

# KING GEORGE COUNTY ECONOMIC DEVELOPMENT AUTHORITY

## Meeting Minutes

July 9, 2020

### **Call to Order:**

The meeting was called to order by the rules and procedures previously adopted by the board of supervisors and the EDA allowing for electronic participation by some members with a quorum physically present. This action is a result of the COVID-19 pandemic and the governor's orders regarding limiting of gatherings and staying in place during a disaster. Electronic participation is encouraged and pursuant to the governor's emergency orders, a maximum of 10 people will be allowed to be physically present. If you choose to be physical present, you will be screened by authorized staff for signs, symptoms of illness. Based on the result of that screening, certain physical attendees may be denied entry. Call to order occurred at 5:00 p.m. in the Revercomb Building Board Chambers.

Members present were Dylan Tedford, Ian Fox, Rick Pabst, Guy Booth, Dreda Newman.

Members absent: Amberleigh Wankel and Becky Gallimore.

Also present were Nick Minor, Kim Wilson and Roan Grapes.

### **Public Comment:**

There were no public comments.

### **Approval of June 2020 Meeting Minutes**

Ian Fox made the motion to approve the June 2020 minutes. Guy Booth seconded. The minutes were approved as submitted.

### **Board Member Reports**

Mr. Fox had no report.

Mr. Booth had no report.

Mr. Pabst reported on the hemp project meeting.

Ms. Newman had no report.

### **Director's Report**

Nick Minor provided handout with overview of 7 active projects.

A lot of projects have slowed due to Covid-19 but have received some new ones in last couple of weeks.

The projects are part of the GO Virginia economic initiative. It is a regional economic program. Nick

Minor reviewed several of the projects that are for economic development with matching funds.

Potentially all are for the Industrial Park.

Mr. Teaford asked if these are just interested parties.

Nick Minor said yes.

2020 started off good but has slowed.

Germanna project discussed. We have sent a letter of support.

Looking for participants from Dalhgren

300<sup>th</sup> Anniversary events are still postponed.

Mr. Minor discussed the tourism grant request of \$10,000 for the WanderLove project supports outdoor recreational area and promotes short road trips, Caledon would be our hub. Spoke with Friends of Caledon about submitting application for the Wine Festival. Also spoke with the owners of Whitehall Vineyard about applying for 300<sup>th</sup> Anniversary wine glasses and other marketing materials. These events are still on hold due to Covid.

Mr. Fox would like to see next steps included in the next update.

Mr. Minor relayed concerns about zoning issues for some proposed projects in the Economic area.

## **New Business**

### **A. Cares Grant review and Approval**

Changes in application are due to conversation with county attorney. It will not go directly to Board but will be reviewed in a work session. Result of conversation is a much more thorough terms of agreement. We have talked about score cards. To avoid criticism, want to award to companies that are hiring or keeping employees. The second thought is using a lottery. Mr. Minor reviewed how that would work. Time frame was July 15 but will get pushed back until approved by Board. We are ready.

Mr. Booth discussed how this will help local business as PPP is running out.

A discussion between several members and Mr. Minor regarding support letter from the Authority to the Board.

Mr. Pabst brought up day care centers run by churches. It is believed that if there is a separate employer ID they might qualify to apply. Those church run centers that only run under same tax ID would not qualify. This is how Cares Act is written. We may not have choice. Mr. Teaford is agreeable to sign letter to be sent to board.

### **B. Industrial Hemp**

Mr. Teaford reported that he and Mr. Pabst met on Tuesday with people for CBD and industrial hemp for overview and education. (Copy of presentation is included in tonight's packet.)

Mr. Pabst's biggest question is how will they educate the public on the difference between hemp and marijuana. They presented a 3- year plan. They presented 2 big projects most immediate one is they are interested in industrial park; they want a plot and get it planted as a demo to educate farmers. They don't want to be the farmers but grow the farm base, they want to be the processor. They will process and sell, or they can process and hold for the farmer or give back to farmer. It is not just King George farmers but could include other counties. Looking for regional participation of farmers. County attorney has been consulted. This is part of the Farm Bill, if this passes, they would most likely want all 3 lots available. They want a couple of acres for demonstration purposes. Hemp has one of the highest yields per acre. When they get enough local farmers to grow, they will become the processor. Are there any gray areas? They want a lot for growing to start. DEA does inspection every harvest.

Mr. Pabst pointed out that we have a large farming community here. Possibility that other steps would be zoning change to allow for growing in the industrial park. Takes about 90 days and possible public hearing. Biggest hurdle is education of public. There is a third part of this for pharmaceutical but that is down the road and not for the industrial park. This has potential for 30-50 high-tech jobs in the future. If they can get approval from Administrator and Board then this is more likely to happen. Mr. Minor will take to county administrator first. Mr. Minor has not asked for proposal at this point.

Mr. Teaford would like to see year to year lease.

Mr. Pabst pointed out that this plant is going to be somewhere and believes here is good for us.

Mr. Minor suggested discussion with county administrator first and then a letter of support if he is on board.

### **C. Incentive Zones**

Mr. Minor has been working on incentive areas, designates certain areas for new business growth. He is proposing 3 different zones, technology, defense, and tourism. After consulting zoning, identify these areas up front so that they are promoted that way. Incentives would be provided by the county in the form of tax incentives or regulatory waivers. Businesses would submit proposal to EDA including capital investment, job numbers and wages. This makes the EDA the filter for this process. Mr. Minor reviewed briefly each area and answered questions. If incentives are given by the state, the local government would have to match funds and they can be matched with tax incentives or other. FRA software for impact analysis. He can use models from other counties. Mr. Minor really looking for feedback on this from the board. In the state of Virginia, you must pay taxes. Application has already been developed and how it gets approved. It will be reviewed by county attorney and zoning.

Mr. Teaford wants to know if there is a limit on the number of businesses.

Expansions of existing businesses is permitted.

Physical zones go to websites where zones have been marked and Mr. Minor has had conversations with landowners. There are no options on any properties.

This policy could last for up to 10 years. Includes the industrial park.

Tourism business if chose to expand are eligible. Even if they are not in primary areas.

Ms. Newman asks, once these zones are identified; could we put up signs saying you are entering a zone.

This is a marketing tool.

Would like to get a vote at the next meeting.

Mr. Fox comments that page 8, disconnected youth, KG county has 4 times more disconnected youth than the state in general, county 6 percent, state 1.5.

Ms. Newman looked up the definition, it is the percent of teens between ages 16-19 that are neither working nor attending school. Would like to investigate this more.

Board members think Nick should move forward.

### **Appoint Clerk**

Short discussion regarding appointment of clerk occurred. Mr. Pabst made a motion to appoint Kim Wilson clerk. The motion was seconded by Mr. Tedford. The motion was carried.

### **Old Business**

Mr. Fox was wondering about an update on Birchwood.

Mr. Minor believes a consultant has been or is in the process of being hired, will follow up.

Mr. Pabst received email regarding conflict of interest forms are due.

Ms. Newman asked if anyone had heard about an open house for My Place?

There was no other business.

### **Adjourn**

There being no objections the meeting was adjourned at 6:10 pm.

**Minutes submitted by:** Roan Grapes, Administrative Assistant

**Signature:** \_\_\_\_\_

**Date Approved:** \_\_\_\_\_