

**King George County Economic Development Authority**  
10459 Courthouse Drive, Suite 200, King George, VA 22485  
Revercomb Board Room  
**Meeting Minutes 10-16-2023**

**The meeting was postponed from 10-12-23 to 10-16-23 because a quorum was needed.**

**1. Call to Order:**

Meeting was called to order by Beckey Gallamore, Chairman.

Present: Delaine Richards, Carol Sondrini, June Drake, Daniel Hudson, and Guy Booth.

Absent: Sandra Wimberley.

Also present: Nick Minor, Director of Economic Development and Tourism and Roan Grapes, Administrative Assistant.

**2. Public Comment:**

There was no public comment.

**3. Approval of minutes:**

June Drake made a motion to approve the minutes.

Daniel Hudson seconded the motion.

Vote: Ayes: 6, Nays:0, motion carried.

**4. Reports of members:**

June Drake – No report.

Guy Booth – No report.

Daniel Hudson – Returned from trip to Kentucky and will email notes to members.

Delaine Richards – No report.

Carol Sondrini - No report.

Beckey Gallamore – Tomorrow CTE is having Eats, RSVP due today. They will be discussing the CTE academy and Information on Kentucky trip. I will email information about the trip to members.

**5. Presentations and Report:**

Mr. Minor requested that Valor Ranch be moved up.

**a. Valor Ranch Information Briefing presented by Steve and Paige Rosado.**

They presented a short video and information about the origin and services provided to service members at Valor Ranch. They also reported that their Fall Festival Float won first place in 2 categories.

**b. Resolution – Financing for King George Preschool and Company 2 Fire station.**

Kyle Laux and Austin Sacks from Davenport and Associates presented the resolution and discussed the bond needed to move forward with these 2 projects. This is the

first phase of financing, and the second phase would happen after plans are completed.

The EDA would act as the conduit for issuing, offering, and selling bonds for these projects.

Estimated interest rate in the mid 4% range.

There were questions and discussion about this resolution and the other bonds that the County already has.

6. Action Item: Financing for KG Preschool and Company 2 Fire Department:

Daniel Hudson made a motion to accept the resolution as presented.

Guy Booth seconded the motion.

Discussion continued with suggestion that Board of Supervisors meet with EDA before requesting this type of transaction in the future.

Vote was taken by roll call:

June Drake – aye

Guy Booth – aye

Daniel Hudson – aye

Delaine Richards – aye

Carol Sondrini – aye

Beckey Gallamore – aye.

Motion passed.

Beckey Gallamore, chairman, called for 5-minute recess.

Beckey Gallamore, chairman, called meeting back to order.

7. Closed Session:

a. Economic Development Incentives – Kelly Lackey, County Attorney

Closed meeting to discuss EDA's participation in a proposed local incentive package for a major economic development project pursuant to (1) Va. Code Section 2.2-3711(A)(6) for discussion and consideration of investment of public funds where competition or bargaining is involved, where if make public initially, the financial interest of the County and EDA would be affected, (2) Va. Code Section 2.2-3711(A)(39) for discussion of information subject to the exclusion by Va. Code Section 2.2-3705.6(3) for economic development arising from proprietary business information provided pursuant to a promise of confidentiality and/or working papers or other information related to negotiation and bargaining concerning business siting or expansion for which disclosure would adversely affect the financial interest of the County and EDA: and (3) pursuant to Va. Code Section 2.23711(8) for specific legal advice.

Motion to adjourn to closed session read by June Drake.

I move that the King George County Economic Development Authority convene to Closed Session for discussion of a proposed local incentive package for a major economic development project pursuant to the following authorities: (1) Va. Code Section 2.2-3711(A)(6) for discussion and consideration of investment of public funds

where competition or bargaining is involved, where if made public initially, the financial interest of the County and EDA would be affected; and (2) Va. Code 2.2-3711(A)(39) for discussion of information subject to the exclusion by Va. Code Section 2.2-3705.6(3) for economic development arising from proprietary business provided pursuant to a promise of confidentiality and/or working papers or other information related to negotiation and bargaining concerning business siting or expansion for which disclosure would adversely affect the financial interest of the County and EDA.

I invite the Director of Economic Development and County Attorney[and outside counsel ,if applicable] because they are deemed necessary and/or their presence will reasonably aid the Board in its consideration of one or more of the topics to be discussed, pursuant to Va. Code Section 2.2-3712(F).

Motion seconded by Daniel Hudson

Vote: Ayes – 6, Nays – 0

Time out – 11:30am

Time in – 12:20pm.

Motion to Return to Open Meeting: Read by June Drake

I move that the King George County Economic Development Authority return to Public Meeting and certify by vote that only public business matters lawfully exempted from open meeting requirements by Virginia law, and only such public business matters as were identified in the motion convening the closing meeting were heard, discussed, or considered during the Closed Meeting.

Motion seconded by Daniel Hudson.

Certify by roll call vote:

Delaine Richards – I so certify.

Carol Sondrini – I so certify.

June Drake – I so certify.

Guy Booth – I so certify.

Daniel Hudson – I so certify.

Beckey Gallamore – I so certify.

8. Old Business:

- a. Sale of Industrial Park Parcels 17,18 and 73A in the amount of \$708,145.00.

Nick Minor gave an update on sale of the properties to Greenchip. We have sent them a letter of intent.

June Drake asked about a noise ordinance.

Nick Minor reported that they are aware that the EDA is considering changes to that property to change ordinance in the covenants and restrictions. We don't need to do that until they are ready to close on that property.

Beckey Gallamore asked if we know what those changes would look like?

Noise was discussed as the issue.

Nick Minor – Our attorney at Sands Anderson proposed to make changes that affect that property only. Recommended that changes be made parcel by parcel.  
Nick Minor is the agent and Sands Anderson will execute the sale.

b. Business Park Update:

Actively negotiating with the owners. Nick Minor thinks negotiations will take a little longer than expected. Will let EDA know when I have a firm price for the parcels. There is property at Cleydael and Point Pleasant and 79 acres in Dahlgren. Want to be strategic in where we put it and where we have infrastructure. McDaniels property was discussed. Partially zoned commercial and price unknown but probably in the millions of dollars.

In the existing Industrial Park - Total Machine is interested in lots 4 and 5. Lot 4 is in the 100-year flood plain so is limited for development. Lot 5 is buildable, could get 10,000 sq. ft building on that lot and is already zoned. Would probably bring in \$250,000, \$125,000 for each parcel. This is the last of the parcels in the Industrial Park.

c. Small Business Survey

Made some improvements based on previous discussions.

Beckey Gallamore wanted to know if we are able to include jobs ,work force/ skill sets needed to questionnaire.

Daniel Hudson suggested What work force skills or work force jobs do you foresee your business needing over next 5 years?

What education is needed, discussion about what needs to be added to our CTE? Discussion about different skills and what is needed in the community.

Discussion about how to reach more people.

9. New Business:

a. FRA site development support:

Nick Minor shared that FRA has a program for cost sharing for site development. He has spoken with Curry Roberts, and we will need a RFP and/or RFQ for our Dewberry proposal. Or we can grant, with the EDA blessing, \$10-15,000 to the FRA and have the FRA facilitate the site work for us as a partner. This would allow us to work with site engineers that we want without using the county procurement system. They hold the money in escrow and there is no charge to us. Discussion about what this looks like. Decreases chance of having different companies working on same project.

Looking for consensus.

Consensus is aye from all members.

10. Adjournment:

June Drake made a motion to adjourn the meeting to November 9, 2023.

Carol Sondrini seconded the motion.

Vote: Ayes- 6, Nays- 0, motion carried.

Minutes submitted by: Roan Grapes, Administrative Assistant

Minutes approved on: \_\_\_\_\_ 11-9-23 \_\_\_\_\_