

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

706 Caroline Street  
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**ECONOMIC DEVELOPMENT AUTHORITY MINUTES (EDA)**

**February 11, 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, February 11, 2019 beginning at 8:30 a.m. in the Suite at City Hall.

**EDA MEMBERS PRESENT.** Bob Carter, Chair, presiding. Tom Crimmins, Beth Black, Hap Connors, Mitzi Brown, Bill Beck and Will Mackintosh.

**ABSENT.** None.

**ALSO PRESENT.** **Citizen:** Preston Thayer; **Central Rappahannock Regional Library:** Martha Hutzal, Rebecca Purdy; **City of Fredericksburg:** Tim Baroody; Chuck Johnston, Mike Craig, Susanna Finn; **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 and Event Developer.

**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 Beth Black, seconded by Mitzi Brown the minutes from the January 22, 2019 regular meeting and January 16 and 17, 2019 branding kick-off meetings were approved: Ayes (7); Nays (0).

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

**OLD BUSINESS. Small Area Plan Neighborhood 7 Update** – Chair Carter introduced Mr. Johnston. Mr. Johnston gave an overview of the Small Area Plan Project. Mr. Craig presented the next steps for Neighborhood 7 (Downtown/Greater Downtown) to include: Concept Strategies in Process for Riverfront Activity, Lafayette Boulevard, Train Station District and Wolfe & Jackson Warehouse District; Open Space Network; Riverfront Activity Strategy for the Bank Trail and Beacons; Regulating Plan; Transect Map; Charrette Results Upgrades;

Charrette Results: Area 7 Assets; Community Input: City Workshop and Survey Results. After a brief question and answer period, Chair Carter thanked Mr. Johnston and Mr. Craig.

### ***NEW BUSINESS.***

- a. ***CRRL MakerLab Funding Request*** – Chair Carter introduced Ms. Hutzel. Ms. Hutzel gave background on the current program and impact on the community over the last three years. She presented the board with the development of a new CRRL MakerLab building to be located at 1616 Princess Anne St. in the Maker District. Ms. Hutzel noted a 5 year lease has been negotiated at a discounted rental rate. The board entered into a brief discussion regarding the funding and location of the project requesting assistance from the Workforce Development Committee and Ms. Freeman. An update will be presented during the March meeting.

**MOTION by Mitzi Brown, seconded by Bill Beck the board authorized the CRRL MakerLab project development be transferred to the Workforce Development Committee: Ayes (7); Nays (0).**

- b. ***Fredericksburg Sculpture Project*** – Chair Carter introduced Mr. Thayer. Mr. Thayer presented the board with an overview of the project. He noted he had received donations from Rappahannock Development Group for a 2 year site and Mary Washington Healthcare Foundation for a 5 year site. He requested \$8,800 for the remaining 4 sites. After a brief discussion regarding the project, involvement of the Arts Commission and the Parks, Recreation and Events department, the board requested further information with a decision to be discussed during the March meeting.
- c. ***Slide FXBG 2019*** – Chair Carter introduced Mr. Manning. Mr. Manning gave an overview of the 2018 event, upcoming 2019 event and plans for additional sources of funding. He requested to facilitate the funds in the current EDA Urban Slide account for the 2019 event. The board authorized Mr. Manning's request.

### ***COMMITTEE REPORTS.***

- a. ***Parking Improvement Committee*** – Mr. Macintosh updated the board on the Masonic Lodge parking. Mr. Beck noted Mr. Fawcett sent letters for reserved parking to now be public parking. Limited time street parking and electric car charging stations were also discussed.
- b. ***Branding Committee*** – Ms. Black stated there were no updates.
- c. ***Strategic Acquisitions Committee*** – Mr. Macintosh stated there were no updates.
- d. ***Main Street Loan Program Committee*** – Ms. Black stated the \$25,000 matching fund check has been requested by FVMS, Inc. She informed the board only one application has been received but the loan committee has not reviewed the application. She asked the board if the \$25,000 matching fund check be held until a review of the state document by Mr. Massey regarding unused funding.
- e. ***Workforce Development Committee*** – Ms. Brown stated there were no updates. Mr. Baroody informed the board Mayor Mary Katherine Greenlaw and Councilman Matt Kelly would represent City Council on the committee.

### ***STAFF REPORT.***

***2019 Business Appreciation Event*** – Ms. Peregoy requested to begin planning the 2019 EDA Business Appreciation event to be scheduled in May at the Courtyard by Marriott. She noted nominations would need to be submitted for the Excellence in Business awards. The board authorized the request with Ms. Peregoy giving updates at each meeting during the Staff Report.

**CHAIRMAN'S REPORT.** Chair Carter reminded the board of the proper protocol of e-mails among members of the board.

**BOARD MEMBERS COMMENTS.** Mr. Connors noted the importance of the musical contribution within the community and recognition. Ms. Brown suggested a Musical Commission.

**CLOSED SESSION.**

Ms. Brown moved for adoption of Resolution 19-04 under Code of Virginia 2.2-3711(A)(39) for discussion of confidential memoranda, *working papers*, and *other* information related to economic development, related to the Liberty Place project *and to a confidential technology business prospect*, where disclosure of the information would adversely affect the financial interest of the City of Fredericksburg

**MOTION by Mitzi Brown, seconded by Beth Black: Ayes (6); Nays (0); Absent from Vote (1-Beck).**

Where upon the members went into closed session.

Mr. Mackintosh excused himself from the meeting during Closed Session.

Upon coming out of closed session.

**MOTION by Mitzi Brown, to adopt Resolution 19-05, certifying the proper conduct of the closed session. Seconded by Tom Crimmins; the motion was passed: Ayes (6); Nays (0); Absent from Meeting (1-Mackintosh).**

**ADJOURNMENT.** There being no further business to come before the Economic Development Authority at this time, Chair Carter declared the meeting officially adjourned at 10:48 a.m.

  
Mitzi Brown, Secretary

**Resolution 19-04 for Economic Development Authority to Hold Closed Meeting Under  
The Virginia Freedom of Information Act**

Date of Adoption: February 11, 2019

Proposed by: Brown  
Seconded by: Black

Vote: Ayes: 6; Nays: 0; Absent-Vote: 1 (Beck)

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,**

**Prospective Business** -

**a prospective business or industry, [OR**

**the expansion of an existing business or industry,]**

Closed Meeting under Code of Virginia 2.2-3711(A)(39) for discussion of confidential memoranda, *working papers*, and *other* information related to economic development, related to the Liberty Place project *and to a confidential technology business prospect*, where disclosure of the information would adversely affect the financial interest of the City of Fredericksburg.

**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 19-05  
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.39, pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act, upon conclusion of which closed meeting the Authority has just returned to an open meeting ; 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: February 11, 2019**

**AYES: 6**

**NAYS: 0**

**ABSENT-MEETING: 1 (Macintosh)**

**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 19-05 duly adopted at a meeting of the Economic Development Authority held on February 11, 2019, 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:

*March 11, 2019*

*Nita Brown*  
Secretary, EDA