

Economic Development Authority of the City of Winchester, Virginia

Special Meeting Minutes

DATE: September 26, 2016
TIME: 8:00 a.m.
LOCATION: Rouss City Hall Council Chambers

MEMBERS:	<u>Present</u>	<u>Absent</u>
Ronald Mislowsky	<u> X </u>	_____
Suzanne Conrad	<u> X </u>	_____
William Buettin	<u> X </u>	_____
Douglas R. Toan	<u> X </u>	_____
Lauri M. Bridgeforth	<u> X </u>	_____
Jeffrey B. Buettner	<u> X </u>	_____

ALSO ATTENDING: Michael L. Bryan, Counsel, Tyler Schenck, Acting Executive Director, and Shirley Dodson, Economic Development Assistant

PRESIDING: Ronald Mislowsky, Chairman

SUBJECT: **Call to Order and Determination of Quorum**

HIGHLIGHTS: Chairman Mislowsky called the meeting to order at 8:00 a.m., at which time it was determined that a quorum was present.

SUBJECT: **Review and Approval of Minutes of September 15, 2016**

HIGHLIGHTS: The Minutes of the Authority meetings held on September 15, 2016 were submitted for consideration by the Authority and were unanimously approved upon motion duly made by Mrs. Conrad, seconded by Mrs. Bridgeforth.

SUBJECT: **Closed Meeting**

HIGHLIGHTS: Upon Motion duly made by Mr. Buettner, seconded by Mrs. Conrad, the Authority unanimously RESOLVED to go into a closed meeting pursuant to Section 2.2-3711(C)(A)(3) for the discussion and consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Authority.

SUBJECT: Return to Open Meeting

HIGHLIGHTS: At the conclusion of the closed meeting concerning the discussion and consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Authority, the following Resolution was unanimously adopted upon roll call vote as set forth below:

WHEREAS, the Economic Development Authority of the City of Winchester, Virginia has concluded its “closed meeting” at a meeting held on September 26, 2016, and desires return to an “open meeting”; and

WHEREAS, the adoption of this Resolution is intended to serve as the “Certificate” described in Section 2.2-3712(D) of the Code of Virginia (1950, as amended).

NOW THEREFORE, BE IT RESOLVED that the Economic Development Authority of the City of Winchester, Virginia does hereby reconvene in an “open meeting” at its meeting held on September 26, 2016; and

BE IT FURTHER RESOLVED that each and every Member of said Authority who votes in the affirmative for this Resolution does thereby certify to the best of each Member’s knowledge that only public business matters lawfully exempted from open meeting requirements of the Virginia Freedom of Information Act were heard, discussed or considered during the closed meeting, and that only such public business matters as were identified in the Motion which convened the closed meeting were heard, discussed or considered during the course of said closed meeting by the Authority:

<u>Roll Call</u>	<u>Vote</u>
Ronald Mislowsky	Aye
Suzanne Conrad	Aye
William Buettin	Aye
Douglas R. Toan	Aye
Lauri M. Bridgeforth	Aye
Jeffrey B. Buettner	Aye

SUBJECT: New Business

HIGHLIGHTS: Resolution

WHEREAS, the Economic Development Authority of the City of Winchester, Virginia (the “**Authority**”) has previously acquired title to

those parcels of land designated as 200 and 214 North Cameron Street (the “**Towers Property**”);

WHEREAS, the Authority instructed the Acting Executive Director of the Authority to solicit proposals for redevelopment;

WHEREAS, the Acting Executive Director received approximately seven verbal inquiries and three written proposals;

WHEREAS, upon receiving the three written proposals, the Authority established an Evaluation Committee to review proposals and make a formal recommendation to the Authority based on scoring criteria approved by the Authority;

WHEREAS, all proposals received regarding the redevelopment of the Towers Property included the demolition of all improvements at the Towers Property, and considering the protracted vacancy and history of failed redevelopment efforts, the Authority has requested permission from Board of Architectural Review to demolish the building;

WHEREAS, on September 15, 2016, the Evaluation Committee presented its recommendation to the Authority and recommended to the Authority that the proposal submitted by Glaize Developments, Inc. be granted a period of time to exclusively negotiate with the Authority for the redevelopment of the Towers Property;

WHEREAS, at the conclusion of a process to solicit, review and select a proposal to redevelop the Towers Property, the Authority on September 15, 2016 authorized its Acting Executive Director and general counsel to draft an exclusive negotiating agreement with Glaize Developments, Inc.;

WHEREAS, the Acting Executive Director was also directed to seek City of Winchester Board of Architectural Review approval for demolition of the improvements located upon the Towers Property;

WHEREAS, after the Authority instructed the Acting Executive Director to draft the aforementioned exclusive negotiating agreement, the Acting Executive Director received correspondence from a representative from Carter + Burton Architecture supplementing its proposal;

WHEREAS, the Authority has reviewed all submittals received from the three applicants and has eliminated Carter + Burton Architecture and Southern Housing Development Corp. and agrees to accept the conceptual proposal submitted by Glaize Developments, Inc. for the redevelopment of the Towers Property located at 200 North Cameron Street and 214 North Cameron Street and to direct the Acting Executive Director of the

Authority and the Authority's general counsel to enter into negotiations concerning an option upon the Towers Property for a period not to exceed six (6) months to allow Glaize Developments, Inc. and its affiliates and/or assigns to conduct studies and investigations of the Towers Property as are deemed reasonably necessary to determine the parameters and terms for such redevelopment. Given the City of Winchester's adopted strategic plan goals of promoting and accelerating revitalization of targeted areas throughout the City and encouraging sustainable economic growth and partnerships through business and workforce development it is the consensus of the Authority that the proposal presented by Glaize Developments, Inc. has the greatest potential to affect positive change on the subject property and in surrounding properties. Furthermore, the Authority has determined that the Glaize proposal complements the surrounding properties and the downtown region and clearly demonstrates the largest overall beneficial financial impact to the City of Winchester based on the assumed job growth and overall taxes generated by the facility;

WHEREAS, during the September 15, 2016 meeting of the Board of Architectural Review, the Acting Executive Director presented the Authority's request to demolish all improvements at the Towers Property;

WHEREAS, the Board of Architectural Review requested that the Authority provide conceptual drawings of the facility proposed by Glaize Developments, Inc. and reasons why or why not renovating or saving the structure is not feasible or appropriate;

WHEREAS, this Resolution shall serve as the Authority's formal response to the Board of Architectural Review.

NOW THEREFORE BE IT RESOLVED, that the Authority hereby approves the conceptual proposal submitted by Glaize Developments, Inc. for the redevelopment of the Towers Property and directs the Acting Executive Director of the Authority and the Authority's general counsel to enter into negotiations concerning an option upon the Towers Property for a period not to exceed six (6) months to allow Glaize Developments, Inc., and its affiliates and/or assigns, to conduct studies and investigations of the Towers Property as are deemed reasonably necessary to determine the parameters and terms of such redevelopment;

BE IT FURTHER RESOLVED, that the Authority shall provide the Board of Architectural Review with a copy of the proposal submitted by Glaize Developments, Inc. (attached hereto) and architectural renderings of what their partnership conceptually intends to build on site, subject to its further due diligence and all necessary approvals; and

BE IT FURTHER RESOLVED, that time being of the essence, the Authority hereby requests the Board of Architectural Review approval for demolition at its next meeting scheduled for October 6, 2016.

SUBJECT: **Next Meeting**

HIGHLIGHTS: The next meeting of the Authority is scheduled for October 18, 2016 at 8:00 a.m. and shall be held in Common Council Chambers.

ADJOURNMENT: There being nothing further, the meeting was adjourned.

Respectfully submitted by:

Michael L. Bryan, Secretary

MLB/pmn

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