

THE ECONOMIC DEVELOPMENT AUTHORITY OF STAFFORD COUNTY, VIRGINIA

REGULAR MEETING MINUTES
March 14, 2014

1. CALL TO ORDER

The regularly scheduled bimonthly meeting of The Economic Development Authority (“EDA”), of Stafford County, Virginia was held on March 14, 2014 in the Board Chambers located at 1300 Courthouse Road Stafford, Virginia at 1:31 P.M. A quorum was present

Members Present

Don Newlin Chairman
Jack Rowley
Jo Knight (arrived during item 5)
Wendy Maurer
Mark Safferstone
Howard Owen

Members Absent

Joel Griffin Vice-Chairman

Also Present:

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

2. APPROVAL OF MINUTES

A. Motion for approval of the January 10, 2014 Regular Meeting Minutes was made by Mr. Rowley. Ms. Maurer seconded.

VOTE 5-0 Approved Amended Minutes

3. PUBLIC PRESENTATIONS

None

4. TREASURER'S REPORT

A. December 2013 – Unencumbered fund balance \$36,016.35

B. January 2014 – Unencumbered fund balance \$36,285.69

C. February 2014 – Unencumbered fund balance \$30,862.96

D. Ms. Maurer moved to amend the February Treasurer's report to \$20,862.96 to account for \$10,000 for Tech Center Consultant. Mr. Safferstone seconded.

VOTE 5-0 Approved

Ms. Maurer moved to approve the amended Treasurer's report. Mr. Rowley seconded.

VOTE 5-0 Approved

5. SECRETARY'S REPORT

(Ms. Knight Arrived)

Mr. Baroody updates the EDA on the progress of their upcoming Business Appreciation Event. Staff recommends an evening reception at the new Stafford Airport Terminal.

A. Technology and Research Park Update –

Mr. Baroody updated the EDA on the Technology and Research Center Board Meeting. The FACT grant was approved by the Sec. of Finance. The RFP responses have come back; staff and the Tech Park Decision Sub-Committee are currently in the process of interviews.

Discussion followed

Mr. Newlin motioned to have 5 EDA members appointed to the Technology + Research Center Board of Directors. Mr. Rowley seconded.

VOTE 6-0 Approved

6. CHAIRMAN'S REPORT

None

7. **COMMITTEE REPORT**

A. Germanna Committee Report –

Mr. Rowley updated the EDA. HH Hunt has closed on Ms. Smith's property. The Governor's budget does not currently fund a new Germanna Campus. Mr. Rowley is working with The Germanna Foundation on an alternate solution until funds come available to build a new campus.

Discussion Followed

B. Aquia Town Center Committee Report –

Mr. Barody informed the EDA there are continued conversations with the contract holder.

Discussion Followed

C. Airport Property Committee Report –

Mr. Barody informed the EDA that the exact value of the timber has not been determined, because the EDA has not received formal submissions of interest regarding the timer sale.

Mr. Barody asked for adoption of the terms stated in a February 11, 2014 letter from the Chairman of the Airport Authority to The Chairman of the EDA (shown on next page).



11 February 2014

Mr. Donald H. Newlin, Chairman
Stafford Economic Development Authority
1300 Courthouse Road
Stafford, VA 22555-0339

REFERENCES:

- a. EDA Letter dated December 5, 2013, Subject: Letter of Interest
- b. SRAA Parcel 38-29 Appraisal dated 11 December 2013 (JCRE File #11323-13)
- c. EDA Parcel 37-66 Appraisal dated 13 December 2013 (JCRE File #11324-13)

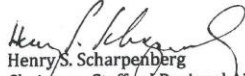
Dear Mr. Newlin,

The Stafford Regional Airport Authority (SRAA) desires to exchange its Parcel 38-29 for Parcel 37-66 owned by the Economic Development Authority (EDA), subject to the following conditions:

1. As determined by references b. and c., the SRAA parcel was valued at \$740,000 and the EDA parcel was valued at \$720,000. In light of the greater valuation of the SRAA parcel, we propose an even exchange for these parcels, subject to final approval by the Federal Aviation Administration (FAA).
2. SRAA will pay for the appraisal costs associated with references b. and c. as well as any subsequent review appraisal required by the FAA, if appropriate.
3. SRAA will also pay for all reasonable closing costs and attorneys' fees, pursuant to this exchange.
4. If the EDA desires to conduct a one-time harvest of timber on their parcel, it must be expeditiously done at EDA expense and completed before SRAA takes possession of Parcel 37-66.

If the above conditions are acceptable to the EDA, we request that you modify your letter of intent and resubmit to the SRAA for signature. Please contact me if you have any questions.

Cordially,


Henry S. Scharpenberg
Chairman, Stafford Regional Airport Authority

75 Aviation Way · Fredericksburg, Virginia 22406 · Phone 540-658-1212 · Fax 540-658-9314

Ms. Maurer motioned to adopt the above letter as a framework for further negotiations..
Ms. Knight seconded

VOTE 6-0 Approved

OLD BUSINESS

A. Chatham Square/Courthouse Square Update -

Mr. Baroody asked that the sale prices be lowered to create more interest. Chairman agreed. No vote needed.

B. VA Golf Trail Update –

Mr. Shaal was unable to attend the meeting in person. Request to call in was denied.

C. Farmers' Market Update –

Ms. Griffin updated the EDA on the status, future plans and actual 2013 financials of the Farmers' Market.

Discussion followed

D. Greencore AFID Grant Update –

Mr. Johnson updated the EDA on the requirements to Greencore for the remainder of the AFID Grant. Ms. Rice updated the EDA on attaining VA grown produce.

Discussion Followed

Mr. Newlin motioned to authorize the release of the remainder of the grant funds to Greencore pending performance number resolution by the state. Mr. Rowley seconded.

VOTE 6-0 Approved

E. Encumbrances Update –

Mr. Johnson updated the EDA on possible new money that can be unencumbered in the amount of \$69,147.43 (GW Foundation \$22,020; VECTEC \$5,450; Corporate Drive extension \$41,1214.93; and balance of Panera incentive \$552.50).

Discussion followed

F. Fredericksburg Regional Alliance Request –

Mr. Greene and Mr. Farmer updated the EDA on the search for a new FRA president and new marketing efforts. They also re-requested \$70,497. Ms. Maurer again asked about EDA representation on the FRA board. Mr. Farmer informed Ms. Maurer the request was never made to the FRA board. Mr. Owen asked the FRA come back in to the May EDA meeting with a response to the EDA representation on the FRA board and update of the President search.

Discussion followed

Ms. Knight motioned to unencumber \$69,147.43 of unrequested previously obligated funds and fulfill the FRA ½ their dues request (\$35,248.50) previously agreed amount. Mr. Owen seconded

VOTE 5-1 Approved (Ms. Maurer, opposed)

8. NEW BUSINESS

A. 2014 Business Appreciation Week Update

Updated in Secretary's Report

9. ATTORNEY'S REPORT

None

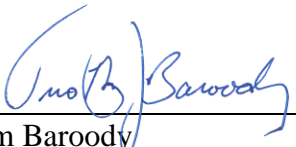
10. ADJOURNMENT

A. Staff Recommends a Special Meeting be held on March 28th, 2014

This date does not work for EDA new date will be proposed.


B. There being no further business brought before the Economic Development Authority, Mr. Newlin adjourned the meeting at 2:39 P.M. The next Regular Meeting is scheduled for Friday, May 9, 2014.

MINUTES SUBMITTED BY:



Tim Baroody
EDA Secretary

MINUTES APPROVED BY:



Don Newlin
EDA Chairman