



**ECONOMIC DEVELOPMENT AUTHORITY BOARD
JOINT WORK SESSION WITH THE PLANNING COMMISSION**

**OCTOBER 12, 2022 - 7:00 PM
KING WILLIAM COUNTY ADMINISTRATION BUILDING
KING WILLIAM, VIRGINIA**

A G E N D A

- 1. Call to Order**
- 2. Roll Call**
- 3. Review and Adoption of Meeting Agenda**
- 4. Approval of Minutes**
 - a. August 17, 2022 Work Session Draft Minutes
 - b. September 14, 2022 Regular Meeting Draft Minutes
- 5. Presentations**
 - a. RKG Fiscal Impact Presentation - Kyle S. Talente, President
- 6. Work Session Matters**
 - a. Roles of EDA and Planning Commission - Percy C. Ashcraft, County Administrator
 - b. Potential Business Presentation Questionnaire - Tiffany Barber, EDA Member
- 7. Public Comment Period** *One Opportunity of Three Minutes per Individual or Five Minutes per Group on Non-Public Hearing Matters*
- 8. Next Meeting - November 9, 2022 Regular Meeting**
- 9. Closed Meeting**
 - a. Motion to Convene Closed Meeting in accordance with Section 2.2-3711 (A)(3) of the Code of Virginia regarding the acquisition of real property for a public purpose because discussion in an open meeting may adversely affect the bargaining position or negotiating strategy of the Authority.
 - b. Motion to Reconvene in Open Session
 - c. Certification of Closed Meeting
 - d. Action on Closed Meeting (if necessary)

10. Adjourn or Recess

NOTES REGARDING AGENDA:

This agenda is tentative only and subject to change by the Economic Development Authority Board.

There is no Public Comment period during Work Sessions.

Detailed instructions for viewing live-streams of meetings are available from the [King William County website](#).

AGENDA ITEM 4.a.

August 17, 2022 Work Session Draft Minutes

**DRAFT MINUTES
KING WILLIAM COUNTY ECONOMIC DEVELOPMENT AUTHORITY
WORK SESSION MEETING OF AUGUST 17, 2022**

A work session meeting of the King William County Economic Development Authority Board of Directors was held on the 17th day of August 2022, beginning at 7:00 p.m. in the Board Room of the County Administration Building and via Zoom.

Agenda Item 1. CALL TO ORDER

Chairman Rhoads called the meeting to order.

Agenda Item 2. ROLL CALL

The members were polled:

Eugene L. Campbell, Jr. – Secretary/Treasurer	Absent
D. Straughan Robinson, III	Aye
Jason Brown	Absent
Robert Hardwick	Aye
Kenneth A. Holderied	Aye
Charles F. Piersa – Vice Chair	Aye
Tiffany K. Barber	Aye
Sarah Williams	Aye
C. Meade Rhoads, Jr. – Chairman	Aye

Agenda Item 3. REVIEW AND ADOPTION OF AMENDED MEETING AGENDA

Vice Chair Piersa asked why the greenhouse discussion was removed from the agenda and said he had prepared to present it. A motion from Mr. Brown was added as Item 6.f. and the greenhouse discussion was added back to the agenda as Item 6.g.

Vice Chair Piersa made a motion to approve the Amended Meeting Agenda with the above additions. Mr. Holderied seconded. The Chairman called for any discussion. All were in favor with none opposed.

Agenda Item 4. APPROVAL OF MINUTES

Vice Chair Piersa made a motion to approve the June 8, 2022 and July 13, 2022 minutes as presented. Ms. Williams seconded. The Chairman called for any discussion. All were in favor with none opposed.

Agenda Item 5. PRESENTATIONS

5.a. Securing Bonding and Buying & Selling Properties - Daniel M. Siegel, Sands Anderson PC and James E. Sanderson, Jr., Davenport & Company LLC

Mr. Siegel and Mr. Sanderson presented information on the roles and functions of IDAs and EDAs.

Chairman Rhoads asked where the EDA gets the money from to issue bonds, etc. Mr. Siegel said from the County. Mr. Sanderson said the EDA and County have to work in concert. He said the money can be a combination of loans, grants, government funding, etc. through the County and/or EDA.

Mr. Holderied asked if they are loans or lines of credit. Mr. Sanderson said they can be either but most are long-term loans.

Mr. Holderied asked if bonds work the same way. Mr. Sanderson said to think of a bond as a loan. Mr. Holderied asked who underwrites it. Mr. Sanderson said banks, local loans, or the public market. Mr. Holderied asked who brokers. Mr. Sanderson said you have to hire a third party, He said Davenport is the County's financial advisor and would get bids for brokers.

5.b. Rural Results Public Affairs & Consulting - Beck Stanley, Principal

Mr. Stanley said he gave a brief proposal for his services to Mr. Ashcraft. He provides lobbying and strategic communications services. Mr. Ashcraft said he'd send the proposal and Mr. Stanley's CV to EDA members.

Agenda Item 6. WORK SESSION MATTERS

6.a. Farmer's Market & Family Fun Night Update - Sarah Williams, EDA Member

There are 65 vendors signed up for the second event. There were 30 at the first event. Mr. Holderied said the location is great. Ms. Williams said there was good feedback. Vice Chair Piersa said the Farm Bureau gave out free water and shopping bags. Ms. Williams said a survey was sent to vendors.

Mr. Holderied asked if more events would be held. Ms. Williams said more discussion was needed on how it would be structured. Mr. Holderied asked when a good time is to start and end the season. Ms. William said most stop around mid-September, early October.

Ms. Williams said further discussion could occur after vendor feedback was received.

Vice Chair Piersa said it was not good to hold the event on asphalt as it's too hot. Mr. Holderied said he would be in attendance at the next event.

6.b. Ag Education Facility Update - Steve Hudgins, Deputy County Administrator

Mr. Hudgins said he spoke with JK Community Farm and PEC Community Farm, both of which are in Loudon County. Both have adult and student educational opportunities and provide produce to underserved populations.

JK is a 501(c)(3) with a full-time staff of two and several volunteers. They are funded by grants and corporate employee charities.

PEC is a large non-profit. One arm is the farm which is grant funded and offers a lot of different programs. There is one director. The farm is a little over 100 acres but the actual planting area is smaller. They also have some livestock. Loudon has a grant fund for non-profits.

Mr. Hudgins said the main needs would be land and a champion to serve as Director. They would have to partner with or create a non-profit. A farmer could donate some land for the farm and allow it to use their equipment.

The Fauquier farm started with one person who came forward to champion and run it. It was originally a partnership with local government and is now grant and self-funded.

6.c. Establishing a Business Roundtable - Percy C. Ashcraft, County Administrator

Mr. Ashcraft said a Business Roundtable is a group of local businesspeople who meet and share ideas, make suggestions, etc. They would meet bi-monthly and staff would run the meetings and find the venue. The purpose is community engagement, interaction between businesspeople and County government, and having the opportunity to hear their comments and ideas on things such as taxation, zoning, etc. He suggested starting in late 2022 or early 2023. He also suggested EDA members and the Board of Supervisors find businesspeople to invite. They would serve for 12 months and then another group of people would be assembled.

Ms. Williams asked if EDA members are invited to attend. Mr. Ashcraft said they can if they want. It would then be a public meeting and require advertising and minute taking. He said the Board of Supervisors hasn't taken a formal vote on the concept but is aware of it.

6.d. October 12, 2022 Joint Work Session with the Planning Commission - Percy C. Ashcraft, County Administrator

Mr. Ashcraft said the Planning Commission has accepted the EDA's invitation to attend their October 12th meeting.

6.e. Meat Processing Plant Discussion - Meade Rhoads, EDA Chair & Sarah Williams, EDA Member

Chairman Rhoads and Ms. Williams presented information from a phone call with Tony Banks from Virginia Fairs.

Chairman Rhoads proposed a possible Agricultural Business Park. One component could be a meat processing co-op. It would be a regional draw for businesses and also contain a Farmers Market and educational component. Ms. Williams is getting a copy of Essex County's market study and proposal.

Chairman Rhoads said it would cost \$60,000 for the consulting portion of a feasibility study and business plan through Virginia Fairs. The EDA would be responsible for approximately 25%. He said there is plenty of demand.

Chairman Rhoads said it could be set up so it could expand as demand grows. He said public perception should be that it's not a smelly place, is high performance/top of the line, and it would be buried in the middle of a park with a buffer around it.

Mr. Holderied asked who would own it. Chairman Rhoads said it could be a co-op model.

Mr. Robinson asked who would undertake the project for the low level of profit at \$20/animal.

Chairman Rhoads said there is demand. A market study is needed and it should be able to get people more vertically integrated – allow farmers to sell meat, not just animals.

Mr. Hardwick asked if it would be done with County funding and would it be a County building. He asked if industrial was out. Chairman Rhoads said no, they would take something and grow it.

Mr. Hardwick said the County needs water and sewer first. He asked the return on investment. He said the co-op should already be established and take ownership of this project, not the County. He said this is not the purpose of the EDA. The EDA should find someone who wants to do this and then help them. Chairman Rhoads said farms are businesses and this could help them expand.

Mr. Holderied said it depends on the size of the processor. Vice Chair Piersa said the number of animals allowed on a 10 acre lot is limited by the County Zoning Ordinance.

Mr. Robinson asked how many gallons of water per animal were necessary. He said this information should be available and the EDA shouldn't have to pay for it. He said there are a lot of questions and the money is not "free".

Chairman Rhoads asked what the ROI is when you don't have to pay the money back. He said manufacturing will move the needle, light industry won't.

Ms. Williams said they can write an AFID grant for the research to get these questions answered. A co-op or individual would need to come forward.

Vice Chair Piersa said sewer and water are essential for this project and asked where in the County it could be where these things are available. Mr. Ashcraft said it would have to be well and septic if it's remote.

Mr. Holderied asked if they could speak with similar operations and see how they're doing. Chairman Rhoads said we have the experts, it will cost a little bit of money.

Mr. Holderied asked if we could look for prospective machine shops to come here.

Mr. Hardwick said he knows some manufacturers looking to move and their biggest thing is utilities.

Chairman Rhoads said the USDA has grants for public works.

Mr. Hardwick said the County could charge \$30/month for water times all the homes that could be hooked up. Chairman Rhoads said that doesn't move the needle.

Vice Chair Piersa said a viable place is needed before doing studies.

Mr. Robinson asked what benefit the County gets out of greenhouses and Farmers Markets. He said the EDA should help the County with the water and sewer project. Chairman Rhoads said the EDA is supporting water and broadband.

Mr. Hardwick said they need to have site-ready space as Route 360 east of Route 30 is going to boom in the next few years. He said water lines should be run to Aylett and a treatment plant should be built in Aylett. Mr. Hudgins said HRSD would have to agree to expand there. Vice Chair Piersa said without water and sewer, the County can't attract industry. Mr. Robinson said getting a DEQ water draw permit will take at least three years. Chairman Rhoads asked if they can issue bonds to expand water and sewer. Ms. Williams said a grant writer could be hired to apply for the USDA funds. Mr. Hudgins said the County has already applied.

Mr. Hardwick said if a co-op came to the EDA, they could try to help them. Mr. Robinson said they should be looking for greater returns.

6.f. Meeting Motion – Jay Brown, EDA Member

Mr., Brown was not in attendance and the item was skipped.

6.g. Greenhouse Update – Charles Piersa, EDA Vice Chair

Vice Chair Piersa said he spoke to the Secretary of Agriculture and the Farm Bureau about the greenhouse for the High School. A 24x48 fiber greenhouse would cost \$30,000-\$40,000. He said he can get the greenhouse fully funded and Mr. Hill at the High School could then apply for grants for the items to go in the greenhouse. This would allow children to learn to be future farmers. Mr. Hardwick said there are local farmers who are willing to help. Vice Chair Piersa said it will be easier for the EDA to get grants than an individual.

Chairman Rhoads asked the ROI. Mr. Holderied said part of the ROI is the kids could give tours and it helps the community. Vice Chair Piersa said it helps FFA because they can sell what they grow. Mr. Hardwick said special ed students could use it for fundraising too. Ms. Barber said the Goochland FFA is becoming self-sufficient due to sales from their greenhouse.

Mr. Holderied said it would be a great base hit and costs the EDA nothing. Vice Chair Piersa said it could be done in three months.

Mr. Hardwick said it should be handled through the schools. Vice Chair Piersa said the Secretary of Agriculture told him it would be easier for the EDA to get the grants rather than the schools.

Chairman Rhoads said the EDA needs to start working together and they're going to have a hard time getting anything done if all they look at is ROI.

Agenda Item 7. NEXT MEETING – September 14, 2022 Regular Meeting

Agenda Item 8. ADJOURN OR RECESS

Ms. Barber made a motion to adjourn. Motion was seconded by Mr. Holderied. There being no discussion and no opposition, the meeting was adjourned.

COPY TESTE:

C. Meade Rhoads
Chairman

Christine H. Branch
Deputy Clerk

AGENDA ITEM 4.b.

September 14, 2022 Regular Meeting Draft Minutes

DRAFT MINUTES
KING WILLIAM COUNTY ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING OF SEPTEMBER 14, 2022

A work session meeting of the King William County Economic Development Authority Board of Directors was held on the 17th day of August 2022, beginning at 7:00 p.m. in the Board Room of the County Administration Building and via Zoom.

Agenda Item 1. CALL TO ORDER

Vice Chair Piersa called the meeting to order.

Agenda Item 2. MOTION TO APPROVE ELECTRONIC PARTICIPATION

Mr. Robinson made a motion to approve participation via electronic means for Chairman Rhoads who was out of town and Mr. Campbell, who was recuperating from surgery. Ms. Williams seconded the motion. The Vice Chair called for any discussion. The members were polled:

Eugene L. Campbell, Jr. – Secretary/Treasurer	(Zoom)
D. Straughan Robinson, III	Aye
Jason Brown	Aye
Robert Hardwick	Aye
Kenneth A. Holderied	Aye
Charles F. Piersa – Vice Chair	Aye
Tiffany K. Barber	Aye
Sarah Williams	Aye
C. Meade Rhoads, Jr. – Chairman	(Arrived at Item 5)

Chairman Rhoads' and Mr. Campbell's participation by electronic means was approved.

Agenda Item 3. ROLL CALL

The members were polled:

D. Straughan Robinson, III	Aye
Jason Brown	Aye
Robert Hardwick	Aye
Kenneth A. Holderied	Aye
Charles F. Piersa – Vice Chair	Aye
Tiffany K. Barber	Aye
Sarah Williams	Aye
Eugene L. Campbell, Jr. – Secretary/Treasurer	Aye (Zoom)
C. Meade Rhoads, Jr. – Chairman	(Arrived at Item 5)

Agenda Item 4. REVIEW AND ADOPTION OF AMENDED MEETING AGENDA

Ms. Williams made a motion to approve the Amended Meeting Agenda as presented. Mr. Brown seconded. The Vice Chair called for any discussion. The members were polled:

Jason Brown	Aye
Robert Hardwick	Aye
Kenneth A. Holderied	Aye
Charles F. Piersa – Vice Chair	Aye
Tiffany K. Barber	Aye
Sarah Williams	Aye
Eugene L. Campbell, Jr. – Secretary/Treasurer	Aye (Zoom)
D. Straughan Robinson, III	Aye
C. Meade Rhoads, Jr. – Chairman	(Arrived at Item 5)

Agenda Item 5. APPROVAL OF MINUTES

Agenda Item 6. PRESENTATIONS

6.a. Fredericksburg Regional Alliance at the University of Mary Washington - Todd Gillingham, Vice President, Marketing and Operations

Mr. Gillingham gave information about the RIFA – Regional Industrial Facility Authority.

Mr. Campbell confirmed the RIFA wouldn't do anything the local EDA didn't want to do. Mr. Gillingham said yes. Local EDA members could be placed on the RIFA Board. Nothing can be done without Board of Supervisors approval.

Mr. Campbell asked if it had to be a county next door. Mr. Gillingham said no, they just have to be part of the same RIFA.

Ms. Williams asked if the RIFA was talking to neighboring counties. Mr. Gillingham said yes. Having five counties review the ordinance and bylaws was difficult so they started with two and now others can join. He said this is a new venture for our region so there is some uncertainty on how it will work.

Mr. Brown asked if the County or the EDA joins. Mr. Gillingham said the County. The Board of Supervisors has to adopt an ordinance. They can then appoint members or give the EDA authority to appoint members.

Mr. Brown asked if there are any projects being dreamed of now. Mr. Gillingham said yes and gave examples. Mr. Brown asked if the funding came from localities, not the RIFA. Mr. Gillingham said from the localities initially, but it can become that it comes from the RIFA.

Mr. Ashcraft said this is another way to attract leads. Mr. Gillingham said this doesn't bind a locality to participate in any project.

Mr. Holderied asked if the localities pay dues or get a cut of the proceeds. Mr. Gillingham said that's the part that hasn't been fleshed out yet. He said to think of the RIFA as a vehicle – you can change occupants and destinations.

Mr. Brown asked if it was staff's hope for the EDA to urge the Board to participate. Mr. Ashcraft said not immediately. This is just for informational purposes.

6.b. RKG Opportunity Site Analysis - Kyle S. Talente, President

Mr. Talente presented the Opportunity Site Analysis report.

Retail Market Discussion – Mr. Brown asked if the figures could be based on what is currently happening. Mr. Talente said yes, he will get the leakage figures from Hill Studio.

Chairman Rhoads said we need to balance personal frustration vs. what's attainable. Mr. Talente said we need to define who we are as a community to justify retail growth in the County.

Mr. Talente said businesses will want to justify starting a new location with revenues. Help existing stores expand space, increase hours, etc. Attract new business without cannibalizing existing businesses. It's a quality-of-life choice which is going to require a substantial shift in the demographics of the County.

The community wants a pharmacy. Mr. Brown said we need to look at demand vs. what can be supported. If the County is willing to subsidize cost, we may be able to attract one. Mr. Holderied said if the market doesn't show up, the County would be subsidizing for perpetuity. Mr. Talente said industrial sells all over and doesn't rely only on a local market.

Mr. Holderied asked if a longer vision could be a property with an anchor. Mr. Talente said the problem is the anchor has to be built to a certain scale and they may not be willing to wait or lower the price to attract others. Mr. Holderied asked if an Aldi or Lidl were a possibility. Mr. Talente said their expected household income is a bit higher.

Mr. Hardwick said the Marle Hill property shown has topography that makes a lot of that land unusable. Mr. Talente said to let him know these types of things so he can eliminate them from the analysis or rescore them.

Mr. Hardwick said a property doesn't have to have a sign on it to be for sale. Mr. Talente said to let them know. He said having one staff member contact prospects can help build trust with property owners. Mr. Hardwick said someone is needed to market the property. Mr. Talente agreed.

Mr. Holderied asked about the GIS overlay previously suggested. Mr. Hudgins said it can be done. The County is in the middle of implementing other GIS initiatives and this could be added to the project.

Mr. Hardwick said more properties were added to the VEDP site this week.

Mr. Brown suggested EDA members mark up the report with properties that are not viable and other properties to look at and send it to RKG within 30 days.

Ms. Barber asked about confidential properties. Mr. Talente said they don't have to be put in the document, but they can be aware of them. MR. Hardwick said the properties could be nicknamed for confidentiality.

6.c. Master Utility Plan Overview - Steve Hudgins, Deputy County Administrator

Chairman Rhoads asked what DEQ uses to predict growth. Mr. Hudgins said Weldon Cooper and their own formulas.

Vice Chair Piersa asked how this affects industry. Mr. Hudgins said the current wells are enough to service both housing and industry. He said houses normally use more than commercial. The County's infrastructure can keep up but DEQ permitting is another matter.

Mr. Holderied asked the long term. Mr. Hudgins said DEQ is obligated to permit residential. They do not want to permit potable water to be used for non-potable use. Looking at an alternative source is not financially feasible for the County as long as the aquafer is stable.

Chairman Rhoads asked the second-best option. Mr. Hudgins said he is not sure. Drawing off a river is a long process and that is what DEQ is pushing. New Kent recently went through that.

Mr. Hudgins said the County is running behind on storage for fire flow and domestic which is why we're building a new storage tank. The design plan is 50% complete on the new tower and land acquisition is still in process.

The HRSD service area overlays will be on the website soon. GIS is working on it now.

Mr. Brown asked what the EDA can do to facilitate the County's plans. Mr. Hudgins said looking at bonds and grants.

Vice Chair Piersa asked the timeline on bringing water and sewer to Commerce Park. Mr. Hudgins said within two years for water. Sewer depends on how much is County and how much is private. The first priority is the water tower.

Mr. Hudgins gave an update on Broadband. Breezeline is providing service just south of 360 & the northern corner of the County under an RDOF grant. They are getting closer but still can't give dates. All Points Broadband VATI grant contract was signed about a month ago. They have said it is going to seem like it is taking a long time as plans are formulated, and then the project will move really fast. APB will be providing regular progress updates.

Chairman Rhoads asked when the entire project would be complete. Mr. Hudgins said they are saying 18 months from signing the contract.

Vice Chair Piersa pointed out that this is the third time the Board of Supervisors has asked for the EDA's help with Commerce Park.

6.d. Project Update - Percy C. Ashcraft, County Administrator

Mr. Ashcraft gave an update on different projects under review and happening in the County.

Agenda Item 7. TREASURER'S REPORT

The current balance and expenditures were presented.

Agenda Item 8. CHAIRPERSON'S REPORT

No report.

Agenda Item 9. UNFINISHED BUSINESS

9.a. Farmers Market - Sarah Williams, EDA Member

Ms. Williams said the Farmers Markets were a success and there have been a lot of questions about when the next one will be. Two people have told her they are interested in being on a citizen's board. The Virginia Farmers Market Association has tools and funding for whoever wants to take it over. Some local businesses are holding their own. Ms. Barber said to put out that a volunteer board is needed on the County website and Facebook page.

Mr. Campbell said Chief Adams offered the tribal grounds as a location. Ms. Williams thinks it's too far from Central Garage.

Mr. Brown said the EDA needs to decide if they're going to be involved or just provide support. Mr. Holderied proposed a new entity takes it over, possibly a non-profit. Ms. Williams said it should be self-sustaining. Mr. Campbell said he is in favor of continuing it with a community board.

Chairman Rhoads made a motion to advertise for a community board to take over the administration and management of the Farmers Market and define how they'd like the EDA to be involved. Mr. Brown seconded the motion. The Vice Chair called for any discussion. The members were polled.

Robert Hardwick	Aye
Kenneth A. Holderied	Aye
Charles F. Piersa – Vice Chair	Aye
Tiffany K. Barber	Aye
Sarah Williams	Aye
Eugene L. Campbell, Jr. – Secretary/Treasurer	Aye (Zoom)
D. Straughan Robinson, III	Aye
Jason Brown	Aye
C. Meade Rhoads, Jr. – Chairman	Aye (Zoom)

Agenda Item 10. NEW BUSINESS

10.a. Nestle Performance Agreement - Steve Hudgins, Deputy County Administrator

Mr. Ashcraft said Nestle chose to invest in King William County and is a staple in our community.

Mr. Hudgins said it is an obligation of the EDA to grant back taxes for the Nestle expansion up to \$410,000/year for a total of ten years - \$4.1 million. If the incremental increase is less, we pay less. The EDA is only obligated to pay what the County gives them. They are not liable if there is fraud involved. The County sets up a new bank account for the EDA.

Production Machinery and Tools is not at the level Nestle anticipated but will be by year-end. Mr. Hudgins will meet with Nestle and would like an EDA rep on the call. The EDA does not have to look at or approve the figures unless there's a discrepancy.

Mr. Brown asked if the EDA earns a fee on this. Mr. Hudgins said no.

Agenda Item 11. PUBLIC COMMENT PERIOD

Vice Chair Piersa opened the Public Comment Period. There being no speakers, the Public Comment Period was closed.

Agenda Item 12. NEXT MEETING - October 12, 2022 Work Session w/Planning Commission

Agenda Item 13. CLOSED MEETING

Mr. Brown made a motion to convene in closed meeting in accordance with Section 2.2-3711 (A)(5) of the Code of Virginia to discuss a prospective business or industry or expansion of an existing business or industry where no previous announcement has been made because discussion in an open meeting may adversely affect the bargaining position or negotiating strategy of the Board. Mr. Holderied seconded. The Vice Chair called for any discussion. The members were polled.

Kenneth A. Holderied	Aye
Charles F. Piersa – Vice Chair	Aye
Tiffany K. Barber	Aye
Sarah Williams	Aye
Eugene L. Campbell, Jr. – Secretary/Treasurer	Aye (Zoom)
D. Straughan Robinson, III	Aye
Jason Brown	Aye
Robert Hardwick	Aye
C. Meade Rhoads, Jr. – Chairman	Aye (Zoom)

13.b. Reconvene in Open Session

Ms. Williams made a motion to reconvene in open session. Mr. Brown seconded. The Vice Chair called for any discussion. With no discussion and none opposing, the open meeting was reconvened.

13.c. Certification of Closed Meeting

Mr. Brown made a motion to approve Standing Resolution 1 (SR-1) in accordance with Section 2.2-3712 (D) of the Code of Virginia, 1950, as amended, certifying that the Closed Meeting was conducted in conformity with the requirements of the Virginia Freedom of Information Act. Ms. Williams seconded. The Vice Chair called for any discussion. The members were polled:

Tiffany K. Barber	Aye
Sarah Williams	Aye
Eugene L. Campbell, Jr. – Secretary/Treasurer	Aye (Zoom)
D. Straughan Robinson, III	Aye
Jason Brown	Aye
Robert Hardwick	Aye
Kenneth A. Holderied	Aye
Charles F. Piersa – Vice Chair	Aye
C. Meade Rhoads, Jr. – Chairman	Aye (Zoom)

13.d. Action on Closed Meeting (if necessary)

No action was taken.

Agenda Item 14. ADJOURN OR RECESS

Mr. Ashcraft suggested the EDA consider beginning meetings at 6pm or 6:30pm if possible, in order to get more done. He said it would require a bylaw change. Ms. Williams said if presentations didn't take two hours, work could be done. Mr. Ashcraft said to let him know their thoughts on changing the start time.

Mr. Holderied made a motion to adjourn. Motion was seconded by Mr. Brown. The Vice Chair called for any discussion. The members were polled:

Sarah Williams	Aye
Eugene L. Campbell, Jr. – Secretary/Treasurer	Aye (Zoom)
D. Straughan Robinson, III	Aye
Jason Brown	Aye
Robert Hardwick	Aye
Kenneth A. Holderied	Aye
Charles F. Piersa – Vice Chair	Aye
Tiffany K. Barber	Aye
C. Meade Rhoads, Jr. – Chairman	Aye (Zoom)

COPY TESTE:

Charles F. Piersa
Vice Chairman

Christine H. Branch
Deputy Clerk

AGENDA ITEM 6.a.

Roles of EDA and Planning Commission - Percy C. Ashcraft, County Administrator

Purpose of Economic Development Authority & Planning Commission

Economic Development Authority

Section 1.2. Purpose. The purpose of creating the Authority is so that such Authority may acquire, own, lease and dispose of properties to the end that such Authority may be able to promote industry and develop trade by inducing manufacturing, industrial, governmental and commercial enterprises to locate in or remain in the Commonwealth, and further the use of its agricultural products and natural resources.

Code of Virginia

<https://law.lis.virginia.gov/vacode/title15.2/chapter49/>

Planning Commission

ARTICLE 2 - PURPOSE

2-1. The purpose of the King William County Planning Commission (the “Commission”) is to promote the orderly development of King William County in accord with 15.2-2210. In accomplishing the objectives of 15.2-2200 the Commission is to serve in an advisory capacity to the Board by preparing plans, ordinances and other documents to the Board and to carry out all activities as designated by the Board. The Commission also approves, amends and approves, or disapproves the Comprehensive Plan in accord with the provisions of 15.2- 2225.

Code of Virginia

<https://law.lis.virginia.gov/vacodefull/title15.2/chapter22/article2/>

AGENDA ITEM 6.b.

Potential Business Presentation Questionnaire - Tiffany Barber, EDA Member

Potential Business Presentation Questionnaire

- 1) What type of business?
- 2) What is the expected timeline for breaking ground?
- 3) How many employees?
 - a. Will the business utilize the local workforce?
 - b. What level of education or experience for employees?
 - c. Will they provide on the job training?
 - d. What is the expected growth potential for business/workforce?
- 4) What infrastructure is required
 - a. Site: (Lot size/acreage/Building sq. ft.)
 - b. Water/Sewer
 - c. High Speed internet
- 5) Is the business income taxable?
- 6) Is there any impact on the neighborhood or neighboring businesses?
(Potential negative impact or increased quality of life)
- 7) Will the business require any incentives or financing to choose KWC?

Additional Information:

AGENDA ITEM 9.a.

Motion to Convene Closed Meeting in accordance with Section 2.2-3711 (A)(3) of the Code of Virginia regarding the acquisition of real property for a public purpose because discussion in an open meeting may adversely affect the bargaining position or negotiating strategy of the Authority.

CLOSED MEETING MOTIONS - EDA

PERSONNEL – In accordance with Section 2.2-3711 (A)(1) of the Code of Virginia, I move that the Economic Development Authority Board convene in Closed Meeting to consider a personnel matter involving the (choose from below):

1. appointment of individuals to Boards and Commissions.

2. interview of a prospective candidate for employment.

(or the)

3. Employment

6. Promotion

9. Salary

4. Assignment

7. Performance

10. Discipline

5. Appointment

8. Demotion

11. Resignation

of a specific public officer / appointee / employee.

PUBLIC PROPERTY – In accordance with Section 2.2-3711 (A)(3) of the Code of Virginia, I move that the Economic Development Authority Board convene in Closed Meeting regarding real property used for a public purpose, specifically pertaining to (choose from below):

1. the acquisition of real property for a public purpose.

2. the disposition of (name publicly held real property involved).

because discussion in an open meeting may adversely affect the bargaining position or negotiating strategy of the Board.

PROTECTION OF PRIVACY OF INDIVIDUALS – In accordance with Section 2.2-3711 (A)(4) of the Code of Virginia, I move that the Economic Development Authority Board convene in Closed Meeting regarding a personal matter not related to public business in order to protect the privacy of individuals.

 **PROSPECTIVE BUSINESS OR INDUSTRY OR EXPANSIONS OF EXISTING BUSINESS OR INDUSTRY** –

In accordance with Section 2.2-3711 (A)(5) of the Code of Virginia, I move that the Economic Development Authority Board convene in Closed Meeting to discuss a prospective business or industry or expansion of an existing business or industry where no previous announcement has been made.

INVESTING OF PUBLIC FUNDS – In accordance with Section 2.2-3711 (A)(6) of the Code of Virginia, I move that the Economic Development Authority Board convene in Closed Meeting to discuss the investing of public funds where competition or bargaining is involved and where discussion in open session would adversely affect the financial interest of the County.

CERTIFICATION OF CLOSED MEETING - EDA

Mr. Chairman, I move that the King William County Economic Development Authority Board approve Standing Resolution 1 (SR-1) in accordance with Section 2.2-3712 (D) of the Code of Virginia, 1950, as amended, certifying that the Closed Meeting was conducted in conformity with the requirements of the Virginia Freedom of Information Act.

**STANDING RESOLUTION – 1 (SR-1)
A RESOLUTION TO CERTIFY COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT
REGARDING MEETING IN CLOSED MEETING**

WHEREAS, the King William County Economic Development Authority Board has convened a Closed Meeting on this 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 (D) of the Code of Virginia requires a certification by the King William County Economic Development Authority Board that such Closed Meeting was conducted in conformity with Virginia law,

NOW, THEREFORE, BE IT RESOLVED that the King William County Economic Development Authority Board on this _____ day of _____, 2022, hereby certifies that, to the best of each member’s knowledge:

1. Only public business matters lawfully exempted from open meeting requirements under the Freedom of Information Act were heard, discussed, or considered by the King William County Economic Development Authority Board in the Closed Meeting to which this certification resolution applies; and
2. Only such public business matters as were identified in the motion convening the Closed Meeting were heard, discussed, or considered by the King William County Economic Development Authority Board.

[ROLL CALL VOTE]