



City of Petersburg

Economic Development Authority Meeting

Regular Meeting Minutes

November 18, 2021

1. Call to order – Mr. Samuel Rhue, Chairman
2. Roll call of Board Members

Present

Samuel Rhue

Mike Packer

Joel Erb

Dr. Ahkinyalah Abdullah

Richard Taylor

Absent

Dr. Lafayette Jefferson

Winston Sanders

3. Determination of the Presence of a Quorum
4. Moment of Silence
5. Reports/responses to previous public information period

None

6. Approval of the Minutes- October 12, 2021

There being no corrections or additions, Chairman Rhue declared the October 12, 2021, minutes approved as presented.

7. Financial Report- Mr. Richard, Taylor Secretary /Treasurer

Mr. Taylor reported that there was a check in the amount of \$525 written out of the checking account to the attorney. The remaining balance in the checking is \$2893.18. The Market Account has \$100,006.71 and has earned \$.85 in interest for the month. Mr. Taylor stated that the amount in the checking will change based on an invoice received from the attorney in the amount of \$1395.

Motion: Mr. Erb moved, second by Mr. Packer to approve the financial report.

Upon vote by those present, the motion was unanimously carried.

8. Report from the Chairman- Mr. Samuel Rhue

Mr. Rhue reported that he and Mr. Packer met with Ms. Stacey Jordan, Finance Director to discuss creating a budget line item for the Revolving Loan Fund. He further reported how they continuously meet with the Mayor and City Manager to discuss the need for a Director, and other important items to move the City forward.

9. New Business –

a. Pharma Cluster Strategic Plan- Keith Boswell, President, Virginia Gateway Region

Mr. Boswell presented on the benefits of creating a Pharma Cluster in the Region. He discussed how it can assist the region in receiving grants for infrastructure, workforce development, business development, and planning.

The first phase will be to identify areas of focus. Next, will be to develop short-, medium- and long-term goals for the cluster. The presentation is online for review.

b. Revolving Loan Fund Application- Hotel Petersburg-

Dr. Nat Cuthbert, Developer- Hotel Petersburg

Jeffrey Sadler, Financial Advisor – Hotel Petersburg

Mr. Packer moved that the EDA enter into closed session under Subsection 29 of Section 2.2-3711A of the Virginia Freedom of Information Act to discuss the award of a public contract involving the expenditure of public funds, including interviews of bidders or offerors, and discussion of the terms or scope of such contract, where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the public body, such relating to the Hotel Petersburg revolving loan.

The motion was seconded by Mr. Taylor and was passed unanimously.

Chairman Rhue declared that the EDA was in closed session.

Mr. Packer moved that the EDA reconvene into open session. The motion was seconded by Mr. Taylor and approved unanimously.

A RESOLUTION CERTIFYING, AS REQUIRED BY THE CODE OF VIRGINIA, SECTION 2.2-3712, THAT TO THE BEST OF EACH MEMBER’S KNOWLEDGE, ONLY PUBLIC BUSINESS MATTERS LAWFULLY EXEMPTED FROM OPEN MEETING REQUIREMENTS OF VIRGINIA FREEDOM OF INFORMATION ACT WERE DISCUSSED IN THE CLOSED SESSION, AND ONLY SUCH PUBLIC BUSINESS MATTERS AS WERE IDENTIFIED IN THE MOTION CONVENING THE CLOSED SESSION WERE HEARD, DISCUSSED, OR CONSIDERED

WHEREAS, The Economic Development Authority of the City of Petersburg convened a “Closed Session” on November 18, 2021, pursuant to the affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act Section 2.2-3711(A)(6); and

WHEREAS, § 2.2-3712 of the Code of Virginia requires a certification by the Economic Development Authority of the City of Petersburg that such “Closed Session” meeting was conducted in conformity with Virginia Law.

NOW THEREFORE, BE IT RESOLVED, that the Economic Development Authority of the City of Petersburg hereby certifies by roll call vote that, to the best of each member’s knowledge (i) only public business matters lawfully exempted from open meeting requirements under the Virginia Freedom of Information Act were discussed in the “Closed Session” to which this certification resolution applies and (ii) only such public business matters as were identified in the motion convening the “Closed Session” were heard, discussed, or considered by the Economic Development Authority of the City of Petersburg.

	Yea	Nay
Samuel R. Rhue	<u> x </u>	_____
Michael R. Packer	<u> x </u>	_____
Richard B. Taylor	<u> x </u>	_____
Lafayette Jefferson	<u>absent</u>	_____
Ahkinyala Abdullah	<u> x </u>	_____

Winston Sanders	<u>absent</u>	_____
Joel Erb	<u>x</u>	_____

Mr. Packer moved to approve an EDA Revolving Loan to the Hotel Petersburg Project in the amount of \$2.6M as follows: \$1.4M will be made available immediately upon closing. \$600,000 IRF Funds will be disbursed upon receipt from Department of Housing and Community Development (DHCD). The additional \$600,000 will be on reserve for Hotel Petersburg on an as needed basis with proof of need. A commitment letter will be provided to Hotel Petersburg by December 15, 2021 in order for Hotel Petersburg to receive their primary financing. A performance agreement among the City, the EDA, and the developers will include these terms along with terms including minimum project investment, minimum jobs creation, security provisions, and other assurances as recommended by the City Manager.

The motion was seconded by Mr. Erb and passed by majority vote on the following roll call:

Aye: Mr. Packer, Mr. Taylor, Mr. Erb, and Mr. Rhue

Abstention: Dr. Abdullah

Jeff Sadler agreed to these terms and stated he will discuss this with Dr. Cuthbert.

Old Business –

- c. EDA Revolving Loan Fund- Cyntia Boone, Project Manager
 - i. Marketing of Fund
 - ii. Advisory Board

Ms. Boone discussed the options for marketing of the EDA Revolving loan fund to make business owners and citizens aware of the establishment of the fund. She also discussed the need to establish an advisory board to review the applications prior to the EDA Board approving them. The EDA Board discussed members of the advisory board and will have a work session in January to discuss fund and how they see it.

d. Economic Development Report – Cynthia Boone, Project Manager

Ms. Boone reported the following:

1. Petersburg Rising Task Force – a task force formed to address homelessness, poverty and crime in the City. They meet every first Friday of the month.
2. Light Up Petersburg- The Holiday Committee is encouraging the downtown businesses to place LED Candles in their windows to coincide with the Cities efforts to decorate the downtown for Christmas. The official holiday season kick off date is December 3, 2021.
3. Casino- The Mayor and Council is currently advocating for a casino to locate in Petersburg.
4. Ward Maps- The City Council will have a workshop on November 30, 2021 to review the proposed changes to the Wards based off the Census Report.
5. ARPA Meeting- The City Council will have a meeting to vote on the allocation of ARPA funds on December 7, 2021.
6. The City of Petersburg Bond Rating- Bond rating was upgraded to a A+ from BBB+.

10. Business or reports from the Vice Chairman or other members of the EDA Board

None

11. Public Comments Period

None

12. Announcements -

- a. Next meeting date – December 16, 2021 (tentative)

13. Adjournment