

FREDERICKSBURG
ECONOMIC
DEVELOPMENT
AUTHORITY

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ECONOMIC DEVELOPMENT AUTHORITY MINUTES (EDA)

May 14, 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, May 14, 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 Area Museum: Sara Poore; UMW Foundation: Jeff Rountree; City Manager: Timothy Baroody; 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 Tom Crimmins, seconded by Mitzi Brown, the agenda was approved: Ayes (7); Nays (0).

PUBLIC COMMENTS. None.

Joe Wilson was acknowledged and thanked for his 8 years on the EDA by the board and staff members.

PRESENTATION BY MR. JEFF ROUNTREE, CEO, UNIVERSITY OF MARY WASHINGTON (UMW) FOUNDATION AND PRESIDENT, EAGLE PROPERTY HOLDINGS, LLC, UMW/UMWF UPDATE. Chair Carter introduced Mr. Rountree. Mr. Rountree presented background and updates on the following: Amphitheater with substantial completion May 2018, dedication June 2018 and will seat 821 with ADA accessibility and restrooms; Hillel House with substantial completion January 2019, joint project with Silver Foundation managing construction and permits are in process, Jepson Science Center with substantial completion November 2019 and Seacobeck Hall being the next project to begin within 6-8 months. Mr. Rountree gave a brief update on Eagle Village leasing and the Hyatt Hotel. A question and answer segment followed each update. Chair Carter thanked Mr. Rountree.

APPROVAL OF MINUTES.

MOTION by Tom Crimmins, seconded by Bill Beck the minutes from the April 9, 2018 meeting were approved: Ayes (7); Nays (0).

TREASURER'S REPORT. The financial statement and budget report for April 2018 were not presented.

ACTION ITEMS. None.

OLD BUSINESS. Urban Slide Update – Mr. Manning stated there would be a partnership with UMW for Eagle Nation Day (September 1st). The event will begin at the Jepson Alumni Center ending at Trench Hill which will contain other activities and food trucks. The contract is being drafted by Ms. Kathleen Dooley, City Attorney, and is expected to be signed this week after review by city departments. Details on event insurance (promoter and city), street closures and event pricing are being finalized. Mr. Manning and Mr. Freehling are setting up meetings with possible sponsors.

NEW BUSINESS.

- a. **Public Restroom Project** – Mr. Freehling gave background from the presentation the EDA received from Jackie Payne regarding the redesign of Market Square a few months ago. He requested the EDA fund a staffer at the handicap entrance where public restrooms are accessible or fund the annual \$21,000 in admissions to the museum to allow the public to have entrance to the museum from Princess Anne Street to gain access to the restrooms downstairs. Ms. Sara Poore answered questions from the board. The board did not consider Mr. Freehling's request. Mr. Freehling will continue to research locating restrooms in this area of Downtown.
- c. **Artful Dimensions Grant Requests** – Ms. Peregoy presented a Façade Improvement Matching grant for lighting on the front of the building and improvements to the rear of the building to include a mural and a Non-Profit JumpStart grant for an interior classroom space. After a brief discussion the board would not consider the applications due to a lack of a formal lease agreement. Ms. Peregoy will draft a letter for Chairman Carter's signature.
- b. **EDA Board Nominating Committee** – After a brief discussion, the board requested to be the nominating committee as a whole and will nominate board members for election at the June meeting when Mr. Wilson's replacement has been appointed.

COMMITTEE REPORTS.

- a. **Parking Improvement Committee** – Mr. Wilson and Mr. Beck will be attending a parking committee meeting tomorrow evening. Mr. Wilson attended the UMW parking meeting, it was not well attended by staff but there was good input. There was discussion regarding the Sunken Road gate. A new member to the committee needs to be nominated with Mr. Wilson's term ending. Mr. Beck stated the College Terrace area has mixed opinions. Ms. Brown noted parking issues around Hurkamp Park needed to be addressed.
- b. **Riverfront Park Taskforce** – Ms. Black attended the City Council meeting and viewed the plans which included permanent restrooms. Mr. Beck noted concerns regarding parking. Mr. Freehling updated the board on current and future parking. Chair Carter would like the board to review the plans. Staff will request Mr. Doug Fawcett present the plans during an upcoming meeting.
- c. **Branding Committee** – Mr. Crimmins stated the RFPs will begin to be reviewed next Monday and the committee will be very busy for the next few months.
- d. **Strategic Acquisitions Committee** – Mr. Mackintosh updated the board on meetings involving Timothy Baroody, Brad Johnson, Chuck Johnston, Bill Freehling and Angela Freeman. During the meetings creative new directions were discussed and consideration of the Small Area Plans.

STAFF REPORT.

Mr. Freehling presented updates on the following: the Business Appreciation Event was well attended by the EDA, successful and thanked Ms. Peregoy for her work along with funding from the EDA, the Hylton Property rezoning is being reviewed on May 22 by City Council with lease proposals June/July, one bid received on the public art and our office will be advertising the sale and Ms. Freeman will be graduating from Leadership Fredericksburg this Friday. Mr. Freehling noted the Regional Tourism Partnership put out a request for an RFP for marketing. There were four finalist who will be interviewed tomorrow.

CHAIRMAN'S REPORT. Chair Carter thanked the EDT staff for an outstanding job with the Business Appreciation Event and 100% attendance by the EDA.

BOARD MEMBERS COMMENTS. Mr. Wilson stated Craftworks Studio located at 301 Lafayette Blvd. has closed and a defense contractor, Juno, has filled the vacancy. The HUBZone and VRE were factors in their decision. Mr. Wilson stated it was a pleasure to be on the EDA board for 8 years and was especially proud of the Matching Façade Improvement Grant program and Fredericksburg Main Street. He noted a special thank you to Ann Glave, Director of FVMS.

Mr. Beck questioned if anyone saw team members and families from the Fredericksburg Football Club tournament which received a grant. Mr. Manning and Ms. Black stated they saw team members with their families in Downtown.

CLOSED SESSION.

Ms. Brown moved for the adoption of Resolution 18-10 the expansion or development of a business, for the purpose of discussion or consideration of records excluded from FOIA pursuant to subdivision 3 of Virginia Code §2.2-3705.6, the discussion or consideration of which records may be held in a closed meeting under subsection A.40 of Virginia Code §2.2-3711, which records are confidential proprietary records, voluntarily provided by a private business pursuant to a promise of confidentiality requested by the private business and granted by a public body, to-wit: Economic Development Authority, used by the City for business development, to-wit: relating to the consideration of a loan to aid in the development of a real estate project in the City of Fredericksburg, Va. and the discussion and consideration of memoranda, working papers or other records, to-wit: a financial analysis, relating to the foregoing private business that is considering locating in Virginia, which financial analysis was prepared by such public body, where competition or bargaining is involved and where, if such records are made public, the financial interest of the public body would be adversely affected. Seconded by Beth Black 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. 18-11, certifying the proper conduct of the closed session. Seconded by Beth Black; the motion was passed: Ayes (7); Nays (0).

A Special Meeting of the EDA will take place on Monday, May 21, 2018 beginning at 8:30 a.m. in City Hall.

ADJOURNMENT. There being no further business to come before the Economic Development Authority at this time, Chair Carter declared the meeting officially adjourned at 11:28 a.m.


Mitzi Brown, Secretary

**Resolution 18-10 for Economic Development Authority to Hold Closed Meeting Under
The Virginia Freedom Of Information Act**

Date of Adoption: May 14, 2018

Proposed by: Brown
Seconded by: Black

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

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,

Business Development -

the expansion or development of a business,

for the purpose of discussion or consideration of records excluded from FOIA pursuant to subdivision 3 of Virginia Code §2.2-3705.6, the discussion or consideration of which records may be held in a closed meeting under subsection A.40 of Virginia Code §2.2-3711, which records are confidential proprietary records, voluntarily provided by a private business pursuant to a promise of confidentiality requested by the private business and granted by a public body, to-wit: Economic Development Authority, used by the City for business development, to-wit: relating to the consideration of a loan to aid in the development of a real estate project in the City of Fredericksburg, Va. and the discussion and consideration of memoranda, working papers or other records, to-wit: a financial analysis, relating to the foregoing private business that is considering locating in Virginia, which financial analysis was prepared by such public body, where competition or bargaining is involved and where, if such records are made public, the financial interest of the public body would be adversely affected.

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 18-11 CERTIFICATION OF CLOSED EDA MEETING

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.40, pursuant to an affirmative recorded vote 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 14, 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 18-11 duly adopted at a meeting of the Economic Development Authority held on May 14, 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:

June 11, 2018

Misty Boone
Secretary, EDA