

ECONOMIC DEVELOPMENT AUTHORITY
OF THE
CITY OF MANASSAS
January 21, 2020
ANNUAL MEETING

DETERMINATION OF QUORUM

MEMBERS PRESENT: Mark T. Olsen, Chairman
Gary Jones, II, Vice-Chairman
Scott Hepburn, Treasurer
Denise Harrover
Holmes Steele Smith
Miguel Pires, Secretary
Thomas O. Murphy

Theresa Coates Ellis, Council Liaison
W. Patrick Pate, City Manager, *ex-officio*
Patrick J. Small, ED Director, *ex-officio*

MEMBERS ABSENT: None

OTHERS PRESENT: None

Chairman Mark Olsen called the meeting to order at 7:30PM. The meeting opened with an Invocation and the Pledge of Allegiance. A quorum was present.

ELECTION OF OFFICERS

Holmes Smith left the meeting. The Chairman called a recess. The meeting resumed at 7:40pm.

Gary Jones nominated the following slate of Officers:

Mark Olsen – Chairman
Gary Jones – Vice Chairman
Miguel Pires – Secretary
Scott Hepburn – Treasurer

There being no further nominations, the Chairman closed the nominations and asked the Secretary to call the roll.

Mark T. Olsen - AYE
Gary Jones – AYE
Scott Hepburn – AYE
Tom Murphy – AYE
Miguel Pires – AYE

The motion passed 5-0. Holmes Smith and Denise Harrover were absent.

APPOINTMENT OF COUNSEL

Martin Crim expressed the desire of Vanderpool, Frostic, and Nishanian (VF&N) to continue serving as Counsel to EDA and noted he had provided a letter of interest and confirmed the firm's rates. Miguel Pires made a motion to appoint the law firm of VF&N as legal counsel for the upcoming year which was seconded by Gary Jones. There being no discussion the Chairman asked the Secretary to call the roll.

Mark T. Olsen - AYE
Gary Jones – AYE
Scott Hepburn – AYE
Tom Murphy – AYE
Miguel Pires – AYE

The motion passed 5-0. Holmes Smith and Denise Harrover were absent.

MINUTES

Secretary Pires presented the Minutes of the November 19 meeting and asked if there were any comments. Gary Jones made a motion to approve the November 19 minutes which was seconded by Gary Jones. There being no discussion Chairman Olsen asked the Secretary to call the roll.

Mark T. Olsen - AYE
Gary Jones – AYE
Scott Hepburn – AYE
Tom Murphy – AYE
Miguel Pires – AYE

The motion passed 5-0. Holmes Smith and Denise Harrover were absent.

FINANCIAL REPORTS

Treasurer Scott Hepburn presented the City Treasurer's Reports and bank statement for November. He noted that the deposits included an interest payment in the amount of \$247.15 and an Administrative Fee payment from APP Jet for \$8,823.75 while the debits reflected a \$15.00 wire transfer fee.

Gary Jones made a motion to accept the November City Treasurer's Report which was seconded by Mark Olsen. There being no further discussion Chairman Olsen asked the Secretary to call the roll.

Mark T. Olsen - AYE
Gary Jones – AYE
Scott Hepburn – AYE
Tom Murphy – AYE
Miguel Pires – AYE

The motion passed 5-0. Holmes Smith and Denise Harrover were absent.

Treasurer Scott Hepburn presented the City Treasurer's Reports and bank statement for December. He noted the only activity was an interest payment in the amount of \$257.65.

Gary Jones made a motion to accept the December City Treasurer's Report which was seconded by Tom Murphy. There being no further discussion Chairman Olsen asked the Secretary to call the roll.

Mark T. Olsen - AYE
Gary Jones – AYE
Scott Hepburn – AYE
Tom Murphy – AYE
Miguel Pires – AYE

The motion passed 5-0. Holmes Smith and Denise Harrover were absent.

Patrick Small noted the invoice approved by EDA in November had not yet been processed and that debit would be reflected in an upcoming financial report. Gary Jones requested that the financial reports continue to reflect the \$350,000 liability for the incentives to the TRU by Hilton.

Patrick Small presented the current EDA Budget and noted that it was time for EDA to develop its FY21 Operating Budget. Chairman Olsen requested that Scott Hepburn work with Patrick Small to develop a proposed budget to present at the February meeting and that if any members had comments, questions, or recommendations they should reach out to Patrick or Scott.

NEW BUSINESS

None

OLD BUSINESS

Patrick Small presented a Draft resolution regarding the 2040 Comprehensive Plan and noted the City Council would hold its Public Hearing on Monday, January 27th. Scott

Hepburn moved the EDA adopt the following Resolution which was seconded by Miguel Pires. There being no further discussion Chairman Olsen asked the Secretary to call the roll.

Mark T. Olsen - AYE
Gary Jones – AYE
Scott Hepburn – AYE
Tom Murphy – AYE
Miguel Pires – AYE

The motion passed 5-0. Holmes Smith and Denise Harrover were absent.

MOTION: Hepburn

January 9, 2020
Regular Meeting

SECOND: Dines

RE: CPA #2018-2000 - Manassas 2040 Comprehensive Plan

WHEREAS, the Economic Development Authority of the City of Manassas, Virginia is appointed by the Manassas City Council to promote industry and develop trade; and

WHEREAS, the general purpose of the Economic Development Authority is fostering and stimulating economic development in the City of Manassas for the general good of its people and the Commonwealth of Virginia; and

WHEREAS, the Economic Development Authority has been following the progress of City staff and the Planning Commission as the plan has developed and has specifically been monitoring the efforts to lower building height restrictions in Historic Downtown and is concerned with such efforts as explained more fully below; and

WHEREAS, the Economic Development Authority is aware there is no recommendation by the consultants helping to draft the 2040 Comprehensive Plan, by City staff, or by the Planning Commission to include such language seeking to lower building height restrictions in the plan;

NOW, THEREFORE, BE IT RESOLVED that the Economic Development Authority of the City of Manassas, Virginia supports the adoption of the Manassas 2040 Comprehensive Plan as recommended by the Planning Commission; and

BE IT FURTHER RESOLVED that the Economic Development Authority believes amending the plan to lower building height restrictions in Historic Downtown is bad public policy and recommends the Manassas City Council not impose such building height restrictions that may:

- Limit development and redevelopment of sites targeted by the City for new construction.
- Render existing buildings non-conforming.
- Potentially result in lawsuits over regulatory "taking" of property rights and values.
- Prevent the sale or refinancing of existing buildings.
- Make construction of a future parking deck similar to the existing structure impossible.
- Prevent investment in much needed new office and residential space in Downtown.
- Stifle the growth that has made Downtown the vibrant place it is today.
- Restrict construction of buildings that maximize density and property value.
- Reduce opportunities to increase the City's tax base, and thereby potentially reduce the overall tax burden throughout the City.
- Prevent the attraction of more residents and businesses.
- Hurt existing businesses by restricting their growth and profitability.
- Damage the City's reputation by sending a message that Manassas is "closed for business".

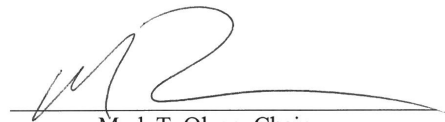
- Be inconsistent with the City's branding message of "Modern Beat".

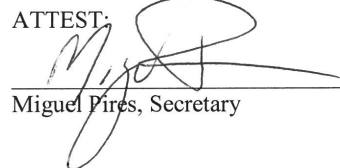
MOTION: Hepburn

**January 9, 2020
Regular Meeting**

SECOND: Pires

RE: CPA #2018-2000 - Manassas 2040 Comprehensive Plan


Mark T. Olsen, Chair

ATTEST: 

Miguel Pires, Secretary

Chairman Olsen began the discussion regarding the EDA Strategic Plan. The members made several edits.

Denise Harrover arrived.

Patrick Small took notes and promised to follow up with a redline version of the plan. Several members were tasked with collaborating on additional work.

CLOSED SESSION

None

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:30PM.