

**PAGE COUNTY  
ECONOMIC DEVELOPMENT AUTHORITY (EDA) MINUTES  
Regular Meeting • 5:30 p.m. Monday, Feb. 2, 2026  
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, Feb. 2, 2026, in the Board of Supervisors' Room of the Page County Government Center in Luray.

**EDA MEMBERS PRESENT**

Missie Deibert, Chairwoman (District 2)  
Bart Price (District 4)  
Dennis Fleming (At-Large)  
Leslie Curre (Town of Luray)  
Jonathan Comer (Town of Shenandoah)

**EDA MEMBERS ABSENT**

Sara Levinson (District 3)

**COUNTY STAFF PRESENT**

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

**OTHERS PRESENT**

Jeff Noland, meat processing facility investor  
Chris Anderson, Alliance for the Shenandoah Valley

**CALL TO ORDER**

The meeting was called to order at 5:32 p.m. by Chairwoman Deibert.

**INTRODUCTION OF MEMBERS AND GUESTS**

Deibert welcomed EDA members and guests.

**APPROVAL OF AGENDA**

EDA members by consensus adopted the Feb. 2, 2026 agenda as presented.

**APPROVAL OF MINUTES**

Chairwoman Deibert noted that the EDA had last met in October 2025 and did not meet in November because of a lack of agenda items, and that the EDA only meets in December if needed. She added that the EDA's meeting scheduled for Jan. 26, 2026 was rescheduled for Feb. 2 because of inclement weather. Curre **moved** to approve the meeting minutes of Oct. 27, 2025 as presented. The motion was seconded by Price and unanimously carried.

## TREASURER'S REPORT

EDA members reviewed January's financial report (*attached*), prepared by EDA Treasurer Levinson.

### Approval of Invoices

EDA members reviewed two invoices. Comer **moved** that the EDA approve an invoice from BotkinRose PLC totaling \$825 for legal services and an invoice from Robinson, Farmer, Cox Associates PLLC totaling \$2,800 for professional accounting services. The motion was seconded by Fleming and unanimously carried.

## ORGANIZATIONAL MEETING

### Election of Officers

Currle **moved** to nominate those who served as the EDA's 2025 officers to continue serving in those roles through 2026 — Missie Deibert (District 2) as chairwoman, Jon Comer (Town of Shenandoah) as vice chairman, Sara Levinson (District 3) as treasurer and Rebecca Armstrong (Communications and Marketing Coordinator, Page County Economic Development and Tourism) as secretary. The motion was seconded by Fleming and unanimously carried.

### Adoption of Meeting Schedule

Fleming **moved** to approve the EDA's 2026 meeting schedule, which is posted on the county's website at [pagecounty.virginia.gov](http://pagecounty.virginia.gov). The motion was seconded by Comer and unanimously carried.

## OLD BUSINESS

1. **Farming/Agriculture Subcommittee** — Fox reported that EDA and ag subcommittee members Fleming, who served as the subcommittee's chairman, and Price recently invested in plans to establish a meat processing facility in Page County and had stepped down from the subcommittee as a result. She added that they would abstain from all future votes involving the project and reported that the subcommittee would need up to two new members. Currle **moved** that Comer serve as chairman of the farming/agriculture subcommittee, seconded by Deibert. The motion passed 3-to-0 with Fleming and Price abstaining.

EDA members reviewed an invoice from Flora Pettit PC totaling \$5,167.56 for attorney services, submitted for consideration for payment from the remaining balance of a total allocation of \$30,000 by the EDA to the meat processing facility project. Comer **moved** to approve the invoice, as long as remaining funds are verified, seconded by Currle, and the motion passed 3-to-0 with Fleming and Price abstaining.

Jeff Noland, who is leading the meat processing facility project, reported that the investor group exceeded its minimum fundraising goal of \$1 million by about 10%.

He reported that about half of the investors are from Page County and about 80% of all investors are also producers from counties including Page, Shenandoah, Augusta, Rockingham, Loudon, Fauquier and Albemarle. Noland reported that the Town of Shenandoah in December rezoned 420 South Third Street in Shenandoah for the project and that the investor group closed on the property on schedule. Noland noted plans to apply for state incentives and grants, collaborate with other businesses in the region and potentially utilize both Page County and Rockingham County by processing, freezing and branding products in Page at the Shenandoah facility and slaughtering and harvesting on land in Rockingham County.

- 2. Housing Subcommittee** — Fox reported that stakeholder engagement sessions for the housing study were scheduled for Feb. 26 and would include employers and workforce representatives, economic development and tourism stakeholders, local leadership and policy makers and residents and homebuyers. She added that the study is on track to be completed in April. Fox reported that Page County Planning Director Josh Hahn was set to join the EDA's housing subcommittee, noting his involvement with the Page County Planning Commission. She reported that she, Hahn and Page County Administrator Amity Moler recently attended a Northern Shenandoah Valley Regional Commission (NSVRC) meeting that included a discussion about a regional grant that, if approved, would provide homeowners who meet certain economic thresholds with assistance pumping failing or failed septic systems. Fox reported that NSVRC is working to add Page to the grant and that if it is approved, as many as 600 qualifying homeowners in Page County could receive assistance through the grant.

## **NEW BUSINESS**

### **2026-27 Budget Request**

Fox reported that county departments are working on their fiscal 2027 budget requests and that she included in her request for Page County Economic Development and Tourism funding for an economic development strategic plan and study. EDA members discussed its current budget of \$11,500, which is earmarked for legal and accounting services and member stipends. EDA members by consensus agreed that Fox should request level funding for the EDA for the upcoming fiscal year.

### **Community Center Discussion**

Page County Recreation Coordinator Andrew Good led a discussion about plans to issue a request for quotes for the design build for a proposed recreation and wellness center in Page County. He reported that supervisors had discussed potential locations to base an RFQ on for the design build, including 6.8 acres owned by the county located behind the Page County Technical Center, noting that concerns were recently raised about hindering future growth and expansion for the tech center if that land were utilized for a recreation center. Good reported the possibility of purchasing the former Goodrich Community Center in Stanley and utilizing adjacent land off of Goodrich Road owned by the Page County EDA. EDA members discussed the benefits of

possibly utilizing that land for the project, as well as the benefits of having a recreation center in the community. EDA members by consensus agreed that the authority is willing to partner on the project with the county, noting that additional information needed (such as the total number of acres) from the county in order to finalize a partnership.

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

Fox reported that a Business After Hours event was scheduled at the Page County Technical Center from 5 to 7 p.m. on Thursday, Feb. 19.

### **COMMENTS BY THE PUBLIC**

None

### **COMMENTS BY THE MEMBERS**

None

### **ADJOURN**

The meeting adjourned at 6:51 p.m.

**EDA MONTHLY FINANCIAL REPORT**

2.2.2026

<b>EDA ANNUAL OPERATING BUDGET 2025-2026</b>				
<b>Expense</b>	<b>Budget</b>	<b>Recent Expenses</b>		<b>NOTES</b>
		<b>10.25.25 to 2.2.2026</b>	<b>Cummulative Exp Since 7.1.25</b>	
Advertising/Printing/Marketing	1,000.00	1,984.00	1,984.00	Letter Perfect & Page Valley News (\$380)
Insurance -VACO	1,475.00		1,446.00	
Membership	200.00			
Meeting/Travel/Lodging	300.00			
Postage	0.00			
Accounting	2,500.00			
Legal	0.00		2,912.50	Botkin Rose
Professional	0.00			
Website (CIVIC Plus)	425.00			
Stipends	5,000.00	1,000.00	2,100.00	
Supplies	0.00			
Rezoning Fee to PC	0.00			
Reed & Reed rezoning legal fees	0.00			
Banners for farmer's market	0.00			
Feasibility study	0.00			
Email	600.00			
<b>TOTAL</b>	<b>11,500.00</b>	<b>2,984.00</b>	<b>8,442.50</b>	

<b>Blue Ridge Bank</b>		
Checking: #4061		
Current Balance		63,715.23 (deposit of \$23,000 Dec 2)
Interest rate		0.100000%
Checking: #4317		
Current Balance		25,068.01
Interest rate		0.100000%

<b>PIONEER BANK: CDS</b>			
CD #1: Account 633339			
Issued	12.26.2017		Secures loan 971143 for Aircraft Maintenance Solutions
Original Balance	85,155.93		
Current Balance	91,062.28		
Maturity Date	9.26.2026		
Interest Rate	1.51%		
	<b>Aircraft Maintenance</b>	<b>Outstanding Due</b>	
Original Loan Balance	40,000.20	39,692.47	
Date Issued	6.06.25		
Interest rate	1.51%		
Maturity Date	6.06.2030		
Monthly payments	\$359.73		
	5 year balloon payment		
CD #2: Account 633339			
Issued	10.26.22		
Original Balance	100,000.00		
Current Balance	109,512.17		
Maturity Date	8.26.2027		
Interest Rate:	0.520000%		

<b>PROPERTY OWNED BY EDA</b>	
	<b>Tax Assessment Value</b>
Stony Brook Lane 17.933 acres	179,300.00
Goodrich Road 72-8-1 38.67 acres	441,800.00
Goodrich Road 72-22-1 14 acres	280,000.00
Goodrich Road 72-11-3 3.404 acres	119,100.00
Goodrich Road 3.079 acres	107,800.00
	<b>\$1,128,000.00</b>