

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

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**ECONOMIC DEVELOPMENT AUTHORITY MINUTES (EDA)**

September 14, 2020

8:30 a.m. • EDA Regular Meeting

Mary Washington Lodge

1500 Washington Ave.

Fredericksburg, VA

The Economic Development Authority of the City of Fredericksburg, Virginia met in regular session on Monday, September 14, 2020 beginning at 8:30 a.m. in the Mary Washington Lodge.

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

**ABSENT.** None.

**ALSO PRESENT.** Free Lance Star: Cathy Jett, Pete Cihelka; EDA Counsel: Blanton Massey; Department of Economic Development and Tourism: Bill Freehling, Director; Angela Freeman, Diversity, Equity and Economic Advancement Officer; Amy Peregoy, Economic Development Specialist.

**DETERMINATION OF QUORUM.** Mitzi Brown.

**AGENDA.**

**MOTION** by Mitzi Brown, seconded by Will Mackintosh, the agenda was approved: Ayes (7); Nays (0).

**PUBLIC COMMENTS.** None.

**APPROVAL OF MINUTES.**

**MOTION** by Suzy Stone, seconded by Susan Richey the minutes from the August 10, 2020 regular e-meeting were approved: Ayes (7); Nays (0).

**TREASURER'S REPORT.** Mr. Murray presented the budget and financial statement activity. The financial statement and budget report for August 2020 were filed with the minutes.

**OLD BUSINESS.** None.

**NEW BUSINESS.**

- a. **Winter COVID Plans** – Chair Black reminded the board during the last meeting she requested the board members come prepared to today's meeting with ideas. She noted, she and Ms. Brown went before the Technical Review Committee (TRC) to advocate for quick permitting for tents and structures during winter. Ms. Brown updated the board on the TRC meeting stating the discussion included expanding space for restaurants and retail into the sidewalks and streets if possible. Mr. Freehling added there have been

meetings to discuss these topics including heaters. The use of public property such as the sidewalks where businesses would apply for a sidewalk café permit and the use of private property for tents and carpools on parking lots where businesses would apply for a special use permit. He reviewed the special use permit. The City received a second 2.5 million in CARES Act funding in which \$50,000 has been proposed for a business assistance program. Businesses would apply for a grant to purchase heaters or purchase/rent a tent. This proposal will go before City Council on September 22. Chair Black and Mr. Freehling discussed what Chicago implemented for their businesses. The board discussed the following: timeframes, parking concerns, outdoor area encasements, public right-of-way/safety, City restrictions, parklets, other counties, mid-winter food festival/holiday market in Hurkamp Park/Market Square, food trucks, street closures, fire pits and expanded delivery services. Chair Black and Ms. Brown will attend the TRC meeting again to discuss further ideas with City staff.

- b. Mary Washington Lodge* – Mr. Freehling presented history of the lodge. He reviewed discussions regarding the City subdividing the property and sale of the lodge. He proposed the City lease the property to the EDA and the EDA sub-lease the property as a residence. He noted the economics of the proposal. City staff does not want the lodge to remain vacant. He requested the board tour the lodge after the meeting. The board discussed the following: office use, best use as residence, title insurance/attorney, question of legal sale and historic preservation.

### **COMMITTEE REPORTS.**

- a. Parking Improvement Committee* – No meeting. Mr. Mackintosh will contact Mr. Fawcett regarding a meeting schedule. A suggestion was made for the Parking Improvement Committee attend a TRC meeting to discuss parking and the impact to Downtown during the winter months.
- b. Strategic Acquisitions Committee* – No update.
- c. Workforce Development Committee* – Ms. Brown updated the board on a ZOOM meeting with Germanna Community College (GCC) regarding new and innovative workforce development programs through FredCAT. Once the programs are in order GCC may make a funding request from the EDA. Ms. Freeman noted GCC is aggressively looking to partner with City schools. Ms. Richey noted the board should be notified by GCC if support was required of the EDA.
- d. Loan Committee* – Mr. Waller noted two loan closings occurred on September 1. Ms. Peregoy informed the board one initial applicant is working with Ms. Susan Ball at the UMW Small Business Development Center.
- e. Chatham Bridge Rehab Committee* – Ms. Brown will get in contact with Ms. Danelle Rose regarding a marketing update.
- f. Business Assistance Committee* – No update. Mr. Freehling stated the committee has not yet reconvened.

**STAFF REPORT. City Position Debrief** – Chair Black congratulated Mr. Freeman. Ms. Freeman presented background to the board of the creation of her new position with the City as the Diversity, Equity and Economic Advancement Officer. Ms. Freeman briefly defined her position and listed a few of her job duties from her job description. Chair Black asked about the impact of workforce development and the EDA in regards to her new job position. Ms. Freeman stated City Council will be discussing these topics during their Retreat.

Mr. Freehling requested to return to the discussion of the Mary Washington Lodge so he would have some sense of the EDA's position to move forward with the proposal. He asked if the EDA would be interested in sub-leasing the lodge. The board discussed the following: generation of income, rent, maintenance, insurance, taxes, property management company fees, EDA selling the property, deed restrictions, EDA's strategic mission, staff time, possible different proposals of property exchanges with City Council and necessary maintenance before sub-leasing. The board was favorable to the proposal presented by Mr. Freehling.

Ms. Peregoy directed the EDA to the proposed InvestFXBG marketing materials that were distributed before the meeting. She reviewed the window decal, yard/lawn sign and website banner ad. The board requested Ms. Peregoy move forward with production. The board discussed a generic banner and yard/lawn sign with the EDA logo for other projects funded by the EDA.

**MOTION by Mitzi Brown, seconded by Will Mackintosh, the board allocated up to \$1,000 for production of the InvestFXBG items presented and further generic marketing items for the EDA: Ayes (7); Nays (0).**

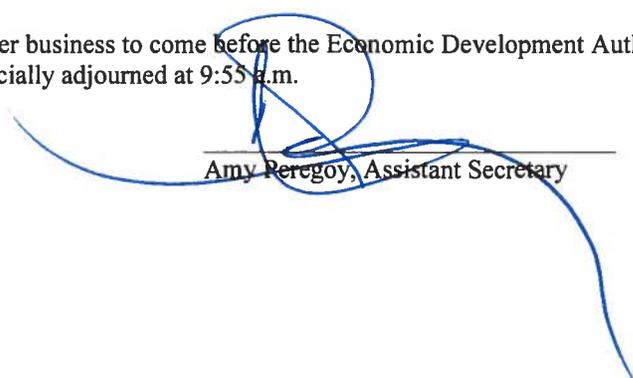
Ms. Freeman added information on the C-PACE ordinance, program and administrator. Ms. Freeman requested to contact the board members individually to discuss further. She noted City Council is working on the community as a whole engagements for the Retreat so the board may hear dialogue with a possible representative from the EDA board.

Mr. Freehling discussed to continue meeting in person with social distancing. The board and staff discussed possible locations.

**CHAIR'S REPORT.** None.

**BOARD MEMBERS COMMENTS.** None.

**ADJOURNMENT.** There being no further business to come before the Economic Development Authority at this time, Chair Black declared the meeting officially adjourned at 9:55 a.m.



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Amy Peregoy, Assistant Secretary