**APPROVED MINUTES OF THE KING WILLIAM COUNTY ECONOMIC DEVELOPMENT AUTHORITY BOARD REGULAR MEETING OF MARCH 12, 2025**

A regular meeting of the Economic Development Authority Board of King William County, Virginia, was held on the 12th day of March 2025, in the Board Meeting Room of the County Administration Building and via live stream.

**AGENDA ITEM 1. Call to Order** The Chair called the meeting to order.

**AGENDA ITEM 2. Electronic Participation Approval** (if **needed)** None

**AGENDA ITEM 3. Roll Call**

Mr. Piersa – Present; Mr. Holderied – Present; Mr. Hardwick – Present; Mr. Robinson – Present; Mr. Rhoads – Present; Ms. Holliday – Present and Ms. Broyles - Present

**AGENDA ITEM 4. Review and Adoption of Meeting Agenda** The Chair called for a discussion, Mr. Hardwick made a motion to accept the meeting agenda. Ms. Broyles seconded the motion. The Chair called for further discussion and found none, all were in favor, and none opposed.

**AGENDA ITEM 5. Approval of Minutes**

**a. Approval of January 15, 2025 meeting Minutes**

The Chair called for discussion and Mr. Hardwick made a motion to approve the Minutes and Mr. Holderied seconded. Chair called for further discussion and finding none, all were in favor and none opposed.

**AGENDA ITEM 6. Presentations**

**a. Commerce Park - Charles Piersa**

Mr. Piersa informed the members that after speaking to the owners they would like the EDA to buy the property and continue to develop it. The members discussed the matter and various options to fix the road and bring utilities to the park. The road is owned by a defunct company. Members discussed the lack of progress on this project as well as the potential for grant funding for development, the value of the land, infrastructure paid for by the county, Josh Sluder, Director of KWC Utilities provided cost estimates

**AGENDA ITEM** 7. **Treasurer's Report** None

**AGENDA ITEM 8. Chairperson's Report** None

**AGENDA ITEM 9. Unfinished Business** Mr. Holderied inquired about the Aylett property that is currently for sale. To date, the property has not sold. The Board discussed possibly dividing the large 10-acre lot into smaller lots and cleaning up the property.

**AGENDA ITEM 10. New Business**

**a. Discussion and approval of the Farmers Market funding**

Mr. Hardwick made a motion to approve the $2,500.00 funding for the Farmers Market and then in 2026, Parks & Recreation, will assume responsibility for the Port-A-Johns. Since there is no return on investment for the EDA and thereafter the funds will move from the monies allotted to the EDA line to P&R each year automatically. The motion was seconded by Ms. Broyles. The Chair called for a vote, as follows:

Ms. Broyles - aye
Mr. Holderied - ~~No~~ Aye
Mr. Rhoads - aye
Mr. Hardwick - aye
Mr. Piersa - aye
Ms. Holliday - aye
Mr. Robinson - aye

The Board asks that the Finance Staff provide the EDA with an updated financial report for the next meeting.

Mr. Holderied asked to change his vote to aye after discussion of 10.c.

**b. Sign Ordinance - Joyce Wolfe, KWC Planning Department**

Joyce Wolfe, KWC Planning and Zoning, proffered to the Board that her intent was to clean up some of the confusing and contradictory language that really don't reflect the approvals that have already been granted for some of the signs that we have in the county. And the proposed amendment would add the definition to promote clarity, insert language that is up to date with the current digital design and technologies, which the county did not have previously. Removing conflicting provisions that are contradictory to promoting economic development for existing and future business. The Board discussed signage in the A/C; amending the requirement for farms to one (1) sign per entrance. Upon further discussion, Mr. Rhoads made a motion to send the amendments back to the BOS with the changes discussed and the motion was seconded by Mr. Piersa. The Chair called for a vote as follows:

Mr. Holderied - aye
Mr. Rhoads - aye
Mr. Hardwick - aye
Mr. Piersa - aye
Ms. Holliday - aye
Ms. Broyles - aye
Mr. Robinson - aye

**c. Business in the A/C District.**

The Chair opened the floor for discussion about permits and business licenses for home businesses in the A/C District. The Board would like a table/use matrix going forward. Upon further discussion, the recommendation is to break out the A/C standards from the R.

Ms. Broyles made a motion to direct staff to create an updated matrix and the motion was seconded by Mr. Rhoads. The Chair called for a roll call vote, as follows:

Mr. Rhoads - aye
Mr. Hardwick - aye
Mr. Piersa - aye
Ms. Holliday - aye
Ms. Broyles - aye
Mr. Holderied - aye
Mr. Robinson - aye

**AGENDA ITEM 11. Citizens Comment Period** None

**AGENDA ITEM 12. Next Meeting - May 14, 2025 at 6:30 pm**

**AGENDA ITEM 13. Closed Meeting (if needed)** None

**a. Motion to Convene Closed Meeting**
**b. Motion to Reconvene in Open Session**
**c. Certification of Closed Meeting**
**d. Action on Closed Meeting (if necessary)**

**AGENDA ITEM 14. Adjourn or Recess**

Mr. Hardwick made a motion to adjourn and the motion was seconded by Mr. Rhoades.