

Economic Development Advisory Committee
May 17, 2023 Regular Meeting 1:00 pm

At an Organizational meeting of the Economic Development Advisory Committee held on Wednesday, May 17, 2023, at 1:00 pm in the Main Meeting Room, Berryville-Clarke County Government Center, 101 Chalmers Court, 2nd Floor, Berryville, Virginia.

Members Present: Johnny Milleson, Christy Dunkle, Christina Kraybill, Bev McKay
Members Absent: Betsy Pritchard, Mark Gribble, Reid Dodson
Staff Present: Chris Boies, Indea Ford, Catherine Marsten
Others Present: None
Press Present: None

1. Call to Order

At 1:03 pm, Chairman Milleson called the meeting to order.

2. Adoption of Agenda

Christina Kraybill requested to amend the agenda by adding item 5a: Berryville Main Street update.

Bev McKay made a motion, seconded by Christy Dunkle, to adopt the agenda as amended. The motion carried by the following vote:

Reid Dodson	-	Absent
Christy Dunkle	-	Aye
Mark Gribble	-	Absent
Christina Kraybill	-	Aye
Bev McKay	-	Aye
John Milleson	-	Aye
Betsy Pritchard	-	Absent

3. Approval of Minutes

- March 15, 2023 – Regular Meeting

Bev McKay made a motion, seconded by Christy Dunkle, to approve the minutes of the March 15, 2023 Regular Meeting as presented. The motion carried by the following vote:

Reid Dodson	-	Absent
Christy Dunkle	-	Aye
Mark Gribble	-	Absent
Christina Kraybill	-	Aye
Bev McKay	-	Aye
John Milleson	-	Aye
Betsy Pritchard	-	Absent

4. Economic Development and Tourism Update by Chris Boies

- The new warehouse opened at the industrial park on Monday May 15. A second building, approximately 85,000 square feet is currently in the works.
 - o Chairman Milleson asked if the second building would be the same as the first.
 - Christy Dunkle answered that it is significantly bigger and will most likely have a different configuration. The site work for the second building has been approved.
 - Chris Boies added that the necessary building permit applications are expected to be received soon.
- The Economic Development & Tourism Director search continues; initially scheduled to have a first review of applications after Friday. However, there have not been many strong candidate applications. The search committee consists of Chairman Milleson from the EDAC, Bill Waite from the IDA, Supervisors David Weiss and Doug Lawrence, and Diane Harrison and Mayor Jay Arnold from the Berryville-Clarke County Joint Committee on Economic Development and Tourism
 - o Chairman Milleson stated that he will no longer be able to participate on the search committee as he will be away for a week from May 30.
 - Chris Boies stated that, depending on any applications received this week, it might be a good idea to leave the job posting open for a couple more weeks if there are not enough candidates to interview.
- All Points provided a broadband update about six weeks ago. The project is still on schedule for completion in the summer of 2025 and will bring universal broadband coverage to anyone who is not currently served. It is an eight county project; they have missed approximately 4% of the total eligible locations; however, nothing has been missed in Clarke County. For the missed locations, All Points will either add it to the project and not charge the grant for it or they will apply for new grant funding and not ask the locality for a match.
- Rappahannock Electric Cooperative has applied for rezoning for the 65-acre Double Tollgate parcel, currently owned by the Virginia Port Authority. They were given direction, through a State budget bill, to work with Clarke County on an economic development project on that parcel. We have been working proactively with the Virginia Port Authority for the past three years to find an appropriate suitor for the property. Rappahannock Electric Cooperative currently operates a regional office in Warren County, which is not ideal, and will set up a new regional office in the Double Tollgate location. Rappahannock Electric Cooperative currently pays \$160, 000 per year in real estate and vehicle tax at their current location in Warren County, which would then make them the second or third highest tax-paying parcel in Clarke County. Berryville Graphics is the first.
 - o Chairman Milleson asked if this information was public or just for committee at this time
 - Chris Boies responded that it is now public information. Rappahannock Electric has applied to the Planning Commission for the rezoning to highway commercial, which will come before them at their June meeting.
- Still working on the water and sewer agreement, the Board of Supervisors approved some money on Tuesday for some design work that is a part of it.
- There will be a large wastewater pump station, with a force main running up to the Parkins Mill Plant in Frederick County.

- The National Guard is looking to develop a regional training facility in an adjacent parcel. Although it won't bring in any tax revenue, it will help generate more traffic for the intersection if we develop it for commercial purposes. VDOT also has a headquarters in an adjacent parcel.
 - o Christy Dunkle asked if that would require rezoning.
 - Chris Boies answered no, as it is state owned and they will maintain ownership. However, they do need to be a part of the sewer and water agreement.
 - o Christy Dunkle asked if the agreement has to be approved by Frederick County before any development begins.
 - Chris Boies responded that Frederick County has already guaranteed the county 150,000 gallons of water and treatment per day. Water and sewer would be available at the beginning of 2026 if everything runs according to schedule.
- As part of the State of Virginia surplus process, the county is soon supposed to be offered the 40-acre parcel that currently holds the old prison building. Other state agencies can request the land during the first tier of the process, but no other state agencies have requested it. During the second tier, the locality gets the option to request it. The county will make a purchase offer.
 - o Chairman Milleson asked if here has been any discussion on the potential new committee member.
 - Chris Boies added that the Personnel Committee discussed the appointment at their last meeting, Bev McKay was instructed to call someone which he did, but has not received a call back.

5. Town of Berryville Update by Christy Dunkle

- It looks like the restaurants at 37 East Main Street are not going to happen.
- The Warehouse opening was well attended.
 - o Chris Boies added that they spoke very highly about the County and the Town throughout the whole building process. It would be a good idea to do a video feature with them talking about how easy we were to work with, because it's important to get that message out.
- Currently working on transportation and applying for another grant.
- The Berryville Celebrates parade is happening on June 3.
 - o Christina Kraybill asked if any of the committee members are signed up to be part of the parade.
 - Bev McKay answered that the Board of Supervisors will be participating.
- The Quilt Raffle is still ongoing; Cathy Kuehner is working on getting some recognition for the ladies who are a part of it.

5a. Berryville Main Street Update by Christina Kraybill

- Music in the Park will be starting the evening of June 3, after the Berryville Celebrates parade. Moving forward it will be held on Friday evenings; the June line up is already put together and will be posted on social media soon.
- Berryville Main Street planters have all been planted; there was a lot of interest in adopting the planters.
- Actively looking for board members; one of the newest members needs to step off for an ongoing family need out of the country.

- The majority of the essential paperwork tasks are all caught up. The real estate boxes at the fairgrounds have been filled with brochures in preparation for the Lucketts Spring Market this weekend.

6. Next Meeting

- July 19, 2023 – Regular Meeting

7. Adjourn

- 1:30pm Chairman Milleson adjourned the meeting.
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Minutes Recorded and Transcribed by Indea G. Ford