

BOARD OF DIRECTORS MEETING
INDUSTRIAL DEVELOPMENT AUTHORITY
of the Town of Front Royal and County of Warren, Virginia
dba as the Economic Development Authority (EDA)

**The meeting was conducted electronically using ZOOM due to the COVID-19 pandemic*

December 4, 2020, at 8:00 a.m.
Regular Meeting OFFICIAL Minutes

Present*: Jeff Browne, Chair; Greg Harold, Secretary; Jorie Martin, Treasurer; Tom Patteson, Director; Melissa Gordon, Director; Jim Wolfe, Director. Also present were EDA Legal Counsel Sharon Pandak of Greehan, Taves, and Pandak; Doug Parsons, Executive Director; Gretchen Henderson, Administrative Assistant and Recorder.

Others Present*: Walt Mabe and Delores Oates, Warren County Board of Supervisors; Ed Daley, Interim County Administrator; Roger Bianchini, Royal Examiner; Alex Bridges, Northern Virginia Daily.

Mr. Browne called the meeting to order at 8:01 a.m.

Agenda

Executive Director Doug Parsons requested that one matter be added to Item 1-400 Kendrick Lane, Suite B. Additionally, he requested that one item be added to Item 2-400 Kendrick Lane, Suite B.

Mr. Harold made the motion, seconded by Mr. Wolfe, to adopt the agenda as amended. The vote in favor was unanimous as follows:

VOTE

AYES: Browne, Patteson, Martin, Harold, Gordon, Wolfe

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motion to Go into Closed Meeting was made by Mr. Harold and seconded by Dr. Patteson.

1. 3 matters - Discussion of disposition of publicly held real property where discussion in open meeting would adversely affect the bargaining position or negotiating strategy of the public body, 426 Baugh Drive, Afton Inn, and 400 Kendrick Lane, Suite B, and legal advice related thereto, pursuant to Va. Code §§ 2.2-3711.A.3 and 7.
2. 2 matter - Discussion concerning a prospective business or industry or the expansion of an existing 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, Stephens Industrial Park and 400 Kendrick Lane, Suite B, pursuant to Va. Code §2.2-3711.A.5.

3. 2 matters – Consultation with legal counsel and briefings by staff members pertaining to actual or probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body, EDA v. Jennifer McDonald, et al., and EDA v. Town of Front Royal, pursuant to Va. Code § 2.2-3711.A.7.
4. 1 matter - Consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by counsel, First Bank & Trust, pursuant to Va. Code § 2.2-3711.A.8.

WHEREAS, pursuant to Va. Code §§2.2-3711.A.3, 5, 7, and 8 such discussion(s) may occur in closed meeting;

The vote in favor was unanimous as follows:

VOTE

AYES: Browne, Patteson, Martin, Harold, Gordon, Wolfe

NAYS: 0

ABSTAIN: 0

ABSENT: 0

The Board entered into Closed Meeting at 8:07 a.m.

Closed Meeting ended at 10:06 a.m.

Director Jorie Martin excused herself from the meeting at 10:04 a.m. due to a schedule conflict. She did not participate in any discussions or voting for the remainder of the meeting.

Motion to Certify Closed Meeting was made by Mr. Wolfe and seconded by Mr. Harold. The vote in favor was unanimous as follows:

VOTE

AYES: Browne, Patteson, Harold, Wolfe, Martin, Gordon

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Motions out of Closed Meeting

A motion was proposed by Greg Harold, seconded by Jim Wolfe to:

- Send a letter to the Town of Front Royal stating the position that the EDA can proceed to convey good title of the Afton Inn property to 2 East Main, LLC, or any other purchasers. Additionally, with respect to concerns about Town actions as part of this transaction, the EDA extends an offer to meet with Town officials to discuss the matter.

- Authorize the EDA, through Asset Management Chair Greg Harold, to submit a demolition permit application with the Town of Front Royal to demolish the Afton Inn. The EDA would use this option if it cannot otherwise sell the property.

The vote in favor was unanimous as follows:

VOTE

AYES: Browne, Patteson, Harold, Wolfe, Gordon

NAYS: 0

ABSTAIN: 0

ABSENT: Martin

Adjourn

All business having being completed, a motion to adjourn was made by Dr. Patteson and seconded by Mr. Wolfe. The vote in favor was unanimous as follows:

VOTE

AYES: Browne, Patteson, Harold, Wolfe, Gordon

NAYS: 0

ABSTAIN: 0

ABSENT: Martin

The meeting was adjourned at 9:17 a.m.

Until the Governor's State of Emergency has been lifted, all EDA board meetings will be conducted virtually.

The next EDA regular board meeting for November/December is Friday, January 22, 2021.