

ECONOMIC DEVELOPMENT AUTHORITY
OF THE
CITY OF MANASSAS
June 14, 2022

MEMBERS PRESENT:

Mark T. Olsen, Chairman
Gary Jones, Vice-Chairman
Andrea Morisi
Sheryl Bass
Larry Naylor
Scott Hepburn, Treasurer

Patrick J. Small, ED Director, *ex-officio*
Pat Pate, City Manager, *ex-officio*

MEMBERS ABSENT:

Denise Harrover, Secretary

OTHERS PRESENT:

Pam Sebesky, Vice-Mayor, Council Liaison

DETERMINATION OF QUORUM

Mark Olsen called the EDA to order at 6:00PM. A quorum was present.

MINUTES

Andrea Morisi moved to approve the Minutes of the May 10 Meeting which was seconded by Sheryl Bass. There being no discussion the Chairman asked the Vice-Chairman to call the roll.

Mark T. Olsen – AYE
Sheryl Bass – AYE
Gary Jones – AYE
Andrea Morisi – AYE
Larry Naylor – AYE
Scott Hepburn – AYE

The motion passed 6-0.

FINANCIAL REPORTS

Scott Hepburn presented the April City Treasurer's Report. He noted a beginning balance of \$524,671.65, an interest deposit of \$64.69, and ending balance of \$524,736.34 with no additional activity.

Gary Jones moved to approve the April City Treasurer's Report which was seconded by Andrea Morisi. There being no discussion the Chairman asked the Vice-Chairman to call the roll.

Mark T. Olsen – AYE
Sheryl Bass – AYE
Gary Jones – AYE
Andrea Morisi – AYE
Larry Naylor – AYE
Scott Hepburn – AYE

The motion passed 6-0.

Patrick Small presented a City Invoice covering expenses dating to February in the amount of \$25,742.89 and noted the primary expense being an invoice from GMU for the Mason SBDC in the amount of \$25,302.00.

Gary Jones moved to pay the City Invoice which was seconded by Sheryl Bass. There being no discussion the Chairman asked the Vice-Chairman to call the roll.

Mark T. Olsen – AYE
Sheryl Bass – AYE
Gary Jones – AYE
Andrea Morisi – AYE
Larry Naylor – AYE
Scott Hepburn – AYE

The motion passed 6-0.

Patrick Small and Scott Hepburn presented the FY23 EDA Operating Budget. They noted expenses were projected to be mostly flat with a slight increase in the contribution to the Mason SBDC over the prior year. Mr. Small noted the prior contribution had been reduced to reflect that the SBDC had not been keeping office hours or conducting in-person meetings during the pandemic. He noted an accounting change that reflected incentive funds being transferred in from the City and paid out by EDA with no net effect on the budget, a decrease of \$10,000 in the incentive fund reflecting that EDA had done fewer grants in FY22 and was not expected to do more than that in FY23, and a slight increase in the use of reserve funds to balance the budget.

After some discussion Scott Hepburn moved to approve the FY23 proposed budget which was seconded by Andrea Morisi. There being no discussion the Chairman asked the Vice-Chairman to call the roll.

Mark T. Olsen – AYE

Sheryl Bass – AYE
Gary Jones – AYE
Andrea Morisi – AYE
Larry Naylor – AYE
Scott Hepburn – AYE

The motion passed 6-0.

NEW BUSINESS

Patrick Small presented a Performance Agreement between EDA and Papa Z Co, DBA Falls Church Distilling. He noted the company had been denied an AFID grant by the Commonwealth as a result of a policy shift from the Youngkin Administration which does not favor small craft beverage projects. Mr. Small noted the EDA had previously discussed the company's location and the AFID application in Closed Session and that consensus had been to increase the amount traditionally offered through the EOF program to \$15,000 in the event the AFID Grant was not approved.

Gary Jones moved to authorize the grant which was seconded by Scott Hepburn. There being no discussion the Chairman asked the Vice-Chairman to call the roll.

Mark T. Olsen – AYE
Sheryl Bass – AYE
Gary Jones – AYE
Andrea Morisi – AYE
Larry Naylor – AYE
Scott Hepburn – AYE

The motion passed 6-0.

OLD BUSINESS

None.

CLOSED SESSION

I, Gary Jones, move that the Economic Development Authority of the City of Manassas convene in closed session for discussion concerning a prospective business since no previous announcement has been made of the business' interest in locating or expanding in the Godwin Technology Corridor as permitted by Virginia Code 2.2-3711 Paragraph A (5); for discussion or consideration of the disposition of publicly held real property in the Godwin Technology Corridor, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body as permitted by Virginia Code 2.2-3711 Paragraph A (3); and for discussion of specific public officers or appointees of the EDA as permitted by Virginia Code 2.2-3711 Paragraph A (1) and for which the Virginia Freedom of Information Act permits

discussion in closed session which was seconded by Scott Hepburn. There being no discussion the Chairman asked the Vice-Chairman to call the roll.

Mark T. Olsen – AYE
Sheryl Bass – AYE
Gary Jones – AYE
Andrea Morisi – AYE
Larry Naylor – AYE
Scott Hepburn – AYE

The motion passed 6-0.

After reconvening in Public Session Scott Hepburn moved that the Economic Development Authority of the City of Manassas certify that, in the closed session just concluded, nothing was discussed except the matters (1) specifically identified in the motion to convene in closed session and (2) lawfully permitted to be discussed under the provisions of the Virginia Freedom of Information Act cited in the motion which was seconded by Andrea Morisi. There being no discussion the Chairman asked the Vice-Chairman to call the roll.

Mark T. Olsen – AYE
Sheryl Bass – AYE
Gary Jones – AYE
Andrea Morisi – AYE
Larry Naylor – AYE
Scott Hepburn – AYE

The motion passed 6-0.

Mr. Small noted that no action regarding the business discussed in Closed Session was necessary.

ADJOURNMENT

Chairman Olsen adjourned the meeting at 8:30PM.