

King George County Economic Development Authority
Meeting Minutes
July 14, 2022, 5:00PM

1. Call to Order:

Meeting was called to order by Beckey Gallamore, chairman.

Present: Beckey Gallamore, Delaine Richards, Sandra Wimberley, Rick Pabst.

Also present: Nick Minor, Director of Economic Development & Tourism, and Roan Grapes.

Absent: Ian Fox, Guy Booth, Richard Parker.

2. Public Comment:

There was no public comment.

3. Approval of Minutes for May 2022

Delaine Richards made motion to accept May 2022 minutes as presented.

Rick Pabst seconded.

Ayes: 4, Nays:0

Motion carried.

4. Member Reports:

Rick Pabst: No report.

Delaine Richards: No report.

Sandra Wimberley: No report.

Beckey Gallamore: No report.

5. Discussion Items:

a. Partnership with UMW Dahlgren

Nick Minor met with NSWG and the University of Mary Washington on behalf of the EDA.

Primary focus is Dahlgren wants to transfer some of their equipment out of their innovation lab on base to the University. They may be able to get issue resolved but the issue is with the transfer of equipment to a public university. One of the solutions could be for the EDA to partner with the University and leasing space at the University. Not sure what that would cost at this time but some options to that could be to sublease or set up our own innovation lab. Would give us opportunity to go after grant money. There is a company called Miter that is like RIOT for defense contractors going in. Probably only 1000 sq. ft but will have fiber optic line. Looking for feedback, questions, and concerns.

Discussion included questions about who can use the space, who will maintain, who will manage, who will schedule. What type of equipment will be in the space. Need more detail. If the public can use it would be worth our time to pursue. Need more information.

b. Sands Anderson:

Chair, Beckey Gallamore and Nick Minor had meeting with Sands Anderson law firm. Was able to turn around necessary paperwork for the sale of industrial park property in about a week. The firm has a history in the county and good relationship with current and past county attorneys. We would be billed hourly, but they would be working for EDA. Nick Minor is recommending that the EDA use Sands Anderson as their representative for legal issues.

Rick Pabst made motion to pursue agreement with Sands Anderson to be legal representative for the EDA.

Sandra Wimberley seconded.

Ayes: 4 Nays:0 Motion Carried.

c. Regional EDA Meeting- City, Stafford

The FRA wants to facilitate a regional meeting, networking event with other EDAs. Potentially these would include Stafford, Spotsylvania, Fredericksburg, Caroline and King George. The purpose is to promote cooperation within the region for attracting business. Are there any concerns? Some discussion.

6. Updates:

a. Future of Rural Entrepreneurship – RIOT Event Sept. 7th UMW Dahlgren
Focus on small farmers who want to expand. Last one didn't get a lot of traction from farmer's here. Look at what entrepreneurship would look like. Discussion around contacting local farmers and how to promote.

b. Greenchip Deal Update:

Got a lot of positive feedback on this project and additional interest in the county, Greenchip looking for engineers. Nick Minor will be sending them a list of people in the county and regional and also companies for site work. Final closing price was \$716,100.

Greenchip has options on 3 additional parcels that are currently under solar lease. So, if lease is broken, they have first right of refusal on those properties. Nick Minor will be making a trip to New York to visit current operation. They want to bring other recycling facilities down here. May need to change Industrial Park covenants.

c. Somerset Property:

Print out from zoning department regarding their concerns given to members.
Waiting for engineering report when that is received Nick Minor will share that with the EDA. He will be glad to take questions and concerns back to zoning. Discussion re multiple owners.

Question and discussion about the solar project.

d. Website:

Nick Minor presented 2 possible layouts for the EDA website. The one with outdoor path was preferred over the one that looked industrial. There was discussion about layout, picture, and color selections.

7. Adjourn to August 10, 2022

Motion made by Delaine Richards to adjourn the meeting.

Second by Rick Pabst.

Ayes: 4, Nays: 0

Minutes submitted by Roan Grapes, Administrative Assistant

Minutes approved: _____