

PAGE COUNTY
ECONOMIC DEVELOPMENT AUTHORITY (EDA) MINUTES
Special Joint Meeting with the Page County Board of Supervisors
5:30 p.m. Monday, March 20, 2023
Government Center • 103 S. Court St. • Luray, VA

The Economic Development Authority of the County of Page, Virginia conducted a special joint meeting with the Page County Board of Supervisors at 5:30 p.m. on Monday, March 20, 2023 in the Supervisors' Room of the Page County Government Center in Luray.

EDA MEMBERS PRESENT

Missie Deibert, Chairperson (District 2)
Jackie Fox Wood (District 1)
Bart Price (District 4)
Dennis Fleming (At-Large)
Meredith Dees (Town of Luray)
Jonathan Comer (Town of Shenandoah)

SUPERVISORS PRESENT

Keith Weakley, Chairman
Keith Guzy (District 1)
Allen Louderback (District 2)
Mark Stroupe (District 3)
Larry Foltz (District 4)
Jeff Vaughan (District 5)

AG SUBCOMMITTEE MEMBERS PRESENT

Dennis Fleming, Chairman (EDA member)
Bart Price (EDA member)
Jared Burner (community member)
Reyn Archer (community member)

STAFF PRESENT

Amity Moler, Page County Administrator
Regina Harner, Assistant Page County Administrator
Nina Fox, Director of Economic Development and Tourism
Josh Hahn, Page County GIS Coordinator
Tracy Clatterbuck, Page County Zoning Administrator
Kimberly Donohoe, Executive Assistant to Administration and HR
Rebecca Armstrong, Communications and Marketing Coordinator

CALL TO ORDER

Chairperson Missie Deibert called the meeting to order on behalf of the Page County Economic Development Authority.

INTRODUCTION OF MEMBERS AND GUESTS

Chairperson Deibert welcomed guests and gave special thanks to the Page County Agriculture Subcommittee, which includes EDA members Dennis Fleming and Bart Price as well as community members Jared Burner and Reyn Archer, with support from Page County Director of Economic Development and Tourism Nina Fox and Page County GIS Coordinator Josh Hahn.

APPROVAL OF AGENDA

The EDA by consensus approved the March 20 meeting agenda as presented.

OVERVIEW OF PROJECT

Page County Director of Economic Development and Tourism Nina Fox gave an overview of the project, which was set in motion after Page was one of three counties to receive the Governor's Agriculture and Forest Industries Development (AFID) Fund Planning Grant Program in February 2021. Page was selected to receive the \$12,000 grant to support Page County's Fresh Food Project, aimed at connecting local farmers with consumers and tourists to bolster the region's food system. During community discussions as a result of that grant, the EDA formed an agriculture subcommittee, which identified a need for a meat processing feasibility study. The study was funded by the EDA and presented during a special meeting on Feb. 7, 2023.

CONDENSED PRESENTATION

Jeff Noland of Equatorial Equity Capital Partners, LLC led a condensed meat processing facility feasibility presentation, highlighting the project's concept and background, capacity and efficiency, livestock supply, Page County facility attributes, competitive facilities, staffing, project budget, financial forecasts and Phase II's design and development.

QUESTIONS AND ANSWERS

EDA and ag subcommittee members fielded questions from Supervisors. Chairperson Deibert touted the \$300,000 allocation request as Page County's investment in the community. Fox told Supervisors that the allocation would ensure speed to market, since securing grant funding for the project's second phase would likely take at least a year. The \$300,000 budget for the next phase, according to Nolan, will lead the project to the point of building and launching the facility. District 4 Supervisor Larry Foltz said he regarded County funding as an investment in Page's agriculture community. District 2 Supervisor Allen Louderback noted an opportunity to market Page Valley beef. Supervisor Foltz made a **motion** seconded by District 5 Supervisor Jeff Vaughan to allocate \$300,000 to the second phase of the meat processing facility project. The motion passed unanimously.

Page County Administrator Amity Moler noted that an official allocation will be made at a future Board of Supervisors' meeting as a budget amendment. The EDA and ag subcommittee members agreed to keep Supervisors informed about Phase II happenings via monthly recaps by email.

ADJOURN

The EDA adjourned the meeting at about 6:50 p.m.

The final draft of the Feasibility Study for the Page Valley Foods Project is available on the county's website at: <http://www.pagecounty.virginia.gov/DocumentCenter/View/3195/Feasibility-Study---Page-Valley-Foods-Project>.