

AGENDA
Page County Economic Development Authority
Monday, September 25, 2023 – 5:30 pm

Call to Order

Introduction of Members and Guests

Approval of Agenda

Approval of Minutes

Treasurer's Report

Old Business

1. Farming/Agriculture subcommittee
2. Housing Subcommittee
3. EDA Goals

New Business

Page County ED Dept. Updates

Comments by the Public

Comments by the Members

Adjourn

**PAGE COUNTY
ECONOMIC DEVELOPMENT AUTHORITY (EDA) MINUTES
Regular Meeting • 5:30 p.m. Monday, Aug. 28, 2023
Government Center • 103 S. Court St. • Luray, VA**

The Economic Development Authority of the County of Page, Virginia conducted its regular monthly meeting at 5:30 p.m. on Monday, Aug. 28, 2023, in the second-floor Conference Room of the Page County Government Center in Luray.

EDA MEMBERS PRESENT

Missie Deibert, Chairperson (District 2)
Jackie Fox Wood (District 1)
Sara Levinson (District 3)
Bart Price (District 4)
Dennis Fleming (At-Large)
Leslie Currie (Town of Luray)
Jonathan Comer (Town of Shenandoah)

STAFF PRESENT

Nina Fox, Director of Economic Development and Tourism
Rebecca Armstrong, Communications and Marketing Coordinator

OTHERS PRESENT

Nina Wolf, Page County resident

CALL TO ORDER

The meeting was called to order at 5:35 p.m. by Chairwoman Deibert.

INTRODUCTION OF MEMBERS AND GUESTS

Deibert welcomed Page County resident Nina Wolf to the meeting.

APPROVAL OF AGENDA

EDA member Comer **moved** that the Page County EDA adopt the agenda with an amendment that a closed session be added to the agenda under Housing Subcommittee, included on the agenda under Old Business, and that the EDA convene in closed session under the Virginia Freedom of Information Act to discuss real property, pursuant to § 2.2-3711 of the Code of Virginia. The motion was seconded by Bart Price and unanimously carried.

APPROVAL OF MINUTES

EDA members by consensus approved the meeting minutes of June 26, 2023 and July 24, 2023.

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TREASURER'S REPORT

There was no treasurer's report to review. EDA members reviewed four financial items, including a bill from Valley Technology totaling \$370.18; a balance from Reed & Reed, P.C., Attorneys and Counsellors at Law totaling \$647.03; liability insurance coverage through VAcorp totaling \$1,456 for fiscal 2024; and stipends for the second quarter of fiscal 2024 totaling about \$1,100. Curle **moved** to approve payment of the financial items as presented, seconded by Wood. The motion unanimously carried.

OLD BUSINESS

1. **Farming/agriculture subcommittee** — Fox reported that the subcommittee is still working to identify a location in Page County for the meat processing facility project and that the subcommittee is still pursuing a location at the southern end of the county. The subcommittee's chairman and EDA member Fleming noted that securing a location remains a priority, since all subsequent progress is dependent on having a location. Fox added that none of the \$300,000 allocated by the County toward the project has been spent yet. She noted that she, members of the subcommittee and Page County Administrator Amity Moler on July 31 traveled to Richmond to tour the Hatch Local Food Hall (www.hatchlocalfoodhall.com), the locality's first food hall and home to locally-owned food concepts.
2. **Housing subcommittee** — Chairwoman Deibert entertained a motion to enter closed session, as added to the agenda at the start of the meeting.

Closed Session

Motion: Comer **moved** that the EDA convene in closed session to discuss real property, pursuant to § 2.2-3711 of the Code of Virginia. The motion was seconded by Price and carried unanimously.

Exit Closed Session: Dennis Fleming **moved** that the closed session be adjourned and the Page County Economic Development Authority reconvene in open session. Price seconded, and the motion unanimously carried.

Certification of Closed Session

EDA members certified that to the best of their knowledge, only matters lawfully exempted from open meeting requirements under § 2.2-3711 of the Code of Virginia, 1950, as amended, were heard, discussed or considered during the closed session.

DRAFT

Recorded Roll Call	AYE	NAY	ABSTAIN
Missie Deibert	X		
Jackie Fox Wood	X		
Leslie Currle	X		
Sara Levinson	X		
Bart Price	X		
Jonathan Comer	X		
Dennis Fleming	X		

Action Following Closed Session

Currle **moved** that the Page County EDA unlist EDA-owned property located off of Good Rich Road (Tax Map Numbers 72-(11)-1, 72-(11)-2, 72-(11)-3 and 72 (8)-1) and that the EDA/staff pursue a feasibility study with Virginia Housing. The motion was seconded by Wood and unanimously carried.

Housing Subcommittee Report — Fox noted that potential funding through Virginia Housing would provide a feasibility study for the EDA-owned property, as well as due diligence and a development plan for the property geared toward workforce housing. She underscored the difference between workforce housing and affordable housing, highlighting the EDA’s primary mission as related to workforce housing.

- 3. **EDA goals** — Fox distributed draft copies of a list of EDA goals. Chairwoman Deibert noted that the goals are aimed at providing members with answers when asked “what do you do?” by community members. Fox asked that EDA members review the draft goals, making note of any suggested changes or additions.

NEW BUSINESS

Following an Aug. 15 property tour led by owners Jeff and Daphne Dinges, EDA members discussed providing a letter of support for the proposed event venue in Stanley, as requested by Mr. and Mrs. Dinges. Comer asked if the EDA had ever taken a public position on a rezoning request. The answer was unknown. EDA members contemplated the potential of setting a precedent if they were to provide a letter of support. By consensus, the Page County EDA opted to abstain from weighing in on the rezoning request.

PAGE COUNTY ECONOMIC DEVELOPMENT DEPARTMENT UPDATES

Fox handed out copies of the new Page Valley Guide, highlighting anchor attractions and activities and utilizing QR codes and other content to promote Page Valley as a premier overnight destination. She reported that the economic development and tourism department will soon begin working on an inspiration guide aimed at inspiring longer and return visits to Page Valley. Fox reported that the County has received reports of ATV riders on the EDA-owned land and said that she is working with local agencies to address the issue.

COMMENTS BY THE PUBLIC

None

COMMENTS BY THE MEMBERS

None

ADJOURN

The meeting adjourned at 6:48 p.m.

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