



Town of  
**WARSAW**  
*Heart of Virginia's Northern Neck*

## MEMORANDUM

TO: Warsaw Town Council

FROM: Joseph N. Quesenberry, Town Manager

DATE: 01/08/2026

RE: Town Manager's Report

Dear Council Members,

Please find my Town Manager's report for the month of December and the beginning of January. As always, please let me know if you have any questions or wish to discuss any items further.

1. Christmas Town Recap

Christmas Town 2025 was a truly great event in the heart of our Town, hosting over 10,000 attendees throughout the day and culminating with the largest night parade that we've had to date. I want to thank our Town staff for doing a phenomenal job this year and making it the most seamless process that they possibly could. I am pleased to report that I have heard nothing but overwhelmingly positive feedback from attendees, business owners, vendors, etc. Our Town Police coordinated and handled all security and traffic control measures, while Public Works and Administration handled the rest. Special thanks to our very own Ellen Copeland for her work coordinating the day's activities, and to the WRCMSP for handling the parade. We also thank our many sponsors, as we could not do this without their support. Thank you to all involved!

## 2. Short Term Rentals – The Bounds

I am currently working to draft a Request for Proposals (RFP) for the potential issuance to interested parties that may provide short-term rentals at the Bounds. These will most likely be designed as deluxe or luxury yurts, which are increasingly common and provide an alternative form of overnight accommodation in unique fashion. Nearly all Virginia State Parks now have yurts available for overnight accommodation, and we would be working with potential trusted vendors to install a few in the wooded sections of the property. This unique land lease agreement will assist us in bridging the gap in a lack of hotel accommodations while still allowing us to maintain control of the property. I will continue to work on this throughout the coming weeks and hope to have something for your review in the coming months.

## 3. Economic Development Update

We currently have quite a few economic development projects at various levels of discussion. We've had great success with our outreach for 74 Main Street and have many options to present to you in the coming weeks. We continue to work with the leadership team of the proposed project within the Commerce Park and have several other smaller projects in the hopper. We now see progress on Mr. Packett's multi-family dwelling units near Route 360 and Hamilton Boulevard, as well as progress by Vertical Builders along Woodland Heights. We hope to provide more information to you on these projects as time progresses.

## 4. Woodland Heights

We continue our work with ARM Resource Group, our engineers on the Woodland Heights Road project. We have preliminary plans into VDOT for their first round of reviews to have the road taken into their system. Once we receive their feedback, we will work to accommodate whatever is required. This is a slow process, but the result will be a paved road in VDOT's system, and that's of paramount importance to both the Town and our residents within this neighborhood. We will keep you informed as plans progress on this project.

## 5. Promotion of Ryleigh Garrison to Finance Manager

I am pleased to report that Ms. Ryleigh Garrison has been promoted from Administrative Assistant to Finance Manager, effective immediately. Ms. Garrison is currently finishing her MBA at the University of Mary Washington and quickly exhibited many of the qualifications needed for this position. We are very proud of her and look forward to her continued success within our organization.