

**King and Queen County
Economic Development Authority
Minutes
April 4, 2025**

A regular meeting of the King and Queen County Economic Development Authority was held April 4, 2025, at 9:30 a.m. in the conference room of the King and Queen County Administration Building, 242 Allen's Circle, King and Queen Court House, VA 23085.

Members Present: George Longest, Melinda Coleman, Joseph McGuire, Jesse Holmes

Staff Present: Vivian Seay, Kelly Evko, Erin Lazar, Tina Ammons, Dr. Curran

Call To Order

Chairman Longest called the meeting to order at 9:30 a.m.

Approval of Minutes

A motion was made by Jesse Holmes and seconded by Melinda Coleman to approve the March 6, 2025 minutes. Motion was approved unanimously.

Citizens Comments

No comments were received.

Treasurer's Report

Treasurer's reports for February 2025 were provided by Ms. Ammons. She noted that the small deposit for .69 is the closing of the investment account that was for the COF grant match. She also noted that all rent payments for Fulcrum are up to date.

Chairman's Report

Chairman Longest asked a question regarding how total property values are used when setting tax rates, specifically values on tax exempt property. Ms. Seay explained that the Commissioner separates these values out when providing information to be used for rate setting purposes. He also asked for clarification on the General Assembly bill related to solar facilities. Ms. Seay advised that the bill that was introduced last year and again this year would have bypassed localities in the approval process of solar facilities. This bill died in committee but will most likely it or others like it will keep coming back.

Committee Reports

There were no committee reports.

Old Business

- a. Timmons Site Study – Ms. Evko advised that staff has provided recommended properties to Timmons and they are now waiting on additional information on these properties to continue.

New Business

- a. Closed meeting Pursuant to Va. Code § 2.2-3711(A)(5) for discussion of a business where no previous announcement has been made of the business' interest in locating in King and Queen County, the subject being the establishment of a new business on an existing business property in the southeastern part of the county, the Shanghai district. – There was no closed session due to business owner not able to attend.
- b. Hubb 33 – Ms. Seay provided copies of the draft *Membership Agreement* for space inside Suite 200 at Hub33. She gave a brief description of each of the different types of memberships and the access and use they would provide. There was general discussion related to the rates and fees to be charged and how to “get the word out”. Specific suggestions include social media, posting on websites (county, PDC and airport) and word of mouth in the business community. Dr. Curran offered to have a link to it posted on the School Division website as well.
A motion was made by Ms. Coleman and seconded by Mr. Holmes to approve the membership agreement for spaces within Suite 200 at Hub33. Motion was approved unanimously.
- c. Economic Development Update – Ms. Evko
 - 1) Economic Development and the EDA for 2025 – 2027. Top priorities being support for existing businesses, attracting new businesses, enhancing infrastructure, workforce development and growth of affordable housing.
 - 2) EDA Checklist – Staff is working on a checklist to go along with the priorities to help guide the EDA in meeting the goals set forth.
 - 3) FY2026 Budget Request for Economic Development Department – Ms. Evko advised that the request for the Director position to be made fulltime was submitted and is still in the recommendation at this time. It appears that the Board supports this transition, but the budget will not be adopted until May.
 - 4) EDA Calendar 2025 – Ms. Evko advised that someone from VEDP will be speaking at the April meeting and that she has other speakers and trainings scheduled for future meetings.
- d. Local Government Updates:
 - 1) Board of Supervisors- Ms. Seay advised that the Board is still working on the FY26 budget.
 - 2) Planning Commission – Ms. Seay advised that the Planning Commission sent two text amendments to the Board of Supervisors for review. One relates to a specific use, welding shops, within industrial zoning. The other amendment is to change the table of uses to allow solar and data facilities in agricultural zoning by conditional use permit rather than industrial zoning. There was general discussion and questions related to the changes and the financial impact of these facilities on the county.
 - 3) Community Programming and Tourism – Ms. Lazar advised that the grand opening of Hub33 will be on April 10th. The event will be by invitation only with project partners, government officials and business and community

members being invited. The library has been very busy. She makes sure that all activities that she is made aware of are posted on social media. She is assisting the marketing company with information on the school project. The LOVE signs have been ordered and should arrive soon.

- 4) King and Queen County Schools – Dr. Curran advised that the school division is also working through the budget process as well as gearing up for year end testing. There will be SOL standard and curriculum changes coming next year. He also noted that he feels that the consolidated school campus would be a win/win for the students and county.

Adjournment

The meeting was adjourned at 11:00 a.m. to the May 1, 2025 regular meeting at Hub33, 4521 Lewis B. Puller Hwy., Mattaponi, VA 23110.

Jesse Holmes, Secretary