

MINUTES
ECONOMIC DEVELOPMENT AUTHORITY
| THURSDAY, AUGUST 4, 2022 |

A meeting of the Frederick County Economic Development Authority was held on Thursday, August 4, 2022, at 8:00A.M. in the County Administration Building, First Floor Conference Room, 107 North Kent Street, Winchester, Virginia.

PRESENT: Judy McCann-Slaughter, Rick Till, Susan Brooks, Bryan Fairbanks, Heather McKay and Doug Rinker. Due to a personal reason, Stan Crockett participated remotely and his participation by this means was approved by the Board members.

STAFF: Patrick Barker, Wendy May, Shayla Rickard and Donna McIlwee, Frederick County Economic Development Authority, Jay Tibbs, Deputy County Administrator, and Michael Bryan, Attorney

MEETING CALLED TO ORDER: Chairman Rinker called the meeting to order at 8:00 a.m.

APPROVAL OF MINUTES

The minutes from the July 14, 2022, meeting were presented.

On motion duly made by Ms. McCann-Slaughter and seconded by Ms. McKay, the minutes were approved by the following recorded vote:

J. Stanley Crockett	Aye
Susan Brooks	Aye
Bryan Fairbanks	Aye
Heather McKay	Aye
Doug Rinker	Aye
Judy McCann-Slaughter	Aye
Rick Till	Aye

TREASURER'S REPORT

Mr. Barker reported that the July statements have not been received as of the date of this meeting. They will be presented for approval at the next meeting.

Mr. Tibbs reported on his findings regarding investment opportunities at Truist Bank and United Bank. He is waiting to hear from the Bank of Clarke County.

Ms. McCann-Slaughter suggested waiting to see what the Bank of Clarke County could offer before making a decision since there is not a large difference between what we are earning now and what the other two banks could offer. All agreed.

WINCHESTER REGIONAL AIRPORT UPDATE

Nick Sabo, Executive Director, Winchester Regional Airport, gave an update on happenings at the airport and future development plans.

Mr. Crockett suggested the EDA Board make arrangements to hold a future meeting at the airport. Mr. Barker and Mr. Sabo will coordinate.

PRIORITY ACTIONS THAT CAN IMPROVE COMPETITIVENESS FOR TARGET SUB-SECTORS (SHORT- AND MID-TERM) FOR FREDERICK COUNTY, VA

Mr. Barker reported that previously, the EDA Board approved Target Industry Sectors with caveats relative to talent and sites/buildings. Short-term action plans for the identified improvement points need to be developed and executed. Staff constructed action plans for the Board's consideration and action, if desired, as follows:

TALENT

- Construct a listing of "potential candidates per opening for each sector," which are low ratio to moderate ratio results
- Identify necessary career pathways for those occupations
- Verify infrastructure in place for those career pathways
- Discuss with key stakeholders engaged with career pathway development, potential short-term solutions
- Hold conversations with key employers on current hiring strategies
- Examine recommendations of DCI's Talent Strategy for short-range solutions
- Develop recommendations with approximate budget, if applicable

SITES/BUILDINGS

- Identify large acreage areas (100 acres or more) either zoned, comprehensively planned or otherwise with a focus on areas within proximity of major electric transmission lines
- Discuss those identified areas with infrastructure providers to assess service potential within 12-18 months with preliminary cost estimates, if applicable
- Inquire of property owners with industrially zoned properties of 50 acres or more and not actively marketed as to their interest in listing their property on the EDA property database
- Assess feasibility for future applications to the Virginia Ready Sites Program's Site Development Fund
- Collaborate with Planning Department and other applicable committees/parties to expand permitted uses with the Office/Industrial zoning district



Under the talent section, Mr. Till inquired what would be the methodology for discussions/conversations covered in several bullet points. Mr. Barker explained staff would make calls.

All present agreed that staff should proceed with the proposed action plans.

CLOSED SESSION

Upon Motion duly made by Mr. Rinker, seconded by Ms. Brooks, the Authority unanimously RESOLVED to go into a closed meeting pursuant to Section 2.2-3711(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, and pursuant to Section 2.2-3711(A)(5) for discussion concerning a prospective business or industry where no previous announcement has been made of the business or industry's interest in locating or expanding its facilities in the community.

RETURN TO OPEN MEETING

At the conclusion of the closed meeting concerning the discussion concerning 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, and the discussion concerning a prospective business or industry where no previous announcement has been made of the business or industry's interest in locating its facilities in the community, the following Resolution was unanimously adopted upon roll call vote as set forth below:

WHEREAS, the Economic Development Authority of the County of Frederick, Virginia has concluded its "closed meeting" at a meeting held on August 4, 2022, 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 County of Frederick, Virginia does hereby reconvene in an "open meeting" at its meeting held on August 4, 2022; 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>
J. Stanley Crockett	Aye
Susan Brooks	Aye
Bryan Fairbanks	Aye
Heather McKay	Aye
Doug Rinker	Aye
Judy McCann-Slaughter	Aye
Rick Till	Aye

Mr. Fairbanks made a motion, seconded by Ms. Brooks, that the EDA-owned property known as new lot 2.A consisting of 4.236 acres, be placed on the market with a listing price of \$1.2 million. Motion was approved by the following vote:

J. Stanley Crockett	Aye
Susan Brooks	Aye
Bryan Fairbanks	Aye
Heather McKay	Aye
Doug Rinker	Aye
Judy McCann-Slaughter	Aye
Rick Till	Aye

OTHER BUSINESS

Mr. Barker reported that the Laurel Ridge Community College's Spanish speaking services will now have a satellite office in the County Commissioner's office.

Ms. McCann-Slaughter requested an update on the prospective grocery store contacts next month.

ADJOURN

There being no further business to come before this Authority, the meeting was adjourned at 9:25 a.m.

Doug Rinker
Chairman

Jay Tibbs
Secretary

