



ECONOMIC DEVELOPMENT AUTHORITY OF APPOMATTOX COUNTY

153-A Morton Lane, P.O. Box 863, Appomattox, VA 24522

Phone: (434) 352-2637 • Fax: (434) 352-4214

Email: EDA@AppomattoxCountyVA.gov

AGENDA REGULAR MEETING AUGUST 24, 2026 COUNTY ADMINISTRATION CONFERENCE ROOM APPOMATTOX, VIRGINIA 5:00 P.M.

I. CALL TO ORDER

II. APPROVAL OF MINUTES

The minutes for the May 28, 2026 and June 9, 2026 meetings are available for your review and consideration.

III. FINANCIAL UPDATE AND PAYMENT OF BILLS

There are six payments presented for your approval and ratification:

1). M. Kevin Bailey, PLLC-Legal Services-May	\$1,000.00
2). Garet Bosiger, Reimbursement-Project Cloud	\$ 224.34
3). Central Virginia Services Inc. -Performance Grant	\$57,821.08
4). M. Kevin Bailey, PLLC-Legal Services-June	\$1,600.00
5). COJANA LLC-Performance Grant	\$25,000.00
6). M. Kevin Bailey, PLLC-Legal Services-July	\$1,000.00

IV. CLOSED SESSION

Pursuant to §2.2-3711 A.5, Discussion of Prospective Business or Industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community; §2.2-3711 A.6, Discussion or consideration of the investment of public funds where competition or bargaining is involved, where if made public initially, the financial interest of the governmental unit would be adversely affected; §2.2-3711 A.8, Consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provisions of legal advice by counsel; and §2.2-3705.6 (3) Proprietary information, voluntarily provided by private business pursuant to a promise of confidentiality from a public body, used by the public body for business, trade, and tourism development or retention, where competition or bargaining is involved and where disclosure of such information would adversely affect the financial interest of the public body.

V. UPCOMING MEETINGS AND EVENTS

Next Regular Meeting (if necessary)- **Monday, September 28, 2026, 5:00 p.m.**, County Administration Conference Room, 153A Morton Lane, Appomattox, VA.

VI. ADJOURNMENT

**MINUTES
ECONOMIC DEVELOPMENT AUTHORITY OF APPOMATTOX COUNTY
MAY 28, 2026
COUNTY ADMINISTRATION CONFERENCE ROOM, 153A MORTON LANE,
APPOMATTOX, VIRGINIA
5:00 P.M.**

On Monday, May 28, 2026, the Economic Development Authority of Appomattox County held a Regular meeting at 5:00 P.M. in the County Administration Conference Room, 153A Morton Lane, Appomattox, Virginia.

PRESENT: Garet Bosiger, Chairman
 Gary Tanner, Vice-Chairman
 Don Jones, Secretary-Treasurer
 Todd Nash
 Jeffrey Smith
 Patrick Richardson
 Faber Jamerson

ABSENT: None

ALSO PRESENT: Mario Kuhar- EDA Advisor
 Susan Adams - County Administrator
 Johnnie Roark – Director of Community Development

Call to Order

Mr. Bosiger called the meeting to order at 5:00 p.m.

Mr. Bosiger welcomed the newest Director, Mr. Faber Jamerson. Mr. Jamerson will be completing the unexpired term of Mr. Watkins Abbitt, Jr.

Approval of Minutes

Mr. Bosiger reviewed the minutes from the April 27, 2026 meeting.

Mr. Tanner motioned, with a second by Mr. Jones, to approve the minutes as written.

The motion carried unanimously.

Financial Update and Payment of Bills

Mr. Bosiger stated that there was one bill ready for approval and ratification; M. Kevin Bailey, Legal Services-\$1,000.00.

Mr. Jones motioned, with a second by Mr. Tanner, to approve and ratify payment of the bill, as presented.

The motion carried unanimously.

Motion to Enter into Closed Session

Mr. Jamerson motions, with a second by Mr. Tanner, that the Economic Development Authority of Appomattox County convene in Closed Session pursuant to §2.2-3711 A.6, Discussion or consideration of the investment of public funds where competition or bargaining is involved, where if made public initially, the financial interest of the governmental unit would be adversely affected; and §2.2-3705.6 (3) Proprietary information, voluntarily provided by private business pursuant to a promise of confidentiality from a public body, used by the public body for business, trade, and tourism development or retention, where competition or bargaining is involved and where disclosure of such information would adversely affect the financial interest of the public body. Specifically, matters related to Project Cloud. Mr. Kuhar is invited into the Closed Session by Chairman Bosiger.

The motion carried unanimously.

Mr. Richardson left the meeting at 6:15 p.m.

Motion to return to Open Session and Adopt the following resolution:

Mr. Jamerson motions, with a second by Mr. Nash, to adopt the following certification resolution:

WHEREAS, the Economic Development Authority of Appomattox County has convened a Closed Session this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

AND WHEREAS, Section 2.2-3711 A.6 and 3705.6 (3) of the Code of Virginia, as amended, requires a certification by the Economic Development Authority of Appomattox County that such Closed Session was conducted in conformity with Virginia Law:

NOW, THEREFORE, BE IT RESOLVED, that the Economic Development Authority of Appomattox County hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia Law were discussed in the Closed Session to which this certification motion applies, and (ii) only such matters were heard, discussed or considered by the Economic Development Authority of Appomattox County.

Roll Call Vote: Smith-Aye; Jones-Aye; Jamerson-Aye; Nash-Aye; Bosiger-Aye; Tanner-Aye.

Staff is instructed to reach out to the Virginia Economic Development Partnership as discussed in Closed Session.

Upcoming Meetings and Events

Following the Closed Session, Mr. Bosiger stated that the EDA will have a regular meeting in June (June 22, 2026) and will have a Special Meeting related to Project Cloud on June 9, 2026.

Adjournment

At 6:25 p.m., there being no further business, the meeting adjourned.

Garet Bosiger-Chairman

MINUTES
ECONOMIC DEVELOPMENT AUTHORITY OF APPOMATTOX COUNTY
JUNE 9, 2026
COUNTY ADMINISTRATION CONFERENCE ROOM, 153A MORTON LANE,
APPOMATTOX, VIRGINIA
4:00 P.M.

On Wednesday, June 9, 2026, the Economic Development Authority of Appomattox County held a Specail meeting at 4:00 P.M. in the County Administration Conference Room, 153A Morton Lane, Appomattox, Virginia.

PRESENT: Garet Bosiger, Chairman
 Don Jones, Secretary-Treasurer
 Todd Nash
 Jeffrey Smith
 Patrick Richardson
 Faber Jamerson

ABSENT: Gary Tanner, Vice-Chairman

ALSO PRESENT: M. Kevin Bailey, EDA Legal Counsel
 John Delacio, AVAIO Digital Partners, LLC
 Melody Neil, AVAIO Digital Partners, LLC
 Johnnie Roark – Director of Community Development

Call to Order

Mr. Bosiger called the meeting to order at 4:00 p.m.

Discussion Regarding Citizen Advisory Committee

Mr. Bosiger updated the Directors on the Citizen Advisory Committee meeting that is planned for later in the evening. This is an effort by AVAIO to gauge community support for various local projects AVAIO intends to complete in the future. Mr. Bosiger noted that he recently found out that several of the invited guests were county officials or employees, so he inquired, whether or not, the EDA Directors would be willing to pay for their meals, including his own? This would eliminate any potential conflict of interest on the part of the company. The EDA Directors agreed by consensus that they would be willing to accept those charges. Mr. Bosiger will present a copy of the bill to staff, per normal procedure.

Motion to Enter into Closed Session

Mr. Jamerson motions, with a second by Mr. Nash, that the Economic Development Authority of Appomattox County convene in Closed Session pursuant to §2.2-3711 A.6, Discussion or consideration of the investment of public funds where competition or bargaining is involved, where if made public initially, the financial interest of the governmental unit would be adversely affected; §2.2-3711 A.8, Consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provisions of legal advice by counsel; and §2.2-

3705.6 (3) Proprietary information, voluntarily provided by private business pursuant to a promise of confidentiality from a public body, used by the public body for business, trade, and tourism development or retention, where competition or bargaining is involved and where disclosure of such information would adversely affect the financial interest of the public body. Specifically, matters related to Project Cloud. Mr. Delacio and Ms. Neil were invited into the Closed Session by Chairman Bosiger.

The motion carried unanimously.

Mr. Delacio and Ms. Neil leave the Closed Session at 4:55 p.m. EDA Directors continue discussions.

Motion to return to Open Session and Adopt the following resolution:

Mr. Jamerson motions, with a second by Mr. Nash, to adopt the following certification resolution:

WHEREAS, the Economic Development Authority of Appomattox County has convened a Closed Session this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

AND WHEREAS, Section 2.2-3711 A.6; 2.2-3711 A.8; and 3705.6 (3) of the Code of Virginia, as amended, requires a certification by the Economic Development Authority of Appomattox County that such Closed Session was conducted in conformity with Virginia Law:

NOW, THEREFORE, BE IT RESOLVED, that the Economic Development Authority of Appomattox County hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia Law were discussed in the Closed Session to which this certification motion applies, and (ii) only such matters were heard, discussed or considered by the Economic Development Authority of Appomattox County.

Roll Call Vote: Smith-Aye; Jones-Aye; Jamerson-Aye; Richardson-Aye; Nash-Aye; Bosiger-Aye.

No action taken.

Adjournment

At 5:45 p.m., there being no further business, the meeting adjourned.

Garet Bosiger-Chairman

M. Kevin Bailey, PLLC
 1540 Confederate Blvd
 Appomattox, VA 24522 USA
 4346642242
 info@kevinbaileylaw.com

Invoice

BILL TO
 Appomattox Economic Development
 Authority
 153 Morton Lane
 Appomattox, Virginia 24522

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
MKB26-136	06/04/2026	\$1,000.00	07/04/2026	Net 30	

DATE	ACCOUNT SUMMARY	AMOUNT
04/30/2026	Balance Forward	1,000.00
	Other payments and credits after 04/30/2026 through 06/03/2026	0.00
06/04/2026	Other invoices from this date	0.00
06/04/2026	Other payments from this date	-1,000.00
	New charges (details below)	1,000.00
	Total Amount Due	1,000.00

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
06/04/2026	Legal Fees	Legal Services for May 2026	1:00	1,000.00	1,000.00

TOTAL OF NEW CHARGES 1,000.00
 BALANCE DUE **\$1,000.00**



Fwd: Receipt from The BABCOCK HOUSE #77tx 📄 Summarize this email

GB

Garet Bosiger

To: 📧 Johnnie Roark



Wed 6/10/2026 5:45 AM

Start reply with:

I am printing this but if you want to put it on the list to pay?

Garet

----- Forwarded message -----

From: **The BABCOCK HOUSE** <messenger@messaging.squareup.com>

Date: Tue, Jun 9, 2026 at 7:07 PM

Subject: Receipt from The BABCOCK HOUSE #77tx

To: <garet1971@gmail.com>



Now when you shop at sellers who use Square, your receipts will be delivered automatically.

[Not your receipt?](#)

*Project Cloud
Community Engagement
Meetings -
Bosiger*

The BABCOCK HOUSE



Let The BABCOCK HOUSE know how
your experience was

\$224.34

**CENTRAL
VIRGINIA
SERVICES
INCORPORATED**

Invoice

CENTRAL VIRGINIA SERVICES INC
PO BOX 359
LOVINGSTON, VA 22949

DATE	CUSTOMER	INVOICE #
06/9/2026		251231

BILL TO
Economic Development Authority 153-A Morton Lane PO Box 863 Appomattox, VA 24522

SHIP TO

QUANTI	DESCRIPTION	UOM	UNIT PRICE	AMOUNT
	EDA Local Taxes Grant			
	2020 Construction – Year 5			\$6,248.77
	2021 Construction – Year 4			\$41,239.67
	2022 Construction – Year 3			\$2,186.90
	2023 Construction – Year 2			\$2,136.32
	2024 Construction – Year 1			\$6,009.42
Sales Tax				0.00
Total Invoice Amount				\$ 57,821.08



COPY

ECONOMIC DEVELOPMENT AUTHORITY OF APPOMATTOX COUNTY

153-A Morton Lane, P.O. Box 863, Appomattox, VA 24522

Phone: (434) 352-2637 • Fax: (434) 352-4214

Email: EDA@AppomattoxCountyVA.gov

July 23, 2026

J.A. Conner
457 Falling Rock Drive
Amherst, VA 24521

RE: COJANA LLC Incentive Grant

Dear Mr. Conner;

Please find enclosed the 2025 Incentive Grant payment per the Incentive Grant Agreement between Appomattox County, Appomattox County EDA and COJANA LLC.

If you have any questions, please let me know.

Sincerely,

Johnnie Roark
Clerk, EDA of Appomattox County, Virginia

4/16/2026

To: Economic Development Authority of Appomattox County

C/O Johnnie Roark

Director of Community Development

Appomattox County

From: Appomattox Inn and Suites

447 Old Court House Road

Appomattox, Va. 24522

Enclosed are the references to the checks for payment of all taxes for Calendar year 2025. Based on this compliance, this is the calendar year 2025 request for the county EDA payment.

Please call 434 665 6186 for check pick-up or Mail to J. A. Conner, 107 Emory Way
Amherst, Va. 24521

References: 1237 issued 6/4/25

1254 issued 11/24/25

Regards,


J.A. Conner

Mail To!
J. A. Conner
457 Falling Rock
Drive

Amherst, VA 24521

M. Kevin Bailey, PLLC
 1540 Confederate Blvd
 Appomattox, VA 24522 USA
 4346642242
 info@kevinbaileylaw.com

Invoice
COPY

BILL TO
Appomattox Economic Development Authority 153 Morton Lane Appomattox, Virginia 24522

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
MKB26-147	08/03/2026	\$1,000.00	09/01/2026	Due on receipt	

DATE	ACCOUNT SUMMARY	AMOUNT
07/06/2026	Balance Forward	1,600.00
	Other payments and credits after 07/06/2026 through 08/02/2026	-1,600.00
08/03/2026	Other invoices from this date	0.00
	New charges (details below)	1,000.00
	Total Amount Due	1,000.00

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
07/31/2026	Legal Fees	Monthly legal services - July 2026	1:00	1,000.00	1,000.00

TOTAL OF NEW CHARGES 1,000.00
 BALANCE DUE **\$1,000.00**

M. Kevin Bailey, PLLC
 1540 Confederate Blvd
 Appomattox, VA 24522 USA
 4346642242
 info@kevinbaileylaw.com

Invoice

COPY

BILL TO
Appomattox Economic Development Authority 153 Morton Lane Appomattox, Virginia 24522

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
MKB26-143	07/06/2026	\$1,600.00	07/21/2026	Net 15	

DATE	ACCOUNT SUMMARY	AMOUNT
06/04/2026	Balance Forward	1,000.00
	Other payments and credits after 06/04/2026 through 07/05/2026	-1,000.00
07/06/2026	Other invoices from this date	0.00
	New charges (details below)	1,600.00
	Total Amount Due	1,600.00

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
06/09/2026	Legal Fees	EDA meeting	2:00	300.00	600.00
06/10/2026	Legal Fees	Meeting with J. Roark to discuss performance agreement, etc.	1:30	300.00	450.00
06/15/2026	Legal Fees	Review PA proposed amendments and member comments, call w/ member D. Jones.	0:24	300.00	120.00
06/17/2026	Legal Fees	Call with Dan Siegel (Sands Anderson); review opinion of counsel	0:20	300.00	100.00
06/19/2026	Legal Fees	Emailed Atty Kathy Wright & J. Roark	0:06	300.00	30.00
06/22/2026	Legal Fees	Emailed D. Johnson re. sewer easement plats	0:06	300.00	30.00
06/23/2026	Legal Fees	Emailed Atty Kathy Wright	0:06	300.00	30.00
06/24/2026	Legal Fees	Teams call with Atty Kathy Wright (Gentry Locke)	0:42	300.00	210.00
06/25/2026	Legal Fees	Email Kathy Wright, Gentry Locke	0:06	300.00	30.00

TOTAL OF NEW CHARGES 1,600.00
 BALANCE DUE **\$1,600.00**