

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

At 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 held on Wednesday, January 17, 2024, at 6:00 PM, at the Warren County Government Center, 220 N. Commerce Avenue, Front Royal, VA 22630,

Board Members Present: Scott Jenkins (Chairman), Jim Wolfe, Jd Walter, Jorie Martin, and Bruce Townsend participated remotely from California where he was on business with the permission of the EDA: Absent: Hayden Ashworth, Rob MacDougall.

Joe Petty, Director of Economic Development (Joe Petty left at 6:45 PM) and returned at 7:30 PM.

Scott Jenkins called the meeting to order at 6:05 PM.

**Adoption of Agenda**

On a motion by Jim Wolfe, seconded by Jd Walter, and by the following vote, Jenkins, Aye; Walter, Aye; Wolfe, Aye; Martin, Aye; Townsend, Aye; the Board of Directors approved unanimously the agenda.

**Closed Meeting**

On a motion at 6:08 PM by Jim Wolfe, seconded by Bruce Townsend, the Board voted unanimously to go into closed meeting at 6:08 PM, Jenkins, Aye; Walter, Aye; Wolfe, Aye; Martin, Aye; Townsend, Aye, for the following:

- 3 matters - Discussion pertaining to actual or probable litigation, where such discussion in open meeting would adversely affect the negotiating or litigating posture of the public body, *EDA vs Jennifer McDonald, et al.*; *EDA vs Town of Front Royal, et al.*, pursuant to VA Code §§ 2.2-3711.A 7. and 8.
- 1 matter - Discussion or consideration of investment of public funds where competition or bargaining involved where, if made public initially, the financial interest of the governmental unit would be adversely affected, pursuant to VA Code § 2.2-3711.A.6.
- 2 Matters- Discussion of disposition of publicly held real estate where discussion in open meeting would adversely affect the bargaining position or negotiating strategy of the public body, 1321 Happy Creek Road, Stephens Industrial Park, Avtex, and legal advice related thereto, pursuant to VA Code §§ 2.2-3711.A 3.and 8.
- 1 Matter - Consultation with legal counsel regarding First Bank and Trust requiring the provision of legal advice by such counsel, pursuant to VA Code §2.2-3711.A.8.

On a motion at 7:30 PM by Jorie Martin, seconded by Scott Jenkins, 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:

Walter, Aye; Jenkins, Aye; Martin, Aye; Wolfe, Aye; Townsend, Aye.

**Motions from Closed Session**

Jd Walter made the motion to approve the sale of 1321 Happy Creek to Rappahannock HC, LLC for 1.2 million dollars. Motion was seconded by Jim Wolfe. Vote: Jenkins, Aye; Martin, Aye; Walter, Aye; Wolfe, Aye; Townsend, Aye.

Jorie Martin made the motion to approve the second amendment to the Plein contract for Lot 6. in Stephens Industrial Park to allow additional time for the approval of the CUP zoning request. Motion was seconded by Jim Wolfe. Vote: Jenkins, Aye; Wolfe, Aye; Walter, Aye; Martin, Aye; Townsend, Aye.

### **Adjournment**

On a motion by Jorie Martin, seconded by Scott Jenkins, and by unanimous vote, the motion was approved.

Meeting adjourned 7:40 PM.