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## Regular Meeting Agenda

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

April 26, 2024

8:00 AM

### Call to Order:

Mr. Walter called the meeting to order at 8:02 AM with the following role call:

Walter, Present; Ashworth, Present; Townshend, Present; Martin, Present, MacDougall, Present. Mr. Wolfe was not present for the opening role call but would arrive for the Adoption of the Agenda, and Mr. MacDougall participated via phone while in transit to the meeting.

### Adoption of Agenda:

On a motion by Mr. Townshend, seconded by Ms. Martin, and the following vote, the Board approved the agenda as presented.

Walter, Aye; Ashworth, Aye; Townshend, Aye; Martin, Aye; Wolfe, Aye; MacDougall, Aye

### Approval of Minutes –March 8, 2024 & March 22, 2024:

On a motion by Ms. Martin, seconded by Mr. Townshend, and the following vote, the Board approved the minutes as presented.

Walter, Aye; Ashworth, Aye; Townshend, Aye; Martin, Aye; Wolfe, Aye; MacDougall, Aye

### Reports:

**Executive Committee:** Mr. Walter stated that all of his items would be discussed in Closed Session

- **Asset Committee:** Ms. Martin stated that most of their items will be discussed in Closed Session as well, but they are still working on the lease for Visionary Optics who will be moving forward with a 5-Year lease.
- **Finance Committee/Budget Update:** Mr. Petty stated that the Board of Supervisors approved the Tax Rate earlier this month and the departments are trying to work within the “Box” that has been presented to them. Furthermore, for this upcoming fiscal year, the EDA Budget will no longer be a line item in the Economic Development budget but will now be treated similar to the Partner Agency budgets.
- **Board Members Updates:** Mr. Wolfe reminded that Board that this should be his final meeting and thanked all Board members, saying that it has been a terrific and educational experience.
- **Warren County Director of Economic Development Update:** Mr. Petty stated that he will be working with the Regional Economic Development Directors as the Apple Blossom Wine Festival to promote Warren County as a place to live in addition to a place to visit. Earlier this week, met with the CTE (Career Technical Education) and had a job fair earlier this week as well. Additionally, the Northern Shenandoah Valley Economic Development Group is hosting a job fair at Shenandoah University on May 8<sup>th</sup>. He recently met with a representative from the Front Royal Independent Business Alliance and the Chamber of Commerce for the next open-door session and they want to partner with the County to expand it.

### **New Business (if needed):**

Prior to the closed session, a citizen introduced himself to the Board and is doing research on starting a Medical Transport Business and was directed to the EDA and is looking for assistance in starting up and marketing. Mr. Petty stated that he will provide assistance and information while the meeting is in Closed.

### **Closed Session:**

At 8:20 AM, Ms. Pandak read the meeting into a closed session, on a motion by Mr. Wolfe, seconded by Mr. Townshend, and the following vote.

Walter, Aye; Ashworth, Aye; Townshend, Aye; Martin, Aye; Wolfe, Aye; MacDougall, Aye

- A. 2 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, 1325 Progress Drive, and Happy Creek Technology 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 vs Jennifer McDonald & Samuel North*, pursuant to Va. Code § 2.2-3711.A.7 and 8.
- C. 1 matter - Consultation with legal counsel regarding First Bank & Trust regarding the EDA Loans, requiring the provision of legal advice by such counsel, pursuant to Va. Code § 2.2-3711.A.8.

On a motion made by Mr. Wolfe, seconded by Mr. Townshend, and the following the vote, the Board exited the closed session and certified at 10:02 AM.

Walter, Aye; Ashworth, Aye; Wolfe, Aye; Martin, Aye; MacDougall, Aye; Townshend, Aye

### **Additional New Business (if needed)**

On a motion by Mr. Townshend, seconded by Mr. Wolfe, and the following vote, the Board approved the contract offer of \$6,260,000.00 from Plein Smith for the property at Happy Creek Technology, and authorizing signature by the Acting Chair and Secretary subject to counsel review.

Walter, Aye; Ashworth, Aye; Wolfe, Aye; Martin, Aye; MacDougall, Aye; Townshend, Aye

On a motion by Mr. Townshend, seconded by Mr. Wolfe, and the following vote, the Board approved the fourth amendment extending due diligence for the contract on Stephens Industrial Park: Parcel 2 until July 15, 2024, and authorizing signature by the Acting Chair and Secretary subject to counsel review.

Walter, Aye; Ashworth, Aye; Wolfe, Aye; Martin, Aye; MacDougall, Aye; Townshend, Aye

On a motion by Mrs. Martin, seconded by Mr. Townshend, and the following vote, the Board approved the Columbia Gas Easement for 0 Baugh Drive, pending written acceptance by Executive Land Holdings IV, LLC and authorizing signature by the Acting Chair and Secretary subject to counsel review.

Walter, Aye; Ashworth, Aye; Wolfe, Aye; Martin, Aye; MacDougall, Aye; Townshend, Aye

### **Adjournment**

On a motion by Mr. Wolfe, seconded by Mr. Townshend, the meeting was adjourned at 10:06 AM.