

REGULAR MEETING AGENDA

Warren County Government Center: Caucus Room, 220 N. Commerce Ave, Front Royal, VA
July 25, 2025

1. Call to Order – 8:10 AM. The meeting was called to order on a motion by Mr. Cullers and seconded by Mr. Fox. Meeting was delayed approximately ten minutes in order to facilitate the remote attendance of Chair Robert MacDougall and counsel Rodney Young.

A. Roll Call. Mr. MacDougall remote from Acra, Ghana for work. Mr. Cullers – Present; Mr. Townshend – Present; Mr. McDermott – Present; Mr. Fox – Present. Visitors in the room included Mr. Curt Tran and Mr. Andy Gyurisin.

2. Adoption of Agenda – Additions and Deletions. 8:15 AM. An addition was made to the agenda, item 4a, for an update by the Laurel Ridge Community Center.

3. Approval of Minutes. 8:17 AM.

A. March 23, 2025 Regular Meeting. On a motion by Mr. Townshend, seconded by Mr. Fox and the following vote, the Minutes for the March 23, 2025 regular meeting were approved. Mr. MacDougall – Aye; Mr. Cullers – Aye; Mr. Townshend – Aye; Mr. McDermott – Aye; Mr. Fox – Aye.

B. June 27, 2025 Regular Meeting. On a motion by Mr. Townshend, seconded by Mr. Cullers and the following vote, the Minutes for the June 27, 2025 regular meeting were approved. Mr. MacDougall – Aye; Mr. Cullers – Aye; Mr. Townshend – Aye; Mr. McDermott – Aye; Mr. Fox – Aye.

4. Reports. 8:32 AM

A. Presentation by Mr. Andy Gyurisin, Laurel Ridge Community Center Small Business Development Council. Gyurisin thanked the EDA for its role in the collaborative efforts promoting local businesses and economic development. The center saw 31 clients in the area from July 1, 2024-June 30, 19 of which were seen since the EDA started to allocate funds to the agency's efforts approximately three months ago, Gyurisin said.

The center has seen nine clients this month so far who have reported \$30,000 in capital income this month, Gyurisin said. Clients also reported that as a result of the work by the center and the EDA's support, seven new jobs have been created in the area and have retained 31 jobs.

i. Executive Committee. No report.

B. Asset Committee Update

i. Avtex Properties update. Rivermont Acres. Mr. MacDougall met with lawyers from the EPA regarding these parcels. Need exist for coordination for the usages and approvals by the EPA and the Dept. of Justice. This will be a several month long process. This process will also consider permanent parking for the newly relocated Veterans of Foreign Wars (VFW) Post in their lease agreement. It is possible that the EDA may need to seek assistance from Representative Ben Cline if progress is too slow.

ii. Lewisburg Way litigation update. Recent court hearings have sided with the EDA in the on-going litigation cases brought by Lewisburg Way and Curt Tran.

iii. NSVRC lease termination. The Northern Shenandoah Valley Resource Center (NSVRC) signed the initial 15 year lease in 2011 and is seeking to terminate the approximately one year remaining on the lease. Currently, the NSVRC makes a monthly payment of \$2875, which includes the rent and a \$375 improvement fee on Suite E, which it occupies. The NSVRC pledges to pay the remainder of the improvement fess (approximately \$771) if approved to terminate the lease agreement. EDA Counsel Rodney young will check with EPA lawyers on the viability of releasing the property to new tenants.

C. Board Member Updates. 9:05 AM. Mr. Fox updated ethe members on the status of the technical support from Warren County. The County wants the EDA web presence to be taken off the County servers and be independently operated and funded. Mr. Fox has worked with Queen Consulting (Elegant Peak) on a new domain and email address service. The emails for EDA members would then be @frwceda.com rather than the current wceda.com if approved and implemented.

5. Closed Session. 9:12 AM. On a motion by Mr. Fox, seconded by Mr. Townshend and the following vote, the EDA moved into closed session to discuss the matters below. Mac Dougall – aye; Cullers – Aye; McDermott – Aye; Fox – Aye; Townshend – Aye.

A. Litigation Matters

i. United Bank Litigation and Related Collection Efforts 8:00 AM Motion to convene in closed session pursuant to Virginia Code section 2.2-3711 (A)(7) to consult with legal counsel regarding actual litigation where such consultation in open session would adversely affect the EDA's litigation or negotiating posture.

6. Action Items. 10:10 AM. On a motion by Mr. Townshend and seconded by Mr. McDermott and the following vote, the members affirmatively voted to certify to the best of each member's knowledge that only such public business matters and motions lawfully exempted from the open meeting requirement of the Freedom of Information Act (FOIA) by

which the closed meeting was convened were heard, discussed, or considered in the meeting by the Board.

MacDougall: Aye; Townshend: Aye; McDermott: Aye; Cullers: Aye; Fox: Aye

A. On a motion by Mr. Townshend seconded by Mr. Fox and the following vote the board approved the termination of the lease for the NVRSC. Mac Dougall – aye; Cullers – Aye; McDermott – Aye; Fox – Aye; Townshend – Aye.

B. On a motion by Mr. Townshend seconded by Mr. Fox and the following vote the board approved the purchase of a new website and email hosting from Queen Consulting for the sum of approximately \$10 and a \$60 monthly fee. Discussion was that there will be less “red tape” than the continued use of the current county-based system. On a motion by Mr. Townshend seconded by Mr. Fox and the following vote the board approved the termination of the lease for the NVRSC. Mac Dougall – aye; Cullers – Aye; McDermott – Aye; Fox – Aye; Townshend – Aye.

7. New Business 10:15 AM.

A. Mr. Townshend will gather information for the EDA to investigate the viability of encouraging the establishment of drone manufacturing, as there appear to be federal funding grants available for this purpose and it is far more attractive than data centers. He also stated that he will be unavailable for the period 9-23 August due to an extended vacation out of the state.

B. Mr. MacDougall will work with Bob Schneider from Omniride via email to clarify dates for proposed new bus routes and services.

C. Mr. MacDougall will follow up with Miles Friedman, who made a presentation at the June meeting, for further assistance and possible partnership.

D. Mr. MacDougall will work with Jay Langston of the Shenandoah Valley Partnership on possible future collaboration. There may be fees involved.

8. Adjournment. On a motion by Mr. Townshend seconded by Mr. Fox and the following vote the board adjourned at 10:19 AM. Mac Dougall – Aye; Cullers – Aye; McDermott – Aye; Fox – Aye; Townshend – Aye.