

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

REGULAR MEETING MINUTES
December 13, 2019

1. CALL TO ORDER

The regular meeting of The Economic Development Authority (“EDA”), of Stafford County, Virginia was held on December 13, 2019, in the County Chambers of the George L. Gordon, Jr. Administration Center, located at 1300 Courthouse Road Stafford, Virginia at 9:05 A.M. A quorum was present.

Members Present

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

Members Absent

Also Present

Charlie Payne	Counsel
John Holden	Secretary, Director ED&T

ED&T Staff

Theodosius Zotos
Joshua Summits

Dr. Janet Gullickson
John Davis
Bruce Davis
Fillmore McPherson

2. **APPROVAL OF MINUTES**

A. November 8, 2019

Mr. Rowley motioned for approval of the November, 2019 minutes.
Ms. Davis seconded.

VOTE: 7-0 Approved

3. **PUBLIC PRESENTATIONS**

A. Stafford County Planning Commission – Fillmore McPherson

Mr. McPherson from the Stafford County Planning Commission presented to the EDA an opportunity regarding a potential residential development in Stafford, specifically located off of Route 17. Mr. McPherson noted that the Westlake subdivision is offering a \$1 million proffer for existing county-owned property. Initially the property was intended for a high school; however, the site is no longer in consideration for such. Mr. McPherson asked the EDA to consider options to develop the land for economic development purposes.

Mr. Causey asked what the existing land was zoned (*residential*).

Mr. McPherson noted that a decision must be made to accept/reject the proffer by February. He also noted that information on the planned development can be found on the Planning Commission website.

B. Germanna Community College – Dr. Janet Gullickson, Dr. John Davis, and Bruce Davis

Ms. Gullickson, President of Germanna Community College (GCC), presented to the EDA Germanna's history and success. She noted that according to WalletHub GCC ranks as the #1 community college in Virginia overall. She also noted that GCC ranks #24 nationally in the category of Career Outcomes.

Dr. John M. Davis, Vice President of Administrative Services, shared that in 200 the first GCC location opened with the help of a \$300,000 grant from the EDA. In 2011, the EDA pledges a generous \$1,000,000 matching grant to be made at a future date for a permanent Germanna site in Stafford. In 2017, H.H. Hunt buys land near Stafford Hospital and donates 25 acres for future county or educational use via proffer. In 2018, Stafford Board of Supervisors deeds 25 acres to Germanna Real Estate Foundation. In 2018, Germanna moved to 1st floor of a larger facility on Potomac Church Road. Cybersecurity and nursing are offered at Stafford location.

Mr. Bruce Davis noted that full schedule of classes began offered began in August 2018 at Stafford location. Currently, GCC occupies 18,518 sqft – tripling previous location.

Ms. Gullickson noted that in 2019 the GCC Cyber Security program named Center of Excellence by NSA and Homeland Security.

Dr. Davis noted that the annual least costs for the Barbara J. Fried Center is \$526,830. To offer Health Programs in the space will add \$411,530 to the project cost (equipment, furnishings, cabling, switches, and alarms). He shared that Stafford County has been making investments in the expanded location with a total of \$650,000 combined so far.

4. **TREASURER'S REPORT**

A. As of September 30, 2019

VOTE: 7-0 Approved

B. Budget Tracking

Mr. Rowley asked for an update on past due payments.

Mr. Owen mentioned a need to revise the budget during the January EDA retreat.

5. **CHAIRMAN'S REPORT**

Mr. Griffin shared that he attended the 10th Annual Virginia Economic Summit with Mr. Zotos on Friday December 6, 2019. He highlighted that Virginia is experiencing a decline in population which poses a workforce issue. He also mentioned that he attended an event in Dahlgren the past week and was impressed by all the innovation that comes from it.

6. **SECRETARY'S REPORT**

A. ED&T Update

Mr. Holden provided a brief update on his 1-page summary.

B. Grant Application Update

1. Go Virginia (Cyber and Smart Tech Entrepreneurial Development)

The application was submitted and presented to the Region 6 Council on Monday December 9, 2019. The Interview recommended that the application be revised and resubmitted in February 2020.

2. EPA Brownfield

The application was submitted for a \$300,000 grant (no match required) to help facilitate redevelopment of properties, conduct planning activities, and a limited number of Phase I and Phase II Environmental Assessments.

C. EDA Retreat

The EDA Board will hold a retreat on January 7, 2019 at Potomac Point Winery from 9 a.m. to 3 p.m. Topics discussed at the retreat include but is not limited to:

- VEDP Site Characterization
- Strategic Planning – I-Plan and T-Plan
- Incentives
- EDA events and sponsorships
- VATI grant

7. WORKING GROUP REPORTS

- A. Loan Committee
- B. Germanna Update
- C. Property Group

(1) 204 Thompson

Mr. Newlin motioned to accept purchase offer of \$775,000 from Yonus Properties, LLC.

Ms. Hagerman seconded.

VOTE: 7-0 Approved

(2) 205 Centreport

Mr. Holden noted that ED&T staff will seek appraisals on property and will keep EDA updated.

8. NEW BUSINESS

- A. Germanna Community College

Mr. Griffin motioned to approve the funding of \$150,000 a year for 5 years to Germanna Community College.

Mr. Causey added to the end of the motion“-for the expansion of the Barbara J. Fried Center in Stafford County, Virginia.”

Mr. Griffin seconded.

VOTE: 7-0 Approved

9. OLD BUSINESS

None

10. CLOSED SESSION

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. 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. Mr. Rowley seconded

VOTE 5-0 Approved

Mr. Griffin motioned to come out of closed session. Mr. Griffin seconded.

VOTE 5-0 Approved

Mr. Griffin noted that no votes taken.

11. ATTORNEY'S REPORT

NONE

12. ADJOURNMENT

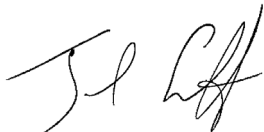
There being no further business brought before the Economic Development Authority, Mr. Griffin adjourned the meeting at 11:08 A.M. The next Regular Meeting is scheduled for January 7, 2020. Beginning February 2020, Regular Meetings will be held in the ABC Room of the George L. Gordon, Jr. Administration Center, located at 1300 Courthouse Road Stafford, Virginia.

MINUTES SUBMITTED BY:



John Holden
EDA Secretary

MINUTES APPROVED BY:



Joel Griffin, EDA Chairman