

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

REGULAR MEETING MINUTES  
December 8, 2017

**1. CALL TO ORDER**

The regular meeting of The Economic Development Authority (“EDA”), of Stafford County, Virginia was held on December 8, 2017, in the Board Chambers of the George L. Gordon, Jr. Administration Center, located at 1300 Courthouse Road Stafford, Virginia at 9:04 A.M. A quorum was present.

Members Present

Joel Griffin	Chairman
Don Newlin	Vice-Chairman
Jack Rowley	
Howard Owen	Treasurer
Skip Causey	

Members Absent

Jo Knight  
Heather Hagerman

Also Present:

Charlie Payne, Jr.	Counsel
Kelly Copley	Secretary

**2. APPROVAL OF MINUTES**

A. November 17, 2017

Mr. Causey motioned for approval of the November 17, 2017 minutes. Mr. Newlin seconded.

**VOTE:** 5-0 Approved

**3. PUBLIC PRESENTATIONS**

None

**4. TREASURER'S REPORT**

A. October 2017

Unencumbered Balance - \$509,108.58

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

**VOTE:** 5-0 Approved

**5. SECRETARY'S REPORT**

None

**6. CHAIRMAN'S REPORT**

Interviews began for the new Economic Development Director. None of the candidates interviewed are moving forward; therefore a new recruitment firm has been hired. The new firm will begin their process in January.

**7. WORKING GROUP REPORTS**

A. US Rt1 Property Update

Item – Closed  
Remove on all further agenda

B. Marketing Update

Mr. Owen sent out a \*.pdf of the 204 Thompson article to the EDA for edits or comments this morning. Ms. Copley will take care of getting it on the website and social media once approved. He also asked the group what the next article should be.

C. Germanna Update

Mr. Rowley updated the EDA that Germanna now has a new President. The language is being worked out between the County, Germanna and the State to change the 5 year break ground restriction to a 20 year restriction.

#### Discussion Followed

#### D. Aquia Town Center Update

Mr. Cobert updated the EDA that he and Ms. Hagerman attended the ICSC conference in New York City. While there they met with dozens of brokers and developers regarding Stafford's major mixed-use development projects. They both met yesterday with Mosaic and their new brokers who are focused on getting a strong anchor for Aquia Town Center. Mr. Griffin asked for a full brief a January meeting.

#### E. Stafford Town Center Update

Mr. Smith updated the EDA members that the Stafford Town Center consultant had its kickoff meeting with the developer. Mr. Griffin has asked that if any member has thoughts, ideas or suggestions to pass along to the working group, he is happy to relay all EDA comments as he remains heavily involved.

On December 19<sup>th</sup> there will be a joint Board of Supervisors / Planning Commission Public Hearing on the land associated with the new Hospital Expansion.

#### F. 204 Thompson

Steve Schattgen with Coldwell Banker was the only broker that responded to the 204 Thompson/US Rt1 Broker RFP.

Mr. Rowley noted that Ms. Hagerman wanted to be noted that Mr. Schattgen and Ms. Hagerman both work for Coldwell banker. There was no concern among the members noting that Coldwell Banker is a large firm in the area and stating again that Mr. Schattgen was the only broker that responded of the 5 that we invited.

Mr. Griffin recommended the 204 Thompson Working Group negotiate and engage with Mr. Schattgen while releasing Thalheimer from any further obligation from the US Rt1 property.

There was no objection.

Mr. Rowley informed the EDA that the Working group will be having two (2) roof meetings this week. The first with County's Property Management staff to talk about alternative ideas. The second with a Heritage contracting to discuss temporary fixes to the roof.

Mr. Rowley informed the EDA that the parking study consultant is currently waiting on the County's Planning Department for some direction.

Discussion Followed

**8. OLD BUSINESS**

None

**9. NEW BUSINESS**

None

**10. ATTORNEY'S REPORT**

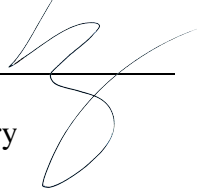
None

**11. ADJOURNMENT**

A. There being no further business brought before the Economic Development Authority, Mr. Griffin adjourned the meeting at 9:58 A.M. The next Regular Meeting is scheduled for Friday, January 5, 2017.

**MINUTES SUBMITTED BY:**

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Kelly Copley  
EDA Secretary



**MINUTES APPROVED BY:**

\_\_\_\_\_  
Joel Griffin  
EDA Chairman

