

**THE ECONOMIC DEVELOPMENT AUTHORITY  
OF STAFFORD COUNTY, VIRGINIA**

REGULAR MEETING MINUTES  
November 17, 2017

**1. CALL TO ORDER**

The regular meeting of The Economic Development Authority (“EDA”), of Stafford County, Virginia was held on November 17, 2017, in the Board Chambers of the George L. Gordon, Jr. Administration Center, located at 1300 Courthouse Road Stafford, Virginia at 8:03 A.M. A quorum was present.

Members Present

Joel Griffin	Chairman
Don Newlin	Vice-Chairman
Jack Rowley	
Heather Hagerman	
Howard Owen	Treasurer (Late 7F)
Skip Causey	

Members Absent

Jo Knight

Also Present:

Charlie Payne, Jr.      Counsel

**2. APPROVAL OF MINUTES**

A. October 13, 2017

Mr. Newlin motioned for approval of the October 13, 2017 minutes. Mr. Rowley seconded.

**VOTE:** 5-0 Approved

**3. PUBLIC PRESENTATIONS**

None

**4. TREASURER'S REPORT**

A. September 2017

Unencumbered Balance - \$782,385.01

Mr. Causey motioned to accept the treasurer's report for September 2017. Mr. Newlin seconded.

**VOTE:** 6-0 Approved

B. Finance MOU Update

Ms. Hagerman motioned accept the finance MOU with the county. Mr. Newlin seconded.

**VOTE:** 6-0 Approved

**5. SECRETARY'S REPORT**

None

**6. CHAIRMAN'S REPORT**

A. Retreat

Ms. Worrell is confirmed for the January 5<sup>th</sup> retreat at Potomac Point Winery.

Mr. Griffin motioned to approve a not to exceed a \$10,000 total budget for the retreat. Mr. Newlin seconded

**VOTE:** 6-0 Approved

B. Holiday BACC Fund Request

Mr. Rowley motioned to approve the bar at the BACC Holiday Dinner up to \$3000. Ms. Hagerman seconded.

**VOTE:** 5-0 Approved

**7. WORKING GROUP REPORTS**

A. US Rt1 Property Update

Mr. Causey informed the EDA work is complete. Mr. Griffin informed the EDA the invoice has been paid and was under budget.

B. Marketing Update

Mr. Owen asked the EDA members to review the 204 Thompson story for the website.

C. Germanna Update

Germanna Stafford Project has been postponed for one month while an outline of steps necessary for state approval of a community college is prepared per the deed transfer requirement to be changed from a 5 year return to the county to a 20 year return.

D. Aquia Town Center Update

Mr. Cobert informed the EDA that Walgreens bought 1,932 Rite Aid stores. The Rite Aid store at Aquia will be owned by Walgreens but, it is currently believed that the FTC will require the store to remain under the Rite Aid name.

E. Stafford Town Center Update

Mr. Presley introduced the EDA to the Stantech who is the Redevelopment Advisory Committee.  
Mr. Simon, Sr. Principal with Stantech introduced himself and his team.  
Mr. DiMaggio, CEO Greystone  
Mr. Left, Real Estate Developer  
Mr. Hunt, with Greystone  
Mr. Phillips, Analyst with Stantech

Discussion Followed

F. 204 Thompson

Mr. Griffin informed the EDA that there are now 4 tenants in 204 Thompson.

Mr. Rowley informed the EDA the skylights have been ordered and will be installed as soon as they come in by Heritage Contracting. The Loading dock is on hold until a final decision is made on the full roof. Roofing bids will be discussed in closed session.

The Parking lot parcel will close next week.

## **CLOSED SESSION**

Mr. Newlin motioned to go into closed session. Mr. Rowley seconded.

**VOTE:** 6-0 Approved

Thereafter, the EDA Board went into closed session in accordance with Section 2.2-3711.A.3 and 5, et al. of the Code of Virginia 1950, as amended. No Votes were taken while in closed session. Members of the EDA and Economic Development staff present at the meeting were in the closed session.

Mr. Griffin motioned to come out of closed session. Mr. Rowley seconded

**VOTE:** 6-0 Approved

No votes taken during closed session

No decision was made on the bids and further research is needed through February.

## **8. OLD BUSINESS**

### **A. Part Time Staffing**

Tabled until January meeting

### **B. Made in Fred**

Mr. Causey updated the EDA on the Made in Fred event. It was very positive and very well attended. He would like to see next year the EDA assist with the marketing of the event.

## **9. NEW BUSINESS**

### **A. Stantech**

Covered in item 7E

B. New HubZone

Mr. Cobert informed the EDA that Stafford now has a new south Stafford HubZone located from Centreport Parkway traveling along US1 south east to US17 and west to Southern Gateway area about Litchfield Rd.

Discussion Followed

**10. ATTORNEY'S REPORT**

None

**11. ADJOURNMENT**

A. There being no further business brought before the Economic Development Authority, Mr. Griffin adjourned the meeting at 9:29 A.M. The next Regular Meeting is scheduled for Friday, December 8, 2017.

**MINUTES SUBMITTED BY:**

  
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Kelly Copley  
EDA Secretary

**MINUTES APPROVED BY:**

  
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Joel Griffin  
EDA Chairman