



**ECONOMIC DEVELOPMENT AUTHORITY OF KING WILLIAM COUNTY, VIRGINIA**

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**BOARD OF DIRECTORS MEETING  
OCTOBER 13, 2021 – 7:00 PM  
KING WILLIAM COUNTY ADMINISTRATION BUILDING BOARD ROOM AND VIA ZOOM**

**A G E N D A**

- 1. Call to Order**
- 2. Roll Call**
- 3. Review and Adoption of Meeting Agenda**
- 4. Approval of Minutes**
  - a. August 11, 2021 Regular Meeting
- 5. Treasurer's Report**
- 6. Chairperson's Report**
- 7. Other Reports**
- 8. Unfinished Business**
  - a. RKG Update – Kyle S. Talente, President of RKG Associates, Inc.
  - b. Board Skills Assessment – Jay Brown, Chair
- 9. New Business**
  - a. Discussion of EDA Involvement with Commerce Park – Sherry Graham, Director of Planning
- 10. Public Comment Period**
- 11. Next Meeting – November 10, 2021**
- 12. Adjourn or Recess**

**NOTES REGARDING AGENDA:**

This agenda is tentative only and subject to change by the Economic Development Authority (EDA) Board of Directors. During the Public Comment Period and Public Hearing periods, speakers shall be provided one opportunity of three minutes per individual or five minutes per group. Speakers shall provide their name, address, and if applicable, the group they are representing. The EDA Board of Directors may modify and/or set other rules governing the conduct of Public Hearings.

# AGENDA ITEM 4.a.

August 11, 2021 Regular Meeting Draft Minutes

**DRAFT MINUTES  
KING WILLIAM COUNTY  
ECONOMIC DEVELOPMENT AUTHORITY  
MEETING OF AUGUST 11, 2021**

A regular meeting of the King William County Economic Development Authority Board of Directors was held on the 11th day of August 2021, beginning at 7:00 p.m. in the Board Room of the County Administration Building and via Zoom.

**Agenda Item 1. CALL TO ORDER**

Vice Chair Rhoads called the meeting to order.

**Agenda Item 2. ROLL CALL**

The members were polled:

Eugene L. Campbell, Jr.	Absent
Travis W. Longest	Absent
C. Meade Rhoads, Jr. – Vice Chair	Present
Kenneth A. Holderied	Present – via Zoom
Charles F. Piersa	Present
Jay Brown – Chairman	Present – via Zoom

**Agenda Item 3. REVIEW AND ADOPTION OF MEETING AGENDA**

Vice Chair Rhoads made a motion to adopt the Meeting Agenda as presented; seconded by Authority Member Piersa. There being no discussion or opposition, the Meeting Agenda was adopted as presented.

**Agenda Item 4. APPROVAL OF MINUTES**

**a. July 12, 2021 Special Called Joint Work Session**

**b. June 29, 2021 Special Called Meeting**

**c. March 10, 2021 Regular Meeting (Corrected)**

**d. January 13, 2021 Regular Meeting (Corrected)**

Authority Member Piersa made a motion to approve the minutes as presented. Authority Member Holderied seconded. With no discussion or opposition, the minutes were approved as presented.

**Agenda Item 5. TREASURER'S REPORT**

No Report

## **Agenda Item 6. CHAIRPERSON'S REPORT**

No Report

## **Agenda Item 7. OTHER REPORTS**

No Reports

## **Agenda Item 8. UNFINISHED BUSINESS**

### **a. RKG Update – Meade Rhoads, Vice Chair**

Vice Chair Rhoads said the agreement with RKG has been signed. He would like to schedule regular meetings between the EDA and RKG every two weeks to keep the project moving forward, process information as it's presented, and ensure results. Interim County Administrator, Steve Hudgins, said the first thing to do is meet with RKG to set a timeline and expectations. Vice Chair Rhoads will talk with RKG and ask them to be present at the next regular EDA meeting on September 8, 2021.

Authority Member Piersa asked what kind of industry the county is looking for. Mr. Hudgins said industrial and commerce to help alleviate the tax burden from the citizens. Vice Chair Rhoads said he believed heavy industrial, such as mining, would produce the most tax revenue for the County. He said the County does not have the advantages that other places with interstate access have. He said industry that provides employment and pays bigger dollar rents is needed as well as growth other than residential. Authority Member Holderied said we need to utilize current vacancies at the intersection of Routes 360 & 600. Authority Member Piersa said he thinks any type of industry that meets the needs of the citizens will attract traffic and disagreed that the County has a disadvantage in not having an interstate nearby. He said there is already significant traffic coming from both the east and west traveling through the County to get to other places for shopping and employment. Vice Chair Rhoads said he is not convinced commerce and retail will generate the type of revenue the County needs and he hopes the RKG study will help the EDA make a difference to the community.

### **b. Board Skills Assessment – Jay Brown, Chair**

Vice Chair Rhoads said only two people had completed the assessment so far. He asked the Authority Members to complete the assessment and forward to himself and Chairman Brown so the matrix can be filled out and reveal areas of need for filling the two vacant spots on the EDA Board.

Authority Member Piersa asked for clarification on some of the different items on the assessment. Mr. Hudgins said to explain how your experience and knowledge fits in each category. It will be different for everyone. Authority Member Piersa asked if it would be beneficial to fill out during a meeting. Vice Chair Rhoads said he'd like to compile as much information before the next meeting as possible and, if there were still some members'

information missing, it could be completed at that time. Authority Member Holderied apologized for not turning in his information.

**Agenda Item 9. NEW BUSINESS**

There was no new business to discuss.

**Agenda Item 10. PUBLIC COMMENT PERIOD**

There were no members of the public present.

**Agenda Item 11. NEXT MEETING - SEPTEMBER 8, 2021**

Vice Chair Rhoads will invite RKG to join this meeting.

**Agenda Item 12. ADJOURN OR RECESS**

Authority Member Holderied made a motion to adjourn. Motion was seconded by Authority Member Piersa. There being no discussion and no opposition, Vice Chair Rhoads adjourned the Economic Development Authority Board.

COPY TESTE:

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Jay Brown  
EDA Chairman

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Christine H. Branch  
Deputy Clerk

# AGENDA ITEM 8.a.

RKG Update – Kyle S. Talente, President of RKG  
Associates, Inc.

# AGENDA ITEM 8.b.

Board Skills Assessment – Jay Brown, Chair

## EDA - Board Matrix - Skills/Competencies

Director Name	Agriculture	Business/ Development/Sales	Real Estate	Banking/Finance	Compliance/Risk Management	Legal	Technology	Utilities/Public Utilities	Marketing/Public Relations	Construction		Other
Jay Brown Chairman		CEO of statewide not for profit	5 years multifamily development experience									
Gene Campbell	raised on a dairy farm		worked for real estate firm					engineer for a consulting firm		project manager for commercial const firm		
Brian Hodges												
Kenny Holdereid												
Travis Longest												
Charles Piersa												
Meade Rhoads Vice Chairman	Raise Hog Island sheep	15 yrs. developing multifamily / commercial	30 yrs Real Estate career	15 yrs. financing RE devel. projects	developing / construction of LIHTC and Historic Tax Credit projects	business transactions / development & construction partnership & financing / governance	Proficient in Microsoft Excel / Word / Project. Bluebeam - CAD. Asana - task management.	Development / Construction of Real Property	10 yrs. as sole practitioner - Commercial Real Estate Brokerage & General Contracting	15 yrs - multifamily		NAIOP - Urban Development Forum
Vacant												
Vacant												
Steve Hudgins Secretary/Treasurer (non Board member)					7 yrs. architecture career complying with all manner of building and planning codes and tax credits. 7 yrs. career in enforcing Building Code compliance, permitting		Microsoft Office products, Adobe Suite products, AutoCAD, ArchiCAD	1+ year as Director of, 14 years working with as part of construction projects		7 yrs. Architect - predominantly historic rehab, multifamily housing projects, 7 yrs. Building Code enforcement - vast knowledge of construction and permitting process		

## EDA - Board Matrix - Diversities

Director Name	Experience	Gender	Education Level	District	Employer	Other Board Service	Volunteer Exp.	King William Connections	Tribal Connection	Length of EDA Service	Contributions to EDA	Other
Jay Brown Chairman	15 years	male	BA - Philosophy, MTS, MBA	5th	Commonwealth Catholic Charities		Mission Committee, Cristo Rey Richmond High School	Taxpayer since 2014		Fall 2016?		
Gene Campbell		male	BS - Civil Engineering Va Tech	2nd	Engineer for R Stuart Roy & Assoc, Dewberry & Davis, project mgr for Southwood Builders, now retired	REC Board of Directors, past Chair & V Chair Bon Secours MRMC Community Advisory Board	Ruritan Club	KW Historical Society, KW Historical Museum Council, KW Recreation Commission, KW Redistricting Committee, KW Tricentennial Committee, KW Electoral Board		14 yrs?	past Chair EDA	born and raised in King William County, Chairman of McKendree United Methodist Church Board of Trustees and Church Finance Committee Chairman
Brian Hodges												
Kenny Holdereid												
Travis Longest												
Charles Piersa												
Meade Rhoads Vice Chairman	30 years	Male	BS - Business Admin / MBA - Real Estate Development & Finance / Exec Progr - Board Governance	5th	NHP Foundation	Board of Directors - international textile & marketing comp. /	Board Vice Chair - Christmas in April	Purchased Farm in KW 2017 / KW - EDA / KW - BOE		Oct 2020	RKG Economic Devel. Analysis for EDA	Christchurch School - Alumni Council
Vacant												
Vacant												
Steve Hudgins Secretary/Treasurer (non Board member)	14 years	male	B.Arch, M.Arch.	2nd	King William County	Clerk to the BoS, County rep. for VPPSA, MPPDC, Bay Consortium, others		resident since 2013, employed by County since 2014	liason for County	Feb. 2021	staff support	



# AGENDA ITEM 9.a.

Discussion of EDA Involvement with Commerce  
Park – Sherry Graham, Director of Planning