

Economic Development Authority of the City of Winchester, Virginia

Meeting Minutes

DATE: April 19, 2016
TIME: 8:00 a.m.
LOCATION: Rouss City Hall Council Chambers

MEMBERS:	<u>Present</u>	<u>Absent</u>
Ronald Mislowsky	<u>X</u>	_____
J. P. Carr	<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, Kimberly Murray, Executive Redevelopment Director, Shirley Dodson, Economic Development Assistant and Eden Freeman, City Manager

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 March 15, 2016**

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

*Directors Buettin and Bridgeforth arrived at 8:03 a.m.

SUBJECT: **2013/2014 Financial Report**

HIGHLIGHTS: Dustin Roderick and Matt Heatwole, Certified Public Accountants from the accounting firm Brown, Edwards & Company, L.L.P., reviewed the financial report for the period ended June 30, 2014. Financial Report and related documents were distributed to the Directors of the Authority for their review and consideration. Brown, Edward & Company, L.L.P.

reports that the Authority has a strong financial and liquid position. The Authority Directors were asked to submit any questions to the EDA Redevelopment Director and if additional information is requested, such request will be submitted to the Auditors. A copy of the 2014 Financial Report is made a part of these minutes.

SUBJECT: Review and Approval of Financial Report for the Period Ended March 31, 2016

HIGHLIGHTS: Total Assets as of March 31, 2016 was \$4,595,511.45. Upon motion by Mr. Buettin, seconded by Mr. Toan, the Financial Report for the period ended March 31, 2016 was unanimously approved. A copy of the Financial Report is attached to these minutes and made a part hereof.

SUBJECT: Closed Meeting

HIGHLIGHTS: Upon Motion duly made by Mr. Buettin, seconded by Mrs. Bridgeforth, 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 April 19, 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 April 19, 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 Motions 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

Director Carr departed during the Closing Meeting at 9:10 a.m. Director Carr did not vote as to matters that were discussed the Closed Meeting.

Chairman Mislowsky departed the meeting at 9:22 a.m.

SUBJECT: Executive Redevelopment Director’s Report

HIGHLIGHTS: The Economic Redevelopment Director reports as follows:

- The loan to North Loudoun Street Renovations has been paid and satisfied in full.
- Director J. P. Carr has submitted his resignation, effective April 30, 2016. Counsel for the Authority is directed to prepare a Resolution of Appreciation.
- Attended annual Port of Virginia address on March 24 in Front Royal.
- Met with Jennifer McDonald, Warren County EDA to discuss their programs and activities. They have one of the most successful and oldest Enterprise Zones in the Commonwealth.
- Met with our Virginia Economic Development Partnership

representative, Matt McLaren on March 22 to review current programs and business activity in the city.

- Toured the John Kerr Elementary School with Jimmy Robertson, Winchester Public Schools to discuss programmatic layout possibilities with the building for its future use. He has prepared a presentation to share with others exploring the concepts and proposed plans. We continue to talk with potential City businesses and partners who may be interested in participating.
- Teleconferenced with Federal-Mogul representatives to discuss progress with their redevelopment plans. They are continuing to resolve the environmental issues on the property in order to free up a substantial portion of the site to redevelop. They are pricing demolition costs of the building and will meet with them again once the numbers are in to discuss next steps. They are enthusiastic to move forward and committed to work with the City on this project.
- Continuing to assist new manufacturing company in the north end on workforce needs, incentive programs and overall start-up coordination. We've asked them to let us know when we can share the good news.
- Met with O'Sullivan Films staff to discuss the Governor's Opportunity Fund agreement that has still not been closed out by VEDP nor have they asked for a clawback on not meeting the job creation requirement. Staff will work with the VEDP attorney to resolve this issue that has been outstanding since last September. The company is working on another several million dollar expansion and exploring the Major Economic Development Enterprise Zone Incentive and may apply in the near future.
- Attended the Top of Virginia Chamber Public Policy Breakfast to hear from our local legislators about the 2016 session legislation. The main focus was on the Go Virginia initiative or the Virginia Collaborative Economic Development Act that was passed this legislative session. The current status is that all of the bills, HB 834, HB 846 and SB 459 have had substitute versions introduced by the Governor which primarily change the membership of the state-wide Virginia Growth and Opportunity Board to include more Governor Appointments and expands the Board from 22 to 24 members. The legislature will reconvene on April 20.
- The EZ Networking Event for Winchester businesses is being

scheduled for Wed. May 25th at Bright Box. Ryan McEntire from Brown, Edwards & Company, L.L.P. will be there to share about the two state EZ programs. They are sponsoring the food and drink coupons and Bright Box is sponsoring the space

SUBJECT: Next Meeting

HIGHLIGHTS: The next meeting of the Authority is scheduled for May 17, 2016. Such meeting shall convene 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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