

King George County Economic Development Authority
Meeting Minutes
July 13, 2023, 5:00PM

1. Call to Order:

Meeting called to order at 5:00 p.m. by Beckey Gallamore, chairman.

Present: Daniel Hudson, Carol Sondrini, Sandra Wimberley, Delaine Richards, and Guy Booth. Also present: Nick Minor, Director Economic Development & Tourism, Kim Cook, Economic Development Specialist, and Roan Grapes, Administrative Assistant.

Absent: June Drake.

2. Public Comment:

There was no public comment.

3. Approval of Minutes for June 2023.

Minutes reviewed.

Sandra Wimberley made a motion to approve the minutes as presented.

Daniel Hudson seconded the motion.

Vote: Ayes: 4, Nays: 0. Motion carried.

Delaine Richards and Guy Booth arrived at the meeting.

4. Reports of Members:

Beckey Gallamore introduced the new member, Carol Sondrini.

Carol Sondrini introduced herself to the members. She is a realtor with Berkshire Hathaway and President of the Fredericksburg Area Association of Realtors. She has lived in King George since 2002. Hopes to learn more about what we do in King George.

Sandra Wimberley: No report.

Daniel Hudson: No report.

Beckey Gallamore: No report.

Guy Booth: No report.

Delaine Richards: No report.

5. Presentation:

Walnut Hill Development – Joseph Hicks, Jarrell Properties

Mr. Hicks presented the overview of the development for 75 townhomes and 25 single family homes in the Owens area of the Dahlgren District. He is requesting a letter of support from the EDA. He pointed out the need for more and affordable housing in the county. He also included information about the United Way Fund that would help county employees to purchase these townhomes.

The consensus of members is to discuss during New Business.

6. Discussion Items:

GOVA Cyber Security Healthcare SME Assessment Project- presented by Michael Zerull, Simventions.

Mr. Zerull presented the GOVA grant proposal from Simventions for 10 security assessments for non-profit healthcare organizations. Will be using interns from Germanna for assistance with assessments. Assessments would be for facilities within planning district 16. He is requesting a partnership with the King George EDA for the purpose of the grant application. Consensus of the EDA members, move discussion to New Business.

Nick Minor pointed out that this type of grant needs to go to a community, that's why partnership is necessary.

7. New Business:

a. Purchase of New Business Park Properties:

Nick Minor presented the question of would the EDA like to aggressively pursue purchases of the two properties?

There was some discussion and consensus is to move this discussion to a work session for further consideration. Meeting scheduled for August 2nd at 3 p.m. in the Board room if available.

b. Walnut Hill Development:

Some discussion and questions about the project by EDA members.

Daniel Hudson is in favor of drafting a letter of support for the Walnut Hill Development.

Motion made by Daniel Hudson to write a letter of support for the Walnut Hill Development.

Delaine Richards seconded the motion.

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

c. GOVA grant partnership for Simventions:

Some discussion between members.

Nick Minor explained how a partnership for this type of project works. Motion not needed.

Consensus of the EDA members is to support this idea.

8. Old Business:

a. Prioritize Strategic Goals:

Nick Minor shared the previous small business survey with the members. Questions were reviewed. Strategic goals should include business development, workforce, and site development. Discussion about updating the questionnaire as this was done during the end of covid. Needs identified in the survey were marketing, financing, broadband, zoning and other covid related issues.

Delaine Richards discussed commercial streaming. Daniel Hudson discussed the possibility of having small business alert for classes or other projects & events.

b. Dewberry Site Characterization:

Nick Minor presented the scope of services identified by Dewberry for the properties.

Discussed the cost of the proposal. Can go after grant money to help with cost. Can have Dewberry here for that work session. Take a phased approach.

Nick will reach out to Dewberry and let them know what we want to do.

Nick Minor presented a copy of the Board Report to the members. He reviewed the Birchwood data center. There is a meeting on July 20 at UMW to talk about construction jobs. Can put together plans to obtain workers. Discussion included benefits of the project, water availability and this project will use river water. There will be an agreement between the company and the Service Authority for water usage/sharing. Saves the county money because county won't need to build new infrastructure. This is a 15-year project. Biggest objections have been noise and power.

Broadband is now scheduled to complete in December 2023.

9. Adjourn to August 10, 2023

Motion to adjourn made by Delaine Richards.

Motion seconded by Daniel Hudson.

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

Minutes submitted by Roan Grapes, Administrative Assistant

Minutes approved on _____8/10/2023_____