

ECONOMIC DEVELOPMENT AUTHORITY
OF THE
CITY OF MANASSAS
September 12, 2023

MEMBERS PRESENT:

Gary Jones, Chair
Larry Naylor
Scott Hepburn, Treasurer
Sheryl Bass
Mark T. Olsen
Denise Harrover, Vice-Chair
Andrea Morisi, Secretary

Ralph Smith, *City Council Liaison*
W. Patrick Pate, City Manager, *ex-officio*
Patrick J. Small, ED Director, *ex-officio*

MEMBERS ABSENT:

None

OTHERS PRESENT:

Ross Litkenhous, Cavalry Real Estate Advisors

DETERMINATION OF QUORUM

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

MINUTES

Scott Hepburn moved to approve the Minutes of the August 8 Meeting which was seconded by Mark Olsen. There being no discussion the Chairman asked the Secretary to call the roll.

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

The motion passed 7-0.

FINANCIAL REPORTS

Scott Hepburn presented the June City Treasurer's Report which had a beginning balance of \$355,841.39 and an ending balance of \$356,793.39. Mr. Hepburn noted the increase was due entirely to an interest payment of \$952.00. Andrea Morisi moved to approve the City Treasurer's Report which was seconded by Sheryl Bass. There being no discussion the Chairman asked the Secretary to call the roll.

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

The motion passed 7-0.

NEW BUSINESS

Patrick Small introduced Ross Litkenhous with Cavalry Real Estate Advisors. He noted that Councilmembers Osina and Sebesky had heard from Mr. Litkenhous at a VML meeting and that Vice-Mayor Sebesky had requested that the City Manager arrange for a presentation by him to the EDA. After introductions Mr. Litkenhous discussed how the City of Falls Church had structured its West Falls Development Project. He outlined some aspects of the development deal and described the public private partnership. The EDA and Mr. Litkenhous discussed some of the projects EDA and the City had undertaken and the structuring of various incentive packages. They also discussed sources of funding and ways an EDA can become involved in development activity.

OLD BUSINESS

None.

CLOSED SESSION

None.

ADJOURNMENT

Chair Jones adjourned the meeting at 8:00pm.