



**ECONOMIC DEVELOPMENT AUTHORITY  
COUNTY OF POWHATAN**

**January 14<sup>th</sup>, 2019 at 6:00 P.M.**

**Village Building  
Fire and Rescue Conference Room  
3910 Old Buckingham Road  
Powhatan, Virginia 23139**

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**MEETING AGENDA**

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**A. Call to Order**

**B. Election of Officers**

- a. Chair
- b. Vice-Chair
- c. Treasurer
- d. Secretary

**C. Adopt 2019 Meeting Schedule**

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**D. Minutes**

- a. November 19<sup>th</sup>, 2018

Pages 2-3

**E. Treasurer's Report**

- a. Monthly Report – (handout)

**F. Old Business**

- a. R-C Zoning update
- b. Beaumont update
- c. FBUC update

**G. New Business**

- a. Economic Development Monthly Report November & December
- b. Economic Development Annual Report 2018 (presentation)

Pages 4-8

**H. Adjournment**

**Powhatan County**  
**Economic Development Authority**  
**EDA 2019 Schedule**

Meetings are held the 2<sup>nd</sup> Monday of each month at 6 PM unless otherwise noted.

February	11 <sup>th</sup>
March	11 <sup>th</sup>
April	8 <sup>th</sup>
May	13 <sup>th</sup>
June	10 <sup>th</sup>
July	8 <sup>th</sup>
August	12 <sup>th</sup>
September	9 <sup>th</sup>
October - *	7 <sup>th</sup>
November - *	18 <sup>th</sup>
December	9 <sup>th</sup>
January, 2020	13 <sup>th</sup>

\*Meeting is off of regular 2<sup>nd</sup> Monday schedule.

November 19, 2018

**MEETING OF THE POWHATAN COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
HELD IN THE POWHATAN VILLAGE BUILDING FIRE AND RESCUE CONFERENCE  
ROOM, 3910 OLD BUCKINGHAM ROAD IN POWHATAN COUNTY, VIRGINIA,  
NOVEMBER 19, 2018 AT 6:00 PM**

**EDA Members Present:** Sen. John Watkins, Chairman  
Dan Jones, Vice-Chairman  
Tim Benusa, Treasurer  
Bob Gibson  
Matt Schiefer  
Andrea Weber  
Russ Holland, Jr

**Staff Members Present:** Bret Schardein, Director of Community Development  
Roxanne Salerno, Economic Development Program  
Manager  
Kyle Laux, Davenport & Company  
T.W. Bruno, McGuireWoods LLP  
David Gustin, McGuireWoods LLP

**A. Call to Order**

Sen. Watkins called the meeting to order at 6:15 p.m. and noted that all members were present, with the exception of Mr. Holland who arrived a few minutes later. Quorum was established.

**B. Meeting Minutes – October 15, 2018**

Mr. Jones motioned to approve the meeting minutes as presented. Mr. Scheifer seconded the motion. Mrs. Weber, Mr. Jones, Mr. Schiefer, Mr. Gibson, Mr. Benusa and Chairman Watkins voted AYE. **MOTION passed (6/0).**

**C. Treasurer’s Report**

- a. Mr. Benusa presented the Board with the Treasurer’s report as to the current balance which is \$66,940.67 from the last bank statement.

**D. Old Business**

- a. Chairman Watkins asked staff to read and further discuss with county administrator the report prepared on Beaumont and its future uses for further legislative action.

**E. New Business**

November 19, 2018

- a. Economic Development Monthly report for October 2018 - Mr. Schardein presented the October report. The report covered the areas of Business Retention & Expansion, Tourism, Business Attraction, News and upcoming local events in the County. Mr. Schardein highlighted various businesses with opening, press release and relocations within the county.
- b. County Lodging Tax as a Source of EDA Revenue- Mr. Schardein gave update to board on the first quarter funds collected from lodging tax. Mr. Schardein mentioned that while the taxes collected so far exceeded the expected amount of revenue, the stated code allows for anything over two percent be used for tourism which would reduce the amount actually usable for tourism. Assuming the rest of the year keeps with the current revenue, the returnable amount would go towards the payment of Richmond Region Tourism.
- c. Issuance of lease revenue bonds- Mr. Laux from Davenport and Company gave the board an overview of the bond package. Mr. Laux discussed the capital projects involved as well as the projects that serve as the anchoring of the overall financing. The bond details were discussed and questions were answered from the board. Mr. Bruno from McGuire Woods gave the board a legal overview of the bond and explained the purpose of using the EDA Board for the lease without liability to the EDA Board or members. Mr. Jones motioned to approve Chairman Watkins to sign on behalf of the EDA board for the bond issuance. Mr. Gibson seconded the motion. Mrs. Weber, Mr. Jones, Mr. Schiefer, Mr. Gibson, Mr. Holland, Mr. Benusa and Chairman Watkins voted AYE. **MOTION passed (7/0).**

**F. Adjournment**

There being no further business, Sen. Watkins moved to adjourn the meeting. Mr. Jones motioned and Mr. Gibson seconded the motion. Mr. Gibson, Mr. Benusa, Mr. Schiefer, Mr. Jones, Mrs. Weber, Mr. Holland and Chairman Watkins voted AYE. **MOTION Passed (7/0).**

The meeting was adjourned at 7:01 p.m.

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Sen. John Watkins, Chairman                      Date  
Economic Development Authority

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Bret Schardein, Secretary                      Date  
Economic Development Authority



## MONTHLY REPORT – NOVEMBER 2018



### BUSINESS RETENTION & EXPANSION

- Business licenses were approved for 6 home-based businesses.
- The Powhatan Chamber of Commerce has moved to 3680 Old Buckingham Rd in the Historic Courthouse Village.
- The Powhatan Chamber Pop-Up Shop is selling various local home based business products for a limited time.
- Staff visited the Powhatan High School Career and Technical Education classrooms to familiarize themselves with the emerging workforce, skill sets and the training programs offered by the school.
- A CUP for a carwash next to Land & Coates received approval by the Board of Supervisors.
- The Board approved amendments to Winterfield Place II's rezoning, which is proposed to include 75,000 s.f. of high quality retail/commercial/office space.



### Staff and Business Ambassadors completed business visits with Powhatan companies including:

Super Structures, Luck Stone, Colony Construction, Powhatan State Park, Peter Matkowsky Family Dentistry, Arborscapes, Powhatan Fairgrounds, International Design Inc. as well as the property managers for South Creek, Flatrock and Powhatan Plaza shopping centers.

### Updates from the October 2018 Monthly report:

#### Construction continues on the following projects:

University of Richmond golf training facility at Independence Golf  
Rocky Oak Auto  
CC Landscaping in Oakbridge  
Morris Industries/Steel new office  
Blue & Gray Self-Storage expansion  
Burger King

#### Site Plans Approved:

Colony Construction maintenance shop

#### Review continues on the following site plans:

Commercial building in Oakbridge consisting of 20,000 sf of leasable spaces

Review continues on the following rezonings or CUPs:

Stone Ridge commercial rezoning

Cypress Creek Renewables CUP for a solar farm

Dorset/Rt. 60 commercial rezoning



**Fast Feet Sports Academy** Opens in South Creek.

[https://richmondbizsense.com/2018/11/29/former-lawman-launches-youth-sports-academy-powhatan/?utm\\_source=ConstantContactMaster&utm\\_campaign=b678b9e820-EMAIL\\_CAMPAIGN\\_2018\\_11\\_29\\_01\\_55&utm\\_medium=email&utm\\_term=0\\_0f8fe38cbb678b9e820-148126337](https://richmondbizsense.com/2018/11/29/former-lawman-launches-youth-sports-academy-powhatan/?utm_source=ConstantContactMaster&utm_campaign=b678b9e820-EMAIL_CAMPAIGN_2018_11_29_01_55&utm_medium=email&utm_term=0_0f8fe38cbb678b9e820-148126337)

**University of Richmond** readies new golf facility at Independence Golf Club.

[https://richmondbizsense.com/2018/11/08/ur-readies-new-golf-facility-independence/?utm\\_source=ConstantContactMaster&utm\\_campaign=b76924ecb1-EMAIL\\_CAMPAIGN\\_2018\\_11\\_08\\_01\\_00&utm\\_medium=email&utm\\_term=0\\_0f8fe38cbb76924ecb1-148126337](https://richmondbizsense.com/2018/11/08/ur-readies-new-golf-facility-independence/?utm_source=ConstantContactMaster&utm_campaign=b76924ecb1-EMAIL_CAMPAIGN_2018_11_08_01_00&utm_medium=email&utm_term=0_0f8fe38cbb76924ecb1-148126337)

**Classis Granite & Marble** relocating headquarters in Powhatan County.

[http://www.virginiabusiness.com/news/article/333221?utm\\_source=email&utm\\_medium=email&utm\\_campaign=daily](http://www.virginiabusiness.com/news/article/333221?utm_source=email&utm_medium=email&utm_campaign=daily)

**Casselmonte Farm** supplies ginger for Hardywood's Gingerbread Stout.

[https://www.richmond.com/business/local/getting-ready-for-hardywood-s-gingerbread-stout-casselmonte-farm-in/article\\_e9b4fdfb-4dc4-529a-a5e2-2f37d30c48bd.html](https://www.richmond.com/business/local/getting-ready-for-hardywood-s-gingerbread-stout-casselmonte-farm-in/article_e9b4fdfb-4dc4-529a-a5e2-2f37d30c48bd.html)

**Fine Creek Brewing** awarded Made in Virginia Award from Virginia Living Magazine for Faire des Reserves Bottle Series.

<https://www.facebook.com/finecreekbrewing/photos/a.1015286951822749/2545470078804421/?type=3&theater>

**Chadwick's Orchids:** Rare orchid grower still trying to get a flower to Melania Trump.

<https://m.styleweekly.com/richmond/a-rare-orchid-grower-in-the-fan-is-still-trying-to-get-a-flower-to-melania-trump/Content?oid=11777783>

**Shalom Farms** Grow Food. Grow Community. Fund Raiser. November 14-15<sup>th</sup> raises over \$70,000.

<https://www.facebook.com/shalomfarms/photos/a.103822367674/10156131314627675/?type=3&theater>



## UPCOMING EVENTS

- **Powhatan Christmas Parade, Saturday December 8, 2018**, 2-5PM in the Courthouse Village <https://www.evensi.us/powhatan-christmas-parade-buckingham-road-sunny-side-cumberland-county-virginia-23139-united-states-america/280621224?fbclid=IwAR05qQSxKMEEopTaFJKseNjxuHut0f0eOITbqsvjugWtZMEt0wI4-YdA6Q>
- **Hobby Hill Farm Fresh** has openings for their Sugar Cookie Decorating Classes on **December Fri 7<sup>th</sup> and Sat 8<sup>th</sup>** <https://hobbyhillfarm.com/collections/culinary-classes/products/sugar-cookie-decorating-classes>
- **Fine Creek Brewing** hosting Wild & Weird Festival - A sour, funky, and wild beer festival featuring some of Virginia's premier breweries and cideries. **Saturday December 8<sup>th</sup> 1-6PM** <https://www.facebook.com/events/554001168362652/>
- **Powhatan Chamber of Commerce** monthly luncheon Thursday **December 20<sup>th</sup>** & Thursday **January 17<sup>th</sup>** 11:30AM-1:00PM at the County Seat Restaurant. Non-member registration details at the following link: <http://powhatanchamber.chambermaster.com/events/search?from=&to=&isNonStdDateFormat=false&q=Monthly&m=&st=1>
- **Business Network International (BNI) Powhatan** chapter meets every Wednesday, 8:00AM-9:30AM in the Huguenot Volunteer Fire Department at 1959 Urbine Road. <http://bniva.com/va-central-virginia-bni-on-fire/en-US/index> To attend a meeting as a guest please contact Chapter President Page Yonce at [pyonce@cfmortgagecorp.com](mailto:pyonce@cfmortgagecorp.com).





## MONTHLY REPORT – DECEMBER 2018



### BUSINESS RETENTION & EXPANSION

- Business licenses were approved for 4 home-based businesses.
- River Run Animal Hospital had their grand opening on December 17<sup>th</sup> in their newly renovated office which was the prior Elam Vet Hospital building.
- Burger King opened in the Stone Ridge development.

#### **Staff and Business Ambassadors completed business visits with Powhatan companies including:**

Fortune Auto, Virginia Gateway Region, Virginia Economic Development Partnership, Mabel's Espresso & Bakery Café, Greater Richmond Grain Company, Arborscapes, 288 Group, Independence Golf Club, A Touch of Color, Jimmy's Carpet, and It's a New Day Adult Daycare Center.

#### **Updates from the November 2018 Monthly report:**

##### Construction continues on the following projects:

University of Richmond golf training facility at Independence Golf  
Rocky Oak Auto  
CC Landscaping in Oakbridge  
Morris Industries/Steel new office  
Blue & Gray Self-Storage expansion

##### Review continues on the following site plans:

Marble Exchange Addition  
Commercial building in Oakbridge consisting of 20,000 sf of leasable spaces  
Classic Granite & Marble  
Nice Septic

##### Review continues on the following rezonings or CUPs:

Stone Ridge commercial rezoning  
Cypress Creek Renewables CUP for a solar farm  
Dorset/Rt. 60 commercial rezoning





**Faces of 2018: County Seat** restaurant in Powhatan at 25 and a half. [https://www.richmond.com/food-drink/faces-of-county-seat-restaurant-in-powhatan-at-and-a/article\\_e1451bb6-34e8-5775-a358-dc6f00f9292d.html](https://www.richmond.com/food-drink/faces-of-county-seat-restaurant-in-powhatan-at-and-a/article_e1451bb6-34e8-5775-a358-dc6f00f9292d.html)

**CGM** most read article for the week. <https://richmondbizsense.com/2018/12/04/chesterfield-based-firm-planning-new-10m-hq-powhatan/>

**Fine Creek Brewing Co.** collaborates with Shalom Farm to produce a Shweet Shalom Potato Porter. <https://www.facebook.com/events/314954765896215/>

**Where Can We Eat in Powhatan?** [https://richmondnavigator.com/tastebudz/where-can-we-eat-in-powhatan/?fbclid=IwAR0Uo8tLA39\\_qugg12UoJ1z9QanQI861NDnrZSiOcYxCI4oDXPc3jhmuC2Y#.XBFutNtKi71](https://richmondnavigator.com/tastebudz/where-can-we-eat-in-powhatan/?fbclid=IwAR0Uo8tLA39_qugg12UoJ1z9QanQI861NDnrZSiOcYxCI4oDXPc3jhmuC2Y#.XBFutNtKi71)

**Sweet Shop Donuts Café** featured in commercial for Lucy Corr Assisted Living Facility. <https://www.facebook.com/madisonmain/photos/a.10152024467922116/10155680748997116/?type=3&theater>

**Powhatan Racehorse Breeder** ready for return of Colonial Down. <https://www.wric.com/news/local-news/breeder-hopes-return-of-live-horse-racing-at-colonial-downs-will-take-off-1/1660762300>

**Bakery at The Mill** at Fine Creek is A Sweet Addition. <https://richmondmagazine.com/bride/wedding-vendors/a-sweet-addition/>.

**2018 Golf news recap** features Independence Golf <https://richmondbizsense.com/2018/12/28/fore-richmond-golf-news-recap-2018/>

**Last call: Local booze** news round-up for 2018. [https://richmondbizsense.com/2018/12/24/last-call-local-booze-news-round-2018/?utm\\_source=ConstantContactMaster&utm\\_campaign=661fa95bb4-EMAIL\\_CAMPAIGN\\_2018\\_12\\_24\\_04\\_48&utm\\_medium=email&utm\\_term=0\\_0f8fe38cba-661fa95bb4-148126337](https://richmondbizsense.com/2018/12/24/last-call-local-booze-news-round-2018/?utm_source=ConstantContactMaster&utm_campaign=661fa95bb4-EMAIL_CAMPAIGN_2018_12_24_04_48&utm_medium=email&utm_term=0_0f8fe38cba-661fa95bb4-148126337)



## UPCOMING EVENTS

- **6<sup>th</sup> Annual Valentine Gala at The Mill at Fine Creek**- Friday February 8<sup>th</sup>, 2019 6-10:30 PM. Dancing, Dinner and an Auction to benefit the Free Clinic of Powhatan & Habitat for Humanity- Powhatan.
- **Powhatan Chamber of Commerce** monthly luncheon **January 15<sup>th</sup> & February 19<sup>th</sup>** 11:30AM-1:00PM at the County Seat Restaurant. Non-member registration details at the following link: <http://powhatan-chamber.com/events/search?from=&to=&isNonStdDateFormat=false&q=Monthly&m=&st=1>
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