

King George County Economic Development Authority
10459 Courthouse Drive, Suite 200, King George, VA 22485
Revercomb Board Room
Meeting Minutes 8-10-2023

1. Call to Order:

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

Present: Daniel Hudson, Carol Sondrini, Sandra Wimberley, Guy Booth and June Drake.

Also present: Nick Minor, Director Economic Development & Tourism, Kim Cook, Economic Development Specialist, and Roan Grapes, Administrative Assistant.

Absent: Delaine Richards.

2. Public Comment:

Burnley Taylor spoke in support of the King George Technology Center project and the data center proposal for Birchwood property.

Points made: County has leveraged all potential revenue from landfill. County debt has been restructured but has not decreased. These projects use less than 1% of county land area that is already designated for future industrial development. Both projects are needed.

Potential benefits of the King George Technology Center and the Birchwood data center projects will save taxpayers from exorbitant increases, help county pay down debt and pay for future capital projects.

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.

4. Reports of Members:

Guy Booth: No report.

Daniel Hudson: No report.

Sandra Wimberley: No report.

Carol Sondrini: No report.

Beckey Gallamore: No report.

5. Presentation:

- a. Dewberry Engineering – Carolyn Howard, Kristen Costello
2nd Business Park-

Carolyn Howard gave a presentation regarding ideas for the new Business Park, and education on the Virginia ready sites program that VEDP administers.

Current trends are bringing manufacturing back to the United States due to supply chain issues. Demand for skilled labor up, need for robust energy grid and manufacturing and ED demand that is growing. Data centers, need a lot of energy and will be the new warehouses of this century. Prospects that are looking at a site want to have a building up within 12 months of signing an agreement.

Ms. Howard also gave a brief overview of the stages of site preparation needed to get a site shovel ready.

- b. Sands Anderson – Protective Covenants and Restrictions for existing Industrial Park
Christopher Mackenzie presented proposed amendments to the Industrial Park covenants that would need to be changed to accommodate Green Chip concrete recycle business. Changes can be made by EDA as long as they own the property.

6. Discussion Items:

- a. GOVA Update: Rivers Region Entrepreneurial Coordinating Council (RRECC)
Todd Gillingham presented an update on the progress of the formation of the council.
- b. Cyber Security- Simventions and Germanna
Mike Zerull gave an update on the project.
Nick Minor reports that Rappahannock Community College will also participate, and internships will be split to include RCC students.

- 7. Nick Minor requested an amendment to the agenda for presentation by Seth Silber for the Fredericksburg Free Press.

Daniel Hudson made a motion to add Mr. Silber's presentation to the agenda.

Carol Sondrini seconded the motion.

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

- a. Fredericksburg Free Press
Seth Silber presented a proposal for a new newspaper. This would be a non-profit organization not dependent on advertisements. Example is the Cardinal News of southwest Virginia. The key pillars of support come from sponsors, individuals, and EDAs. It is non-partisan. Wants to start with 3-4 reporters and 1 editor. Looking to launch by early next year. The 501c3 application is in process. Need to raise 4 to 500,000 dollars from individuals as subscribers, corporations, foundations, and all regional EDAs. Requesting a commitment of \$25,000 per year for 3 years. It would be a daily publication with a website with 3-4 articles per day and podcasts. Will have low overhead, most funds go to support people. Can share application and that would answer questions regarding business plan.

Nick Minor has included in packet report to the board for EDA review. There will be another GOVA grant coming before the EDA. NSWC wants to do a STEM Trifecta using GOVA money, annual event to be hosted at the Fredericksburg EXPO center with all high schools in the Region 6 area invited to participate. We would be the administrator of that grant.

Dewberry working on the Bloomsbury property.

Wants the next meeting at UMW Dahlgren, keep it short and have a town hall following. Room has been reserved.

Becky Gallamore requests that incentive zone information be sent out again to EDA members and also information on the buckets of how we want to spend money.

Is the trip to Louisville still a go in October? Who is going?

Discussion about in-kind matches for GOVA grants.

Louisville Trip- Nick Minor has sent out invitations to others in the community.
Trip leaves on October 11, returns on October 13.
Daniel Hudson wants to go. Beckey Gallamore would like to go.

8. Adjourn to September 14, 2023

Motion to adjourn made by Carol Sondrini.

Motion seconded by Guy Booth.

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

Minutes submitted by Roan Grapes, Administrative Assistant

Minutes approved on _____9-14-23_____