

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

REGULAR MEETING MINUTES
August 8, 2018

1. CALL TO ORDER

The regular meeting of The Economic Development Authority (“EDA”), of Stafford County, Virginia was held on August 8, 2018, in the Board Chambers of the George L. Gordon, Jr. Administration Center, located at 1300 Courthouse Road Stafford, Virginia at 9:02 A.M. A quorum was present.

Members Present

Joel Griffin	Chairman
Heather Hagerman	
Howard Owen	Treasurer
Skip Causey	
Jack Rowley	
Danielle Davis	

Members Absent

Don Newlin	Vice-Chairman
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Also Present:

Kristin Shields	Counsel
John Holden	Secretary
Kelly Copley	Clerk

2. **APPROVAL OF MINUTES**

A. July 13, 2018

Mr. Causey motioned for approval of the July 13, 2018 minutes.
Mr. Rowley seconded.

VOTE: 6-0 Approved

3. **PUBLIC PRESENTATIONS**

A. Brad Johnson and Randy Comer

Mr. Johnson and Mr. Comer offered their engineering services through Thrasher Engineering to the EDA. Thrasher Engineering has been selected by the George Washington Regional Commission to be an on-call contractor. Mr. Johnson further suggested possible revenue stream opportunities the EDA may consider.

Discussions followed

B. CEDC Update

Ms. Knight updated the EDA did not attend the CEDC, which did not meet due to the BoS's summer holiday break. She did offer thoughts and concerns on County submissions for VDOT funding via Smart Scale.

Discussions followed

4. **TREASURER'S REPORT**

A. June 2018

Mr. Causey moved to accept the May treasurer report. Mr. Rowley seconded.

VOTE: 6-0 Approved Discussions followed

B. FY18 Audit Services

Mr. Rowley moved to accept the proposal subject to negotiation with Bishop, Farmer and Co. of a reduction in price and a hard date of completion by the end of November 2018 for the FY18 Audit Services. Ms. Hagerman seconded.

VOTE: 6-0 Approved

Discussions followed

C. FY19 Budget Presentation

Mr. Holden presented a new budget format and draft figures for the EDA's consideration.

Discussion followed

5. CHAIRMAN'S REPORT

- A. The Globe and Laurel celebrated their 50th anniversary.
- B. Mr. Griffin is working with Germanna on a Cyber Security Workforce Initiative. This program includes the ability to pull and hold veterans security clearance, therefore upon graduation students can go right into the underserved job market.
- C. Transportation
The next HOT Lanes extension is to exit 130 have been approved as well a new I-95 bridge across the Rappahannock River.
- D. Mr. Griffin would like to put forth a letter from the EDA to the BoS stating that the EDA is in favor of developing a particular area of the county for specific uses. This request comes after developers have contact the EDA members directly.

6. SECRETARY'S REPORT

- A. Mr. Holden proposed that future EDA meetings be held in the “ABC Conference Room” to better facilitate the Board dialogue
- B. Welcome new EDT staff member

Mr. Holden introduced Ms. Ronay to the EDA.

Discussion Followed
- C. ED&T Update

Mr. Holden updated the board on a number of current projects, see attached.

7. **WORKING GROUP REPORTS**

A. Germanna Update

Mr. Rowley updated the EDA that there will be an open house to all potential students August 18th. While enrollment in the community college system is down statewide, enrollment at Germanna has increased.

Discussions Followed

B. Property Group

(1) US Rt 1 Property

There has been interest in the US Rt 1 property according to the broker. No specifics available.

(2) 204 Thompson – **Closed Session**

8. **OLD BUSINESS**

A. Financing Incentive Application – **Closed Session**

9. **NEW BUSINESS**

A. Fredericksburg Regional Alliance Annual Report

Mr. Roberts updated the EDA on the annual progress of the FRA.

Discussion followed

B. Smart Scale

Mr. Smith informed the EDA that the current (3rd round) Smart Scale applications are due August 8, 2018 at 5pm. Stafford will be applying for 4 Stafford specific projects with funds available in FY24. The first round of Smart Scale FY17 we received 3 Stafford specific projects; US1 & Potomac Creek Dr. turn lane, the improvements at Woodstock Ln & Telegraph Rd. and the Courthouse Rd area improvements for a total of \$23.8 MM. Stafford applied for projects in round 2 but did not received any funding.

Discussion followed

CLOSED SESSION

Therefore, 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. Items 7B(2) and 8A were discussed in in closed session only. All Members of the EDA and Economic Development staff present at the meeting were in the closed session.

Mr. Griffin motioned to move into closed session. Ms. Hagerman seconded

VOTE 6-0 Approved

Mr. Rowley motioned to come out of closed session. Ms. Hagerman seconded.

VOTE 5-0 Approved
(Mr. Causey left during Closed Session)

10. ATTORNEY'S REPORT

NONE

11. ADJOURNMENT

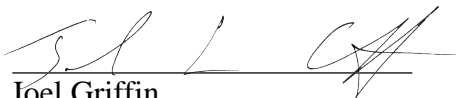
- A. There being no further business brought before the Economic Development Authority, Mr. Griffin adjourned the meeting at 11:29 A.M. The next Regular Meeting is scheduled for Friday, September 14, 2018.

MINUTES SUBMITTED BY:



John Holden
EDA Secretary

MINUTES APPROVED BY:



Joel Griffin
EDA Chairman

EDA Meeting Agenda August 8, 2018

Economic Development & Tourism Update

Project Holiday

Stafford County was asked to provide additional information in response to this project. The potential (confidential) client is reviewing proposals from our region at this time.

Project Iris

Stafford County responded to a Request for Information on a two phase project. Phase 1, is an R&D component for a business in the energy sector. Phase 1 may include up to 60 researchers and additional management. Average wages for the researchers would be \$40 per hour with management making \$65 per hour. Total investment for Phase 1 in equipment and some building fit out would be \$7.8 million.

If Phase 1 is successful, then by 2020, the company would move to assembly/production of the facility. That may result in another 300 employees making \$30/hr+ and an additive investment of \$14.7 million starting in 2020.

Downtown Stafford

The County Supervisors will be having a Workshop with the consultant on August 14 at 12:00 noon. This is a public meeting structured as a Supervisors Workshop. The County consultant will present conceptual outline of the project.

NEA Our Town Grant

ED&T will be finalizing and submitting a grant application to the National Endowment of the Arts Our Town program. Our proposed project, if funded, will engage community, business, cultural, and art citizens and leaders around Stafford to help identify Stafford using the arts. Input from the arts and cultural community will be used in recommending design elements to Downtown Stafford.

Tourism

ED&T is sponsoring an event being hosted and held by McLane Mid-Atlantic. STARS AND KARS FOR KIDS is being held on August 18th, 2018. The event will be held at McLane Mid-Atlantic and will consist of a Car Show, and Concerts featuring Wild at Heart, Groove Motive, and The Embers. 100% of the proceeds will go to the Children's Hospital in Washington, DC to provide support.