

**Economic Development Authority
Of
Lancaster County, Virginia
At
Chesapeake Bank
Minutes – January 18, 2018**

Members Attending: Chairman Jeff Szyperski, Alex Fleet, Ed Pittman, Roy Carter and Ronald Davenport.

Others Present: Frank Pleva, Bill Warren, Phillip Mumford and Crystal Whay.

Mr. Szyperski called the meeting to order at 10:00 a.m.

Mr. Szyperski stated that he wanted to recognize Joe Curry since he had served on the Economic Development Authority. He stated that he was a great leader who had served the community over the years in many ways.

Election of Officers for Calendar Year 2018

Mr. Fleet moved and Mr. Davenport seconded the motion to appoint Roy Carter as Chairman. **5-0.**

Mr. Fleet moved and Mr. Davenport seconded the motion to appoint Ed Pittman as Vice Chairman. **5-0.**

Mr. Pittman moved and Mr. Carter seconded the motion to reappoint Frank Pleva as Secretary-Treasurer. **VOTE: 5-0.**

By-laws – Consideration of Approval

Mr. Pleva stated that the by-laws adoption was on the agenda because the thought was that there would be two new members. He stated that it was more of a “housekeeping” item, unless one of the members wanted to suggest a change.

Mr. Szyperski asked if there was a requirement to approve the by-laws each year.

Mr. Pleva replied no. He stated that the EDA could vote on them, but they were not required to do so.

Mr. Carter stated that, at the last EDA meeting, Mr. Curry had asked about a minimum balance requirement for the EDA’s bank account. He stated that Mr. Pleva had said that possibly something could be added, concerning a minimum balance to the by-laws if deemed necessary.

Mr. Pleva stated that the balance in the EDA's account as of the end of December was \$84,105.

Mr. Szyperski asked how did the minimum balance issue come about. He stated that he would be more concerned with a maximum balance.

Mr. Pleva stated that he would think that the EDA would not want to get in the position to where the account balance is too low.

Mr. Szyperski stated that once something is in the by-laws, it becomes memorialized and flexibility can be lost.

Mr. Pleva stated that he would consult with Dan Siegel of Sands Anderson about the account balance issue. He stated that Mr. Siegel deals with other EDAs.

Mr. Fleet asked if the EDA could lend money to the County for future school facilities.

Mr. Pleva replied that it probably could, but the EDA doesn't have the access to as much money as the proposed school capital project will cost.

Mr. Carter suggested tabling the by-laws discussion, with regard to any changes, until Mr. Pleva has found out some more information.

Mr. Fleet made a motion and Mr. Szyperski seconded the motion to approve the existing by-laws. **VOTE: 5-0.**

July 20, 2017 Meeting Minutes

Mr. Szyperski made a motion to approve the July 20, 2017 minutes with the modification made by Mr. Davenport. Mr. Pittman seconded the motion. **VOTE: 5-0.**

Boys and Girls Club of the Northern Neck Project Update

Mr. Bill Warren stated that he wanted to thank the EDA for its past support of the Boys and Girls Club. He stated that they are attempting to raise \$2.6 million dollars. He stated that they are trying to retire approximately \$500,000 of debt, gain operational funds and renovate the existing facility in Kilmarnock. He stated that he would speak about the fund raising campaign and Phillip Mumford, Executive Director, would speak about the facility design and schedule of renovations.

Mr. Warren referred to the fund raising campaign and stated that almost \$1.4 million has been raised or pledged to date. He stated that they are over half way to their goal, which is great for a three-year campaign. He stated that foundations and other non-profit organizations usually want to see community support for a project before they will contribute. He discussed the various groups who have contributed to their project so far.

Mr. Phillip Mumford stated that when his organization came to the EDA last July, the campaign had just begun and they were looking for seed money to get things moving forward. He stated that Bay Design Group has completed the engineered designs and Randall Kipp Architects have designed the new and existing space of the facility.

Mr. Mumford stated that their goal is to have raised at least seventy-five percent of the campaign goal by September. He stated that the projected ground breaking would be either in late 2018 or early 2019 with a completion date in 2020. He stated that he would like to give a tour of the facility to anyone who is interested.

Mr. Carter stated that he saluted their efforts and was glad to see that the architectural firm was a local company. He stated that he hoped that local contractors would be considered as well.

Mr. Mumford stated that they would do the best they could in having local companies do the work.

Financial Report

Mr. Carter stated that Mr. Pleva had already given the EDA's account balance and asked if he had anything else concerning the financial report.

Mr. Pleva replied no. He stated that he would be speaking to Dan Siegel of Sands Anderson concerning possible changes to tax exempt bonds and would report back to the EDA.

Mr. Carter moved and Mr. Szyperski seconded the motion to accept the financial report.
VOTE: 5-0.

New Business

Mr. Pleva stated that the Chairman of the Board of Supervisors is Bill Lee and the Vice Chairman is Jason Bellows.

Mr. Szyperski stated that the new District 5 board member, Robert Westbrook, came by to see him to get clarification on what the EDA does and how it is structured.

Mr. Carter stated that the County's website is not as proactive as it could be for potential business. He stated that he had showed some examples of other counties' websites at a prior meeting.

Mr. Pleva stated that he had recently spoken to the Information Technology Director, Glenn Rowe about that subject.

Other Business

Mr. Szyperski stated that he would encourage attendance of the Visions meetings. He stated that it was an economic committee, which holds informal meetings at various locations, including the Lancaster Community Library and anyone is invited to attend. He stated that Paul Sciacchitano is the Chairman and he sends emails about upcoming meeting details.

Mr. Carter referred to the determination by the SCC and stated that the Save the Rappahannock Coalition's efforts were successful in having Dominion Energy's transmission lines go underwater. He stated that the vista coming into the County will be tremendously improved with the painting of the bridge and when the old utility poles are removed.

Adjournment

Mr. Szyperski moved and Mr. Fleet seconded the motion to adjourn the meeting. **VOTE: 5-0.**