

**Economic Development Authority of Fluvanna County
September 8, 2025**

Attendance:

Joshua Bower (p)

Valerie Palamountain (p)

Rudy Garcia (p)

Jeffrey Potter (p)

Charlotte Gregory (p)

Raghvendra Singh (p)

County Staff:

Jennifer Schmack (p)

Elyse Wood (p)

Guests: None

P - Present A - Absent

I. Meeting was called to order at 5:00 pm by Vice Chair Potter.

II. Approval of Consent Agenda

Garcia could not attend in person due to attending a conference at Bilano Beach, FL 32084. He requested to participate online. Motion to approve was made by Bower, seconded by Singh, and was approved 5-0 by Bower, Gregory, Palamountain, Potter and Singh.

Motion to approve the Consent Agenda was made by Bower. Seconded by Garcia. Unanimously approved 6-0 by Bower, Garcia, Gregory, Palamountain, Potter, Singh.

III. Reports

A. Schmack gave the County report for March:

1. Visits to existing business - 25
2. Partner Agencies, Networking Events, Conferences Attended - 22
3. Other - 29
4. Prospects/Real Estate inquiries - 1
5. Commercial Kitchen inquiries - 0
6. Commercial Kitchen Rentals - 0
7. Small Business Referrals - 1
8. Ribbon Cuttings - 3

Ribbon Cuttings:

Hensley Antiques

Oh My Daisies

Fluvanna Rotary Bike Repair Station

Events:

Art in the Park 9/13/25 in Pleasant Grove.

Groovin' at the Grove on 9/13/25.

The first event at Drive In at Fork Union is the ribbon cutting and the Annual Car and Craft Show on 9/13/25.

Grand opening of the ADA playground in Pleasant Grove is 9/20/25.

Elizabeth Ladner is the new SBDC Business Advisor.

Tenaska submitted its SUP for the new facility, which will be before the Planning Commission in October.

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There is an FAQ on the Tenaska Expedition Generating Station website of all questions that were asked at the informational meeting. Website is [www.Expedition Generating Station.com](http://www.ExpeditionGeneratingStation.com).

Property in Zion Crossroads submitted rezoning request from A-1 to I-1 to build a business park.

B. Chair's Report:

Chair Garcia reported that Brittany Grey submitted her resignation. The Board of Supervisors is expected to make a selection at the 10/1/25 meeting.

Signature cards on all accounts have been signed. Electronic banking at Atlantic Union is expected to be active.

Economic Development Comprehensive Plan Committee revised the section on Economic Development. Goals were moved to the front of the section. Schmack requested that the boundaries of the Fork Union Planning Area and the Palmyra District be revised. An overlay map of the types of businesses in Fluvanna was requested.

Rural Preservation requested that places where businesses can be placed in the rural districts be identified.

There needs to be intentionality on housing. Prices are forcing County employees to look for housing outside the County.

V. Unfinished Business

- A. Schmack presented the Draft Fiscal Controls Policy, and submitted it to legal for review. EDA members were asked to comment and send to Schmack by 10/15/25.

VI. New Business

- A. None.

VII. Public Comments

- A. None.

VIII. Closed Session

- A. None.

VIII. Adjourn

Motion made by Garcia. Seconded by Singh. Approved 6-0 by Bower, Garcia, Gregory, Palamountain, Potter, Singh. The meeting adjourned at 6:00 pm. The next meeting is November 10, 2025.

Respectfully submitted,

Valerie Palamountain

Valerie Palamountain, Secretary