Motion made by Bower. Seconded by Gregory. Motion passed 7-0 with Bower, Garcia, Gregory, Palamountain, Peck, Potter, Singh. The meeting adjourned at 5:46 pm. The next meeting is February 9, 2026.

Respectfully submitted,

Valerie Palamountain

Valerie Palamountain, Secretary

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

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

Date:	Deposit:	Ident. #	Payment:	Identification:	Balance:
					11676.88
22-Jul	64208			ED-COVES MONTICELLO PERF INCETIVE GRANT	75885.21
23-Jul			63208.33	MONTICELLO COVES REALITY PARTNERS LB	12676.88
29-Jul	0.41			INTEREST EARNED	12677.29
6-Aug			17.89	CHECK # 252 MAIL BOX	12659.4
29-Aug	0.11			INTEREST EARNED	12659.51
30-Sep	0.1			INTEREST EARNED	12659.61
31-Oct	0.11			INTEREST EARNED	12659.72
20-Nov			226	Check # 253 MAIL BOX	12433.72
28-Nov	0.1			INTEREST EARNED	12433.82
31-Dec	0.11			INTEREST EARNED	12433.93
20-Jan	63209.35			ED-COVES MONTICELLO PERF INCETIVE GRANT	75642.25
23-Jan			63208.32	CHECK # 254	12433.93
30-Jan	1.03			INTEREST EARNED	12434.96

FLUVANNA COUNTY ECONOMIC DEVELOPMENT AUTHORITY

STATEMENT FY 2025-2026
Opportunity Fund Program

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:
					15000
1-Aug	2000				17000
1-Sep					17000
1-Nov					17000
1-Dec					17000
1-Jan					17000
1-Feb					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
01/31/226	72.82			FYTD Income	22,664.03
				FYTD Income	
				FYTD Income	

Income Earned

VIP Stable NAV Liquidity Pool
VA-XXX-5003
IDA

Deposit	ID #	Payment	Description	Bal
	0		Balance	16,576
	62.3		FYTD Income	16,638.75
	62.5		FYTD Income	16,701.25
	60.11		FYTD Income	16,761.36
	60.74		FYTD Income	16,822.10
	56.7		FYTD Income	16,878.80
	56.49		FYTD Income	16,935.29
	56.34		FYTD Income	16,990.63
			FYTD Income	
			FYTD Income	

Income Earned

Grand Total =

=

Submitted: R. Singh, Treasurer
Fluvanna Co. EDA