FREDERICKSBURG
ECONOMIC
DEVELOPMENT
AUTHORITY

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ECONOMIC DEVELOPMENT AUTHORITY MINUTES (EDA)

March 14, 2016
8:30 a.m. • EDA Regular Meeting
City Hall, Large Conference Room
715 Princess Anne St.
Fredericksburg, VA

The Economic Development Authority of the City of Fredericksburg, Virginia met in regular session on Monday, March 14, 2016 beginning at 8:30 a.m. in the Large Conference Room at City Hall.

EDA MEMBERS PRESENT. Chris Hornung, Chair, presiding. Tom Crimmins (Arrived: 8:41), Michael Colangelo (Departed: 8:46), Bob Carter (Departed: 9:30) and Steve D'Lugos.

ABSENT. Joe Wilson and Amy LaMarca.

ALSO PRESENT. **Red Dragon Brewery:** Thomas Evans, Dan Baker; **Fredericksburg VA Main Street, Inc.:** Ann Glave, Wilson Greenlaw; **EDA Counsel:** Blanton Massey; **Department of Economic Development and Tourism:** Karen Hedelt, Director; Bill Freehling, Assistant Director for Economic Development; Amy Peregoy, Economic Development Specialist.

DETERMINATION OF QUORUM. Chris Hornung.

AGENDA. Upon a motion by Bob Carter, seconded by Steve D'Lugos, the agenda was approved as presented: Ayes (4); Nays (0).

PUBLIC COMMENTS. None.

APPROVAL OF MINUTES. Upon a motion by Bob Carter, seconded by Steve D'Lugos the minutes from the February 8, 2016 meeting were approved: Ayes (4); Nays (0).

TREASURER'S REPORT. The financial statement and budget reports for February were accepted and filed with the minutes.

OLD BUSINESS.

a. ***Purchase and Resale 1016 Charles St.*** – Mr. Freehling updated the board on the status of the sale to include: legal, engineering, transference of parcels two and three to the city for the development of the parking lot. The closing is set for the end of this month. Mr. Carter requested a status update on the ARB approval on the fence. Mr. Freehling stated the ARB meeting would be held this evening on the fence. The walls have been approved by the ARB.

PRESENTATION BY THOMAS EVANS AND DAN BAKER, RED DRAGON BREWERY, 1419 PRINCESS ANNE STREET. Mr. Freehling introduced Mr. Evans and Mr. Baker. Mr. Evans presented images of the blighted conditions of the building, outlined benefits of the business opening on the Princess Anne Street

Corridor, the local impact of craft breweries, revenue forecast, and the high visibility of the location according to a traffic study. He stated with the renovation of this building it would create a catalyst of change and revitalization within the corridor. They are obtaining all permits with approval from City Council and the public especially from their neighbors. He gave an overview of their business plan and operating style. He reviewed external and internal improvements and the total cost needed to occupy the building and open for business with a request of $15,000 in grant funding from the EDA. After a brief question and answer segment, upon a motion by Bob Carter, seconded by Tom Crimmins a $25,000 JumpStart! grant was approved for the improvements to 1419 Princess Anne Street: Ayes (4); Nays (0).

NEW BUSINESS.

a. ***Fredericksburg VA Main Street, Inc. (FVMS) Funding Request*** – Mr. Crimmins gave a brief overview of the FVMS request noting the current reporting. Mr. Carter requested further metrics from Ms. Glave on the number of businesses and questioned the $50,000 of improvements to 904 Princess Anne St. Ms. Glave explained her reporting comes directly from the city departments and the error on the street address in regards to the $50,000 line item. Mr. Greenlaw gave an update on the tax status. Upon a motion by Tom Crimmins, seconded by Steve D'Lugos the board approved $11,095 of the allocated $25,000 in matching funds to FVMS: Ayes (3); Nays (0).

   Mr. D'Lugos questioned the number of façade improvements FVMS has been involved in over the past two years. Ms. Glave assists the businesses and property owners with the Main Street design program through Frazier Associates but not all inquiries use the recommendation.

   Chairman Hornung thanked Ms. Glave and Mr. Wilson for their work through FVMS.

OLD BUSINESS - CONTINUED.

a. ***Germanna Community College, Fred CAT: Fredericksburg Center for Advanced Technology Performance Agreement*** – Mr. Freehling gave an overview of the presentation by the representatives of Germanna Community College (GCC) during the February meeting. GCC currently has an RFP out for 7,500 s.f. of space within the city of Fredericksburg near I-95 and Route 3 which is due March 25. GCC plans to occupy their space by September 1. Mr. Freehling presented the Performance Agreement to the board to fund $125,000. $25,000 over five years with location in the city with performance criteria for each draw, open by year end and annual reporting. Upon a motion by Steve D'Lugos, seconded by Tom Crimmins the board approved Resolution 16-02 for its Chairman, Chris Hornung to execute on behalf of the EDA, the Performance Agreement by and between Germanna Community College and the EDA, subject to representative counsel review and approval: Ayes (3); Nays (0).

b. ***EDA Strategic Plan*** – Chairman Hornung requested a work session be scheduled. He will meet with Mr. Freehling to discuss the focal points and topics of the work session.

NEW BUSINESS - CONTINUED.

b. ***Valet Parking Proposal*** – Mr. Freehling stated he and City Manager Cameron have been working on alternate parking proposals. Mr. Freehling gave a brief background of the "parking crunch" within the city due to the number of new restaurants, large new projects and limited land available for additional parking. He presented valet parking options and a proposal to the board. After a brief comment, question and answer segment the EDA requested further data collection from the public and businesses authorizing $2,500 for a survey to be conducted regarding the parking issues within the city. Upon a motion by Steve D'Lugos, seconded by Tom Crimmins $2,500 was allocated for the parking survey: Ayes (3); Nays (0).

COMMITTEE REPORTS. ***Fredericksburg VA Main Street (FVMS) Committee*** – None.

STAFF REPORT. Mr. Crimmins requested an update on 1016 Charles St.; Mr. Freehling gave the above status report.

Mr. D'Lugos requested if the EDA should endorse Liberty Place. Mr. Freehling gave a status update of the project. Mr. D'Lugos asked if it was appropriate to support the Tax Increment Financing before April 12. Ms. Hedelt stated any support would be helpful for the project to assist the developer.

Ms. Peregoy presented the four categories and a synopsis of the criteria for the Business Appreciation Awards to be presented during the Business Appreciation Event in May. She requested $5,000 for the commission of an artist to create a unique award for each category. After a brief discussion Chairman Hornung allocated $500 per category.

CHAIRMAN'S REPORT. None.

BOARD MEMBERS COMMENTS. None.

ADJOURNMENT. There being no further business to come before the Economic Development Authority at this time, Chairman Hornung declared the meeting officially adjourned at 10:38 a.m.

Michael Colangelo, Secretary

Resolution 16-02
Economic Development Authority of the City of Fredericksburg

MOTION: D'LUGOS **March 14, 2016**
EDA Meeting

SECOND: CRIMMINS

RE: **APPROVING A PERFORMANCE AGREEMENT WITH GERMANNA COMMUNITY COLLEGE ("GERMANNA") AND THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF FREDERICKSBURG ("EDA")**

ACTION: **APPROVED: Ayes: 3; Nays: 0**

WHEREAS, The EDA is tasked with helping to foster a vibrant local economy that creates well-paying jobs for area residents.

WHEREAS, Skilled electricians, HVAC technicians, plumbers, gas fitters, welders, masons, construction inspectors, machinists and other trade professionals are an important part of growing the local economy, and there is a shortage of qualified personnel in these fields.

WHEREAS, Not all well-paying jobs require four-year college degrees, and not all members of the workforce want or need to attend these types of educational programs.

WHEREAS, Germanna would like to establish a presence in the City of Fredericksburg and create the Fredericksburg Center for Advanced Technology ("Fred CAT") to train the area's workforce and provide apprenticeship opportunities.

WHEREAS, Fred CAT will include a maker-space that will provide an area for local entrepreneurs to experiment with and build new technologies.

WHEREAS, The EDA is authorized by Virginia Code Section 15.2-4900 *et.seq.* and Fredericksburg City Code Section 10-232 to make grants in furtherance of its purposes of promoting economic development within the City.

WHEREAS, The EDA has agreed to offer, and Germanna has agreed to accept, the economic incentives contained herein in exchange for the performance promised herein.

WHEREAS, by vote of the EDA at a duly called and noticed meeting held on the 14th day of March, 2016, the EDA authorized its Chair to enter into this Agreement.

NOW THEREFORE, BE IT RESOLVED that the Fredericksburg Economic Development Authority hereby approves the Performance Agreement with Germanna Community College. The agreement is hereby directed to be filed with the minutes. The EDA Chair is authorized to execute, deliver, and carry out the agreement on behalf of the EDA, in substantially the form submitted for approval.

Votes:

Ayes: 3
Nays: 0
Absent from Vote: 0
Absent from Meeting: 4

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Secretary's Certificate

I, the undersigned, certify that I am Secretary of the Fredericksburg Economic Development Authority, and that the foregoing is a true copy of a resolution duly adopted at a March 14, 2016, meeting of the Fredericksburg Economic Development Authority at which a quorum was present and voted.

Michael Colangelo, Secretary