

KING GEORGE COUNTY ECONOMIC DEVELOPMENT AUTHORITY
August 12, 2010

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 Board Room of the Revercomb Building, 10459 Courthouse Drive, King George, Virginia, with a quorum being present. Mr. Glen Moore, Mr. Terry Moore, Mr. Ballenger, Ms. Churchill, and Mr. Hughes were in attendance. The Economic Development Director was also in attendance. Ms. Philbrick and Mr. Zilic were absent.

Approval of Minutes:

On a motion by Mr. Terry Moore, seconded by Mr. Hughes, and carried unanimously, each member voting as follows: Mr. Glen Moore Aye; Mr. Terry Moore Aye; Mr. Ballenger Aye; Ms. Churchill Aye and Mr. Hughes, Aye, the King George County Economic Development Authority approved the minutes of the regular meetings of June 8 and July 21, 2010, as presented.

Treasurer's Report:

Ms. Thompson noted that a principal and interest payment was made on July 15, 2010 to Suntrust Bank in the amount of \$238,487.17 leaving a cash balance of \$238,687.55. This does not include the amount in the CD on deposit at Union/First Market which totals \$705,526.97. An additional expenditure is forthcoming with the buyback of Lot 7. Ms. Thompson discussed the option of withdrawing all or part of the CD balance. A partial withdrawal can be done but would incur a penalty of six months' interest based on the withdrawn amount. The CD has a maturity date of December 9, 2011.

Public Comment, Presentations or Requests from the Public:

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

Report from Economic Development Director:

- Harris Teeter terminated its contract of purchase and performance agreement contract with the County on August 2nd due to the current economic situation and not opening as many stores as initially planned. The Taylors are willing to work with the County to continue to market the property (300+ acres) for industrial use.
- Business Appreciation Week reception for 2011 will be held during the third week of May, specifically Wednesday, May 18th. Contacted by Ms. Dee Strauss and DECA members with a suggestion to hold next year's event at King George High School since the event seems to be growing in number each year and space is somewhat limited at the Citizens Center. Considerable discussion among EDA Directors about pros and cons of Citizens Center vs. High School. No decision made but discussions favored remaining at the Citizens Center location.
- Mr. Tim Beeler with Columbia Gas attended the Board of Supervisors meeting on August 3rd and discussed the possibility of brining natural gas into the County. The Board members were receptive to the proposal and directed the County Administrator, along with the County Attorney, to work on the development of an engineering services agreement with Columbia Gas. Mr. Beeler has since been promoted and contact for future negotiations will be Mr. Bob Williams. Ms. Thompson has also been in contact with the USDA's Rural Development office regarding funding options available for this type of economic development.
- Two prospects have visited the industrial park within the last month, both interested in the American Glass Building. Both prospects were from Maryland. One prospect has since found a building closer to the interstate and work continues with the other prospect.

- United Way Day of Caring for King George County will take place on October 21st. Discussed possibility of joint sponsorship for the County (EDA and Board of Supervisors) at the GOLD SPONSORSHIP level with a \$500 total shared donation. Chairman suggested this first be presented to the Board of Supervisors for discussion. Ms. Thompson will present this request to the Board of Supervisors for consideration and inform the EDA via e-mail of the Board's decision.

Unfinished Business:

- **American Glass Building**—In response to an earlier inquiry by Mr. Terry Moore regarding granting of an occupancy permit for the American Glass facility, Ms. Thompson explained that AGI, Inc. was apparently given a temporary certificate of occupancy for six months, which could then be extended. AGI was granted the temporary permit because the pump station had not been certified but the facility was approved for "pump and haul" until the certification was granted. Mr. Green, Director of Community Development, stated that the County could not decline a request for certificate of occupancy just because site work had not been completed as long as a site plan was in place, an entrance has been completed and a parking lot paved and striped. All of those stipulations had been met; hence, issuance of the temporary occupancy permit. A stormwater management plan was in place but the owners had not moved forward in implementing that plan. The new owners of the building have implemented that plan and also made improvements to the building to include installation of a heating system to bring the building up to Code. A final occupancy permit was issued to the new owners.
- **Status of Lot 7** – Buyback of Lot 7 from Edgerton, L.L.C., completed for a purchase price of \$176,871.20, which includes legal fees related to closing. EDA now owns Lots 7 and 8, totaling approximately 14 acres with rail access.

New Business:

- **Lot 3** – Lot contains 4+ acres and original owner is Bourne Properties. Two small metal buildings have been constructed on half of the property, the other half remains vacant. Mr. Philip Baxter with Silver Commercial Brokerage has been contracted to sell the property. One of the businesses located on the property has asked about the possibility of buying the property on which his business is located but is not interested in buying the remainder of the property. Mr. Baxter has asked, on behalf of the owner, about the possibility of subdivision of the property. In reviewing the Protective Covenants and Restrictions Ms. Thompson noted that a subdivision is possible if the EDA is notified in writing. Mr. Baxter has been in contact with Ms. Thompson and has a prospect interested in the two acres of undeveloped land and will be forwarding a letter to the EDA requesting the subdivision of property. Because structures have been completed on the lot, the EDA does not have right of first refusal on the sale of the property.
- **Rail Maintenance** – Some concern expressed by Gerdau Ameristeel and CSX about the weeds covering the track. Crop Production Services has since sprayed the track at a cost of approximately \$250.00. Mr. Glen Moore suggested that spraying of the track be done earlier in the spring.
- **Mowing of Industrial Park** – Also discussion of bushhogging of the Industrial Park. Ms. Thompson suggested bushhogging be done after the closing is complete on Lot 7. Suggestion made to have mowing done more than once a year.

Ms. Thompson noted that no financial report was included in the agenda package as the Finance Department is in the process of closing the fiscal year. A complete report will be presented once the audit is completed.

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