

THE ECONOMIC DEVELOPMENT AUTHORITY OF STAFFORD COUNTY, VIRGINIA

REGULAR MEETING MINUTES
September 13, 2013

1. CALL TO ORDER

The regularly scheduled bimonthly meeting of The Economic Development Authority (“EDA”), of Stafford County, Virginia was held on September 13, 2013 in the Board Chambers located at 1300 Courthouse Road Stafford, Virginia at 1:30 P.M. A quorum was present

Members Present

Don Newlin	Chairman
Joel Griffin	Vice-Chairman
Jack Rowley	
Jo Knight	
Wendy Maurer	
Kara Vanderpool-Ward	
Mark Safferstone	

Members Absent

None

Also Present:

Tim Baroody	Secretary
Charlie Payne	Counsel
Brad Johnson	Treasurer
Kelly Copley	Analyst

2. APPROVAL OF MINUTES

A. Motion for approval of the July 12, 2013, Regular Meeting Minutes and August 23, 2013 Special Meeting Minutes was made by Ms. Knight. Mr. Rowley seconded.

VOTE 7-0 Approved

3. PUBLIC PRESENTATIONS

None

4. TREASURER'S REPORT

- A. June 2013 Corrected – Unencumbered fund balance \$104,118.71
- B. July 2013 – Unencumbered fund balance \$38,245.38
- C. August 2013 – Unencumbered fund balance \$29,626.57

Discussion followed

Ms. Maurer moved to accept the Treasurer's reports. Ms. Knight seconded.

VOTE: 7-0 Approved

Ms. Maurer would like staff to do 12 month cash projection. Ms. Maurer will assist as well.

5. SECRETARY'S REPORT

- A. Research and Technology Park Update –

Mr. Baroody informed the EDA that he and Mr. Romanello met with the new GMU VP of Research and Development. GMU informed Mr. Baroody of their research plan moving forward regarding the Stafford Research + Technology Center by October 1st.

Mr. Safferstone met with Jim Shelbe from UMUC regarding degree program credit academic offerings.

The County has recently acquired 13 acres of land adjacent to Quantic Corporate Center for the further development of the Research Park.

Discussion followed

6. COMMITTEE REPORT

- A. Germanna Committee Report –

Ms. Rowley updated the EDA. The Planning Commission approved the HH Hunt/Germanna proffered land. The issue will now be heard by the Board of Supervisors in October. Mr. Rowley invited Mr. Newlin and Ms. Knight to speak

at BOS meeting. Staff will let the EDA know when the issue will be heard by the BOS.

Discussion followed

B. Aquia Town Center Committee Report –

Mr. Baroody updated the EDA about his phone conversation with Ed Wizner of Ramco-Gershenson. Mr. Wizner stated that Ramco-Gershenson is currently close to a sale of the commercial portions of the property. A closing date has not been set but the goal is September or October 2013.

Discussion followed

C. Airport Property Committee Report –

Mr. Griffin updated the EDA on a meeting he and Ms. Maurer attended with the Stafford Airport Authority on September 10, 2013. Mr. Griffin presented a memo to the EDA with his and Ms. Maurer's Airport/EDA property Land Swap recommendations. Mr. Scharpenberg of the Airport Authority presented his comments to the EDA regarding the recommendations.

Discussion followed

Mr. Newlin moved to go into closed session, Mr. Griffin seconded.

VOTE: 7-0 approved

Thereafter, the EDA Board went into closed session in accordance with Section 2.2-3711.A.3 and 5 of the Code of Virginia 1950, as amended. No Votes were taken while in closed session

Upon exiting the closed session, Mr. Griffin moved and Ms. Maurer seconded to proceed with the land swap contingent upon the following:

1. The EDA retains all timber rights on both properties.
2. The FAA covers all further appraisal, legal fees and closing cost.
3. The Stafford Regional Airport Authority to pay as cash the difference in the property values.

VOTE: 7-0 Approved

D. Courthouse Square/Chatham Square Committee Update –

Mr. Johnson updated the EDA on the Courthouse Square and Chatham Square properties. Both properties have conveyed as of August 23, 2013 and both properties are now the EDA's. 405 Chatham does have a tenant; Rappahannock Area Office on Youth (RAOY) who will remain a tenant on a month to month basis until sale of property. Utilities are currently being transferred into the EDA's name. There has been an offer made on the Courthouse Square property of

\$116,180 by Mr. Ammen. The assessed value is \$170,000; staff recommends further negotiation with Mr. Ammen closer to the assessed value. If no agreement is made by October 1st, staff recommends advertising for proposals by qualified realtors to sell the properties including the Airport swapped property. Staff will set up visits to both properties. Members agreed to leave this item to the chairman's discretion.

Discussion followed

7. **OLD BUSINESS**

- A. Fredericksburg Regional Alliance Update –
Mr. Safferstone recused himself from all FRA/EDA votes due to perceived conflict of interest.
Mr. Owen spoke on behalf of FRA's request of funding.
Mr. Bailey requested \$67,761

Discussion followed

Ms. Maurer motioned to table the FRA request for \$67,761 pending cash analysis and funding; Mr. Newlin seconded

VOTE: 6-0 (Mr. Safferstone abstained)

- B. VA Golf Trail Update –
Mr. Baroody informed the EDA that Mr. Shaw asked to postpone the matter due to scheduling conflict by Mr. Shaw. Mr. Shaw did indicate that he has sold VA Golf Trail and the headquarters will remain in Stafford.

Discussion followed

Staff will include on November 8th agenda.

- C. Stafford Civil War Park Update –
Mr. Baroody informed the EDA that Mr. Trimmer still offers a tour of the Civil War Park. Staff will arrange a date and time for members to tour the park.

8. **NEW BUSINESS**

- A. 350th Anniversary Request –
Ms. Henderson spoke to the EDA regarding Stafford's 350th celebration. Mr. Baroody requested the EDA to be the funding conduit between the county and the Stafford Lions organizations for event purposes; with separate funds provided by the county for 350th Event/Lions Club purposes only; via County/Lions/EDA MOU.

Mr. Safferstone motioned to approve Mr. Baroody's request and Ms. Vanderpool-Ward second.

Discussion followed

VOTE: 7-0 approved

B. VETEC –

Mr. Cobert requested a \$1250 grant in matching VETEC funds on behalf of K.O.B., LLC.

Discussion followed

Ms. Maurer motioned to table, no second

Mr. Rowley motioned to grant \$1250 to K.O.B, LLC; Ms. Knight seconded.

Discussion followed

VOTE: 7-0 approved

9. ATTORNEY'S REPORT

None

10. ADJOURNMENT

There being no further business brought before the Economic Development Authority, Mr. Newlin adjourned the meeting at 2:57 P.M. The next Regular Meeting is scheduled for Friday, November 8, 2013.

MINUTES SUBMITTED BY:

Tim Baroody
EDA Secretary

MINUTES APPROVED BY:

Don Newlin
EDA Chairman