



Regular Meeting Agenda

Warren County Government Center: Caucus Room, 220 N. Commerce Ave, Front Royal, VA

March 24, 2023

8:00 AM

1. Call to Order – 8:00 AM
2. Adoption of Agenda – Additions or Deletions – 8:01 AM
3. Approval of Minutes – February 1, 2023 & February 28, 2022 – 8:02 AM
4. Reports
 - A. Executive Committee – 8:05 AM
 - i. Officer Elections
 - ii. Committee Appointments
 - iii. Avtex Ad Hoc Update
 - B. Asset Committee – 8:15 AM
 - C. Finance Committee/Budget Update – 8:20 AM
 - D. Board Members Updates – 8:25AM
 - E. Warren County Director of Economic Development Update – 8:30 AM
5. New Business
 - A. Open-Door Business Session: May – 8:40 AM
 - B. County Payment Memo – 8:45 AM
6. Closed Session – 8:50 AM
 - A. 1 Matter – Discussion or consideration, or interviews of prospective candidates for appointment pertaining to Small Business Loan Committee pursuant to Va. Code § 2.2-3711.A.1.
 - B. 5 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, Stephens Industrial Park, 1321 Happy Creek Rd, Avtex redevelopment, Happy Creek Industrial Park, 1325 Progress Drive, and legal advice related thereto, pursuant to Va. Code § 2.2-3711.A.3 and 8.
 - C. 2 matters – Consultation with legal counsel 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 vs Jennifer McDonald et al, EDA v. Town of Front Royal et al, pursuant to Va. Code § 2.2-3711.A.7 and 8.
7. Additional New Business (if needed) – 9:55 AM
 - A. Confirmation of Small Business Loan Advisory Committee Members
8. Adjournment – 10:00 AM

**INDUSTRIAL DEVELOPMENT AUTHORITY
OF THE TOWN OF FRONT ROYAL & COUNTY OF WARREN, VIRGINIA
dba ECONOMIC DEVELOPMENT AUTHORITY (EDA)**

A special meeting of the Board of Directors of the Industrial Development Authority of the Town of Front Royal and the County of Warren, Virginia, dba Economic Development Authority, was held on Wednesday, February 1, 2023, at 3:00 PM at the Front Royal-Warren County EDA Office, 400-D Kendrick Lane, Front Royal, VA 22630, and streamed online.

Board Members Present: Jeff Browne, Greg Harold; Scott Jenkins; Jorie Martin; Jim Wolfe

Others Present: Joe Petty, Warren County Director of Economic Development; Walt Mabe, Warren County Board of Supervisors; Sharon Pandak, Legal Counsel (online)

1: Call to Order

Chair Jeff Browne called the meeting to order at 3:05 PM.

Once approved, roll was called with the following: Browne – here, Harold – here, Jenkins – here, Martin – here, Wolfe here.

2: Adoption of the Agenda:

Mr. Browne addressed the change to item 3. New Business by adding an item regarding data transition and rescheduling the February Regular Meeting date to February 28, 2023. There was also a recommendation to add an item to closed session regarding the discussion of disposition of publicly held real property.

Mr. Jenkins motioned for approval of the amended agenda and the motion was seconded by Mr. Harold; and approved with the following roll call: Browne, Aye; Harold, Aye; Jenkins, Aye; Martin, Aye; Wolfe, Aye.

3 – A: Data Transition

The Board expressed some concerns about having a separate entity handle the EDA's digital data and requested legal counsel to draft an agreement to protect EDA records in order to move forward with the information technology transition with the County.

3 – B: February Regular Meeting Date

Due to a scheduling conflict Mr. Browne requested that the February Regular Meeting be rescheduled to Tuesday, February 28 at 8:00 AM.

Mr. Wolfe motioned for approval of the rescheduled date and the motion was seconded by Mr. Jenkins; and approved with the following roll call: Browne, Aye; Harold, Aye; Jenkins, Aye; Martin, Aye; Wolfe, Aye.

4: Closed Meeting

On a motion at 3:15 PM by Mr. Jenkins, seconded by Mr. Wolfe, and by the following vote, the Board of Directors entered into a closed meeting for the following:

- A. 2 matters – Consultation with legal counsel 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 vs Jennifer McDonald et al, EDA v. Town of Front Royal et al, pursuant to Va. Code § 2.2-3711.A.7 and 8.
- B. 1 Matter – Discussion or consideration, or interviews of prospective candidates for appointment pertaining to Small Business Loan Committee pursuant to Va. Code § 2.2-3711.A.1.

- C. 4 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, Stephens Industrial Park, Royal Lane, Avtex redevelopment, Happy Creek Industrial Park, and legal advice related thereto, pursuant to Va. Code § 2.2-3711.A.3 and 8.

Browne, Aye; Harold, Aye; Jenkins, Aye; Martin, Aye; Wolfe, Aye

On a motion at 3:58 PM by Mrs. Martin, seconded by Mr. Harold and by the following vote, the EDA Board of Directors certified to the best of each member's knowledge only public business matters lawfully exempted from open meeting requirements under Va. Code § 2.2-3712 of the Virginia Freedom of Information Act and only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed, or considered in the meeting by the public body:

Browne, Aye; Jenkins, Aye; Martin, Aye; Wolfe, Aye

5: Additional New Business

No new business was discussed.

6: Adjournment

On a motion by Mr. Wolfe, seconded by Mr. Harold, and by unanimous vote the motion was approved.

Browne, Aye; Jenkins, Aye; Martin, Aye; Wolfe, Aye

Jeff Browne adjourned the meeting at 3:59 PM

INDUSTRIAL DEVELOPMENT AUTHORITY OF THE TOWN OF FRONT ROYAL & COUNTY OF WARREN, VIRGINIA dba ECONOMIC DEVELOPMENT AUTHORITY (EDA)

At a regular meeting of the Board of Directors of the Industrial Development Authority of the Town of Front Royal and the County of Warren, Virginia, dba Economic Development Authority, held on Tuesday, February 28, 2023, at 8:00 AM at the Warren County Government Center, Conference Room, 220 N. Commerce Avenue, Front Royal, VA 22630, and streamed online.

Board Members Present: Jeff Browne (Chair); Greg Harold; Scott Jenkins; Jorie Martin; Jim Wolfe

Others Present: Joe Petty, Warren County Director of Economic Development; Zach Henderson, Office Manager for Economic Development; Walt Mabe, Warren County Board of Supervisors.

Others Present Online: Alex Bridges, Northern Virginia Dailey

Call to Order: Mr. Browne called the meeting to order at 8:02 AM with the following roll call vote: Browne, Aye; Jenkins, Aye; Martin, Aye; Wolfe, Aye. Mr. Browne stated that Mr. Harold would be arriving shortly.

Adoption of the Agenda: The agenda was adopted as is with a motion for approval made by Mr. Jenkins and seconded by Mr. Wolfe with the following roll call vote: Browne, Aye; Jenkins, Aye; Martin, Aye; Wolfe, Aye.

Approval of the January 27th Minutes: Mr. Browne stated that Wednesday Group should be capitalized and the minutes should reflect that it was for "Local Non-profit Churches and Government Agencies" instead of the broader, "programs". Mr. Jenkins then moved that the amended minutes be approved and the motion was seconded by Mr. Wolfe with the following roll call vote: Browne, Aye; Jenkins, Aye; Martin, Aye; Wolfe, Aye.

Reports:

- A. Executive Committee:** Mr. Browne emphasized the need to broaden marketing efforts and look at materials and steps that were taken in the past to see what can be updated and improved upon. He further expressed the need to focus on Avtex, Happy Creek, Stephens Industrial Park, etc., because they are the "game changers" in terms of paying off the debt. Mr. Jenkins suggested that the EDA should have an annual open house to showcase the properties for businesses and the larger community. Mr. Browne stated that there was a successful showcase approximately 3 years ago in conjunction with the Town. He wanted to do it again but transportation would be more of a challenge if the Front Royal trolley is not available.
- B. Asset Committee:** Mr. Harold arrived at 8:22 AM and said he had nothing to present during open session.
- C. Finance Committee:** Mr. Wolfe reminded everyone that the budget meeting with the Board of Supervisors will take place Thursday, March 2nd at 7:00PM. Mr. Petty stated that he will be doing the presentation that will cover the EDA, Economic Development, and Discover Front Royal. Mr. Petty will provide handouts that show the balances and the line-item budgets to make it as clear and transparent as possible. Furthermore, Mr. Petty stated that the \$3K in the Miscellaneous line-item is for the HOA Fees for Rivermont Acres, and also Stephens Industrial Park funding will be by grants instead of the General Fund. Ms. Martin asked if the loan amount being paid currently has been calculated into this request. Mr. Petty said it has but the revenue will not be there. He stated that there are 2 hits to the budget in terms of revenue, Sysco and IT Federal. Mr. Wolfe urged a more simplistic approach to the presentation to avoid, "getting lost in the weeds;" the message should be clear, concise, and with a tangible plan moving forward. Mr. Browne then asked who would attend. Mr. Browne, Ms. Martin, and Mr. Wolfe stated they would come but, Mr. Jenkins and Mr. Harold would not be able to.

D. Board Member Updates: Ms. Martin commented on the success of the first open-door session, emphasizing the turnout, networking, and overall presentations of those present. In addition, she also expressed enthusiasm for the next one that will focus on Workforce Development and is tentatively scheduled for May. In terms of specific networking, Ms. Martin stated that she had a good conversation with the Town representatives and discussed the RFI for Avtex with both the Town and the County. Mr. Browne asked if there were any representatives from Laurel Ridge. Mr. Petty stated that he had been in contact with them and one person was present at the session. Mr. Jenkins then expressed the need to look at the small businesses and to include the Chamber of Commerce moving forward. Mr. Browne asked if the session was recorded. Mr. Petty stated that the local press recorded only the first half of the agenda. Mr. Jenkins then asked how they can position the EDA for individuals who are looking for commercial property. Mr. Harold commented that thus far suggestions have come from the Planning Commission. Mr. Jenkins stated that, if the EDA can get developers to use the EDA as a sounding board, this would create a good working relationship with them as well as the Planning Department and Commission.

E. WC Economic Development Director: Mr. Petty echoed Ms. Martin's comments about the success of the Inland Port session. He is working with Economic Development Organizations in surrounding counties to host a job expo in May and they are recruiting presenters now. Furthermore, Worlds of Work is having a meeting Friday March 3rd which will give kids a hands-on experience for careers in which they may be interested. Lastly, Mr. Petty will be attending the Downtown Inc. meeting later in the day (February 28th). Mr. Petty has received information regarding the Tier status for Stephens Industrial Park and he is confident the Tier status will be upgraded.

Old Business:

- A. Social Media Update:** Mr. Petty spoke with the County IT Staff about how to make a new Facebook page or ask the current owner for the rights. Mr. Browne commented that the owner may be Jennifer MacDonald but he doesn't know for sure. This led to a discussion about the logistics of both options but no decision or vote was taken.
- B. I.T. Transition:** Mr. Petty stated that Ms. Pandak drafted a MOU. Mr. Browne and Ms. Martin met with Queen Consulting and the IT Department. IT can't do anything without the administrative rights which are currently held by Queen. Mr. Petty stated that, if the EDA wished to continue with Queen, then the current contract may need to be restructured. Mr. Browne asked if the MOU could be edited to only include email merging through IT and Office 365. Mr. Petty said that it could but the EDA priority and the IT priority may not be the same. Mr. Jenkins expressed his frustration that the MOU was written a month ago and there has been little to no activity since then. Ms. Martin commented that the original MOU was "outrageous" but there has been no correspondence from the County IT. She also urged that the MOU explain in detail the security for their documents. Mr. Harold agreed with both Ms. Martin's and Mr. Jenkins' frustrations and commented about the key difference in the staffing levels between Queen and IT. He wanted to get something more tangible in writing. Mr. Petty then commented on potential FOIA requests that will need FR-WC EDA Review.

New Business:

- A. Avtex Property RFI:** Ms. Martin asked the Board if the plan was ready to be sent to the Town and the County to be put into its final form. Mr. Browne wanted to take time to discuss the RFI and what it may take to make it to the next step and pass. He does like the concept plan thus far. Mr. Petty stated that the Pennoni plan from 2017 included a lot of traffic analysis. Mr. Jenkins asked if they are willing to meet with the EDA. He stated that the plan should make sure that all the RFI needs have been met. Ms. Martin stated that she wants to approve the RFI now and document it in the minutes and she was not interested in a straw poll. Mr. Wolfe wanted to move forward with the RFI as well but does not want the EDA to approve it yet. Mr. Jenkins stated that it was important to get an action plan done within

the next few days. Ms. Martin asked if the Board could vote on a draft that can be sent for correspondence, and, if not, she wanted it to be included in the minutes that the Board did not want to vote at this time. Mr. Harold asked the purpose of a vote. Ms. Martin explained that it would show good progress on a project that has been in the making for several years. Ms. Martin then moved for a vote on the draft RFI to be sent to the County and the Town for review and comment. The motion failed for lack of a second.

- B. Financial Process MOU:** Mr. Petty spoke to Dr. Daley and the Board of Supervisors but there is currently no official document. However, the MOU will better define how to manage the money that comes in and where said funding will be dispersed in one document. Mr. Browne asked if there was an ETA on the document, and Mr. Petty stated that the goal is to have it ready for a vote at the next meeting. Mr. Harold expressed the importance of an agreement and understanding to help account for where exactly the dollars go and to review how all costs are being incurred. Mr. Wolfe asked if the County auditor will be used. Mr. Petty said that they would. Mr. Wolfe commented in favor of the County but there is a potential conflict of interest. Ms. Martin asked why this wasn't done sooner. Mr. Wolfe said they very well may go back to the previous. Mr. Jenkins stated that regardless of who does it, the EDA has to own the results.

Closed Session:

Mr. Browne read the meeting into closed session at 9:27 AM and a motion was made by Mr. Jenkins, seconded by Mr. Wolfe and approved with the following roll call vote: Browne, Aye; Jenkins, Aye; Harold, Aye; Martin, Aye; Wolfe, Aye.

- A. 4 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, Stephens Industrial Park, 1321 Happy Creek Rd, Avtex redevelopment, Happy Creek Industrial Park, and legal advice related thereto, pursuant to Va. Code § 2.2-3711.A.3 and 8.
- B. 2 matters – Consultation with legal counsel 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 vs Jennifer McDonald et al.*, *EDA v. Town of Front Royal et al.*, pursuant to Va. Code § 2.2-3711.A.7 and 8.

At 10:57AM Mr. Petty read the meeting out of closed and a motion to certify closed meeting was made by Mr. Jenkins and was seconded by Mr. Wolfe. The motion was approved with the following roll call vote: Browne, Aye; Jenkins, Aye; Harold, Aye; Martin, Aye; Wolfe, Aye.

Mr. Harold then moved to adjourn, and the motion was seconded by Mr. Wolfe. The motion was approved with the following roll call vote: Browne, Aye; Jenkins, Aye; Harold, Aye; Martin, Aye; Wolfe, Aye.



Front Royal/Warren County EDA: Chairman's Report – March 20, 2023

Operations Activities Underway

Memorandum of Understanding – We are working with Warren County Administration to establish an MOU to codify FRWC EDA's use of County facilities/systems for meetings, storage, financial management, and communications.

We are evaluating cost-saving measures that could include vacating 400 Kendrick Lane.

Administrative Actions

Officer Elections are scheduled for the March 24th meeting to fill two vacancies: Vice Chair and Assistant Secretary. Terms for these offices will run through June 30 to coincide with the terms outlined in the Bylaws.

Committee Assignments will be made at the March 24th meeting:

- Asset Committee
- Finance Committee
- Avtex Ad Hoc Working Group
- Workforce Ad Hoc Working Group

With the influx of four new board members, we need to reevaluate the schedule of remaining Regular meetings. The current schedule is:

March 24, 2023	August 25, 2023
April 28, 2023	September 22, 2023
May 19, 2023 *	October 27, 2023 *
June 23, 2023 *	December 8, 2023 **
July 28, 2023	

All meetings are open to the public and are held Fridays at 8:00 AM.

Warren County Government Center: Caucus Room

220 N. Commerce Avenue

Front Royal, VA 22630

* (Meeting will begin at 8:30 AM)

** (November & December meetings are combined)

Regional Development Opportunities

Interest has been expressed by Clarke County Director of Tourism & Economic Development for regional solutions to shared needs. Examples could include meat processing and commercial kitchen facilities. There's potential for improved coordination and communication.

March 20, 2023

Avtex Status:

Conservancy Side:

The presentations to The Front Royal Town Council and the Warren County Board of Supervisors are done. The presentations were well received. There were no additional questions from the Town Council and the mayor indicated the full support of the council on the transfer. The understanding is no money will be required from the town and the park would initially be walking trails by the river.

The Board of Supervisors requested the initial cost of fencing, and estimate to maintain the river trail. Joe Petty is working on the estimated costs to present to the Board of Supervisors. County attorney to review and approve transfer process with EDA attorney

Target date for cost estimates: March 31 for cost estimates ready for review and presentation

Target date: April County 30th for Board of Supervisors to approve the transfer from the EDA to Warren County.

Target Date for transfer: June 30th.

Industrial Side:

Ad Hoc Committee prepared an RFI for the industrial side. The RFI was reviewed by the prior board.

Target Date: May Meeting: Current Board to review the RFI and approve the RFI to be presented to the Warren County Board of Supervisors and Town of Front Royal Town Council.

Target Date: June to present the RFI to the Warren County Board of Supervisors and Town of Front Royal Town Council.

Revise and prepare to send by June 30th

Receive and Review RFI September 2023

Request for Information

The Front Royal - Warren County Economic Development Authority
Front Royal, Virginia 22630
Avtex Brownfield Site Assessment for Redevelopment and Planning



REQUEST FOR INFORMATION DUE DATE
APRIL 7, 2023 3:00 P.M.

Entity: Front Royal - Warren County Economic Development Authority

Address: P.O. Box 445 Front Royal, Virginia 22630

Project: Brownfield Site Redevelopment Industrial Parcels

Contact: Joe Petty, Director of Economic Development:

Phone: 540-252-0050; Email jpetty@warrencountyva.gov

RFI Date: Issued March 6, 2023

Date Due: April 7, 2023

DRAFT

GOAL:

The Front Royal - Warren County Economic Development Authority (EDA) is soliciting information from companies experienced in or exclusively dedicated to the redevelopment of brownfield sites. The Avtex Industrial site is located in Front Royal, Virginia bounded by a 240 acre conservancy area, the Shenandoah River, two residential areas, and Randolph Macon Military Academy. The site is within the view shed of Shenandoah National Park and is within 2 miles of historic downtown Front Royal. A number of redevelopment parcels are contained within the site. The EDA's objective is to establish a development plan for the site with the goal of creating an economic engine in harmony with the natural resources, existing neighborhoods, historic downtown Front Royal, and surrounding parks. Following establishment of the development plan, EDA's desire is to complete execution of the plan within five (5) years. [I would think 5 – 10, giving room for some longer term items]

Information on the current status of the parcels and work done to-date is provided here for your review.

REQUESTED INFORMATION:

As a step toward redevelopment of the Avtex brownfield site [be consistent in name], EDA is seeking information from qualified developers. Responses will be used to refine EDA's plan for the site and to determine which companies to pursue with a Request for Proposal (RFP) for the project's planning and execution phases. Respondents should provide a summary of their experience in brownfield development, site planning, and use of overlay districts such as:

- Projects developed to date
- Examples of experience in public-private partnerships
- Examples of access to partnership funding opportunities including grant writing
- Experience in market studies to determine proposed concept plans

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- Initial concept ideas based on the site and current status [is this for Avtex, or their other projects?]
- Outline of recommended steps and timeline for project completion
- Description of staff expertise, including competencies, business skills, and years of experience.
- Any additional information or comments that could be useful in EDA's planning efforts.

The requested information should be provided in print or electronic form to Mr. Joe Petty, Director of Economic Development, at the above address by 5:00pm April 7, 2023. Respondents are responsible for ensuring that information has been received in a timely manner. Use of a return receipt is recommended.

REDEVELOPMENT AT THE SITE:

Once one of Virginia's largest contaminated sites, the Avtex Fibers, Inc. Superfund Site is now home to a number of commercial, recreational and ecological assets. The U.S. Environmental Protection Agency (EPA), along with other governmental agencies and community members are working together to clean up and redevelop the site. Located in Front Royal, Virginia, a rayon and other synthetic material manufacturing facility operated on the 440-acre site from 1940 until the company abandoned the property in 1989. Improper waste disposal practices caused contamination of groundwater, nearby water wells and the Shenandoah River. EPA added the site to the Superfund program's National Priorities List (NPL) in 1986. The potentially responsible party cleaned up the site. Cleanup actions included demolition of buildings, removal of demolition debris, sewer excavation, landfill/waste basin capping and the removal of contaminated soil. Groundwater and leachate treatment continues. Throughout the cleanup process, the community helped to develop site reuse plans. EPA served in an advisory capacity to site stakeholders, including the Front Royal-Warren County Economic Development Authority (EDA), the United States Soccer Foundation and FMC Corporation. The site hosts a 240-acre ecological conservancy park along the Shenandoah River and a 162-acre industrial and commercial development site called the Royal Phoenix Business Park. Site stakeholders also worked together to build soccer fields (the Skyline Soccerplex), a skate park and a picnic pavilion with a

playground on a 32-acre parcel of the site. The local EDA restored an on-site administrative building for EDA offices and other tenants, including the Northern Shenandoah Valley Regional Planning Commission.

Fully returning the site to [constructive use](#) requires ongoing collaboration. EPA and the EDA worked together in 2014 to update land use agreements originally signed in 1999. The new agreements allow for mixed use of site [properties](#), which will assist in future redevelopment efforts. In September 2014, EPA Region 3 presented FMC Corporation, Warren County and the EDA with “Excellence in Site Reuse” awards for enabling the site’s productive reuse. EPA will continue to support ongoing redevelopment at the site.

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In 2017 the EDA contracted with an engineering firm to site proposed building pads and sites. The concept plans are included for your review.


[Can we include a link to the property description on the EDA website? Also include current zoning and the EPA-imposed restrictions placed upon use of the property]

Conservancy Park:

The EDA is currently working with the Warren County Board of Supervisors to transfer the conservancy parcels to Warren County. The conservancy area would be managed by the Warren County Parks and Recreation Department. The initial concept plan approved in 2000 by the stakeholders for the conservancy park is included [here](#) for your review.



1



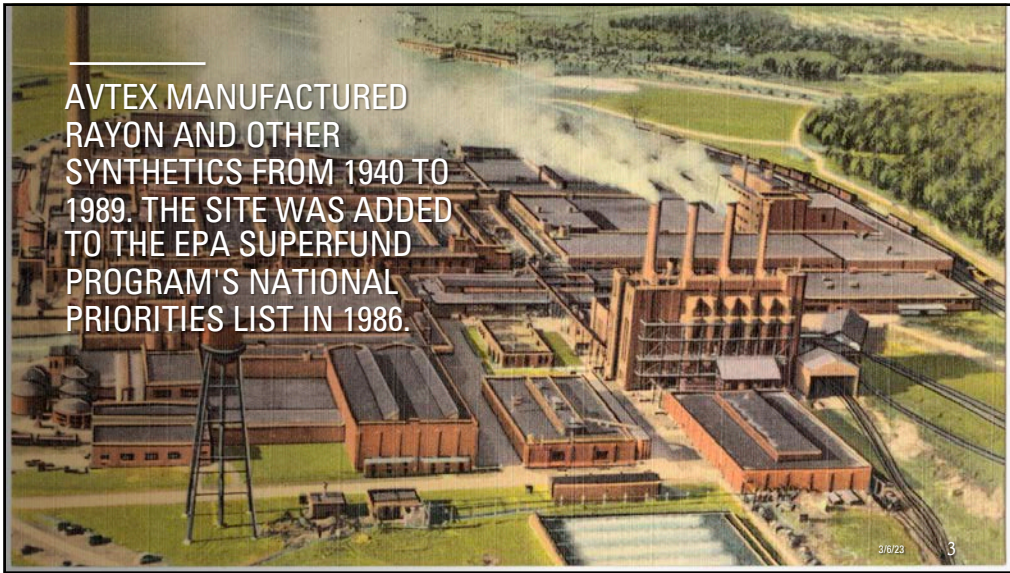
AGENDA

In this presentation the EDA provides the background and projected steps for implementation of an Avtex Conservancy Strategic Plan.

1. History
2. Covenant restrictions
3. Previous Plans
4. 2000 Master Plan
5. Avtex Trail Design
6. Green Space & Trail Examples
7. Next Steps/Timeline
8. Questions/Comments

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3

AVTEX PROPERTIES

- TM#20A1-3-----7C, 4.5486 Acres
- TM#20A1-3-----6A, 3.2349 Acres
- TM#20A1-3-----7D, 30.0913 Acres
- TM#20A1-3-----7, 117.2945 Acres
- TM#20A1-3-----8, 240.7483 Acres
- 88 PARCELS, 71.53 Acres

COVENANTS & RESTRICTIONS

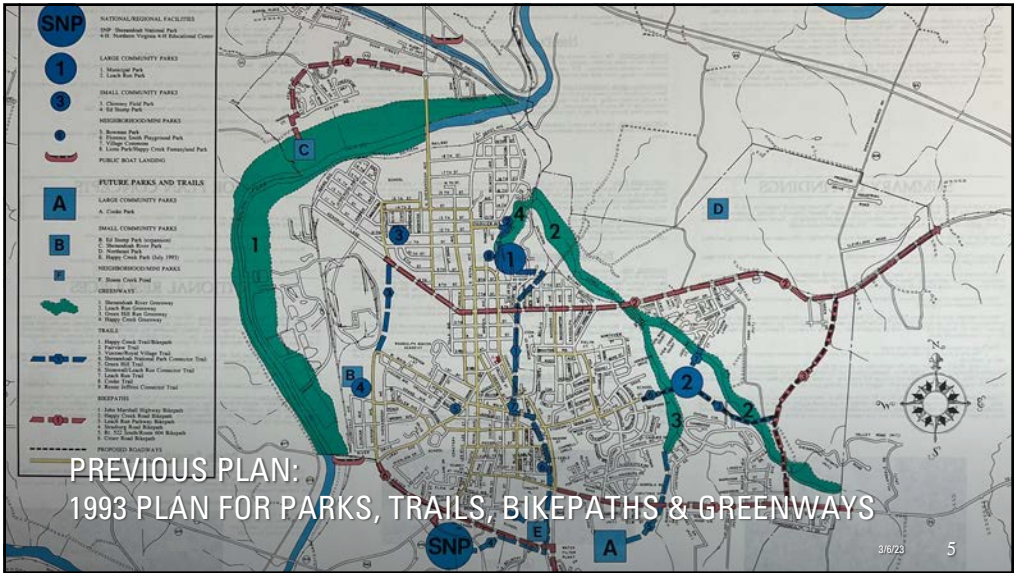
The Conservancy and Open Space Area of the Property is restricted to conservancy and open space, but may include hiking, nonmotorized biking, or nature trails.

No permanent or temporary building or structure shall be built or maintained on the Property except for such buildings as are customary and appropriate for park and recreational usage, such as park ranger's stations, boat landings, storage or maintenance buildings, bathrooms and fences.

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6



MASTER PLAN STAKEHOLDERS

- Coalition for the SAFE Re-development of Avtex
- Community Member
- Community Member/River Outfitter
- County Board of Supervisors
- Decision Quest/EIM
- Director of Planning, Town of Front Royal
- Economic Development Authority
- EDAW
- Environmental Protection Agency
- FMC Corporation
- Friends of the Shenandoah River
- Front Royal Little League Baseball
- Front Royal Planning Commission
- Front Royal-Warren County Chamber of Commerce
- FRWC Youth Soccer
- Gannett Fleming
- Lord Fairfax Soil and Water Conservation District
- Old Virginia Industrial Park
- The Town of Front Royal
- Town of Front Royal Council Member
- Town of Front Royal, Parks and Recreation
- U.S. Army Corp of Engineers
- Valley Conservation Council
- Virginia Department of Environmental Quality
- Virginia Economic Development Partnership
- Virginia Game and Inland Fisheries
- Vita Nouva
- Warren County Planning Director
- Wetland Studies and Solutions
- Women's Alliance for Environmental Justice and Renewal

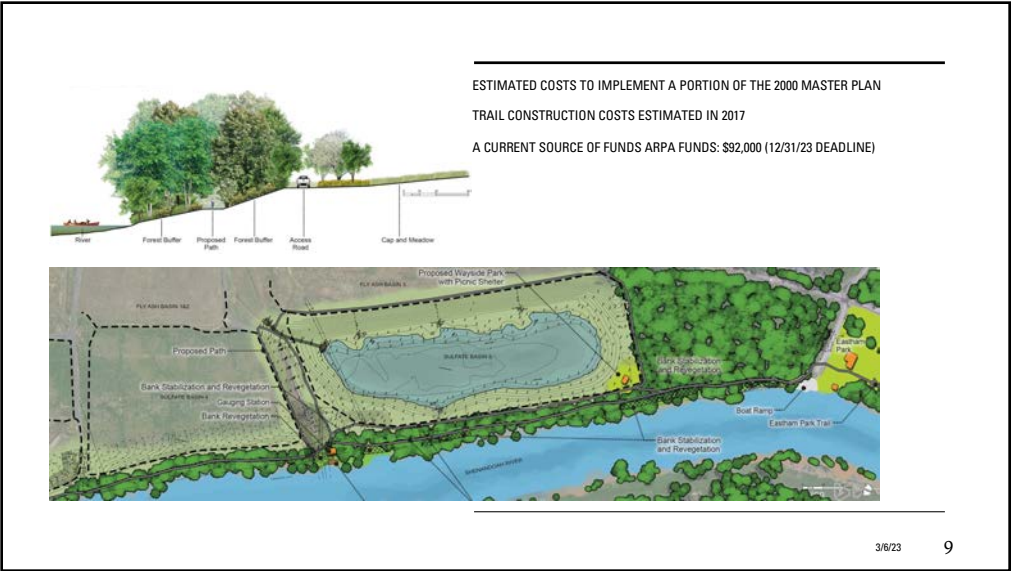
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2000 CONSERVANCY MASTER PLAN

ON-SITE (BASIN AREA) PROGRAM ELEMENTS • OFF-SITE PROGRAM ELEMENTS • HABITAT AREAS • INTERPRETIVE THEMES • TRAILS



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BENEFITS OF BUSINESSES LOCATING NEXT TO COMMUNITY GREEN SPACE

Community open, green space is socially valuable. Walkable neighborhoods, parks, and open green spaces draw people outside and foster social interactions...Open, green spaces in communities are attractive to prospective buyers and generate multiple economic benefits for local governments, home owners, and businesses. The economic benefits of open, walkable, green spaces play an important role in policy-making decisions about zoning, restrictions on land-use, government purchase of lands for parks and similar initiatives.

<https://www.epa.gov/G3/green-streets-and-community-open-space>



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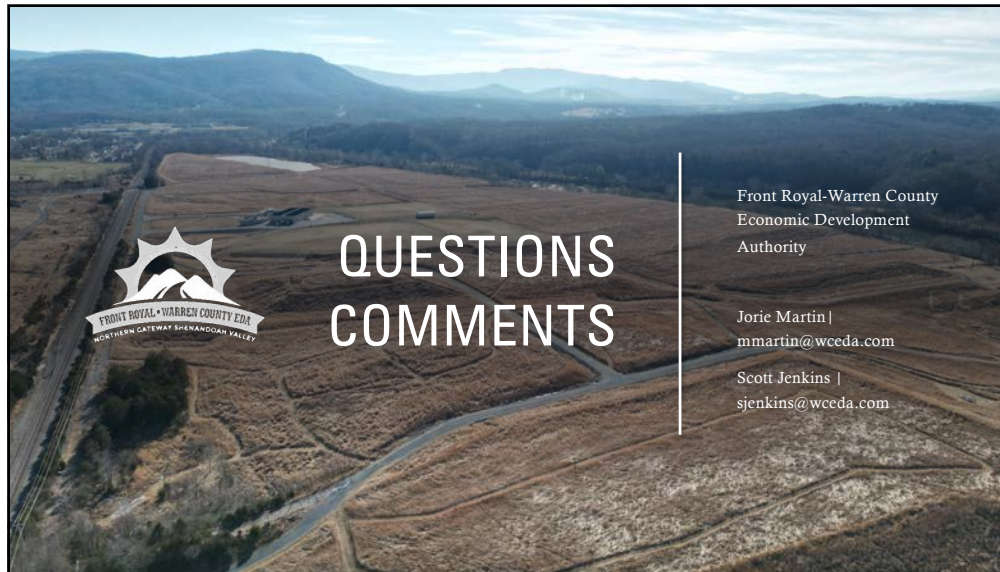
EXAMPLE:
LONG BRIDGE PARK
ARLINGTON, VA

More than 36 acres of recreation and open space, Long Bridge Park is a distinctive showplace of environmentally sound redevelopment with a central expanse of attractive public green spaces and high-quality sports and recreation facilities, including the new Long Bridge Aquatics & Fitness Center, that are accessible to all park users.



PROPOSED TIMELINE

Present Concept to BOS	Engage Stakeholders	Land Conveyance	Ad Hoc Committee	Implementation
January 2023	January 2023	2Q2023	2Q2023	4Q2023
What is the County BOS response to the conveyance of land from the FRWCEDA to the County for parks, trails and conservation?	<ul style="list-style-type: none">• FRWCEDA• FMC• EPA• County• Town• Parsons• DEQ	<p>Identify the process and impact to convey the property for recreational and conservation use.</p> <p>Convey property to the County.</p>	Ad Hoc Committee to review and identify priorities listed in 2000 Master Plan for future implementation.	The County will strive to achieve all goals identified in the 2000 Master Plan to benefit the entire Warren County community.





**BOARD OF
DIRECTORS**

CHAIR
Scott Jenkins

Hayden Ashworth

Robert MacDougall

Marjorie Martin

Bruce Townshend

Jd Walter

James Wolfe

Memorandum

TO: Dr. Edwin Daley, County Administrator

FROM: Scott Jenkins, FR-WC EDA Chair, Board of Directors
James Wolfe, FR-WC EDA Treasurer, Board of Directors

DATE: March 24, 2023

RE: Reimbursement of County Expenses

Per the agreement between the County of Warren and the Industrial Development Authority of Front Royal/Warren County, VA (dba Economic Development Authority), the first \$2,500,000.00 recovered shall go to the County of Warren for the reimbursement of expenses. Please transfer funds received from the legal settlement regarding April Petty, and approved by the EDA Board on March 7, 2023, as part of *EDA vs Jennifer McDonald et al* from the Economic Development Authority to the County of Warren for the amount provided below.

Payment Amount; **\$115,000.00**

Attachment: March 7, 2023, Approved Resolution

Cc: Joe Petty, Director of Economic Development
Alisa Scott, Director of Finance

DATE: March 7, 2023

MOTION: Marjorie Martin

SECOND: James Wolfe

RE: APPROVAL OF SETTLEMENT

WHEREAS, the Board has assessed, with the assistance of its legal counsel, certain claims and defenses it may have related to a claim against April Petty;

WHEREAS, on March 2, 2023, April Petty, through her counsel, offered to settle the EDA's claim by payment to the EDA of \$115,000 within 15 days of the EDA's acceptances of April Petty's offer;

NOW, THEREFORE, BE IT RESOLVED, that the EDA Board accepts April Petty's March 2, 2023 settlement offer and authorizes the Chair and Secretary of the Board to execute appropriate documents as may be necessary to finalize such settlement and authorizes its counsel to communicate to April Petty's counsel that the EDA has accepted Ms. Petty's March 2, 2023 settlement offer.

VOTES:




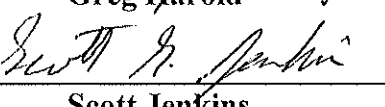
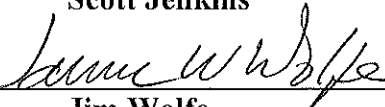
AYES: Browne, Jenkins, Harold, Martin, Wolfe

NAYS: \emptyset

ABSTAIN: \emptyset

ABSENT FROM VOTE: \emptyset

ABSENT FROM MEETING: \emptyset

DIRECTOR	<u></u>	DATE	<u>3/7/2023</u>
	Jeff Browne		
DIRECTOR	<u></u>	DATE	<u>3/7/2023</u>
	Jorie Martin		
DIRECTOR	<u></u>	DATE	<u>3/7/2023</u>
	Greg Harold		
DIRECTOR	<u></u>	DATE	<u>3/7/2023</u>
	Scott Jenkins		
DIRECTOR	<u></u>	DATE	<u>3/7/2023</u>
	Jim Wolfe		