

FREDERICKSBURG  
**ECONOMIC**  
**DEVELOPMENT**  
**AUTHORITY**

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**ECONOMIC DEVELOPMENT AUTHORITY MINUTES (EDA)**

**March 12, 2018**

**8:30 a.m. • EDA Regular Meeting**

**City Hall, The Suite**

**715 Princess Anne St.**

**Fredericksburg, VA**

The Economic Development Authority of the City of Fredericksburg, Virginia met in regular session on Monday, March 12, 2018 beginning at 8:30 a.m. in the Suite at City Hall.

**EDA MEMBERS PRESENT.** Bob Carter, Chairman, presiding. Will Mackintosh, Beth Black, Tom Crimmins, Joe Wilson, Mitzi Brown and Bill Beck.

**ABSENT.** None.

**ALSO PRESENT.** Fredericksburg VA Main Street, Inc.: Ann Glave; Brian Lam; **City Council:** Charlie Frye, Jr.; **Free Lance Star:** Cathy Jett; **Department of Community Planning and Building:** Charles Johnston; Susanna Finn; **EDA Counsel:** Blanton Massey; **Department of Economic Development and Tourism:** Bill Freehling, Director; Angela Freeman, Business Development Manager; Amy Peregoy, Economic Development Specialist; Clint Manning, Tourism Product & Event Developer.

**DETERMINATION OF QUORUM.** Mitzi Brown.

**AGENDA.**

**MOTION** by Beth Black, seconded by Tom Crimmins, the agenda was approved as presented: Ayes (7); Nays (0).

**PUBLIC COMMENTS.** None.

**PRESENTATION BY CHARLES JOHNSTON, COMMUNITY PLANNING AND BUILDING DIRECTOR, NORTHTSAIDE/MILL CREATOR/MAKER DISTRICT UPDATE.** Chair Carter introduced Mr. Johnston. Mr. Johnston and Susanna Finn presented updates to include: potential customers, special considerations, urban form, contributing structures, redevelopment, beyond land use, "industrial park" like approach, "establishing" management, recommended actions, living survey goals, and demand for a Creative Maker District. A question and answer segment followed. Chair Carter thanked Mr. Johnston and Ms. Finn for their update.

**APPROVAL OF MINUTES.**

**MOTION** by Mitzi Brown, seconded by Will Mackintosh the minutes from the February 12, 2018 meeting were approved: Ayes (7); Nays (0).

**TREASURER'S REPORT.** The financial statement and budget report for February 2018 were accepted and filed with the minutes.

**OLD BUSINESS.**

- a. **2018 Business Appreciation Awards** – Mr. Freehling gave an overview of the previous award categories. The 2018 Business Appreciation event will be held on May 3<sup>rd</sup> from 5-7 p.m. at the Courtyard by Marriott. The board discussed nominees for the one category of 2018 Excellence in Business Awards. Mr. Freehling will draft a summary of each businesses excellence for the presentation of the awards

**MOTION by Bill Beck, seconded by Joe Wilson the board approved Goolrick's Pharmacy, PONSHOP, Dog Krazy and Burgess Barber Shop to be honored at the 2018 Business Appreciation event: Ayes (7); Nays (0).**

- b. **JumpstART Public Artwork Update** – Ms. Black reviewed feedback from one of the artist concerning the condition and suggested rehab to the six paintings. The paintings are currently being stored at the Renwick building. The board discussed a sealed bid auction of the paintings. Proceeds will be allocated towards a new public art program. EDT staff will create a webpage with images, background information, viewing location and sealed bid instructions. Ms. Brown and Ms. Black will oversee the project.

**MOTION by Beth Black, seconded by Bill Beck the board approved for the six paintings to be auctioned by sealed bid: Ayes (7); Nays (0).**

**NEW BUSINESS.**

- a. **Urban Slide Funding Request** – Chair Carter introduced Mr. Manning. Mr. Manning showed a YouTube video to the board for a better understanding of The Urban Slide concept. Mr. Manning reviewed the quick facts, marketing, expenditures, sponsorships and items/volunteers required to hold the event on Hanover Street in September. Chair Carter request Mr. Manning review the other locations that were under consideration. Mr. Manning also discussed a possible partnership with UMW. The board held a brief question and answer segment. Mr. Crimmins will work with Mr. Manning on the project budget, agreements and tax structure.

**MOTION by Tom Crimmins, seconded by Will Mackintosh the board allocated \$35,000 for The Urban Slide event in September and Mr. Crimmins as the EDA's liaison: Ayes (7); Nays (0).**

- b. **Fredericksburg Area Museum, Sounds of Summer, Event Sponsorship Grant** – Ms. Peregoy gave a brief overview of the 2018 concert series. The board briefly discussed the grant request.

**MOTION by Joe Wilson, seconded by Beth Black the EDA approved a \$10,000 grant to the Fredericksburg Area Museum for the 2018 Sounds of Summer concert series: Ayes (6); Nays (0); Absent from Vote (1-Mackintosh).**

- c. **Celebrate Virginia After Hours, 2018 Concert Series, Event Sponsorship Grant** – Ms. Peregoy gave a brief overview of the grant application. The board briefly discussed the grant request.

**MOTION by Mitzi Brown, seconded by Beth Black of non-approval of the Celebrate Virginia After Hours 2018 concert series grant request: Ayes (6); Nays (0); Absent from Vote (1-Mackintosh).**

- d. **Fredericksburg VA Main Street, Inc., Revolving Loan Fund Proposal** – Chair Carter introduced Ann Glave. Ms. Glave stated to the board FVMS is applying for a \$25,000 Virginia Main Street Downtown Investment Grant, which would be applied toward a new Zero Interest Revolving Loan Program. This fund would allow FVMS to offer financial incentives and capital for building restoration/revitalization and business development. The board held a brief question and answer segment.

**MOTION** by Tom Crimmins, seconded by Joe Wilson the EDA approved a match up to \$25,000 after FVMS is awarded the loan funding and to draft a letter of endorsement for the program: Ayes (6); Nays (0); Abstain (1-Mackintosh).

**COMMITTEE REPORTS.**

- a. **Parking Improvement Committee** – Mr. Beck and Mr. Wilson will be attending a Fredericksburg VA Main Street, Inc. meeting at the Marriott this evening regarding parking.
- b. **Riverfront Park Taskforce** – Ms. Black informed the board there was nothing to report at this time.
- c. **Branding Committee** – Mr. Crimmins stated the RFP was out and would be back in early April.
- d. **Strategic Acquisitions Committee** – Mr. Mackintosh is currently drafting language for the stakeholder meetings in which Mr. Crimmins is scheduling.

**STAFF REPORT.**

Mr. Freehling gave updates on the following: Work session with City Council on Tuesday, March 13 at 5:30 p.m. on the 3<sup>rd</sup> floor of the executive Plaza, March 20 Economic Development Breakfast Meeting to be held at Fredericksburg Square. Ms. Peregoy stated the Economic Development website was launched and requested comments for review.

**CHAIRMAN'S REPORT.** Chair Carter commended the EDT staff on their continued good work. Great presentation by FredCAT last month. He requested a calendar of events be added to the agenda.

**BOARD MEMBERS COMMENTS.** None.

**CLOSED SESSION.**

Ms. Brown moved for the adoption of Resolution 18-07 for the purpose of discussion or consideration of acquisition of real property for a public purpose, specifically, to acquire and enhance the attractiveness, usage and marketability of a vacant or underutilized parcel of real estate in the City of Fredericksburg, 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. Seconded by Will Mackintosh and passed by the following recorded votes: Ayes (7); Nays (0).

Where upon the members went into closed session.

Upon coming out of closed session, a motion was made by Ms. Brown, to adopt Resolution No. 18-08, certifying the proper conduct of the closed session. Seconded by Bill Beck; the motion was passed: Ayes (7); Nays (0).

A motion was made by Mitzi Brown, seconded by Will Mackintosh, the EDA and Hylton Ventures, LLC have agreed to enter into a certain "Option Agreement" on file with the City's Department of Economic Development and Tourism the terms of which have been reviewed and approved by EDA counsel, that the EDA hereby agrees to enter into the aforesaid Option Agreement and authorizes and directs the EDA Chair, Robert Carter, to take any and all action reasonably necessary to carry out the intent of Resolution 18-09 on behalf of the EDA the motion was passed: Ayes (7); Nays (0).

**ADJOURNMENT.** There being no further business to come before the Economic Development Authority at this time, Chair Carter declared the meeting officially adjourned at 10:40 a.m.

  
Mitzi Brown, Secretary

**Resolution 18-07 for Economic Development Authority to Hold Closed Meeting Under  
The Virginia Freedom of Information Act**

Date of Adoption: March 12, 2018

Proposed by: Brown  
Seconded by: Mackintosh

Vote: Ayes: 7; Nays: 0

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

**Personnel** – specific City officers, appointees, or employees, for the purpose of considering such person's assignment, appointment, promotion, performance, demotion, salary, disciplining, or resignation, under Virginia Code §2.2-3711.A.1, more particularly, the performance of the Director of the Department of Economic Development & Tourism of the City of Fredericksburg, VA.

**Real Property** -

**the acquisition of real property**

for the purpose of discussion or consideration of acquisition of real property for a public purpose, specifically, to acquire and enhance the attractiveness, usage and marketability of a vacant or underutilized parcel of real estate in the City of Fredericksburg, 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)

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 18-07 duly adopted at a meeting of the Economic Development Authority held on March 12, 2018, 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: 4/9/2018

Mely Brown  
Secretary, EDA

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**RESOLUTION 18-08 CERTIFICATION OF CLOSED EDA MEETING**

Proposal by: Brown  
Seconded by: Beck

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

**WHEREAS**, the Authority has this date convened a closed meeting under Virginia Code §2.2-3711.A.3, pursuant to an affirmative recorded vote adopting **Resolution 18-07** 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: March 12, 2018**

**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 18-08 duly adopted at a meeting of the Economic Development Authority held on March 12, 2018, 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: 4/9/2018

  
Secretary, EDA

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**RESOLUTION NO. 18-09 REGULAR EDA MEETING**

Proposal by: Brown  
Seconded By: Mackintosh

**RE: Option with Hylton Ventures LLC**

WHEREAS, the United States Department of Veterans Affairs (VA) seeks to lease land for an outpatient clinic in a delineated area which includes the City of Fredericksburg, and

WHEREAS, sites within the City of Fredericksburg offer better matches to the criteria for selection than those outside the City, of which City sites the adjoining sites owned by Hylton, Venture LLC ("Hylton"), and in particular approximately 45 acres of the parcel identified as GPIN 7769-94-7825 (approximately 78 acres) best match the criteria, and

WHEREAS, the EDA and Hylton have agreed to enter into a certain "Option Agreement" on file with the City's Department of Economic Development and Tourism the terms of which have been reviewed and approved by the EDA,

NOW, THEREFORE, RESOLVED, that the EDA hereby agrees to enter into the aforesaid Option Agreement and authorizes and directs the EDA Chair, Robert Carter, to take any and all action reasonably necessary to carry out the intent of this resolution on behalf of the EDA.

**Date of Adoption: March 12, 2018**

**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 18-09 duly adopted at a meeting of the Economic Development Authority held on March 12, 2018, 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: 4/9/2018      Nile Brown  
Secretary, EDA