

FREDERICKSBURG
ECONOMIC
DEVELOPMENT
AUTHORITY

706 Caroline Street
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ECONOMIC DEVELOPMENT AUTHORITY MINUTES (EDA)

January 14, 2022

8:30 a.m. • EDA Regular Meeting

718 Venue, 718 Caroline St.

The Economic Development Authority of the City of Fredericksburg, Virginia met in regular session on Friday, January 14, 2022 beginning at 8:30 a.m. at 718 Venue, 718 Caroline St.

EDA MEMBERS PRESENT. Will Mackintosh Chair, presiding. Lee, Murray, Beth Black, Suzy Stone (via Go to Meeting), Mitzi Brown, Chris Waller, and Susan Richey.

ABSENT. None.

ALSO PRESENT. EDA Counsel: Blanton Massey; Department of Economic Development and Tourism: Bill Freehling, Director; Amy Peregoy, Economic Development Specialist; Danelle Rose, Tourism Marketing and Communications Manager; Alex Seitner, Economic Development Intern.

DETERMINATION OF QUORUM. Mitzi Brown.

AGENDA.

MOTION by Beth Black, seconded by Chris Waller, the agenda was approved: Ayes (7); Nays (0).

PUBLIC COMMENTS. None.

APPROVAL OF MINUTES.

MOTION by Mitzi Brown, seconded by Susan Richey the minutes from the December 13, 2021 regular meeting were approved: Ayes (7); Nays (0).

TREASURER'S REPORT. Mr. Murray presented the December activity. The budget and financial statement will be filed with the minutes.

OLD BUSINESS. None.

NEW BUSINESS. None.

COMMITTEE REPORTS

- a. ***Parking Improvement Committee*** – Ms. Black stated the January meeting is cancelled. The next meeting is in February.

- b. *Strategic Investments Committee* – To be discussed during closed session.
- c. *Workforce Development Committee* – Ms. Brown noted a discussion would be held later during the meeting.
- d. *InvestFXBG Loan Committee* – Mr. Waller requested an update on the MD Eats project. Mr. Freehling will contact Ms. Hunt. Ms. Peregoy stated the loan payment from Kickshaws Gluten-Free Bakery has not been received for January. Ms. Peregoy stated she e-mailed Ms. Paz-Craddock twice. Ms. Black will contact Ms. Paz-Craddock. The Loan Committee will review the terms of the loan agreement, develop a plan of action if the loan payment is not received and report back to the board during the February meeting. Chair Mackintosh mentioned a possible applicant for the program.
- e. *City Relations Committee* – No update.
- f. *Tourism Committee* – No update.
- g. *Fredericksburg VA Main Street Committee* - Ms. Brown stated her first meeting will be January 19. She will report to the board during the February meeting.

STAFF REPORT. Mr. Freehling reported on the following items: a draft of the Economic Development Strategic Plan would be sent to Chair Mackintosh and Mr. Murray for initial review. The draft will be distributed to the board during the February meeting for feedback. After the draft is completed, discussions with City Council will begin. An adoption of the final plan by the EDA board and City Council is possible by June 30; Conflict of Interest filing is due to Ms. Lacey by February 1; the EDT budget has been submitted to the City Manager for review to include a request for \$250,000 for the Tourism Opportunity fund; Ms. Black and Mr. Freehling met with Mr. Nick Calamos on the Roxbury Mills property which is still for sale with good interest. GAP financing through the EDA with a possible City incentive was discussed as a creative solution for a sale.

Ms. Peregoy noted she will meet with Ms. Black regarding the 2022 Business Appreciation event and report back during the February meeting.

CHAIR'S REPORT. Chair Mackintosh stated he would like to discuss a City Council item regarding an offer letter from Dr. Mike McDermott of Mary Washington Healthcare. The letter discussed a possible property swap of 2300 Fall Hill Ave. and property in Idlewild. Board member discussions in the past included the EDA being involved. The board discussed funding a feasibility study for a school facility locating in the building. The board would possibly purchase out parcels owned by Mary Washington Healthcare for future economic development opportunities. Ms. Brown requested further discussion be tabled until after the Closed Session.

MOTION by Mitzi Brown, seconded by Beth Black to amend the agenda for the continuation of the Chair's Report be conducted after the Closed Session: Ayes (7); Nays (0).

BOARD MEMBERS COMMENTS. None.

CLOSED SESSION.

Ms. Brown moved for adoption of Resolution 22-01, for the purpose of discussion or consideration of the acquisition of real property for a public purpose, specifically, the acquisition of an existing commercial lot and building situate thereon located in the City of Fredericksburg, Virginia, 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).

Mr. Freehling, Ms. Peregoy and Mr. Seitner excused themselves from the meeting.

Where upon the members went into closed session.

Upon coming out of closed session.

Mr. Freehling and Ms. Peregoy returned to the meeting.

MOTION by Mitzi Brown, to adopt Resolution 22-02, certifying the proper conduct of the closed session. Seconded by Beth Black: Ayes (7); Nays (0).

MOTION by Beth Black, seconded by Mitzi Brown, to authorize the Strategic Investments Committee to move forward proposal to purchase properties from the City of Fredericksburg: Ayes (6); Absent for meeting (1-Waller); Nays (0).

CHAIR'S REPORT - CONTINUED. Chair Mackintosh requested ideas for next steps by the board to be included in discussions of the previously mentioned property swap between the City and Mary Washington Healthcare.

Ms. Brown updated the board of a working group and its members who considered 2300 Fall Hill Ave, as a building to assist with the school capacity issue and become a Center of Excellence. The discussions stopped due to COVID. Ms. Brown feels the EDA board become a part of the discussion now, fund a feasibility study and create a taskforce.

Chair Mackintosh is not concerned about funding the study at this time. The goal should be the economic development strategic goals, assistance to the City and the EDA.

Ms. Black stated the study should be considered to provide proper information to the city and the community. She agreed a taskforce should be created so the citizen's may be heard

The board discussed the creation of a taskforce which would include the EDA.

Mr. Murray stated a funding cap be placed on the study.

Ms. Richey noted the EDA should partner with the City on funding the study. The study should include workforce development.

Chair Mackintosh stated architectural should be included in the study as well to assist in deciding the use of the building.

Mr. Waller excused himself from the meeting.

Chair Mackintosh noted Covid relief funds may be used for renovations. The board discussed the costs associated with building a new school and Mary Washington Healthcare remaining in the City.

If the board funds the study the board shall choose who prepares the study.


Ms. Stone stated she does not want to duplicate efforts on studies if the City or School Board funds studies. She requested a guarantee be made of a partnership if the EDA funds the study.

Chair Mackintosh would like to contact the school board and the City regarding the board's offer of funding the study.

MOTION by Beth Black, seconded by Mitzi Brown to spend up to \$50,000 on a feasibility study for the potential land swap of 2300 Fall Hill Ave. and the city-owned tract in Idlewild. The funding will be given to the City Manager to execute the feasibility study and in return, the City Manager would allow the EDA to participate in conversations regarding the swap. That participation is still to be determined, and would be

communicated with the City Manager before transfer of funds: Ayes (6); Absent from meeting (1-Waller); Nays (0).

ADJOURNMENT. There being no further business to come before the Economic Development Authority at this time, Chair Mackintosh declared the meeting officially adjourned at 9:36 a.m.


Mitzi Brown, Secretary

**Resolution 22-01 for Economic Development Authority to Hold Closed Meeting Under
The Virginia Freedom of Information Act**

Date of Adoption: January 14, 2022

Proposed by: Brown

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 Director of the Department of Economic Development & Tourism of the City of Fredericksburg, VA.

Real Property -

the acquisition of real property

for the purpose of discussion or consideration of the acquisition of real property for a public purpose, specifically, the acquisition of an existing commercial lot and building situate thereon located in the City of Fredericksburg, Virginia, 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,

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 22-02

CERTIFICATION OF CLOSED 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.3, 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: January 14, 2022

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 22-02 duly adopted at a meeting of the Economic Development Authority held on January 14, 2022, 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: 2/14/2022


Secretary, EDA