



Town of
WARSAW
Heart of Virginia's Northern Neck

MEMORANDUM

TO: Warsaw Town Council

FROM: Joseph N. Quesenberry, Town Manager

DATE: 05/13/2026

RE: Town Manager's Report

Dear Council Members,

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

1. Update Regarding Real Estate and Meals Tax – Old Rappahannock Development Co.

At this time, the Town's attorney has proceeded with action regarding Old Rappahannock Taphouse, Old Rappahannock Brewing Company, and Old Rappahannock Development Company. For past due Real Estate taxes, the building's tenants are required to pay two (2) months' worth of rent payments to the Town in order to satisfy the amounts due.

Regarding Meals Tax collections, the Town has filed suit in General District Court and is pursuing back taxes that are owed. We have had no response from Mr. Beale, nor has he made any payments that were agreed upon by both him and the Town's legal counsel. The restaurant and brewery did make their first meals tax payment in over a year as of last month, but it still does not remedy past due amounts. We will keep you posted as this progresses.

2. Personal Property Tax Update

We have received personal property tax information from the County and have our accounting software provider assisting us with an expedited turnaround. This has cost the Town an estimated \$2,000 in fees, but it will allow us to have tax bills mailed out within the next 1-2 weeks. We have placed a deadline of June 30th for payments to be received, and we will work with residents and businesses to accommodate as much as we can. This will allow us to close out the fiscal year with these revenues. We appreciate the County for their work in getting this information over to us.

3. Economic Development Update

Town staff members continue to work on a large project in the Commerce Park, having held meetings with company officials, their engineers and construction team, VDOT and County officials, etc., as we work through the project. We are working with the proposed restaurant to locate within 74 Main Street, a proposed restaurant in the former Wardico building, and are continuing our work with the storage unit facility as they seek to build within Town. We will keep you updated as these and other projects move forward.

4. Visit from Senator Kaine

We were pleased to welcome Senator Kaine to Warsaw last week as he toured the Northern Neck and listened to local business leaders and their needs. He applauded the Town's revitalization work, informing us that he has traveled through Warsaw for years as he visited family, and he is incredibly proud of what we've accomplished. On behalf of Council, I thanked him for his work in securing over \$5,000,000 in grants for the RCC Health Sciences Building. Special thanks to Terry at Excellent Eats for doing a great job in hosting him and his team.

5. Public Service Employee Recognition

Last week was Public Service Employee Recognition Week! I want to thank all of our talented and dedicated staff members for all that they do for Warsaw. Their attention to detail can be seen all across Town, and we're very fortunate to have such a great team. We held a great lunch at Anna's Pizza last week and dismissed a few hours early last Friday as a small token of our appreciation. Again, I thank each of you for your work!