

FREDERICKSBURG
ECONOMIC
DEVELOPMENT
AUTHORITY

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ECONOMIC DEVELOPMENT AUTHORITY MINUTES (EDA)

November 14, 2022

**8:30 a.m. • EDA Regular Meeting
Executive Plaza, 601 Caroline St., First Floor**

The Economic Development Authority of the City of Fredericksburg, Virginia met in regular session on Monday, November 14, 2022 beginning at 8:30 a.m. at the Executive Plaza, 601 Caroline St., Third Floor.

EDA MEMBERS PRESENT. Will Mackintosh Chair, presiding. Lee, Murray, Beth Black, Suzy Stone, Mitzi Brown, Chris Waller (via phone) and Susan Richey.

ABSENT. None.

ALSO PRESENT. **GO Virginia Region 6:** Ian Ginger; **Fredericksburg Public Schools:** Dr. Marceline Catlett; Sandy Gillenwater; Kristi Allen; Katie Hornung **EDA Counsel:** Blanton Massey; **Department of Economic Development and Tourism:** Bill Freehling, Director; Amy Peregoy, Economic Development Specialist; Ryan Cudahy, Tourism Marketing Assistant.

DETERMINATION OF QUORUM. Susan Richey.

AGENDA.

MOTION by Beth Black, seconded by Suzy Stone, the agenda was approved: **Ayes (7); Nays (0).**

PUBLIC COMMENTS. None.

GO VIRGINIA REGION 6. Chair Mackintosh introduced Mr. Ian Ginger. Mr. Ginger presented background on and structure of GO Virginia. His presentation included information on the following: funding sources, priority investment areas, eligible GO Virginia projects, growth and diversification plan, Region 6 priority growth clusters, Region 6 goals, project criteria, past project example of Workforce Westmorland County Welding Training Program, current project example RCC Careers in Aquaculture, Fredericksburg-King George RIFA, Germanna Tech Talent Pipeline, launching a Coastal Resilience & Adaption Economy, potential future project Cyber Security Training, potential future project Bay Workforce Investment Board Talent Pathways Initiative, and potential future project with FRA Entrepreneurial Ecosystem. There was a brief question and answer segment. Chair Mackintosh thanked Mr. Ginger for his time and presentation.

CAREER AND TECHNICAL EDUCATION (CTE). Chair Mackintosh introduced Ms. Gillenwater and Ms. Allen. They presented on the following: defining work based learning (WBL), mission, vision, support students, key components of strong partnerships, 2022 course survey results, course offerings, community partnerships and an invitation to the Superintendent Community Roundtable. There was a brief question and answer segment. Ms. Gillenwater requested ten names of businesses from the board who would consider partnering with City Schools. Ms. Brown and Ms. Richey will collect a business name from each board member. Dr. Catlett spoke with the board

regarding the ongoing search for culinary kitchen and local needs to service students for programs. Chair Mackintosh thanked Ms. Gillenwater, Ms. Allen, Ms. Hornung and Dr. Catlett for their time and presentation.

APPROVAL OF MINUTES.

MOTION by Suzy Stone, seconded by Mitzi Brown the minutes from the October 17, 2022 regular meeting were approved: Ayes (7); Nays (0).

TREASURER'S REPORT. Mr. Murray presented the October activity. The budget and financial statement will be filed with the minutes. Mr. Murray stated the Visitor Center closing was moving forward for December.

OLD BUSINESS. Visitor Center Discussion – Mr. Freehling began the discussion with the following points: use of the property, lease term, and the RFP for the architect for the new Visitor Center. Chair Mackintosh discussed the sale of the parking lot by placing it on the market in the Spring to sell before the Visitor Center building with multiple ways to move forward. Ms. Stone stated the first step would be to decide to keep or sell the Visitor Center. Ms. Brown would like to become educated on the process. Mr. Murray requested Mr. Waller obtain the parking density for the layout of the building. Chair Mackintosh suggested an RFP process for developers to submit a vision for the use of the property. Mr. Waller will provide a yield study for commercial/residential adjacent properties.

NEW BUSINESS. InvestFXBG Loan – Metro Nova Creative – Ms. Black presented the business background, loan purpose, proposed loan structure/terms, loan program goals met, and fiscal impact. Ms. Black and Mr. Waller support the recommendation by REDCO. There was a brief question and answer segment.

MOTION by Suzy Stone, seconded by Mitzi Brown the board approved the Chair to execute an InvestFXBG loan in the amount of \$25,000 at 6.25% for five years to Metro Nova Creative: Ayes (7); Nays (0).

COMMITTEE REPORTS

- a. ***Parking Improvement Committee*** – No update.
- b. ***Strategic Investments Committee*** – No update.
- c. ***Workforce Development Committee*** – CTE presentation, no further updates.
- d. ***InvestFXBG Loan Committee*** – Ms. Black noted there are other applications in the pipeline.
- e. ***City Relations Committee*** – No update.
- f. ***Tourism Committee*** – Ms. Richey noted a Black Advisory meeting is scheduled for tomorrow.
- g. ***Fredericksburg VA Main Street Committee*** – No update.

STAFF REPORT. Mr. Cudahy gave a brief update on the film incentive project to include: marketing, webpage launch, blog posts, Front Porch article, contacts, types of projects, video interview with VA Productions, Virginia Film Office tour. Mr. Freehling distributed the draft annual report and reviewed it with the board. He requested the board members send comments and the final design would begin to include images. Ms. Brown requested Mr. Freehling dig deeper into the numbers with city tax revenue. Mr. Freehling stated it would be difficult to determine exact numbers but would attempt to calculate an average. Mr. Freehling stated the SAJ Entertainment, LLC loan closed. The economic development survey has been sent so please respond.

CHAIR'S REPORT. None.

BOARD MEMBERS COMMENTS. None.

CLOSED SESSION.

Mr. Blanton Massey excused himself from the meeting.

Ms. Richey moved for adoption of Resolution 22-16, for the purpose of discussion concerning a specific employee of the Economic Development Authority of the City of Fredericksburg, Virginia (EDA), for the purpose of considering such person's job description, appointment, performance, compensation, and/or resignation, under Virginia Code §2.2-3711.A.1, more particularly, pertaining to the position of legal counsel to the EDA.

MOTION by Susan Richey, seconded by Mitzi Brown: Ayes (7); Nays (0).

Where upon the members went into closed session.

Upon coming out of closed session.

MOTION by Susan Richey, to adopt Resolution 22-17, certifying the proper conduct of the closed session. Seconded by Mitzi Brown: Ayes (7); Nays (0).

.MOTION by Mitzi Brown, seconded by Suzy Stone, the board authorized the Economic Development and Tourism staff to draft a contract with Jackson C. Key for the Chair's execution: Ayes (7); Nays (0).

ADJOURNMENT. There being no further business to come before the Economic Development Authority at this time, Chair Mackintosh declared the meeting officially adjourned at 10:54 a.m.


Susan Richey, Secretary

**Resolution 22-16 for Economic Development Authority to Hold Closed Meeting Under
The Virginia Freedom of Information Act**

Date of Adoption: November 14, 2022

Proposed by: Richey

Resolved that the Economic Development Authority convene a closed meeting under the Virginia Freedom of Information Act in order to discuss:

Personnel – concerning a specific employee of the Economic Development Authority of the City of Fredericksburg, Virginia (EDA), for the purpose of considering such person’s job description, appointment, performance, compensation, and/or resignation, under Virginia Code §2.2-3711.A.1, more particularly, pertaining to the position of legal counsel to the EDA.

Real Property -

the acquisition of real property

for the purpose of discussing acquisition of real property for a public purpose, specifically, the expansion of an existing recreation facility, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Economic Development Authority, under Virginia Code 2.2-3711(A)(3).

the disposition of publicly held real property,

Prospective Business -

a prospective business or industry, OR

the expansion of an existing business or industry,

for the purpose of holding a discussion concerning: _____, where no previous announcement has been made of the business or industry’s interest in locating or expanding its facilities in the community, under Virginia Code §2.2-3711.A.5.

Legal Matters -

actual litigation specifically, _____

_____ with legal counsel, where such consultation in open session would adversely affect the negotiating or litigating posture of the Economic Development Authority, **OR**

probable litigation with legal counsel, staff, or consultants, where (1) litigation has been specifically threatened or on which the Economic Development Authority or its counsel has a reasonable basis to believe will be commenced by or against a known party, and (2) such consultation in open session would adversely affect the negotiating or litigating posture of the Economic Development Authority, **OR**

legal matters, _____, with counsel, where such matters require the provision of legal advice, under Virginia Code §2.2-3711.A.7.

Other – (Specify subject matter, purpose of discussion, and applicable Code Section)

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RESOLUTION 22-17
CERTIFICATION OF CLOSED EDA MEETING

Proposed by: Richey
Seconded by: Brown

IT IS HEREBY RESOLVED by the Economic Development Authority of the City of Fredericksburg, Virginia, as follows:

WHEREAS, the Authority has convened a closed meeting under Virginia Code §2.2-3711.A.3, pursuant to an affirmative recorded vote adopting and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, §2.2-3712.D of the Code of Virginia requires a certification by this Authority that such closed meeting was conducted in conformity with Virginia law;

NOW, THEREFORE, BE IT RESOLVED that the Authority 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 (Chapter 37 of Title 2.2) were heard, discussed or considered in such closed meeting, and (ii) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the closed meeting by the Authority.

Date of Adoption: November 14, 2022

AYES: 7

NAYS: 0

CERTIFICATION:

Secretary's Certificate

I, the undersigned, certify that I am the Secretary for the Economic Development Authority of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Resolution 22-17 duly adopted at a meeting of the Economic Development Authority held on November 14, 2022, at which a quorum was present and voted.

Given under my hand and the official seal of the Economic Development Authority of the City of Fredericksburg, Virginia.

Date: 12/12/22

Susan Richey
Secretary, EDA