

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*

October 23, 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 & Pandak; Doug Parsons, Executive Director; Gretchen Henderson, Administrative Assistant and Recorder.

Others Present*: Roger Bianchini, Royal Examiner; Alex Bridges, Northern Virginia Daily.

Mr. Browne called the meeting to order at 8:03 a.m.

Agenda

Mr. Harold made the motion, seconded by Dr. Patteson, to approve the agenda as presented. The vote in favor was unanimous as follows:

VOTE

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

NAYS: 0

ABSTAIN: 0

ABSENT: 0

Approval of Minutes

The minutes of the September 25, 2020 Regular meeting were presented. The motion to approve the minutes, as presented, was made by Mr. Harold, seconded by Mr. Wolfe. 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 Mr. Wolfe.

Closed Meeting

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 McKay Springs, and legal advice related thereto, pursuant to Va. Code § 2.2-3711.A.3.

2. 4 matters-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 Happy Creek Industrial Park, Avtex parking lot, and Kelly Industrial Park, pursuant to Va. §2.2-3711.A.5.
3. 3 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, Town of Front Royal v. EDA, EDA v. Town of Front Royal, and EDA v. Jennifer McDonald, et al., 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, Waste Management and First Bank & Trust, pursuant to Va. Code § 2.2-3711.A.8.
5. 1 matter-Discussion or consideration of the investment of public funds where competition or bargaining is involved, where, if made public initially, the financial interest of the governmental unit would be adversely affected, remediation of mold Avtex Building, pursuant to § 2.2-3711.A.6.

WHEREAS, pursuant to Va. Code §§2.2-3711.A.3, 5, 6, 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 8:08 a.m.

Director Melissa Gordon excused herself from the meeting at 9:15 a.m. due to a schedule conflict. She did not participate in discussions or voting for the remainder of the meeting. Director Jorie Martin excused herself from the meeting at 9:43 a.m. due to a schedule conflict. She did not participate in discussions or voting for the remainder of the meeting.

Closed Meeting ended at 9:44 a.m.

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

VOTE

AYES: Browne, Patteson, Harold, Wolfe

NAYS: 0

ABSTAIN: 0

ABSENT: Martin, Gordon

Actions in Open Meeting

Dr. Patteson made the motion, seconded by Mr. Wolfe, to approve a lease agreement for a portion of the parking lot of 426 Baugh Dr. with Dollar Tree Distribution, Inc/Family Dollar for \$2,100/month.

The vote in favor was unanimous as follows:

VOTE

AYES: Browne, Patteson, Harold, Wolfe

NAYS: 0

ABSTAIN: 0

ABSENT: Martin, Gordon

Mr. Harold made the motion, seconded by Mr. Wolfe, to approve a settlement agreement negotiated with Sands Anderson with the heirs of Daniel McEatheron, for \$90,000.

The vote in favor was unanimous as follows:

VOTE

AYES: Browne, Patteson, Harold, Wolfe

NAYS: 0

ABSTAIN: 0

ABSENT: Martin, Gordon

Dr. Patteson made the motion, seconded by Mr. Wolfe, to allow the EDA Board Secretary, Greg Harold, to award the contract for the remediation of mold and clean-up of the basements at the Avtex Building, in the absence of Executive Director Doug Parsons.

The vote in favor was unanimous as follows:

VOTE

AYES: Browne, Patteson, Harold, Wolfe

NAYS: 0

ABSTAIN: 0

ABSENT: Martin, Gordon

Additional Actions in Open Meeting-Finance Committee

Dr. Patteson made the motion, seconded by Mr. Wolfe, to authorize the Warren County Treasurer to eliminate the EDA Rent account at Atlantic Union and transfer all monies to the main EDA Cash/Operation account.

The vote in favor was unanimous as follows:

VOTE

AYES: Browne, Patteson, Harold, Wolfe

NAYS: 0

ABSTAIN: 0

ABSENT: Martin, Gordon

Dr. Patteson made the motion, seconded by Mr. Wolfe, to authorize the Warren County Treasurer to recode payments made to the EDA by the Northern Shenandoah Valley Regional Commission (NSVRC), erroneously coded as rent payments, to Note Receivable payments and to deposit them in the main EDA Cash/Operating account.

The vote in favor was unanimous as follows:

VOTE

AYES: Browne, Patteson, Harold, Wolfe

NAYS: 0

ABSTAIN: 0

ABSENT: Martin, Gordon

Adjourn

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

VOTE

AYES: Browne, Patteson, Harold, Wolfe

NAYS: 0

ABSTAIN: 0

ABSENT: Martin, Gordon

The meeting was adjourned at 10:17 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, December 4, 2020.