

ECONOMIC DEVELOPMENT AUTHORITY  
OF THE  
CITY OF MANASSAS  
January 9, 2024

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**MEMBERS PRESENT:** Gary Jones, Chair  
Larry Naylor  
Sheryl Bass  
Mark T. Olsen  
Denise Harrover, Vice-Chair  
Andrea Morisi, Secretary

Doug Keen, Acting City Manager, *ex-officio*

**MEMBERS ABSENT:** Scott Hepburn, Treasurer

**OTHERS PRESENT:** None

**DETERMINATION OF QUORUM**

Gary Jones called the EDA to order at 6:00PM. A quorum was present.

**ELECTION OF OFFICERS**

Gary Jones opened the floor for nomination of officers. Sheryl Bass nominated Denise Harrover for Chair. Andrea Morisi nominated Larry Naylor for Vice-Chair. Larry Naylor nominated Andrea Morisi for Secretary. Denise Harrover nominated Scott Hepburn for Treasurer.

Gary Jones asked if there were additional nominations. Hearing none the Chair declared the following slate of officers for election and asked if there was a second.

Denise Harrover, Chair  
Larry Naylor, Vice-Chair  
Scott Hepburn, Treasurer  
Andrea Morisi, Secretary

Mark Olsen provided the second. There being no further discussion the Chair asked the Secretary to call the roll.

Larry Naylor – AYE  
Sheryl Bass – AYE  
Gary Jones – AYE  
Denise Harrover – AYE

Andrea Morisi – AYE  
Mark Olsen – AYE

The motion passed 6-0.

The Officers were installed.

### **APPOINTMENT OF COUNSEL**

Rick Nishanian of Vanderpool, Frostick, and Nishanian expressed his firm's interest in continuing to serve as legal counsel to the Authority. He noted that he would be lead counsel because the bulk of the work was historically real estate related but that other members of the firm were available as needed. Andrea Morisi moved to appoint VF&N as legal counsel which was seconded by Gary Jones. There being no discussion the Chair asked the Secretary to call the roll.

Larry Naylor – AYE  
Sheryl Bass – AYE  
Gary Jones – AYE  
Denise Harrover – AYE  
Andrea Morisi – AYE  
Mark Olsen – AYE

The motion passed 6-0.

Rick Nishanian noted he was working on a revision to the EDA Bylaws to permit electronic participation in meetings but that his review had brought other concerns about the bylaws to his attention so he was undertaking a more comprehensive review.

### **MINUTES**

Andrea Morisi moved to approve the Minutes of the November 14 Meeting which was seconded by Mark Olsen. There being no discussion the Chair asked the Secretary to call the roll.

Larry Naylor – AYE  
Sheryl Bass – AYE  
Gary Jones – AYE  
Denise Harrover – AYE  
Andrea Morisi – AYE  
Mark Olsen – AYE

The motion passed 6-0.

## **FINANCIAL REPORTS**

The Chair presented the October and November City Treasurer's Reports which had an October beginning balance of \$358,719.80 and a November ending balance of \$368,228.26. Mark Olsen moved to approve the City Treasurer's Reports which was seconded by Gary Jones. There being no discussion the Chair asked the Secretary to call the roll.

Larry Naylor – AYE  
Sheryl Bass – AYE  
Gary Jones – AYE  
Denise Harrover – AYE  
Andrea Morisi – AYE  
Mark Olsen – AYE

The motion passed 6-0.

## **NEW BUSINESS**

Denise Harrover noted that in 2024 EDA should have discussions with City leadership about informing the body of opportunities. Several members expressed interest in discussing attainable housing and financing. Other members inquired about bringing in commercial or residential brokers or realtors to discuss the real estate market. The members discussed holding joint meetings with City Council once or twice a year or participating in work sessions and regularly asking the Council Liaison to help identify areas where the Authority could participate. There was discussion about the upcoming Council retreat at the Airlie Center and having members participate in that and report back to the body. It was noted that the EDA members needed to build relationships with all the Council members, especially for land use matters.

The members thanked Gary Jones for his service as Chair and noted there should be a discussion with the Appointments Committee of City Council about future members.

## **CLOSED SESSION**

None.

## **ADJOURNMENT**

Chair Harrover adjourned the meeting at 7:00pm.