

Attendance

Members:

• Josh Gaita, Chair	Chancellor District (McLaughlin)	Present	
• Thomas Welsh	Berkeley District (Marshall)	Present	
• Hart Rutherford	Lee Hill District (Skinner)	Present (Remote)	
• Edwin Pardue	Livingston District (Benton)	Present	
• Donn Hart	Salem District (Trampe)		Absent
• Mark Miles	Battlefield District (Yakabouski)	Present	
• Al King	Courtland District (Ross)		Absent

Staff and Guests:

- Brendan Hefty, Hefty & Wiley, P.C.
- Mike Graff, McGuire Woods
- Stacy Kaplowitz, KCG Development
- Tom Wack, Wack General Contractor
- Kevin Marshall, Spotsylvania Board of Supervisors, Berkeley District
- Tom Rumora, Director of Economic Development and Tourism
- Meggie Roche, Economic Development and Tourism
- Jennifer Scott, Economic Development and Tourism

Call to Order

Mr. Gaita called the meeting to order at 8:00 AM and confirmed a quorum.

Mr. Rutherford joined the meeting by phone at 8:00 AM. He was unable to attend in person due to business in California.

Approval of Minutes

Mr. Pardue moved to approve the minutes of the January 24th, 2019 meeting. The motion was seconded by Mr. Welsh and passed by the following recorded votes:

Ayes: 5 Mr. Gaita, Mr. Pardue, Mr. Rutherford, Mr. Welsh, Mr. Miles

Nays: 0

Absent: 0

Abstain: 0

Election of Treasurer

Mr. Welsh nominated Mr. King for the position of Treasurer. The nomination was seconded by Mr. Pardue and approved unanimously.

Presentation: Proposed Industrial Revenue Bond Request For The Heights at Jackson Village

KCG Development is planning to build 385 age-restricted (55+) and income restricted rental homes on approximately 8.4 acres in the Lee Hill District, southeast of the intersection of Spotsylvania Parkway and US-1. Zoning for this project is allowed by-right, per section 2.B.1 (d) in the Approved Proffers for Jackson Village (file no. R14-0009). Ms. Kaplowitz gave the EDA an overview and summary of the planned project and why they are asking the EDA to issue the industrial revenue bond request. As part of the project, KCG will develop off-site roadway infrastructure that will help to mitigate roadway congestion and encourage additional traffic coming in and out of the proposed community. Mr. Graff explained to the EDA the process and procedures involved with issuing the bond request. Mr. Graff would like to hold a public hearing at the next meeting if possible.

Strategic Plan Committee Update

Mr. Pardue went over possible initiatives to be included in the strategic plan and presented the EDA with a document outlining those initiatives. Mr. Pardue asked that EDA members look over the document and prepare any changes or suggestions for the next meeting. Mr. Pardue also suggested that the EDA should reach out to department staff members for their perspective. Mr. Gaita emphasized that the EDA will have more resources available due to the expected income from the Palmer's Creek bond revenues.

Modification to Industrial Revenue Bond Issue for American Battlefield Trust

Bond program participant, the American Battlefield Trust, and its bond owner, SunTrust Bank, request that the EDA approve a third modification. This modification would allow the bank to reduce the variable interest rate to be paid by the borrower on the bonds and effectively extend the term of the bonds from 2020 to 2027. The EDA entered into two other similar modifications of this deal in 2011 and 2015.

Mr. Pardue moved to approve the third amendment to the Industrial Revenue Bond Issue for the American Battlefield Trust. The motion was seconded by Mr. Welsh, and approved unanimously by the following recorded votes:

Ayes: 5 *Mr. Gaita, Mr. Pardue, Mr. Rutherford, Mr. Welsh, Mr. Miles*
Nays: 0
Absent: 0
Abstain: 0

Back 40 Property Management Agreement

Mr. Wack gave a brief overview of the property's history for new member awareness. Mr. Hefty went over what steps the EDA and the County will need to take before VDOT can approve the road layout. Once VDOT has approved the road layout, the property can be subdivided.

Closed Session

No closed session.

Mr. Rutherford left the meeting at this time due to his business trip schedule.

Approval of Addendum to Performance Agreement for HDT Expedientary Systems – Second Amendment

HDT entered into a performance agreement dated January 26, 2017. The performance agreement was amended on March 29th, 2018 to align with the facility's new lease. The agreement needs an additional amendment to reflect **the company's new ownership**.

Mr. Welsh moved that the EDA approve the second amendment to the HDT Performance Agreement. Mr. Pardue seconded the motion, which passed with the following recorded votes:

Ayes: 4 *Mr. Gaita, Mr. Pardue, Mr. Welsh, Mr. Miles*
Nays: 0
Absent: 0
Abstain: 0

Adjournment

The next EDA meeting will take place on May 23, 2019 at 8:00 AM. On a motion by Mr. Pardue, seconded by Mr. Welsh, and carried unanimously; the meeting was adjourned at 10:00 AM.