

**Waynesboro Economic Development Authority
Minutes of the Regular Meeting
Friday, June 12, 2026
All Virtual**

Members Present: Mr. Chris Straight
Ms. Victoria Evans
Ms. Crystal Farmer
Mr. Mark Snyder
Ms. Kelly Maggi
Ms. Jackie Kurtz
Ms. Mary Sullivan

Others Present: Mr. Greg Hitchin- Director of Economic Development & Tourism
Ms. Amanda Stone- Admin Assistant of Economic Development & Tourism

Welcome

Mr. Snyder called the meeting to order at 8:01am.

Approval of Minutes

There being no changes to the minutes presented from the regular meeting on May 8, 2026, Ms. Farmer made a motion to approve the minutes as written. The motion was seconded by Ms. Evans and passed by unanimous vote.

Financial Report

Mr. Hitchin reported on the May financials with 23 bills to be paid totaling \$182,285.42 as well as two \$15,000 grow loans. The bills include two 2025 Performance Agreement reimbursements from Virginia Panel and Common Wealth Crush, 17 bills for Nature's Crossing Technology Center (NCTC) and Waynesboro Commerce and Industry Park (WCIP) engineering, one façade grant reimbursement, annual Directors and Officer insurance premium for FY 27, and two expenses for the Grow Waynesboro Rockfish Gateway (GWRG) program. As detailed in the summary, there were eight debit card transactions totaling \$919.70.

Additionally, we are still working with some GWRG grant winners to use their grant for rent payments. Rent is one of the preferred uses of the grant and a lease agreement is required before can be paid. If staff receive an executed copy of the lease, there may be additional July rent payments, and if so, will be added to an updated June summary.

Ms. Farmer made a motion to approve the financial summaries and bills to be paid as presented. The motion was seconded by Mr. Straight and passed by unanimous vote.

Consideration of authorizing the execution of a performance loan agreement in support of 1030 Alston Court affordable housing project

Mr. Hitchin presented information regarding the demonstrated need for additional affordable housing in Waynesboro. Plans have been developed for a 96-unit complex of affordable housing known as "Alston Court". With recent reductions in federal funding, there is a \$750,000 shortfall in the development budget. The groundbreaking is scheduled for Summer 2026; however, would likely be delayed and/or postponed due to funding. With affordable housing being a priority for City Council, an alternative funding plan has been created to meet the shortfall and keep the project on schedule.

The Community Foundation of Central Blue Ridge has offered a donation of \$250,000 towards the project and the City Council has authorized a \$500,000 loan from the Community Vitality Fund (CVF). The CVF was established by Council to fund community development and revitalization, and this project qualifies for its use.

The EDA's role will be to serve as the fiscal agent of the \$500,000 loan with no financial obligation. The performance agreement details stringent performance measures and outlines disbursement and payback procedures.

Ms. Kurtz made a motion to adopt the execution of a performance loan in support of the affordable housing project. The motion was seconded by Mr. Straight and passed by unanimous vote.

Committee Reports

Loan: The loan committee met via zoom on June 4, 2026, and reviewed three applications which were all from Grow Waynesboro Rockfish Gateway (GWRG) participants. All three loans were approved which include \$30,000 to Valley Alley, \$15,000 to Shenandoah Boulderling, and \$15,000 to Waynesboro Inspiration Station. The closings are set with two in June totaling \$30,000 and one in July totaling \$30,000.

Audit: Mr. Hitchin confirmed that Ms. Farmer has received and reviewed the bank audits. She has no questions and has signed off on them.

Nominating Committee: Ms. Sullivan and Ms. Farmer have nominated Katie Harris, owner of adorn boutique and a past recipient of a Grow Waynesboro Grant and most recent judge. Ms. Harris has confirmed she is interested in serving and has completed the form for City Council. City Council typically reviews applications for nominations in August.

Monthly Updates

Mr. Hitchin updated that the multiple festivals held downtown so far this year were very successful with great weather. A more detailed report on the Virginia Street Arts Festival and Hiker Fest will be provided at the next meeting. The downtown murals are getting a lot of traction with positive feedback.

There are two state grants being finalized for the industrial parks by the end of June that are for the onsite water and sewer installation, due diligence, offsite water and sewer design, and elevated water storage tank redesign. A federal grant application that is approaching 11 months is still pending and a second federal grant is currently

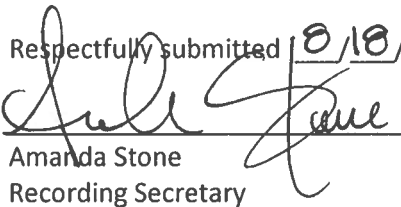
being written that will be submitted around July. A third state grant has also been recently submitted for all infrastructure items for Nature's Crossing.

Correspondence and Communication of the Chairman

The next regular EDA meeting is scheduled for July 10, 2026

The meeting was adjourned at 8:13am.

Respectfully submitted 8/18/26


Amanda Stone
Recording Secretary

Certified as approved 8/18/2026


Stephanie Duffy
Secretary/Treasurer