

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

706 Caroline Street  
Fredericksburg, VA 22401

(540) 372-1216  
(540) 372-6587 Fax

**ECONOMIC DEVELOPMENT AUTHORITY (EDA) MINUTES**

April 17, 2023

8:30 a.m. • Regular Meeting

Executive Plaza, 601 Caroline St., Third Floor

The Economic Development Authority of the City of Fredericksburg, Virginia met in regular session on Monday, April 17, 2023 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, and Susan Richey.

**ABSENT.** Chris Waller (on phone not participating).

**ALSO PRESENT.** Fredericksburg VA Main Street: Brendan Kelley; Downtown Greens: Larry Bramlette, Brad Smith; EDA Counsel: Jackson Key; Department of Economic Development and Tourism: Bill Freehling, Director; MC Morris, Assistant Director of Tourism; Amy Peregoy, Economic Development Specialist.

**DETERMINATION OF QUORUM.** Susan Richey.

**AGENDA.** Chair Mackintosh removed Visitor Center Contract under Old Business.

**MOTION** by Mitzi Brown, seconded by Beth Black the amended agenda was approved: Ayes (6); Nays (0); Absent from Meeting (1-Waller).

**PUBLIC COMMENTS.** None.

**PRESENTATION.** Fredericksburg VA Main Street. Chair Mackintosh introduced Mr. Kelley. Mr. Kelley reviewed the following community survey results: 384 responses, words thought of for Downtown, what businesses or destinations are visited, dislikes of Downtown, shopping day, shopping time, living in Downtown, occupation, relationship to Fredericksburg to live, gender, welcome, safety, comfort, and parking. He reviewed demographics to include: drive time, population, income, age, and retail forecast. He gave background on stakeholder meetings from the survey results. The vision and next steps. There was a brief question and answer segment. The board discussed locating a grocery store Downtown.

Chair Mackintosh thanked Mr. Kelley his presentation.

**PRESENTATION.** Downtown Greens. Chair Mackintosh introduced Mr. Smith. Mr. Smith updated the board on the following: current programs at Charles Street location, conservation easement, easement-based funds, financial report, alignment with EDA goals, vision, agricultural training center, physical

features, wildlife presence, projects with partners, first official youth program, timeline, and next steps. There was a brief question and answer segment.

Chair Mackintosh thanked Mr. Smith and Mr. Bramlette for the presentation.

### ***APPROVAL OF MINUTES.***

**MOTION** by Beth Black, seconded by Suzy Stone the minutes from the March 13, 2023 regular meeting were approved: Ayes (6); Nays (0); Absent from Meeting (2-Waller).

**TREASURER'S REPORT.** Mr. Murray presented the March activity. The budget and financial statement will be filed with the minutes.

During the May and June meetings the FY24 budget will be discussed.

Mr. Murray noted he would assist with the transition to a new FY24 treasurer. The board discussed an interim treasurer. Ms. Black volunteered to assist Mr. Peregoy. Mr. Murray thanked Ms. Peregoy for her assistance.

**OLD BUSINESS.** None.

**NEW BUSINESS.** None.

### ***COMMITTEE REPORTS***

- a. ***Parking Improvement Committee*** – Ms. Stone stated the April meeting was cancelled. During the March 13 meeting the committee discussed tickets would be issued for expired auto tags on the street. Tag and tow in problem areas with storing of autos which is a legislative issue. Pervious parking was discussed. One to two-way street conversations many streets being studied.
- b. ***Strategic Investments Committee*** – No update.
- c. ***Workforce Development Committee*** – No update.
- d. ***InvestFXBG Loan Committee*** – Ms. Black stated Dexter All In One, LLC's payment is delinquent. The loan documents will be reviewed for possible default action. There is one application moving forward to underwriting and one application for final review.
- e. ***City Relations Committee*** – Chair Mackintosh stated he, Mr. Murray, Mayor Greenlaw, Councilor Duffy, Mr. Baroody, Mr. Freehling and Ms. Peregoy met. The Old Stone Warehouse property was discussed. The city is not clear on the EDA's proposal, discussions will continue. Mr. Freehling noted a contractor would be contacted for an evaluation of the property. An update was given on the Visitor Center and the Renwick property was mentioned. Germanna Community College locations were discussed. Sports Tourism was a topic which included lodging and the University of Mary Washington's facilities.
- f. ***Tourism Committee*** – Ms. Morris updated the board on the following: three focus areas of the committee: grants, murals, group travel/sports tourism. Ms. Richey will research the grant. Ms. Morris noted Main Street may be a partner with access to grants. Their office is being discussed as part of the floor plan in the new Visitor Center. Ms. Matthews continues to work on group travel.
- g. ***Fredericksburg VA Main Street Committee*** – No update.

**STAFF REPORT.** Mr. Freehling provided updates on the following: city budget public hearing, Spotsylvania County's 9% lodging tax, Richmond/Henrico 10% lodging tax, Visitor Center progress, and EDT office plans.

Ms. Peregoy stated City FOG grant program disbursements will begin with the EDA as the pass-thru.

Ms. Peregoy noted the launch of the redesigned economic development website is May 16 with new webpages for the EDA.

**CHAIR'S REPORT.** None.

**BOARD MEMBERS COMMENTS.** Ms. Black noted a discussion with Historic Kenmore for the location.

**ADJOURNMENT.** There being no further business to come before the Economic Development Authority at this time, Chair Mackintosh declared the meeting officially adjourned at 10:00 a.m.

  
\_\_\_\_\_  
Susan Richey, Secretary