

**PAGE COUNTY
ECONOMIC DEVELOPMENT AUTHORITY (EDA) MINUTES
Regular Meeting · 5:30 p.m. Monday, March. 27, 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, March 27, 2023 in the 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)
Meredith Dees (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

Leslie Curre, incoming EDA member (Town of Luray)
Chris Anderson, Alliance for the Shenandoah Valley, Page and Warren Coordinator
Courtney Nelson, Daughter of the Stars Farmers Market
R.W. and Monna Reed, Page County residents

CALL TO ORDER

The meeting was called to order at 5:31 p.m. by Chairperson Deibert.

INTRODUCTION OF MEMBERS AND GUESTS

Deibert welcomed guests.

APPROVAL OF AGENDA

Dees made a motion to approve the agenda as presented with an amendment to add a time for public comments prior to the treasurer's report. The motion was seconded by Comer and passed unanimously.

APPROVAL OF MINUTES

A motion made by Fleming and seconded by Dees to approve the regular meeting minutes of Feb. 27, 2023 and the special meeting minutes of March 20, 2023 passed unanimously.

TREASURER'S REPORT

EDA members reviewed a monthly financial report prepared by EDA treasurer Levinson. Levinson, along with District 4 EDA member Price joined the meeting later, at 5:33 p.m., at which time Chairwoman Deibert asked if EDA members had any questions about the financial report. There were no questions. Levinson reported that there were no bills to approve in March, and that the monthly reports will now include a new "recent expenses" column.

COMMENTS BY THE PUBLIC

Page County resident Monna Reed told EDA members she was concerned about the possible construction of a meat processing facility in the southern end of the county, noting its location in proximity to mountains, daily water needs and tourism, as well as "what it will be like for southern Page County" residents.

OLD BUSINESS

- 1. Farming/agriculture subcommittee: next steps** — Ag subcommittee chairman Fleming reported that the committee that morning had its first meeting about the second phase of creating a meat processing facility. The group was set to meet with Jeff Noland on Friday, said Fleming, about possibly serving as a subject matter expert in Phase II of the project. The EDA discussed scheduling town-hall style meetings in the future for community members to ask questions about the project. Fox presented potential parcels in Page County for the facility. The EDA by consensus asked Fox to move forward with conversations with land owners to determine specifics such as price and acres, to be reported at an upcoming EDA meeting.
- 2. Selling EDA property, April 17 public hearing: property/rezoning update** — EDA members noted a public hearing scheduled for April 17 by the Page County Board of Supervisors to consider the EDA's application to rezone four parcels off of Goodrich Road in Stanley totaling 59.153 acres. If approved, the parcels would be rezoned from Industrial to Agricultural. Chairwoman Deibert noted that the EDA-owned land does not currently generate any money, and that the EDA hopes to eventually sell the property and earmark money from the sale to other projects.
- 3. Housing subcommittee: names to consider** — Chairwoman Deibert noted a need to form a housing subcommittee to consider affordable and workforce housing in Page County. EDA members by consensus appointed incoming EDA member Leslie Currie and Shenandoah's representative Comer to the subcommittee. Deibert asked EDA members to recommend at least two community members for the subcommittee. The committee will be assisted by Fox.

NEW BUSINESS

The EDA unanimously approved a utility services easement between the the Page County Economic Development Authority and the Shenandoah Valley Electric Coop. The easements are required to cross land with three-phase power at the rear of EDA-owned property in the Marksville District of Stanley and will help facilitate the town's Well No. 7. There will be one new three-phase deadend pole on the County's property at the Page County Animal Shelter.

PAGE COUNTY ECONOMIC DEVELOPMENT DEPARTMENT UPDATES

Fox reported ongoing work with the ag subcommittee and upcoming work with the housing subcommittee. She told the EDA that Page will soon bow out of the Northern Shenandoah Valley Coalition. Fox noted that the March 14 Farm2Fork Affair at the Rockingham County Fairgrounds was a successful event attended by regional producers and buyers, as well as community members.

COMMENTS BY THE PUBLIC

Chris Anderson, who serves as the Page and Warren Coordinator for the Alliance for the Shenandoah Valley, touted the Farm2Fork Affair and the valley's entrepreneurs. Courney Nelson of the Daughter of the Stars Farmers Market commended the EDA for its work.

COMMENTS BY THE MEMBERS

Chairperson Deibert noted that the March 27 meeting would serve as Dees' last, as she is set to move out of Page County later this year. EDA members thanked Dees for her service. Deibert welcomed incoming EDA member Leslie Currle, who was unanimously appointed to Dees' unexpired term by the Page County Board of Supervisors during the board's March 20 meeting.

ADJOURN

The meeting adjourned at 6:45 p.m.