

**Economic Development Authority  
February 26, 2018 Minutes  
Page County Government Center  
Board of Supervisors Room  
103 S. Court Street, Luray, VA 22835  
5:30PM**

**Members Present:** Craig Lancto, Chair  
Leslie Currle, Vice Chair  
Brooke Newman  
Jay Dedman  
Greg Foltz  
Romeo Pugliese

**Members Absent:** Joshua Knight, Mark Dofflemyer

**Others Present:** Liz Lewis Page County ED

**Call to Order:** Chairperson Lancto called the meeting to order at 5:32PM

**Approval of Agenda:** Agenda approved unanimously.

**Approval of Minutes:** Minutes approved unanimously.

**Treasurer's Report:** In Mark Dofflemyer's absence, Liz Lewis provided an account balance from Blue Ridge Bank totaling \$16,688.52. She also provided an approximate total of \$270,000 for CDs. Ms. Lewis stated she did not have a statement from Pioneer Bank.

**Old Business:** An inquiry was made about The Clover Project's site readiness progress. Ms. Lewis stated she was doing conceptual drawings for the project and they were still working on finding a good contact for Timmons Group. Ms. Lewis asked if assistance would be an expense to the EDA, but it was confirmed that there is no expense for his initial appraisal and recommendations. Ms. Lewis stated that she met at the site with Harmon Construction on Goodrich Road, \$2,700 for a conceptual drawing for the Senior Living Community. Ms. Lewis also stated that they discussed self-serving septic system onsite, so it would not be an infrastructure issue from Stanley and noted that the water is already onsite. She stated the next steps are going back to Harmon Construction to obtain the drawings to bring back to the members. Then find investors and/or grant opportunities. All members unanimously decided to vote for the conceptual drawings from Harmon Construction. They also discussed the sanitation issues with the property, to which Ms. Lewis stated that Harmon Construction is familiar with. She was also asked who would conduct the feasibility study, in which she replied that she would conduct the study. She also discussed the importance of having the drawings to visually show possible investors and residents near the site.

A motion was made to approve the funding for the conceptual drawing. There were no opposing votes.

Mr. Lancto asked staff for a report on the Meeting of the Minds, attended by 60+ community leaders. Staff observed that the consensus of those attending was that agriculture and tourism are the two focal points driving Page County's economy.

### **New Business:**

#### **Budget:**

The budget was discussed in reference to the amount of money being budgeted to the EDA. Ms. Lewis confirmed \$15,900 for fiscal year 2019. Upcoming budget is approximately \$250 less than last year. They stated that the budget is allotting for two special meetings this year, and they believe there were at least two last year.

Discussion on the vacant position with the EDA in District 4.

Mr. Lancto asked for more information about specific items, specifically HUBZone and VEDA membership. As staff said that she was unaware of any advantage to the VEDA membership, which would be in her name, the board voted unanimously to delete that item from the budget to apply the \$250 to another area as needed. Chairman Lancto suggested the money might be applied to training for board members. After further discussion, the board unanimously agreed with staff suggestion that the money be applied to promoting Page County at a HUBZone Conference in Northern Virginia.

A question was asked in reference to more economic training for the members. Mr. Dedman stated that there is a future of farming convention in March in Winchester that they believe would really help them get in touch with the farming community. Mr. Dedman stated that he would like to go to go the one-day conference that has a fee of \$45.

#### **Loan Discussion:**

EDA loan monies and how CDBG and revolving loan fund works with the Town of Luray. Ms. Lewis had question about the process like who in the EDA would review the applications and processes them and who can apply. They stated that perhaps they should have 2 people on a committee that are in charge of the loan process and have a set guideline for how much money to loan. Ms. Lewis and Ms. Currie stated that the members can give her certain parameters and she will research other loan options.

Ms. Lewis then brought up goals for the EDA. "What does EDA do?" She stated that some people are confused about who the EDA is, she believes there should be a plan in place to market and promote who the EDA is and what they are doing in the community. Discussion about the EDA being very dormant in the community until recently, so there has been this confusion for decades. Current members working to rebuild the organization. Ms. Lewis stated that over the next couple of meetings, they need to discuss and decide on what the EDA purpose is for Page County. Mr. Dedman stated that the purpose of the EDA is to be anything that the county needed it to be, but Ms. Lewis stated that it would be beneficial to project to the public who you

are. It was stated that although there is an EDA tab on the Page County website, it does not contain any type of information as to what the EDA does or what their goals are. Agreement to work on a mission and vision statement.

Inviting speakers to meetings was discussed.

ED Coordinator update:

Ms. Lewis stated that all members should come to the next meeting with a new mission statement and vision based on their bylaws. They then discussed the Enterprise Zone. Tactical Walls in Shenandoah is requesting \$925.09 from the Town of Shenandoah, which is based off of their assessed value of current assets, versus their assessed value when the business first started. They are requesting \$2,337.56 from the County, which is based on real-estate and machine and tool taxes that were paid to the County. The Mimslyn Inn is requesting \$15,330.53 from the Town of Luray, which is mostly coming from meals and lodging. From the County, they are requesting back \$1,527.65, which is mostly from real estate. All members unanimously agreed to approve the funding for both businesses.

Discussion of the tourism zone, Ms. Lewis discussed what she was to speak with the Board of Supervisors on March 6<sup>th</sup>, 2018. She stated that she wants to be able to give back 50% of rezoning fee costs to a business that would like to move to Page County, as an incentive. She also stated that she would like to give out a market incentive where they receive a 1:1 match to market and approve up \$5,000, as long as they include the Page County brand. She stated she was proposing this to the Board of Supervisors to see if they would approve a tourism zone.

Alternative crops production was discussed with the possibility of speaking with farmers in reference to growing hops, to which Ms. Lewis stated that she was going to be taking a course on at Virginia Tech. She also stated that she was meeting with JMU to discuss growing industrial hemp.

**Public Comments:**

Mike Uram. Unemployment – mentions we are the only county that has went up, whereas the rest have been going down.

**Member Comments:**

Shenandoah now has three new businesses: Signs Are Us, Mr. Garcia's Mexican Grill and Cantina, and Tactical Walls has rented out a vacant spot in the back of their building to Glass and Metals. Although Signs Are Us is not brand new, they are relocating from Tactical Walls to their own location. In January, there were 21 building permits issued in the County, 3 of which were new homes.

**Adjourn:** Meeting was then adjourned at 7:02pm

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Liz Lewis, Clerk