

**PAGE COUNTY  
ECONOMIC DEVELOPMENT AUTHORITY (EDA) MINUTES  
Regular Meeting • 5:30 p.m. Monday, April 24, 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, April 24, 2023 in the Board of Supervisors' 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 Curre (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**

None

**CALL TO ORDER**

The meeting was called to order at 5:36 p.m. by Chairperson Deibert.

**INTRODUCTION OF MEMBERS AND GUESTS**

None

**APPROVAL OF AGENDA**

The EDA by consensus adopted the April 24 agenda.

**APPROVAL OF MINUTES**

The EDA by consensus approved the meeting minutes of March 27, 2023.

**TREASURER'S REPORT**

EDA Treasurer Levinson presented April's financial report. EDA member Fleming moved that the EDA approve a payment of \$2,675 to Robinson, Farmer, Cox Associates for an annual audit.

## OLD BUSINESS

- 1. Farming/agriculture subcommittee** — Ag subcommittee chairman Fleming reported that the subcommittee had reviewed several industrial sites for a meat processing facility, believing at this time that parcels located off of Precision Road are best suited for the needs of the facility. The owner was set to respond with a proposal. Fleming noted that Blue Ridge Bank reached out to economic development staff to discuss potential financing options in the future; three engineering/consulting firms had reached out and that the subcommittee planned to meet with two of them in the coming weeks; and that the county's economic development office is in the process of creating infographics to help with the marketing and promotion of the project. Chairwoman Deibert requested that Fox contact bond counsel to discuss potentially coming to a future EDA meeting to discuss financing. Fox noted that she would reach out later this summer, as the second phase of the project progresses.
- 2. EDA property/rezoning update** — EDA Chairwoman Deibert noted that the Page County Board of Supervisors on April 17 conducted a public hearing that considered the EDA's request to rezone parcels totaling about 59 acres off of Goodrich Road in Stanley from Industrial to Agriculture, and that the hearing drew three speakers — the same residents who spoke at the planning commission's public hearing. On behalf of the EDA, attorney David Reed requested that supervisors table the request, giving the EDA time to gather and review additional information. Supervisors voted unanimously to table the rezoning request and asked that an update be presented within 90 days. Fox noted that several developers had reached out expressing interest in the EDA-owned property, and that the EDA's goal was to sell the land in order to fund future economic development initiatives. Deibert noted that the request to rezone the land as Agriculture was on pause, but that any other rezoning request — including to rezone the parcels as Residential — would have to go back to the Page County Planning Commission for consideration. Fox noted that in that instance, the EDA would request that the \$4,000 application fee is waived.
- 3. Housing subcommittee** — Fox reported that the EDA's housing subcommittee was set to meet in the coming month to identify objectives and goals. She reported that she on April 5 attended an open house event at Clayton Homes Harrisonburg, presented by the Virginia Manufactured and Modular Housing Association and Virginia Housing. Noting the subcommittee's EDA members Comer and Curre, Chairwoman Deibert asked EDA members to continue to consider community members who might be interested in serving on the new housing subcommittee.

## **NEW BUSINESS**

1. **EDA goals** — Chairwoman Deibert led a discussion about identifying goals and objectives of the Page County Economic Development Authority. EDA members discussed the differences in roles between the EDA and the county's economic development office. The EDA by consensus agreed to think about goals and objectives to discuss at a future meeting. EDA member Levinson volunteered to meet with Fox to begin the process.

## **PAGE COUNTY ECONOMIC DEVELOPMENT DEPARTMENT UPDATES**

Fox reported childcare and transportation issues in the county. The EDA discussed potential after-school solutions and funding, noting that childcare and after-school programs are not only an educational issue, but an economic development issue. EDA members discussed possibly forming a new subcommittee in the future to address the issues.

## **COMMENTS BY THE PUBLIC**

None

## **COMMENTS BY THE MEMBERS**

None

## **ADJOURN**

The meeting adjourned at 7:06 p.m.