

FREDERICKSBURG
ECONOMIC
DEVELOPMENT
AUTHORITY

706 Caroline Street
Fredericksburg, VA 22401

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

ECONOMIC DEVELOPMENT AUTHORITY MINUTES (EDA)

May 3, 2021

8:30 a.m. • EDA Special E-Meeting

Recorded Go to Meeting

The Economic Development Authority of the City of Fredericksburg, Virginia met in special session on Monday, May 3, 2021 beginning at 8:30 a.m. via recorded Go to Meeting

Chair Black read the following statement, this meeting is being held electronically by Go to Meeting, pursuant to City Council Ordinance 20-05, an Ordinance to Address Continuity of City Government during the pendency of a Pandemic Disaster.

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

ABSENT. None.

ALSO PRESENT. EDA Counsel: Blanton Massey; Department of Economic Development and Tourism: Bill Freehling, Director; Amy Peregoy, Economic Development Specialist.

DETERMINATION OF QUORUM. Mitzi Brown.

AGENDA.

MOTION by Will Macintosh, seconded by Chris Waller, the agenda was approved by roll-call vote: Ayes (6); Nays (0); Absent from Meeting (1-Waller).

PUBLIC COMMENTS. Ms. Peregoy read one public comment from Janet Watkins, 1206 Walker Dr., dated April 23, 2021 at 2:35 p.m. Filed with the minutes.

CLOSED SESSION.

Ms. Brown moved for adoption of Resolution 21-05 the disposition of publically held real property, for the purpose of discussion or consideration of disposition of portions of undeveloped real property in the City of Fredericksburg, Virginia, publicly held under contract by the Economic Development Authority as purchaser, specifically, GPIN 7778-97-6600, regarding pricing and other terms and conditions of sale of subdivided portions thereof, 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.

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

Where upon the members went into closed session.

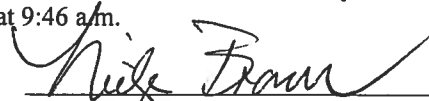
Upon coming out of closed session.

MOTION by Mitzi Brown, to adopt Resolution 21-06 certifying the proper conduct of the closed session.
Seconded by Lee Murray: Ayes (7); Nays (0).

MOTION by Lee Murray seconded by Suzy Stone for the Economic Development Authority withdraw the proposed offer to the moving company: Ayes (7); Nays (0).

MOTION by Susan Richey, seconded by Mitzi Brown to adopt Resolution 21-07, to authorize any officer of the Economic Development Authority take the necessary steps to effectuate the agreement with Technautics, LLC: Ayes (7); Nays (0).

ADJOURNMENT. There being no further business to come before the Economic Development Authority at this time, Chair Black declared the meeting officially adjourned at 9:46 a.m.



Mitzi Brown, Secretary

Amy B. Peregoy

From: noreply@civicplus.com
Sent: Friday, April 23, 2021 2:35 PM
To: Amy B. Peregoy
Subject: [EXTERNAL] Online Form Submittal: Contact Us

Contact Us

Please take this opportunity to share your comments or concerns with us. We've provided this form so that you can contact one or more of our Economic Development and Tourism Staff with one note.

Prefer the old-fashioned way? Look at our [Contact Us](#) page for office hours and phone numbers.

If you have any questions or concerns regarding the use of this form, we are available Monday through Friday, 8:00 a.m. to 4:30 p.m., at 540-372-1216. We look forward to hearing from you.

Whom You Wish to Contact Economic Development Specialist - Amy Peregoy

Your Name Janet Watkins

Email janmarshkins@yahoo.com

Phone *Field not completed.*

Subject preserving green space near Braehead

Message Hello,

I'm writing to express my support for preserving the 60 acres of green space near Braehead Farms. I understand Downtown Greens is working to arrange financing to buy the land and protect it, and I applaud that effort. I hope the City Council and EDA will do their part to make Downtown Greens' preservation plan successful. Protection of the limited green space left in the city should be a priority. This unique and special part of our city should be preserved, not paved.

Thank you,

Janet Watkins
1206 Walker Drive

**Resolution 21-05 for Economic Development Authority to Hold Closed Meeting Under
The Virginia Freedom of Information Act**

Date of Adoption: May 3, 2021
Vote: Ayes: 7 Nays: 0

Proposed by: Brown
Seconded by: Richey

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 _____ of the Department of _____ of the City of Fredericksburg, VA.

Real Property -

the acquisition of real property

the disposition of publically held real property, for the purpose of discussion or consideration of disposition of portions of undeveloped real property in the City of Fredericksburg, Virginia, publicly held under contract by the Economic Development Authority as purchaser, specifically, GPIN 7778-97-6600, regarding pricing and other terms and conditions of sale of subdivided portions thereof, 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.

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 21-06 CERTIFICATION OF CLOSED EDA MEETING

Proposal by: Brown
Seconded by: Murray

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 21-07 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: May 3, 2021

VOTE: 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 21-06 duly adopted at a meeting of the Economic Development Authority held on May 3, 2021, 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: 5/10/2021



Secretary, EDA

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RESOLUTION NO. 21-07 SPECIAL EDA MEETING

Proposal by: Richey
Seconded by: Brown

RE: Option with Technautics, LLC

WHEREAS, the Economic Development Authority of the City of Fredericksburg, Virginia (“EDA”), as Purchaser, signed Purchase and Sale Agreement dated effective as of January 4, 2021, with Technautics, LLC, as Seller, under which the EDA had the right to buy, under certain circumstances, terms and conditions as set out therein, a certain parcel of unimproved real estate property consisting of approximately 60.5065 acres designated as GPIN 7778-97-6600 (the “Property”), and

WHEREAS, the EDA has determined that the EDA should proceed to take the next steps necessary to continue to preserve its right to actually close on the purchase of the Property after all contingencies, including but not limited to the Inspection Period, Entitlement Period, Developmental Approvals and other contingencies and conditions have been met under the terms the said Agreement by the closing date to proceed under the terms of the Agreement,

NOW, THEREFORE, RESOLVED, that the EDA hereby authorizes any one of the officers of the EDA to take the necessary steps to effectuate the Purchaser’s rights under the Agreement.

Date of Adoption: May 3, 2021

VOTE: AYES: 7 NAYS: 0

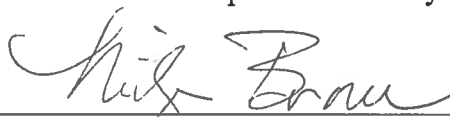
CERTIFICATION:

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 21-07 duly adopted at a meeting of the Economic Development Authority held on May 3, 2021, 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: 5/10/2021



Secretary, EDA