

**KING GEORGE COUNTY ECONOMIC DEVELOPMENT AUTHORITY**  
**March 8, 2007**

The Chairman, Mr. Glen Moore, called the regular meeting of the King George County Economic Development Authority to order at 6:00 p.m. in the King George County Courthouse, Court Room #2, 9483 Kings Highway, King George, Virginia, with a quorum being present. Mr. Glen Moore, Mr. Terry Moore, Mr. Ballenger, Ms. Churchill, Ms. Philbrick, and Mr. Zilic were in attendance. Mr. Beverly was absent. Mr. Bryan David, County Administrator and Mrs. Theresa O'Quinn, Deputy County Administrator were also in attendance.

**Amendments to the Agenda:**

On a motion by Mr. Terry Moore, seconded by Ms. Churchill, and carried unanimously, each member voting as follows: Mr. Glen Moore Aye; Mr. Terry Moore Aye; Mr. Ballenger Aye; Ms. Churchill Aye; Ms. Philbrick Aye; and Mr. Zilic Aye, the King George County Economic Development Authority amended the agenda to correct the wording for the closed session motion to read as follows: Closed Session pursuant to State Code Section 2.2-3711(A)3 for discussion or consideration of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body regarding 15 acres (part of 21-73A) in the Industrial Park under contract by Mid-Atlantic Pre-cast Co., LLC.

**Treasurer's Report:**

On a motion by Mr. Terry Moore, seconded by Ms. Churchill, and carried unanimously, each member voting as follows: Mr. Glen Moore Aye; Mr. Terry W. Moore Aye; Mr. Ballenger Aye; Ms. Churchill Aye; Ms. Philbrick Aye; and Mr. Zilic Aye, the King George County Economic Development Authority authorized payment of the following invoice, as presented, totaling \$6.14

- \$6.14 to Dominion Virginia Power for sign lighting at Industrial Park

**Presentations or Requests from the Public:**

Mr. William Greenlaw, a resident of King George County, inquired about the possibility of some assistance from the Economic Development Authority in the renovation of some property he purchased several years ago, the property known as the old store at Index located at the corner of Route 3 and Salem Church Road. The property contains five acres and contains the old house, barn and store. Mr. Greenlaw shared his proposed plans for these structures including renovating the old house to be used as a rooming house and to perhaps use the store both as a commercial establishment and museum. Mr. Greenlaw asked for consideration of some possible financial assistance as well as assistance in the process of rezoning the property for the uses he presented.

The County Administrator recommended that Mr. Greenlaw meet with Mr. Jack Green, Director of Community Development, to further discuss zoning requirements, building requirements, parking requirements, etc. The Chairman requested Mr. Greenlaw keep the EDA informed as to his progress regarding this project and agreed to provide him with a copy of the appropriate sections of the Zoning Ordinance dealing with parking requirements.

**Public Comment:**

The Chairman opened the floor for public comment. There being none, the Chairman closed that portion of the meeting.

**Unfinished Business:**

***Proposed Revisions to Covenants and Restrictions for the King George Industrial Park***

Mr. Terry Moore expressed his concern that, after reading through the Covenants and Restrictions, many of the items on a proposed site plan which require approval by the EDA have not been brought before the Directors in the past, i.e., landscaping plans. Mr. David informed the Directors that the process of approval has been corrected through revisions to the document and will involve the EDA early in the site plan approval process. Mr. Glen Moore also expressed a concern as to whether the covenants contained in the document are actually being enforced. The County Administrator suggested that Mr. Green, Community Development Director, attend the April EDA meeting to discuss the Covenants and Restrictions from a zoning ordinance perspective.

Mr. David explained that the Covenants and Restrictions are still under review by the County Attorney and the Chairman encouraged the Directors to review the proposed changes and provided any comments to Mrs. O'Quinn.

***Status Report on American Glass, Inc.***

Mrs. O'Quinn informed the EDA that a lawsuit was served to Mr. Lahijan of American Glass Industries, Inc., to which a response must be made by March 13, 2007. If no response is received by that date, a motion will be filed for default of judgment and a subsequent court hearing will be held.

***Status Report on Wilson Duerden, Lot 14***

Mrs. O'Quinn informed the Directors that a revised letter had been sent to Mr. Joseph Wilson along with a corrected check in the amount of \$187,215 for the buyback of Lot 14. The corrected amount was necessary due to the fact that the purchase price of the lot had been discounted due to County's requirement of an easement on that property. A copy of the letter was provided to both the EDA Directors and the Board of Supervisors. The signed deed has not yet been received in the County Administrator's office.

***Business Visitation Program***

Mrs. O'Quinn announced that the next business visit would be with CSC in Dahlgren and provided copies of a letter sent to CSC concerning the upcoming visit. CSC will be relocating their business in the Fall of 2007 and their current location will be vacated and available for occupancy in February of 2008. Ms. Philbrick, Ms. Churchill, and Mr. Zilic volunteered to accompany Mrs. O'Quinn on the visit to CSC.

There was additional discussion regarding the business visitation program and Mrs. O'Quinn solicited input from the Directors for suggested business to contact regarding such a visit. Mrs. O'Quinn also informed the Directors that she had recently attended a meeting of the King George Chamber of Commerce and presented information regarding the EDA's business visitation program and extended the opportunity to the Chamber for their participation in these visits.

Mrs. O'Quinn stated that she is currently working with the Commissioner of Revenue to generate a report of all new businesses in the County, those business renewing and those businesses that are leaving the County.

Mr. Glen Moore discussed the recent visit with Gerdau Ameristeel and the positive feedback the EDA received from Gerdau during that visit regarding the process of establishing their business here in the

County. Mr. Greg Galante, the Location Manager for Gerdau, also discussed their interest in becoming involved in the community and is in the process of hiring an administrative assistant to assist in that effort.

Mr. Ballenger suggested sending the defense contractors in the Dahlgren area a survey and inquire about their interest in a follow up personal visit, since many of the contractors have located in the King George area because of an affiliation with the base at Dahlgren.

#### ***Plans for Business Appreciation Event***

The Business Appreciation Event is confirmed for May 17, 2007 at 6:00 p.m. at the King George Citizens' Center. Mrs. O'Quinn shared a suggestion expressed by Mr. Beverly that the EDA consider using a local caterer, or perhaps more than one caterer, from the County for this event, since the EDA is recognizing local businesses. After considerable discussion, the EDA directors felt that an experienced caterer with sufficient staff for this large event was an important factor and agreed to use the caterer currently booked for this event, since those arrangements have already been made and Ms. Dori Ferrell has this event scheduled into her calendar.

Mrs. O'Quinn discussed some specific plans for the upcoming event based on suggestions from last year's reception. There will be a business card exchange table for businesses to share their information and a suggestion box for receiving input from local businesses as to how the County may better assist them, and perhaps making copies of the business survey available for business owners to complete along with a sign up sheet whereby business could note that they would be interested in a personal visit.

Mrs. O'Quinn asked for suggestions from the Directors as to a guest speaker for this event. The consensus of the Directors was to have Mrs. O'Quinn be a featured speaker and also to invite Mr. Grzeika to speak regarding the development of the proposed technology training center in Dahlgren.

Mr. Terry Moore and Mr. Zilic volunteered to assist Mrs. O'Quinn by reviewing the proposed invitation and program for this event when the documents are available.

#### **New Business:**

##### ***Schedule EDA Tour of Gerdau Ameristeel's Facilities***

Mrs. O'Quinn informed the EDA that Mr. Galante has been contacted about a tour of the facilities by the EDA directors and has set aside the week of March 19<sup>th</sup> for such a visit. Ms. Churchill, Mr. Zilic, and Mr. Terry Moore will be participating in that visit. The proposed date for the visit is April 21<sup>st</sup> at 9:00 a.m. Mrs. Feltner will contact Mr. Galante to confirm and follow up with an e-mail confirmation to those attending.

##### ***Section 18 of Protective Covenants and Restrictions governing Lots in the Industrial Park***

Mrs. O'Quinn discussed the issue of the expiration of the 18-month construction commencement time frame for lot owners in the King George Industrial Park. This expiration date is approaching for lots 5, 10, 11, and 16 and she asked for the EDA's direction regarding this issue. Mrs. O'Quinn suggested one option would be to give the County Administrator the authority to send letters to these lot owners advising them of this expiration date. The EDA would then have six months to exercise its option to repurchase these lots.

After considerable discussion, the Directors agreed that a letter should be sent to the lot owners once the 18-month time frame has expired.

On a motion by Mr. Terry Moore, seconded by Mr. Zilic, and carried unanimously, each member voting as follows: Mr. Glen Moore Aye; Mr. Terry Moore Aye; Mr. Ballenger Aye; Ms. Churchill Aye; Ms. Philbrick Aye; and Mr. Zilic Aye, the King George County Economic Development Authority authorized the County Administrator to compose a letter to the appropriate King George Industrial Park lot owners informing those owners that the 18-month construction commencement time frame has expired, that no activity has taken place on the subject lots, and that the EDA is interested the owners' plans and will address the issue at its meeting following the lot owners' expiration date and that the letter be sent on the actual expiration date.

**Information Items:**

A representative of the auditing firm of Robinson, Farmer, Cox Associates, Mr. Andrew Grossnickle, provided a detailed review of the EDA's current audit report for FY2005-06. The Directors did question the expenditure amount shown in the audit report for "legal services", that amount being \$193,511.13, and also discussed the issue of the payment of the loan with Suntrust due in 2008, as well as the feasibility of buying back the King George Industrial Park lots. Mrs. O'Quinn stated that she would provided a clarification on the "legal services" amount at the April EDA meeting.

The EDA Directors requested a financial report be provided at the April meeting, that report being in an Excel-type spreadsheet, showing current obligations, cash on hand, year to date expenditures and income, etc.

**Closed Session:**

On a motion by Mr. Terry Moore, seconded by Mr. Zilic, and carried unanimously, each member voting as follows: Mr. Glen Moore Aye; Mr. Terry W. Moore Aye; Mr. Ballenger Aye; Ms. Churchill Aye; Ms. Philbrick Aye; and Mr. Zilic Aye, the King George County Economic Development Authority went into closed session pursuant to State Code Section 2.2-3711(A)3 for discussion or consideration of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body regarding 15 acres (part of 21-73A) in the Industrial Park under contract by Mid-Atlantic Pre-cast Co., LLC. and invited the County Administrator and Deputy County Administrator.

On a motion by Mr. Terry Moore, seconded by Mr. Ballenger, and carried unanimously, each member voting as follows: Mr. Glen Moore Aye; Mr. Terry W. Moore Aye; Mr. Ballenger Aye; Ms. Churchill Aye; Ms. Philbrick Aye; and Mr. Zilic Aye, the King George County Economic Development Authority returned to public session and certified that only public business matters lawfully exempt from open meeting requirements by Virginia law, and only such public business matters as were identified in the motion convening the closed session were heard, discussed or considered.

**Approval of Minutes:**

On a motion by Ms. Philbrick, seconded by Ms. Churchill, and carried unanimously, each member voting as follows: Mr. Glen Moore Aye; Mr. Terry Moore Aye; Mr. Ballenger Aye; Ms. Churchill aye; Ms. Philbrick Aye, and Mr. Zilic Aye, the King George County Economic Development Authority approved the minutes of the regular meeting of the February 8, 2007, as presented.

There being no further business to come before the EDA, the Chairman adjourned the meeting on a motion by Mr. Terry Moore, seconded by Ms. Philbrick, and carried unanimously.