

KING GEORGE COUNTY ECONOMIC DEVELOPMENT AUTHORITY
August 9, 2007

The Vice-Chairman, Mr. Terry Moore, called the regular meeting of the King George County Economic Development Authority to order at 6:00 p.m. in the Board Room of the Revercomb Building, 10459 Courthouse Drive, King George, Virginia, with a quorum being present. Mr. Terry Moore, Ms. Churchill, Mr. Hughes, Ms. Philbrick, and Mr. Zilic were in attendance. Mr. Glen Moore and Mr. Ballenger were 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 Ms. Churchill, seconded by Ms. Philbrick, and carried unanimously, each member voting as follows: Mr. Terry Moore Aye; Ms. Churchill Aye; Mr. Hughes Aye; and Ms. Philbrick Aye, the King George County Economic Development Authority amended the agenda to delete Item 3.C. from the Treasurer's Report and to include a closed session pursuant to State Code Section 2.2-3711(A)3 for discussion or consideration of the acquisition of real property for a public purpose where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body regarding land within the King George Industrial Park.

Approval of Minutes:

On a motion by Ms. Churchill, seconded by Ms. Philbrick, and carried unanimously, each member voting as follows: Mr. Terry Moore Aye; Ms. Churchill Aye; Mr. Hughes Aye; and Ms. Philbrick Aye, the King George County Economic Development Authority approved the minutes of the regular meetings of June 14, 2007 and May 10, 2007, as presented.

Treasurer's Report:

Mr. David introduced Ms. Donita Harper, the County's new Director of Finance, to the EDA members and discussed the items presented for payment by the EDA.

On a motion by Ms. Churchill, seconded by Mr. Hughes, and carried unanimously, each member voting as follows: Mr. Moore Aye; Ms. Churchill Aye; Mr. Hughes Aye; and Ms. Philbrick Aye, the King George County Economic Development Authority approved the expenditures as presented, in the total amount of \$39,571.62.

Note: Mr. Zilic arrived at the conclusion of the Treasurer's Report.

Public Comment:

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

Unfinished Business:

King George Industrial Park Status Report

Mr. David provided an update on the status of lots in the Industrial Park. Closings have taken place and deeds recorded for the buy back of Lots 10, 11, 12, 13, 14, and 15. The process is ongoing to reacquire

Lots 5 and 8. Lots 12, 13, 14, and a portion of Lot 15 are under contract with Mid-Atlantic PreCast. An updated map to reflect these changes will be distributed at the next EDA meeting.

Industrial Park Map Update

An updated map will be distributed at the September 13, 2007 EDA meeting which will reflect the Mid-Atlantic Concrete transaction and the boundary adjustment for the purchase of a portion of Lot 15.

Report on Recent Business Visitation Team Contact

Ms. Philbrick, Mr. Hughes, Mrs. O'Quinn and Mr. Cedell Brooks, Shiloh District Supervisor, recently visited with Mr. & Mrs. Jeff Trivett at their local business, North Carolina Furniture. Mr. Hughes and Ms. Philbrick stated this was their first experience in this business visitation process and were very pleased with the positive response by the business owners and felt the ideas and feedback shared by the Trivetts was very worthwhile. Mrs. O'Quinn discussed some of the future plans for North Carolina Furniture shared by the Trivetts. Mr. Trivett shared his concerns regarding an existing County ordinance which prohibits North Carolina Furniture from conducting their annual tent sale in their parking lot area and this sale has always been very successful for the store. Mrs. O'Quinn and Mr. Brooks stated that they would investigate this issue further and be in contact with Mr. Trivett.

New Business:

Correspondence from Owner of Lot 17, Extra Billy, L.L.C.

Mr. David discussed with the EDA members a letter recently received from Mr. Walter Sheffield, Attorney, representing the owner of Lot 17 in the King George Industrial Park, Extra Billy, L.L.C. The letter expressed the lot owner's frustrations regarding the EDA's repurchasing of other lots in the Industrial Park and informed the EDA that the owner is ready to sell the lot back to the EDA, even though the 18-month construction/improvements deadline will not occur until February 14, 2008.

On a motion by Mr. Hughes, seconded by Ms. Philbrick, and carried unanimously, each member voting as follows: Mr. Moore Aye; Ms. Churchill Aye; Mr. Hughes Aye; Ms. Philbrick Aye; and Mr. Zilic Aye, the King George County Economic Development Authority authorized the County Administrator to do those things necessary to acquire Lot 17 in the manner as outlined in Condition #5 of the Declaration of Protective Covenants and Restrictions governing land in the Industrial Park.

Coordination of Next Business Visitation Team Visit

Mrs. O'Quinn discussed with the EDA members the idea of composing a letter to all new businesses in the County, welcoming them and inquiring as to whether they would be interested in a visit by the EDA as well as the possibility of scheduling a ribbon cutting ceremony recognizing these new businesses. Mrs. O'Quinn will compose such a letter for the EDA's review as well as provide them a listing of all the new businesses in the County since January 2007.

Mrs. O'Quinn reported that she has been in contact with the owners of a new King George business "Every Dollar Counts" and is attempting to schedule a Visitation Team visit and will invite Mr. Jim Howard, King George County Supervisor for that District, to attend along with the EDA members.

Virginia Economic Development Partnership Meeting

Mrs. O'Quinn discussed the upcoming Virginia Economic Development Partnership orientation meeting in Richmond to be held on August 22, 2007. Those planning to attend will contact Mrs. O'Quinn by no later than Wednesday, August 15th. Several EDA members expressed an interest in attending this orientation session.

Report on Governor Kaine's Early Childhood Summit

Mrs. O'Quinn provided information to the EDA distributed at Governor Kaine's Early Childhood Summit in Richmond recently. Dr. Candace Brown, Superintendent of King George County Schools, also attend the meeting with Mrs. O'Quinn. Governor Kaine's message stressed the importance of investing in children and their education and the positive economic impact such an investment has on communities.

Information Items:

Mr. Moore reminded the EDA members to submit their biographical information and pictures to Mrs. O'Quinn as soon as possible. He also asked Mrs. Feltner to verify at the next meeting that all necessary documentation, i.e., all payroll forms and Conflict of Interest Statements, have been submitted by all EDA members.

Mr. David informed the EDA that the contract with Mid-Atlantic which was approved at the Special Called Meeting of the EDA on August 2, 2007, has been executed and that he has been in contact with Draper Aden Associates to complete a boundary line adjustment regarding Lot 15. A soil sample survey will be done prior to closing on the sale of this property.

Closed Session:

On a motion by Ms. Churchill, seconded by Ms. Philbrick, and carried unanimously, each member voting as follows: Mr. Moore Aye; Ms. Churchill Aye; Mr. Hughes 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 acquisition of real property for a public purpose where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body regarding land within the King George Industrial Park and invited the County Administrator and Deputy County Administrator.

On a motion by Ms. Churchill, seconded by Ms. Philbrick, and carried unanimously, each member voting as follows: Mr. Moore Aye; Ms. Churchill Aye; Mr. Hughes 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.

There being no further business to come before the EDA, the Chairman adjourned the meeting.