

FREDERICKSBURG
ECONOMIC
DEVELOPMENT
AUTHORITY

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ECONOMIC DEVELOPMENT AUTHORITY MINUTES (EDA)

May 13, 2019

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 13, 2019 beginning at 8:30 a.m. in the Suite at City Hall.

EDA MEMBERS PRESENT. Beth Black Vice Chair, presiding. Tom Crimmins, Bob Carter (9:27), Hap Connors, Mitzi Brown, Bill Beck and Will Mackintosh.

ABSENT. None.

ALSO PRESENT. Germanna Community College: Dr. John Davis; Citizen: Suzy Stone; M-D Eats: Kelly Hunt; Coldwell Banker Commercial Elite: Allison Graves; City of Fredericksburg: Tim Baroody, City Manager; 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 Mitzi Brown, seconded by Tom Crimmins, the agenda was approved: Ayes (6); Nays (0); Absent from Meeting (1-Carter).

PUBLIC COMMENTS. None.

APPROVAL OF MINUTES.

MOTION by Bill Beck, seconded by Will Mackintosh the minutes from the April 8, 2019 regular meeting were approved: Ayes (6); Nays (0); Absent from Meeting (1-Carter).

TREASURER'S REPORT. The financial statement and budget report for April 2019 were filed with the minutes.

OLD BUSINESS. None.

NEW BUSINESS.

- a. ***Germanna Community College (GCC) Capital Investment Presentation*** – Ms. Freeman gave background on the funding request to assist with the construction of the college’s planned Allied Health Center at the Locust Grove campus. The facility will bolster Germanna’s extremely strong nursing and health technology programs, which provide training for a significant percentage of the workforce for Mary Washington Hospital and other local healthcare entities. The cost of the facility will be \$30 million, with \$3.5 million needed in local funds and contributions. Germanna is seeking a five-year, \$250,000 commitment from the City of Fredericksburg (\$50,000 a year) and additional funds from the seven other localities served by the college (Orange, Spotsylvania, Stafford, Culpeper, Madison, Caroline and King George counties). The amount asked of the City of Fredericksburg was not funded in the City’s FY 2020 proposed budget, but the City Manager intends to recommend that the City provide the requested funding for the final four years of the term (\$200,000 total). The EDA will be asked to provide the \$50,000 in funding for the first year – FY 2020. Ms. Freeman introduced Dr. Davis who presented information on the following: 2019 local operating funds approved, 2019 local operating funds requested, GCC academic plan outlining the Fredericksburg Campus, workforce students served by locality, FY18 unduplicated head count, construction/costs for new center, update on FredCAT program, allied health enrollment, support for new center, new health care training, clinical experiences, local health care skills gap, Mary Washington Hospital nursing staff statistics and master plan of the Allied Health Building. A brief question and answer segment followed.

MOTION by Bill Beck, seconded by Mitzi Brown the board approved \$50,000 to assist with the construction of the Germanna Community College Allied Health Center to be located at the Locust Grove Campus: Ayes (6); Nays (0); Absent from Meeting (1-Carter).

- b. ***M-D Eats (701 Lafayette Blvd.) Funding Request*** – Ms. Peregoy gave an overview of the plan to open M-D Eats at 701 Lafayette Blvd. and the funding request. Ms. Peregoy introduced Ms. Hunt. Ms. Hunt gave background on her current businesses, purchase of 701 Lafayette Blvd., plans for M-D Eats along with costs associated with opening the business. She requested the board consider a funding request to assist with exterior building improvements. Ms. Graves added Ms. Hunt’s Small Business Administration loan was declined due to the building being vacant for over 5 years. After a question and answer segment, Mr. Mackintosh suggested the board consider a loan program to assist Ms. Hunt. After a brief discussion, Vice Chair Black requested two board members research a loan program. Ms. Brown and Mr. Mackintosh volunteered. Ms. Freeman will assist with facilitating the program and attend meetings with Ms. Brown and Mr. Macintosh. They will report back to the board in June.
- c. ***EDA Board Nomination Committee*** – Ms. Peregoy stated the EDA will need to elect officers for FY 2020 at the June meeting. The formation of a nominating committee was discussed. Vice Chair Black requested two board members form the Nominating Committee. Ms. Brown and Mr. Beck volunteered. The committee will present a recommended slate of officers for FY 2020 during the June meeting.

COMMITTEE REPORTS.

- a. ***Parking Improvement Committee*** – Mr. Beck gave an overview of a Memorandum dated May 1 to Doug Fawcett from Mike Craig regarding parking within with the Area 7 Small Area Plan distributed to the board. Mr. Macintosh reviewed the following: the evolution of the City’s parking regulations, parking and the Downtown core, emerging walkable urban places: parking and urban fabric and finally general parking issues. The board briefly discussed parking requirements of businesses and developments in Downtown, future of parking, parking perception problem, the parking study, businesses buying into a parking solution, public parking education and parking technology. There will be potential recommendations on regulatory parking concepts at the next meeting.
- b. ***Branding Committee*** – Vice Chair Black discussed the meeting with HUB, Ltd. She noted the mission statement resonated with the committee. Logos were presented but were not well received. Vice Chair

Black attended the Mayfield public meeting where she heard very positive proud comments from the community. HUB, Ltd. will be presenting between May 20-24.

- c. **Strategic Acquisitions Committee** – The board discussed dissolving the committee. After a brief discussion of the committee's purpose, the board renamed the committee to Strategic Investments Committee.

MOTION by Mitzi Brown, seconded by Will Mackintosh the board authorized to change the name of the committee to Strategic Investments Committee: Ayes (7); Nays (0).

Vice Chair Black turned the meeting over to Chair Carter.

- d. **Main Street Loan Program Committee** – Ms. Black stated another loan had been approved but there was still concern regarding meeting the number of loans required by the state program. Mr. Freehling suggested a press release or marketing by FVMS.
- e. **Workforce Development Committee** – Ms. Brown noted various meeting have taken place with the school board, city council members, Germanna Community College and Megan Healy, Chief Workforce Development Advisor with the Governor's office. Ms. Brown noted she was very excited with the progress. Mr. Connors discussed partnerships with public schools and Germanna Community College. He noted the public and private investments and a proposal in June. Ms. Freeman added there is a good jobs plan in place with the George Washington Regional Commission and Fredericksburg Regional Alliance. She noted the CRRL MakerLab lease is still being negotiated.

STAFF REPORT. Mr. Manning presented an overview of the City's new Fredanthropist program, which will generate private-sector funding for the Dixon Park roller-hockey rink and future projects. Twelve sponsors are required; seven sponsors have committed totaling \$35,000. There was a brief question and answer segment. Mr. Freehling stated more information about the program can be found on Fredanthropist.org. Sponsors will be announced.

Ms. Black asked when a business is sold does the EDA have a responsibility to a new owner which could be located out of the City? Mr. Massey stated the assets are usually sold but will add language to future agreements so the EDA will no longer have an obligation to a new owner.

Ms. Black mentioned there would be many possibilities with the sale of Roxbury Farm and Garden Center. There was a brief discussion. The board requested Mr. Freehling setup a meeting with Mr. Andy Lynn.

Mr. Freehling noted open board seat interviews with Mr. Lee Murray and Mr. Paul Janney had been conducted and interviews with Mr. Chris Waller and Ms. Suzy Stone were upcoming with City Council. Board members would be selected on May 28.

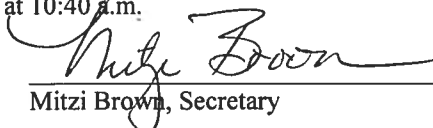
A June 25 Work Session with City Council is being planned. An agenda will be drafted per the request of the board.

Mr. Freehling mentioned Ms. Peregoy's work on the EDA's Business Appreciation Event. The board thanked Ms. Peregoy.

CHAIRMAN'S REPORT. Chair Carter presented Mr. Crimmins with his Certificate of Appreciation.

BOARD MEMBERS COMMENTS. None.

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