

ECONOMIC DEVELOPMENT AUTHORITY MINUTES (EDA)

**Monday, March 9, 2009
Conference Room 214 (Second Floor)
City Hall
715 Princess Anne Street
Fredericksburg, VA**

The Economic Development Authority of the City of Fredericksburg, Virginia met in regular session on Monday, March 9, 2009, beginning at 12:00 noon in Conference Room 214 (second floor), City Hall, Fredericksburg, 715 Princess Anne Street, Fredericksburg, Virginia.

Present. Conrad Warlick, Dana Herlong, Mary Jane O'Neill, Joe Wilson, Rick Pullen, and Chris Limbrick.

Absent. Chris Hornung

Also Present: GFA Holdings, LLC: Michael Adams; **City Manager:** Phil Rodenberg; **Attorney,** Blanton Massey; **The Free Lance-Star:** Emily Battle; **Department of Economic Development and Tourism: Interim Director:** Karen Hedelt; **Marketing and Information Specialist:** JoAnn Locklair, **Economic Development Manager:** Kimberly Schill.

Determination of a Quorum.

Ms O'Neill, Secretary, determined that a quorum was present.

Approval of Agenda.

Chairman Warlick asked for changes, additions, or deletions to the agenda. The following change was made:

- Item 6 b,c,d,e,f, and g - Deleted

Mr. Limbrick made a motion to approve the agenda as amended. It was seconded by Mr. Pullen and passed by the following recorded votes. Ayes (6). Conrad Warlick, Dana Herlong, Mary Jane O'Neill, Joe Wilson, Rick Pullen, and Chris Limbrick Nays (0). None.

Approval of Minutes.

Regular Meeting Minutes of February 9, 2009.

Mr. Limbrick noted that he was listed as present and absent. He stated that he did not attend the February 9th meeting and abstained from voting. Chairman Warlick directed staff to correct the minutes. Mr. Pullen made the motion to approve the Regular Meeting Minutes of February 9, 2009 as amended. It was seconded by Ms. O'Neill and passed by the following recorded votes.

Ayes (5). Conrad Warlick, Dana Herlong, Mary Jane O'Neill, Rick Pullen, and Joe Wilson.
Nays (0). None.

Chairman's Report.

Work Session with City Council – Chairman Warlick strongly encouraged members of the Board to attend the joint work session with Council on March 10, 2009 beginning at 6:00 p.m. in Conference Room 214, City Hall.

Ms. Schill presented the attached matrix for the joint work session on City Council Goals and Initiatives 2009-2010 and how they relate to Economic Development Authority's JumpStart! Fredericksburg 2010 Principles. She asked the EDA for their thoughts, changes, or additions. The Board discussed suggestions for potential EDA actions on the 11 JumpStart! Corridors. They are as follows:

1. ***Riverfront & Sophia Street from the Train Station to Fauquier Street***
 - a. Consider funding interim improvements for first phase (for example: repairing the building for city park purposes, repairing the walkway down to the dock, regrading and seeding the lot, planting of foliage along the riverside, and sidewalk improvements)
 - b. Train Station improvements (for example: paid restroom facilities)
 - a. Under EDA actions to date add - funded Janney-Marshall Study
2. ***Lafayette Boulevard from Downtown (Charles St.) to Lee Drive***
 - a. Discuss clean up and city action on Lafayette Boulevard
 - b. Discuss possible partnership with City Council
 - c. Consider funding a Corridor Overlay Study
3. ***Princess Anne Corridor(between Jefferson Davis Highway (Route 1) and Fauquier Street***
 - a. Identify sites for redevelopment and assemble relevant parcels
 - b. Consider several options at present
4. ***Riverfront from Jefferson Davis Highway to Canal Street***
 - a. No comments
5. ***William Street from Route 3 to Charles Street***
 - a. Consider funding a sustainable Fredericksburg Center for the Creative Arts Study
 - b. Under EDA Actions to Date – Partnership with the City, and Rappahannock Fredericksburg Rotary Club - Hurkamp Project

6. ***Downtown Commercial District (Post Office Site) from Frederick Street & Caroline Street to Charles Street***
 - a. Grant for a brick sidewalk around the Fredericksburg United Methodist Church
 - b. Grant for an archaeological dig at Marriott site
 - c. Grant to Museum - brick pavers for the new handicapped accessible entrance, and First Friday at the Museum
 - d. Grant to Eileen's Bakery & Cafe, Capital Ale, The Griffin Bookshop, J. Brian's, and Mocha Mo's Morning Express
 - e. Grant to City for Wayside Exhibits on George Street
7. ***Jefferson Davis Highway from the Rappahannock to Cowan Boulevard***
 - a. Issued revenue bonds for Phase I of Eagle Village
 - b. Staff is exploring doing a technology zone
8. ***Blue & Gray Parkway from Carl D. Silver Parkway to Route 1 (Dixon Street)***
 - a. Mixed use ordinance developed
9. ***Fall Hill Avenue from Carl D. Silver Parkway to Route 1***
 - a. Established a Technology Zone
 - b. Established a Fall Hill Avenue Ordinance
10. ***Cowan Boulevard from I-95 to Route 1***
11. ***Dixon Street from Charles Street to Lansdowne Road***
 - a. Grant to Surgi-Center of Central Virginia Medical Office Development

Chairman Warlick reported on the following:

Freedom of Information Act Workshop – Chairman Warlick informed the Authority that he and Ms. Herlong attended the workshop on March 5, 2009.

Fredericksburg Area Museum Silent Auction- Chairman Warlick reported that the EDA received an invitation to the 12th Annual Silent Auction by the Fredericksburg Area Museum and Cultural Center on Saturday, March 28, 2009 at the Jepson Alumni Executive Center.

Eagle Village Groundbreaking – Chairman Warlick also told the Board that he and Ms. Herlong attended the groundbreaking on February 20th. He said the EDA received special acknowledgement for what they did.

High Speed Rail – Chairman Warlick gave an update on High Speed Rail.

Meeting Attendance – Chairman Warlick addressed the requirements for meeting attendance and the consequences of not attending. He stated, if a member of the Board of Directors misses more than two (2) consecutive regular meetings, the Authority may recommend to City Council that the member be replaced.

Virginia Alliance of Local Arts Agencies Spring Workshop, May 15 - Chairman Warlick noted on Friday, May 15, 2009 from 8:30 a.m. to 4:00 p.m. there will be a Spring Workshop of the Arts and Cultural Council of the Rappahannock hosted by the Virginia Alliance of Local Arts Agencies. The topic of the workshop is “Understanding How the Arts and Culture can be an Economic Development Tool.” Ms. Herlong stated that she would attend.

Treasurer’s Report.

Chairman Warlick noted that the financial statement for January 2009 was emailed to the members of the EDA. Chairman Warlick directed Ms. O’Neill, Secretary of the EDA, to file the Treasurer’s Statement with the minutes.

Mr. Hornung will report on the items listed on the March 9th agenda at the next EDA meeting.

Committee Report.

There was no committee report at this meeting.

Staff Report.

Surgi-Center Central Virginia – Ms. Schill addressed the summary on the Surgi-Center of Central Virginia’s expansion and relocation to the City (see attachment). She introduced Mike Adams of GFA Holdings, LLC who gave a brief update on the project. The following were noted:

- Relocate from Falmouth area of Stafford County to a new site located on the corner of Dixon Street and Beulah-Salisbury Road
- Letter of Intent has been signed with the City with an agreement that states the City will petition the EDA for a grant in the amount of at least \$50,000 to offset the development fees.
- Land is under contract and a 90-day study period.
- Anticipating Certificate of Public Need (COPN) approval in early June
- If COPN is approved, site plans will be submitted by July and construction on an approximately 40,000 s.f., two-story building will begin in October.

- Anticipate completion in November 2011.

After further discussion from members of the Authority, Mr. Wilson made the motion that once the real estate transaction is closed and Surgi-Center applies for their permit, the EDA will pay up to \$50,000 for the sewer tap fee. Motion was seconded by Ms. O'Neill and passed by the following recorded votes. Ayes (6). Conrad Warlick, Dana Herlong, Mary Jane O'Neill, Joe Wilson, Rick Pullen, and Chris Limbrick. Nays (0). None.

Meeting with Rappaport Management Company, Silver Companies, KIMCO – Ms. Schill reported to the Authority that she, Ms. Hedelt, and Mr. Rodenberg met with the Rappaport Management Company, Silver Companies, and KIMCO to discuss the big box store vacancies in Central Park. She told the Board that staff will have a follow up meeting to discuss the things that were suggested, and will keep the Board informed of the status.

Quantico/Belvoir Regional Business Alliance, Inc. - Ms. Schill briefed the Authority on the Alliance. She indicated that staff is exploring sponsorship opportunities in becoming a partner/member in this organization. It was recommended that Mr. Miles Friedman be invited to do a presentation at the June meeting.

Business Retention Course – Ms. Hedelt asked if the EDA would consider paying for Ms. Schill to attend an International Economic Development Council (IEDC) Business Retention Core Course at Columbus, Ohio in June 2009. The total for the flight, registration, and accommodations would be approximately \$1,000.00.

Mr. Wilson requested an agenda of the course. Ms. Schill will email an agenda to the Board.

Mr. Pullen made the motion to pay for the course and fund all of Ms. Schill's expenses involved. Motion was seconded by Ms. O'Neill and passed by the following recorded votes. Ayes (6). Conrad Warlick, Dana Herlong, Mary Jane O'Neill, Joe Wilson, Rick Pullen, and Chris Limbrick. Nays (0). None.

Business Appreciation Event - Ms. Schill informed the Authority that the Business Appreciation Event will be on Thursday, May 14th from 5:30 – 7:30 p.m. at the Snowden House, 2600 Mary Washington Boulevard. It will be the same format as last year and will be hosted by MediCorp Health System with no cost associated for the facility and catering.

Mr. Wilson suggested if the weather is good to have it on the grounds.

Grants Update – Ms. Schill reported six grant applications for April have been received.

Fredericksburg Roundtable – Ms. Schill reported on the Fredericksburg Roundtable held on March 3. The next meeting is scheduled for Tuesday, April 7th, and the guest speaker will be Bryant Halstead.

Arts Commission – Ms. Schill informed the Board that the Arts Commission is getting ready to launch a cultural survey online for people to give their thoughts and perspectives on the arts in the area.

Old Business.

Resolution 09-03 for Economic Development Authority to Hold a Closed Meeting – Ms. O’Neill made a motion under Resolution 09-03 for the Economic Development Authority to hold a closed meeting under the Virginia Freedom of Information Act for the discussion of Personnel Matters for the position of legal counsel performance and compensation under the Virginia Freedom of Information Act, Virginia Code §2.2-3711(A)(1). Motion was seconded by Ms. Herlong and passed by the following recorded votes. Ayes (6). Conrad Warlick, Dana Herlong, Mary Jane O’Neill, Joe Wilson, Rick Pullen, and Chris Limbrick. Nays (0). None.

Mr. Wilson made a motion to return to the regular meeting. Motion was seconded by Ms. O’Neill and passed by the following recorded votes. Ayes (6). Conrad Warlick, Dana Herlong, Mary Jane O’Neill, Joe Wilson, Rick Pullen, and Chris Limbrick. Nays (0). None.

Resolution 09-04 Approved Certification of Closed Meeting

Ms. O’Neill resolved that the Economic Development Authority has convened a closed meeting, pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act under Virginia Code §2.2-3712.D. Ms. O’Neill made the motion to adopt Resolution 09-04 dated March 9, 2009. Motion was unanimously passed by the following recorded votes. Ayes (6). Conrad Warlick, Dana Herlong, Mary Jane O’Neill, Joe Wilson, Rick Pullen, and Chris Limbrick. Nays (0). None.

Mr. Pullen made a motion to approve Mr. Massey’s contract with the understanding that the EDA will do a review of the attorney’s performance in six months and that all requests for charged legal work must be in writing. Motion was seconded by Ms. O’Neill and passed by the following recorded votes. Ayes (6). Conrad Warlick, Dana Herlong, Mary Jane O’Neill, Joe Wilson, Rick Pullen, and Chris Limbrick. Nays (0). None.

Chairman Warlick directed Ms. O’Neill, Secretary of the EDA, to file Resolutions 09-03 and 09-04 with the minutes.

*EDA Meeting
March 9, 2009
Page 7*

Adjournment.

There being no further business to come before the Economic Development Authority at this time, the meeting adjourned at 12:50 p.m.

A handwritten signature in cursive script that reads "Mary Jane O'Neill".

Mary Jane O'Neill, Secretary