

King George County Economic Development Authority

Meeting Minutes

August 20, 2020

Call to Order:

The meeting was called to order by chairman at 5:00pm in the Revercomb Building Board Chambers.

Members Present: Dylan Tedford, Rick Pabst, Dreda Newman, Guy Booth and 'Beckey Gallimore.

Members Absent: Ian Fox and Amberleigh Wankel.

Also present were Nick Minor and Roan Grapes. Kim Wilson is absent.

Public Comment:

There were no public comments.

Approval of July Meeting Minutes:

Guy Booth moved to approve the minutes.

Rick Pabst seconded motion.

Vote taken, members and the chairman voted aye, motion carried.

Board Member Reports:

Rick Pabst- Tour of Bloomia- for Hemp processing. Very interesting, enlightening, hope we can make this work. Discussion revolved around public education and potential benefits to county through possible secondary businesses. Believe this could be a moneymaker for small farmers and the county. Reliable crop and makes good money. Bloomia is joint partner with Hortigroup. They are growing already in area but not convenient for education. Will need presentation to board of supervisors and county administrator. County needs clear picture of what is involved with farming in industrial zone.

At this time selling plants. Advantage is company leases greenhouse space from Hortigroup, and Hortigroup and Bloomia are in partnership at that site.

Nick Minor reports that he spoke with Heather in Community Development regarding special use permit, Company would need to request that the industrial zoning ordinance be amended to allow for growing crops. That would need to be approved by the Planning Commission then go before the board for their approval. Based on how the Zoning office writes the amendment it may require a special use/exception permit. Between the amendment and special use/exception permit it could take up to 6 months to get full approval.

Could be ready to plant next spring. Has not shared with point person from hemp processor yet sharing with board first. They are interested in King George.

Dreda Newman asking if bean sprout company is working again. Nick Minor believes they are in process of rebuilding.

Discussion continued regarding different uses. Company is already doing some growing for sale of plants. Processing and licensing are different for different uses. Very highly regulated. There is a difference between growing hemp for fiber or for CBD or medical marijuana. Currently promoting plants. They have planted several acres outside but not conducive to public access. That's why they want to use industrial park for show and tell. The company builds the market for the product. Would prefer industrial park for show and tell to promote program and build their market. So, they can convert to processing center.

Rick Pabst also participated in Economic 101 by VDEP this past Tuesday. We are part of larger region but, it pays to have site ready zones. Industrial park is probably category 1. Is considered 3, but in order to be category 3, there needs to be certain amount of utilities. Currently not easily accessible, like water. It would take money. Some sites still need storm water management, utilities and roads. It is our job to get it to site ready stage..... would recommend doing in small chunks. or Figure how to do much as possible so that we know what it will cost.

Nick Minor reports, 20 acres available in industrial park. We have optioned out large acres in back part this year about 49. We are not looking to make profit, and this is very attractive to companies. We are one of the few counties that owns or has options on property. We have access to 70 acres and an option for 340 acres at Taylor farm.

Retail and manufacturing differ in demographics and data to open new business. Usually they approach county. Bridge will make a difference. Companies look at county bond rating, population demographics, most businesses approach the county.....Manufacturing brings in more revenue.

For every manufacturing job you get an additional 3 jobs and retail only brings 1.3 jobs.

Guy Booth noted that the board should be looking to bring both as one brings tax base, the other provides conveniences for the citizens of the county.

Rick Pabst recommends watching this program.

Funds to get our sites to level 5 would cost 100,000s dollars might not be worth the investment. Our goal should be getting engineering site audits done, what would building look like on the site. We could give plan and layout to businesses.

Bridge should be completed in 2023, should help econ dev.

There is money out there to help we would have to apply for it, there is state money, or can partner get landowner, county and state to put in a third of cost to pay for site audits, tell you what's needed to get to next level of site prep.

Discussion for where and how to get audits done, Nick will send out more information. Next would be meeting with engineering company other ED have had FRA broker those meetings.

Beckey Gallimore, not able to receive emails.

Caterer for economic dinner, will we have business dinner? Consensus of board is that dinner is canceled. That frees up 6000 dollars, could be used elsewhere.

Dreda Newman- no report

Guy Booth- no report

Directors report: I have been providing updates for Board of Supervisors monthly so I will work from this.

- Update on projects:
See attached report for details.
Anything between February and April may be on hold. After that active
 - Project 40 still active
 - Project Pallet - needs 35,000 sq. ft. of industrial space with room to expand. Speaking to owner, he is still interested in industrial park and wants to know how county can help and asking for more information Next meeting will most likely include site development.
 - Project Stitch – Distribution warehouse- needs 500,000 sq. ft warehouse building or 50 + acres already zoned industrial. Is being worked on by site consultant from FRA.
 - Only new project in August – UK based manufacturer/ wholesaler needs 20,000 to 30,000 sq. Ft industrial space. Cleve building in Dogue (not available but owner will lease) has at least 20,000 sq. ft. Awaiting update from FRA.

- Initiatives:
Working with Zoning to amend zoning ordinance for battery storage- hoping to have done by November, will help us be ahead of the curve important for solar and other businesses looking for clean energy, coal plant being decommissioned. Will keep board posted.
Bloomia has reached out for letter of support.
Accelerator moving into region...
Virtual town hall coming, would like to bring in NSWC and Bloomiaidentify area of investments.
We have agriculture and weapons.

Economic Development Initiative – will need energy storage, need ordinance, solar- attractive

Letter from county in support for company with option.

Awarded Wanderlove grant, beginning September banner ads, Facebook ads and will have swag to give out including stickers and bags, sites include Caledon state park, Estate at White Hall, love swing, and Dahlgren heritage trail and Love swing.

Board of Supervisors requested 300 anniversary committee resume meetings. Working on fireworks and grand finale.

Biweekly email, Roan working on combining updates and events for economic development activity or things in community. Reaching out to businesses for feedback and promoting small businesses.

New Business:

a. King George CARES ACT Small Business Grant

Nick Minor presented results of CARES ACT grant applications with handout for update and stats.

King George CARES Act grant closed today.

Got 42 applications, 3 not eligible

201 employees impacted

26 were brick and mortar

13 were home based

21 businesses were either:

Woman owned- 18

Minority owned- 7

SWaM- 4

Nick Minor discussed breakdown by industry, voting district, how did you hear about grant, current business status and brick & mortar vs. homebased.

Not all applications were complete.

No one has been awarded yet.

Businesses have until Friday to send in needed information.

- Total amount of grants is \$188,000 of the \$234,000 available, will do another round of applications. Recommend do another round of applications, once we have everyone. Give it (left over funds) to HOA program.
- Approval to receive funding
Becky Gallimore made the motion to receive \$234,000 from the county. Rick Pabst seconds the motion. No discussion.
All members and chairman vote aye. Motion carried.
- Approval to fund eligible applicants
Becky Gallimore made the motion to fund eligible applicants up to \$188,000. Dreda Newman seconds the motion. No discussion.
All members and chairman vote aye. Motion carried.
- Rick Pabst made a motion that after we take care of the \$188,000, empower Nick Minor to reopen process for 2 weeks and see if we can get anyone else.
Some discussion. All members and chairman vote aye. Motion carried.

Nick will email Rick and Ian for application review.

In the event that Ian not available, Dylan volunteered to be available for review of applications.

b. Industrial Hemp Project

Needs special use permit. What can be done to accelerate the process? Board of Supervisors has the power to bypass the planning committee. EDA may be able to flex support. Some discussion regarding process and timeline.

Nick Minor will follow up with grower and board. Pass along progress.

c. HOA Broadband Grant

Nick has received request from Meadows HOA for grant for tower for wireless, CARES act money could be used if any left over. They are looking for offset of cost for ... or tower in the neighborhood. No promises made, but possibility if any leftover CARES act money. Discussion included pros and cons of grant for an affluent neighborhood and what about neighborhoods that are not affluent, estimated cost, what if county bought the land, how large is community impact. Show a bigger impact and it might be possible. Total cost approximately \$124K, looking for matching funds. Discussion around who picks up what portion of the project and who benefits financially. Point made that this is not something we can offer to entire county. Nick reports that the HOA is doing all the legwork and we are potential funder. No promises have been made. Discussion continued around broadband infrastructure. County is underserved by broadband, quality inconsistent. Broadband should be here in 2023 via power lines. Construction should begin in 2021. Supposed to help the underserved. Discussion regarding what the board needs from HOA. Nick will send out copies of broadband study to members. Impacts 85 homes.

d. EDA letter of support

- Nick provided letter of support to Dominion Energy regarding the Birchwood Power/Birchwood Solar LLC proposal for board to review. Nick has provided letter from his department. Beckey Gallimore made motion to accept the letter as written by Mr. Minor. Rick Pabst seconds. Some discussion, this letter from EDA. Dylan will sign this letter. All members and chairman voted aye. Motion carried.

Old Business:

a. Incentive Zones

Nick will send email regarding information regarding different zones. Includes tourism so they have options if they want to expand. Discussion includes controlled growth, incentivizing personal property taxes, fees, rebates, proper process. This gives EDA and BoS some power over business process. In Virginia you have to pay taxes but BoS has ability to grant it back to business. Continued discussion regarding hemp project and different aspects and hypothetical if this was in place. Nick discussed process to get to the Board of Supervisors. This can't be willy-nilly process. Need hard numbers, joint partnership and accurate information. FRA is doing research to vet and facilitate, research other locations. Local and regional endorsement looks good when going to BoS.

- Beckey Gallimore made a motion to cancel EDA business dinner for 2020. Dreda Newman seconds. Discussion about where the money will be going. No decision made; options discussed. All members and chairman vote aye. Motion carried.

Adjourn

There being no further business, chairman Dylan Tedford adjourned the meeting at 6:50 PM.

Minutes submitted by: Roan Grapes, Administrative Assistant

Signature: _____

Date Approved: _____