

**APPROVED MINUTES
KING WILLIAM COUNTY ECONOMIC DEVELOPMENT AUTHORITY
WORK SESSION OF MARCH 8, 2023**

A work session meeting of the King William County Economic Development Authority Board of Directors was held on the 8th day of March 2023, 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 Brown called the meeting to order.

Agenda Item 2. APPROVAL OF ELECTRONIC PARTICIPATION BY A BOARD MEMBER

Not necessary.

Agenda Item 3. ROLL CALL

The members were polled:

Eugene L. Campbell, Jr. – Secretary/Treasurer	Absent
Sarah Williams	Present
C. Meade Rhoads, Jr.	Present
Robert Hardwick	Present
D. Straughan Robinson, III	Absent
Charles F. Piersa	Present
Kenneth A. Holderied – Vice Chair	Absent (arrived late)
Jason Brown - Chair	Present

Agenda Item 4. REVIEW AND ADOPTION OF MEETING AGENDA

Chairman Brown asked that Item 9.b. be moved to 8.a. and Item 8.a. be moved to 8.b. Mr. Roads made a motion to approve the meeting agenda with the above changes; Mr. Piersa seconded. The Chair called for any discussion. All were in favor with none opposing.

Agenda Item 5. APPROVAL OF MINUTES

5.a. January 11, 2023 Organizational Meeting Draft Minutes

Mr. Piersa made a motion to approve the January 11, 2023 minutes as presented; Ms. Williams seconded. The Chair called for any discussion. All were in favor with none opposing.

5.b. February 8, 2023 Regular Meeting Draft Minutes

Mr. Piersa made a motion to approve the January 11, 2023 minutes as presented; Mr. Hardwick seconded. The Chair called for any discussion. All were in favor with none opposing.

Agenda Item 6. TREASURER’S REPORT

Chairman Brown referred to the Treasurer’s Report. There were no questions.

Agenda Item 7. CHAIR'S REPORT

Chairman Brown had no report.

Agenda Item 8. UNFINISHED BUSINESS

8.a. Farmer's Market - Sarah Williams, EDA Member

Ms. Williams said the team has a plan and markets will be held on Fridays through September. They will be held at the high school again and they are determining which Fridays based on the football schedule. Their goal is to form a nonprofit which would support itself. Ms. Williams plans to apply for an AFID grant specifically for developing Farmers Markets. The team asked for the EDA's help to pay for restrooms and signage – approximately \$2,500.

Mr. Rhoads made a motion to provide up to \$2,500 to assist with the Farmers Market. Mr. Piersa seconded. The Chair called for any discussion. The members were polled:

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

Chairman Brown clarified that invoices would be paid as they're presented, up to \$2,500.

8.b. Economic Development Director Update

Vice Chair Holderied said a panel has been set up for interviews. The position will be kept open until the right person is found.

Mr. Hardwick said a lot of property has been sold in the past few weeks.

Agenda Item 9. NEW BUSINESS

9.a. AFID Grant Opportunities

Chairman Brown asked if the EDA wanted to do more active promotion of AFID grant opportunities. There are currently funds available for the EDA to provide a match.

Mr. Rhoads said one group is actively working on an application. Ms. Williams said they probably will not get an answer until next fiscal year. Mr. Brown said they just need to obligate the money, not spend it.

Mr. Rhoads asked if something could be done to support the Farmers Market. Ms. Williams said yes but she will not be able to write the grant until the end of this year.

Mr. Piersa said he has some grants coming in to support the greenhouse project at the high school. He said Mr. Hill has a plan of where he would like to take the agricultural programs in the future. Ms. Williams said the AFID grants are usually a one-to-one match.

Mr. Piersa asked if the money was from the Board of Supervisors or EDA. Chairman Brown said they are County funds which have been allocated to the EDA. They could also request to use some of the money in the capital fund which was set aside for economic development.

Ms. Williams said the match doesn't have to only come from the County. Other partners can provide funds as well, such as the Farm Bureau or local businesses.

9.b. Priorities and Next Steps

Chairman Brown said the RKG study is a strong resource and the Authority needs to form a vision for where they'd like to focus.

Mr. Piersa asked how many development sites will be in front of the Simons property. Mr. Hardwick said seventeen. There is a Wawa, Burger King, and pharmacy coming. The big box store has not been revealed yet. Starbucks is coming. They are looking for more retail. They are building the housing first.

Mr. Rhoads said it needs to be broken down in bite-size chunks. There are items in the RKG report that don't cost anything but could generate business and advance economics in the County. He said to set up a matrix and have Authority members rank them. This could then be given to the Director of Economic Development. Mr. Hardwick said the person may have their own plan. He hopes one of the Hanover staff might come to King William. He said to wait and let the Director determine what their priority is.

Mr. Piersa said we need to look at what the citizens want. Mr. Rhoads said the Director needs to be provided some guidance so the EDA is determining the focus rather than the Director determining the focus.

Chairman Brown said the EDA needs to state their priority – whether it be buying and selling property, leveraging to assist with water/sewer expansion efforts, etc. Mr. Piersa agreed and said a backbone is needed before industry could be brought in. Mr. Hardwick said he's talked with Administration and three members of the Board of Supervisors and their concern is business retention.

Mr. Rhoads said a business round table would provide quantifiable information. Mr. Holderied said a website of properties is needed. Mr. Holderied said the EDA is an assistant to the Director.

Chairman Brown asked Mr. Hardwick if he had ideas for business retention. He said a survey and round table are options. Mr. Hardwick said to let businesses know that we want them to stay and grow. He said it's a fine line. He said the Board of Supervisors needs to look at the taxes and rates.

Additional discussion continued resulting in five priorities:

1. Retain businesses.
2. Find and purchase land that the EDA would own.
3. Website and or possible GIS layer with available commercial properties for sale in the county.
4. Utility advancement.
5. New business prospecting.

Mr. Rhoads will put together a matrix on each item to broaden the priorities which he hopes to have available at the next meeting. Chairman Brown said it would be good to have a refresher on the powers of the EDA as it relates to their ability to provide possible tax breaks and bond issuance but said to take no action at this time.

Agenda Item 10. NEXT MEETING

The next meeting is the April 12, 2023 regular meeting.

Agenda Item 10. ADJOURN OR RECESS

Mr. Rhoads made a motion to adjourn. Motion was seconded by Mr. Holderied. All were in favor with none opposed.

COPY TESTE:

Jason Brown
Chair

Christine H. Branch (Reviewed via Zoom)
Clerk to the Board of Supervisors