

Alison Denbigh, Chair
William "Billy" Sowers
Ronald Garber
Joe Sprangel
Don Bosserman
Betty Jordan



STAUNTON ECONOMIC
DEVELOPMENT AUTHORITY
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MEMORANDUM

To: Members, Staunton Economic Development Authority
Alison Denbigh, Chair
Billy Sowers
Ron Garber
Joe Sprangel
Don Bosserman
Betty Jordan

From: Billy Vaughn, Executive Director, Staunton EDA

Re: Meeting of the Economic Development Authority, March 28, 2024 at **8:30 a.m.**

Date: March 22, 2024

The Staunton Economic Development Authority will hold a meeting on Thursday, March 28, 2024 at **8:30 a.m.** in the **CITY COUNCIL CAUCUS ROOM** on the **1st floor of City Hall**. The agenda and briefing materials are attached.

Please RSVP to Kim Cormier at cormierkb@ci.staunton.va.us.

Please contact me at 332-3869 or vaughnwl@ci.staunton.va.us if you have questions before the meeting.

We look forward to seeing you on Thursday.

Billy

cc: Amanda DiMeo, EDA Secretary
John Blair, EDA Attorney
Jessie Moyers, EDA Treasurer
Robin Wallace, Legal Manager & FOIA Officer
Leslie Beauregard, City Manager ICMA-CM
Steve Claffey, City Council EDA Liaison

MEETING AGENDA
Staunton Economic Development Authority
City Council Caucus Room
Thursday, March 28, 2024
8:30 am

Call to Order

1. Consideration of Minutes from the EDA Meeting on February 22, 2024
2. Treasurer's Financial Report
3. Update on the Villages at Staunton Development Efforts
4. Briefing on Staunton Crossing Marketing Strategy
5. Economic Activity Updates and Monthly Reports
 - a. Community Development Department
 - b. Economic Development Department
6. Other Business
7. Closed Meeting
8. Adjournment

Agenda Item No. 1

MEMORANDUM

TO: Members, Staunton Economic Development Authority

FROM: Billy Vaughn, Executive Director, Staunton EDA

RE: Consideration of the Minutes

DATE: March 22, 2024

This item on your agenda is consideration of the minutes from the EDA Meeting on February 22, 2024.

**MINUTES OF THE ECONOMIC DEVELOPMENT AUTHORITY MEETING
CITY OF STAUNTON, VIRGINIA**

**Thursday, February 22, 2024 8:30 a.m.
Caucus Room, City Hall**

Members Present: Alison Denbigh, Chair
 Wilson Fauber, Vice-Chair
 Billy Sowers
 Joe Sprangel
 Don Bosserman
 Betty Jordan

Members Absent: Ron Garber

Others Present: John Blair, City Attorney
 Steve Claffey, City Council Liaison
 Billy Vaughn, Director of Economic Development
 Amanda DiMeo, Economic Development Specialist
 Josh Knight, Engagement and Communications Manager

Ms. Denbigh called the meeting to order.

1) Consideration of Meeting Minutes from January 24, 2024

Motion: A motion was made by Mr. Sprangel, and seconded by Mr. Sowers to approve the minutes as presented. Mr. Wilson abstained, with all other members present voting “aye.”

2) Treasurer’s Financial Report

There was no treasurer’s report.

3) Monthly Activity Reports

Ms. DiMeo gave a brief report on recently attended meetings/events:

- Augusta Homebuilders Association
- Women In Business – Chamber event
- VEDA - legislative update. Amanda is on the conference planning committee.
- Ribbon Cutting at Augusta Health’s Heart and Vascular Center
- DHCD’s annual webinar on Enterprise Zone
- Shenandoah Valley Workforce Development Board - workforce programs, Network to Work – assistance with transportation, childcare, and other barriers to work. There is a program in Charlottesville that is similar, and Courtney at the Chamber has had a local auto dealer reach out to her, interested in assisting for a program in Staunton.
- SVP meeting
- Met with our marketing team. Amanda would like to have presentation at a future meeting.

- Staff team for West End Revitalization met to discuss upcoming meeting on March 5. 332 people participated in the last visioning and goals tools online.
- SCCF's Debbie Irwin has accepted a new position. Ryan Hall is the interim.
- New Tourism Director was hired and begins in April.

Ms. Denbigh asked if any ED staff were on the SDDA board, and Ms. DiMeo said they are represented on the Economic Vitality subcommittee. Ms. Denbigh voiced the importance of getting someone good in the Executive Director position that is open.

Ms. Denbigh asked if there was an update on the Econo Lodge (future Wawa), and Mr. Vaughn said they had submitted their 3rd site plan review, and there are some minor things they will have to do.

Ms. Denbigh asked about the former Heck's building. Mr. Vaughn explained that building would be demolished, but the former Big Lots will be renovated. The J&D Courthouse will be where the former Heck's building is and there will be room for additional growth for the City.

Ms. Denbigh noted the YMCA did receive their occupancy permit in time to host a higher number of children for summer camp.

Ms. Jordan asked about the status of the 2311 Morris Mill Road townhomes to be built. She believes there are 17 to be built, situated on the stretch of land between the townhomes on the corner and the gray townhomes, and the people that reside on Fox Hill Drive are concerned about drainage and lighting. Mr. Vaughn stated it is a continuation of type of use. Ms. Jordan said she heard there was some question about entrances and exits because of Fisher's, and she had heard it was delayed due to an HOA agreement they had to develop. Mr. Vaughn said we could check on this, but we really don't know the status until they get all their permits in.

Mr. Claffey asked if the Econo Lodge property had transferred ownership. Mr. Vaughn said often the purchasing company won't close a deal until all the due diligence is completed and rezonings are in place, so they have a property ready to be built upon. If that is the case, we would not know. Ms. Jordan heard there was an issue with underground drains.

4) Other Business

Ms. Denbigh asked about Mr. Vaughn's upcoming retirement on May 31, 2024, and if the department members have been cross-training, or if they needed any involvement of the EDA board in any way. Mr. Vaughn said he has been cross-training from the beginning of his employment here with Economic Development and Community Development.

Ms. Denbigh addressed Mr. Knight, and asked if he had any questions. Mr. Knight responded he would like to dive into all the housing coming online with a timeline for the activity report. He thinks a "By The Numbers" would be impressive. Mr. Knight said there are literally hundreds of new units that will be available. Ms. Denbigh believes the challenge will be finding the price point of these units. Ms. Denbigh feels the more the community is educated, it creates more Staunton ambassadors, and helps to show everything that is going on as an economic development tool. She also believes highlighting key positions in Staunton makes for a great story. She was shocked to see all the job responsibilities that fell under the Director of Public Works position. Perhaps it can help people to have more gratitude, appreciation, understanding and patience. Mr. Vaughn agrees, and said he included a highlight of staff in the Community Development monthly report which is posted online for the public to consume. Mr. Knight said they are working on beefing up the monthly report

to make it a little more attractive and public facing. Mr. Claffey also found the EDA Public Forum valuable to spreading the word of what was going on in the city as far as projects.

Mr. Claffey staid Staunton is poised to hit a population of 26,000 in the city of Staunton, which has never happened before. Mr. Vaughn said the census is published every 10 years, and the Weldon Cooper Center gives annual estimates. Mr. Vaughn said over the years, there has been a different attitude towards growth and development. In the early 80s and 90s, there was just no desire to do a lot of growth and development. We had a wonderful downtown. Then we started losing businesses, because Staunton did not want a mall, so businesses started going to the county. That's when we started to witness a decline in population. Either you're growing or you're dying. And that's when the city started to die. Because all our revenues were headed out to either the Staunton Mall or Verona. There's now a change in philosophy. Mr. Sowers believes a lot of "big money" people who were very influential have died off, and they were preventing and controlling growth. Mr. Sowers also believes the new Staunton High School has really changed the perspective for Staunton, attracting more families to the area. He added that the green space in Staunton is a huge attractor, with two beautiful parks and the trails within. Ms. DiMeo said a lot of people that inquire in our office, interested in starting a new business, decided to move here after visiting Staunton. Mr. Blair added the Weldon Cooper Center shows it is all about people moving in, in the last three years. They have a methodology and there are births minus deaths. Staunton actually has a negative over the past three years, which means you had an older population. There aren't enough births to offset the deaths, but the growth is all coming from new residents moving in, per their website. Mr. Fauber noted a lot of people that work in Charlottesville and Albemarle County live in Staunton, due to the high cost of housing in Charlottesville. He added that other attractors to our area are being at I81/I64, the Shenandoah Valley, Blue Ridge Parkway and Appalachian Trail.

5) Closed Meeting

Motion: Mr. Sprangel moved that the Staunton Economic Development Authority convene in a closed session pursuant to the possible disposition of publicly held real property in Staunton Crossing, where discussion in an open meeting would adversely affect the bargaining position or negotiating position or negotiating strategy of the public body, pursuant to Virginia Code Section 2.2-3711(A)(3). Mr. Sowers seconded the motion. The motion carried unanimously by the members present.

Motion: Following the closed meeting discussion, Mr. Sowers moved that the EDA reconvene in an open meeting and certify to the best of each member's knowledge that only lawfully exempted public business matters were discussed, and that only public business matters as identified in the closed meeting motion were heard, discussed, or considered in the meeting. Mr. Sprangel seconded the motion. The motion carried unanimously by the members present.

7) Adjournment

With no further business, the meeting was adjourned at 9:48 am.

APPROVED:

Chairperson

DATE: March 28, 2024

Secretary

DATE: March 28, 2024

Agenda Item No. 2

MEMORANDUM

TO: Members, Staunton Economic Development Authority

FROM: Billy Vaughn, Executive Director, Staunton EDA

RE: Treasurer's Financial Report

DATE: March 22, 2024

Jessie Moyers, Chief Financial Officer, will report on the EDA's financial status.

Agenda Item No. 3

MEMORANDUM

TO: Members, Staunton Economic Development Authority

FROM: Billy Vaughn, Executive Director, Staunton EDA

RE: Update on the Villages at Staunton Development Efforts

DATE: March 22, 2024

Robin Miller, Co-Owner, Village Development Associates L.L.C., will provide an update on the status and progress of development at the Villages. In addition, Mr. Miller will present a status on development plans for the former Staunton Steam Laundry complex.

Agenda Item No. 4

MEMORANDUM

TO: Members, Staunton Economic Development Authority

FROM: Billy Vaughn, Executive Director, Staunton EDA

RE: Briefing on Staunton Crossing Marketing Strategy

DATE: May 22, 2024

Jill Vaughan and Abby Kittrell with our Timmons marketing team will give an update on the successes of our social media campaign.

Agenda Item No. 5

MEMORANDUM

TO: Members, Staunton Economic Development Authority

FROM: Billy Vaughn, Executive Director, Staunton EDA

RE: Economic Activity Updates and Monthly Reports

DATE: March 22, 2024

Amanda DiMeo will provide an update on recent economic activity. In support of her report, attached are activity reports from the City's Community and Economic Development departments.

Economic Development Department – February 2024 Report

Shenandoah Valley Workforce Development Board (SVWDB)

On February 15, Ms. DiMeo attended the SVWDB and Elected Officials Consortium at Harrisonburg City Hall. After regular Board business and votes, an overview of new regional workforce initiatives and strategic discussion took place including a presentation by Tristan Walters and Shauna Cox on the Network to Work (N2W) program successes and plans for increased services.

Staunton Crossing Marketing Plan

On February 21, Ms. DiMeo met with consultants for an update on the social media efforts.

Shenandoah Valley Partnership (SVP)

On February 16, staff attended the regular Lead Generation meeting. An overview was given by VEDP on relative bills currently under review by the General Assembly.

Virginia Economic Development Authority (VEDA)

On February 5, Ms. DiMeo attended the VEDA conference program committee meeting to discuss plans for the upcoming 2024 VEDA conferences.

Also, on February 5, Ms. DiMeo attended the regular ImpactED session held via zoom. Fabrizio Fasulo, Ph.D., Director of Policy and Planning and Chris McNamara, Strategic Housing Officer-Economic Development with Virginia Housing shared housing strategies for Virginia.

Economic Development Authority (EDA)

On February 22, the EDA held their regular monthly meeting

Staunton, Augusta, Waynesboro (SAW)

On February 20, staff, along with partners from Augusta County and Waynesboro presented to the Augusta Homebuilders Association at their regular meeting. An overview of Economic development efforts in each locality was given followed by an opportunity for questions.

On February 27 staff participated in a meeting with Chamber of Commerce partners to discuss preliminary plans for the annual Economic Development/Business Appreciation Breakfast scheduled for May 7 at the Holiday Inn and Conference Center.

Prospect Activity

On February 2 and February 28 staff met with potential prospects to discuss business development opportunities with the City.

Business Retention and Expansion (BRE)

On February 28, staff visited Ryzing Technology for a tour showcasing recent projects and to discuss possible expansion opportunities. Also present was Debbie Melvin, Assistant Vice President, Regional Talent Solutions & Business Outreach with the Virginia Economic Development Partnership.

Enterprise Zone

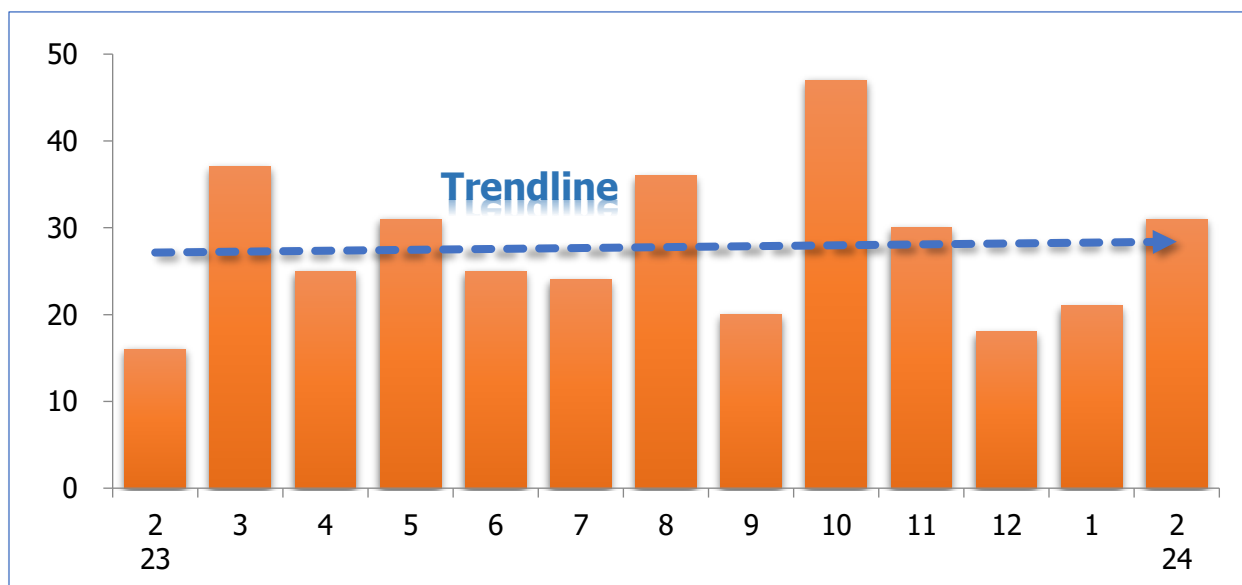
On February 14, Ms. DiMeo attended the annual Enterprise Zone workshop discussing new procedures and “how to apply” tips.

Greater Augusta Regional Chamber of Commerce

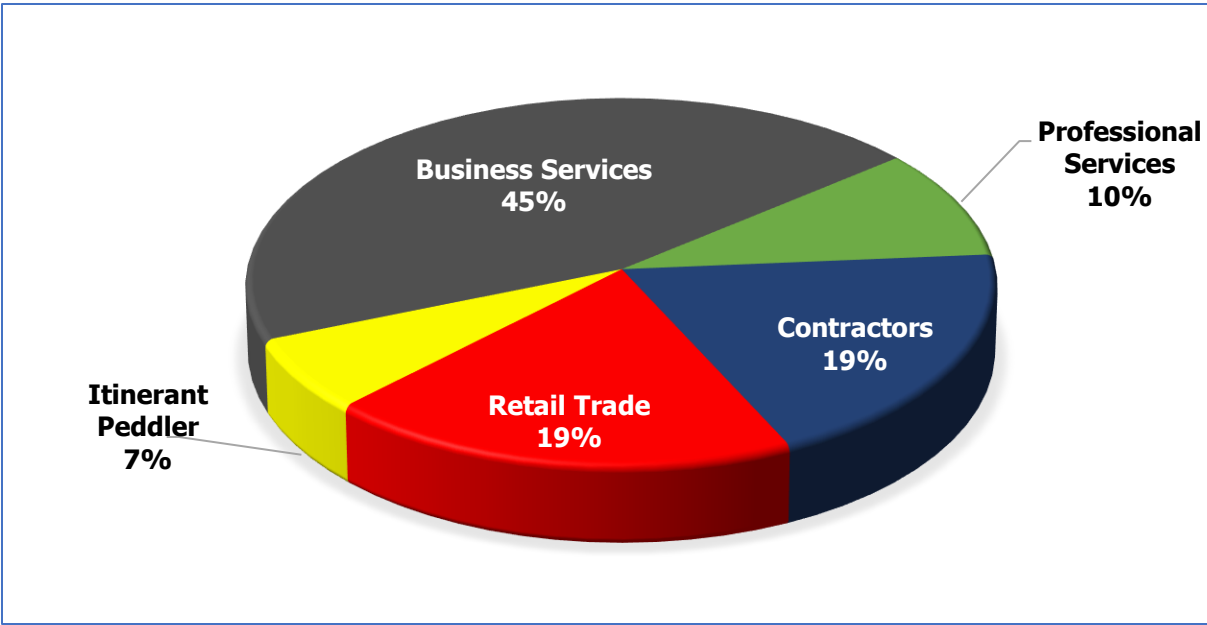
On February 7, Ms. DiMeo attended the Chamber’s annual Women in Business event at Valley Mills Farm. Christine Kennedy gave an inspiring keynote on “Facilitating Breakthrough”. The event was well attended with a lot of hands-on collaboration and creative inspiration.

Business License Activity

During the month of February 2024, the Commissioner’s office issued 31 business licenses compared to 21 the previous month, representing a 47.6% increase. This month a year ago, only 16 business licenses were issued. The following bar chart provides a monthly comparison for the total number of business licenses issued for the past year.



As seen in the following pie chart, the services sector accounted for nearly Three Quarters of the total licenses issued in February 2024.



Community Development Department – February 2024 Report

Department Overview

The department consists of four (4) major functional areas that are interdependent and mutually supportive.

Building Services Division responds to questions about building codes, property maintenance, construction and permit requirements, and reviews building plans for code compliance. Staff also assist with the understanding and enforcing of federal floodplain regulations.

Division Staff

- Building Official (*John Glover, C.B.O.*)
- Building Plan Reviewer (*David Smithgall*)
- Plumbing & Mechanical Inspector (*Lloyd Otte*)
- Building & Electrical Inspector (*Mark Wade*)
- Property Maintenance Inspector (*Mary Tyler*)

Planning & Zoning Division processes and evaluates applications for land use development plans. The Division implements land use policies including the preservation of the City's historic districts and structures.

Division Staff

- Senior Planner (*Vacant*)
- Planner (*Tim Hartless, CZA*)
- Zoning Technician (*Linda Nesselrodt, CZA*)
- Permit Technician (*Delana Armstrong*)
- Part-Time Permit Technician (*Jay Lancaster*)

Environmental Programs Division is responsible for all state and federal mandates to provide water quality and quantity protection to local rivers, streams, and tributaries in the effort to protect our local watersheds and ultimately the Chesapeake Bay.

Division Staff

- Environmental Program Administrator (*Pete Kesecker*)
- Environmental Program Specialist (*Willow Hughes*)

Housing Programs Division is responsible for directing the City's HUD Entitlement Program including the oversight of the City's housing program, as well as providing assistance in the application and administration of grant-associated activities, and special projects.

Division Staff

- Housing Planner and Grants Coordinator (*Rebecca Joyce*)

Department Director: *Rodney Rhodes*

Reports

Site Plans

Approved:

- 1031 Richmond Ave- WAWA, approved 2/29/2024
- 2040 W Beverley Street- J & DR Courts Facility, approved 2/29/24
- 300 Grubert Avenue – Middle School Addition (Performing Arts), approved 2/29/2024

Pending:

- 105 Stribling – Revised Site Plan for Villages Stage 5- 2nd Review completed
- 1006 Pocahontas Avenue – 6 New Townhomes, 3rd Review Completed
- 2311 Morris Mill Rd – Morris Mill Townhomes, 1st Review Completed

Environmental Inspections Report

Staff completed erosion and sediment control inspections on construction sites as follows:

- Residential Construction - 51 active sites with 98 inspections in February 2024
- Commercial Construction - 11 active sites with 21 inspections in February 2024

Planning Commission

The following items were on the Planning Commission's February 15, 2024 meeting agenda:

- A. Public Hearing and Consideration of the City of Staunton, Virginia, Capital Improvement Plan (CIP) 2025-2029. After conducting the public hearing, the Commission unanimously recommended adoption of the CIP 2025-2029.
- B. Public Hearing and Consideration of a Request by Tobin Forbus for a Special Use Permit Under the Provision of SCC 18.55.060(3) to Allow Living and/or Sleeping Quarter on the Ground Floor of a Building Located at 1048 W Beverley Street. After conducting the public hearing, the Commission unanimously recommended denial of the Special Use Permit. The application was subsequently withdrawn.
- C. Introduction to an Amendment to change the definition associated with "Dwelling Unit." The Commission provided significant input on this item. Staff will utilize this input when refining the zoning text amendment.
- D. Discussion of the next Comprehensive Plan Update. Staff provided the Commission with a potential process to update the City of Staunton's Comprehensive Plan and a draft scope of work. The Commission was generally supportive of the proposed update process. Additional information on the process will be provided at an upcoming Planning Commission meeting.

Housing and Grants Coordination

Central Shenandoah Regional Housing Study Leadership Team: City staff have been participating on the leadership team of the Central Shenandoah Regional Housing Study for the past nine months. The most recent meeting of the leadership team was in February. The study which is being conducted by the Central Shenandoah Planning District Commission covers the twenty-one jurisdictions in their region including the City of Staunton. City staff

and local housing organizations and other stakeholders have had several opportunities to review research and data as well as be involved in crafting strategies to help with the housing challenges that face the City. The Regional Housing Study is scheduled to be completed in the Summer of 2024. At that time, it will be available to the public. The information in the Study will be extremely useful to City staff and local housing providers as they move forward in creating affordable and workforce housing opportunities.

Key Construction Project Updates

Arcadia Building

Renovations to the 24,960 square foot former Arcadia Building located at 119 East Beverley Street to twenty-three apartments and one commercial space. Footer and underslab inspections complete. Awaiting framing inspections.

Dixie Theatre Building

Building permit issued for the former Dixie Theatre building to renovate and update the 8,004 square foot space as a theatre venue.

Dunkin Donuts

Final demolition complete, Building permit issued and footer inspections currently being scheduled for new construction of a 1,770 square foot building to house Dunkin Donuts at 704 Greenville Avenue to replace the former Wendy's.



Firestone Complete Auto Care Center

Rough-in inspections being scheduled for the new construction of a 5,969 square foot building at 1012 Richmond Avenue to create a new Firestone Complete Auto Care Center.



1 Barristers Row

A building permit has been issued for interior renovations for 3,750 square feet of former offices at 1 Barristers Row to create seven short term dwelling units.

Middlebrook Trace

Framing and rough-in inspections being scheduled for two three-story apartment buildings each consisting of forty-one units with a total of eighty-two new apartments to be located at 601 Moore Street.



Middlebrook Trace II

New construction of a single, four-story apartment building consisting of forty-eight units and a common area with a total of 62,011 square feet to be located at 914 Middlebrook Avenue. Footer inspections completed. No change since last report.

St. Francis of Assisi Catholic Church

Waiting on final inspections for interior renovations for the 6,720 square foot space at St. Francis Catholic Church, located at 121 N. Augusta Street.

Holy Cross Presbyterian Church

Framing and rough-in inspections currently being scheduled for the former 4,200 square foot restaurant/night club located at 216 Frontier Drive. Plans include a 8,280 square foot addition for sanctuary space to create Holy Cross Presbyterian Church.



575 New Hope Road

Construction complete and Certificate of Occupancy issued for a new 4,000 square foot pavilion for the Staunton Augusta YMCA activity center.

Middlebrook Mini Storage

Construction of three new storage buildings for Phase III of the Middlebrook Mini Storage site located at Lacy B King Way. The three buildings total 28,800 square feet of storage space. Building 1500/1600 are awaiting final inspections. Building 1300 has had rough-in inspections completed. No change since last report.

Foundations are completed for building 1900. Framing and rough-in inspections currently being scheduled for building 1800. The two buildings total 24,850 square feet of storage space.

1106 North Augusta Street

Change of use from a single-family dwelling to a mixed-use restaurant and short-term lodging. Awaiting final inspections to be scheduled. No change since last report.

106 Industry Way

Building permit issued and footer inspections being scheduled for a new 40,000 square foot commercial manufacturing facility. No change since last report.



Nail Salon

Final inspections to be scheduled for interior renovations to the 1,600 square foot former retail sales at 1027 Richmond Ave, Suite 103 to create a nail salon. No change since last report.

Walmart

Interior renovations to original 201,788 square foot building in the offices, breakroom, bathrooms and add 7,800 square foot exterior pick-up addition area to the building located at 1028C Richmond Avenue. Rough-in inspections currently being scheduled.



4 Silver Creek Drive

A building permit has been issued for foundation only of an office and six storage buildings: Office is 756 square feet, Building 1 is 1800 square feet, Building 2 is 2400 square feet, Building 300 is 4600 square feet, building 400 is 5000 square feet, building 500 is 11700 square feet, Building 600 is 2600 square feet. Footer Inspections scheduled for office building.

Staunton Apartments II

New apartment complex located at 1013 Seth Dr. consisting of eight buildings housing 72 units. Certificate of Occupancy issued for building 100, footer inspections are complete for building 200. Framing and rough-in inspections are currently being scheduled for building 300.



Staunton Steam – Phase #1

A temporary certificate of occupancy has been issued for the Old Staunton Steam Laundry Building at 704 Hall Street. The Laundry Building is two stories with 29,298 gross square feet will become mixed occupancy to include 28 apartments and future retail or restaurant space (3,868 square feet). Final inspections currently being scheduled for the Armory Building which will be two stories with 12,293 gross square feet will become 20 apartments.

300 Grubert Avenue

Plans have been submitted for review of a 8,471 square foot, 2 story addition, as part of the renovation of the existing 12,530 square feet Middle School, located at 300 Grubert Avenue. No change since last report.

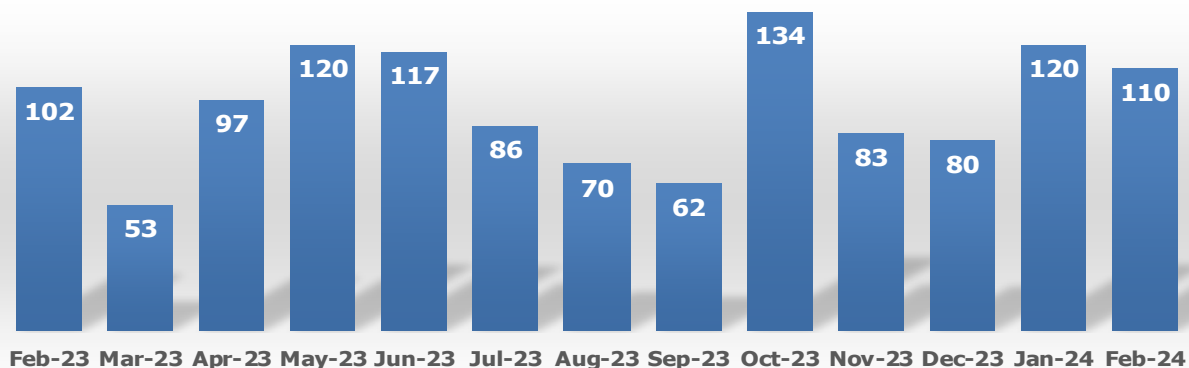
2040 West Beverley Street

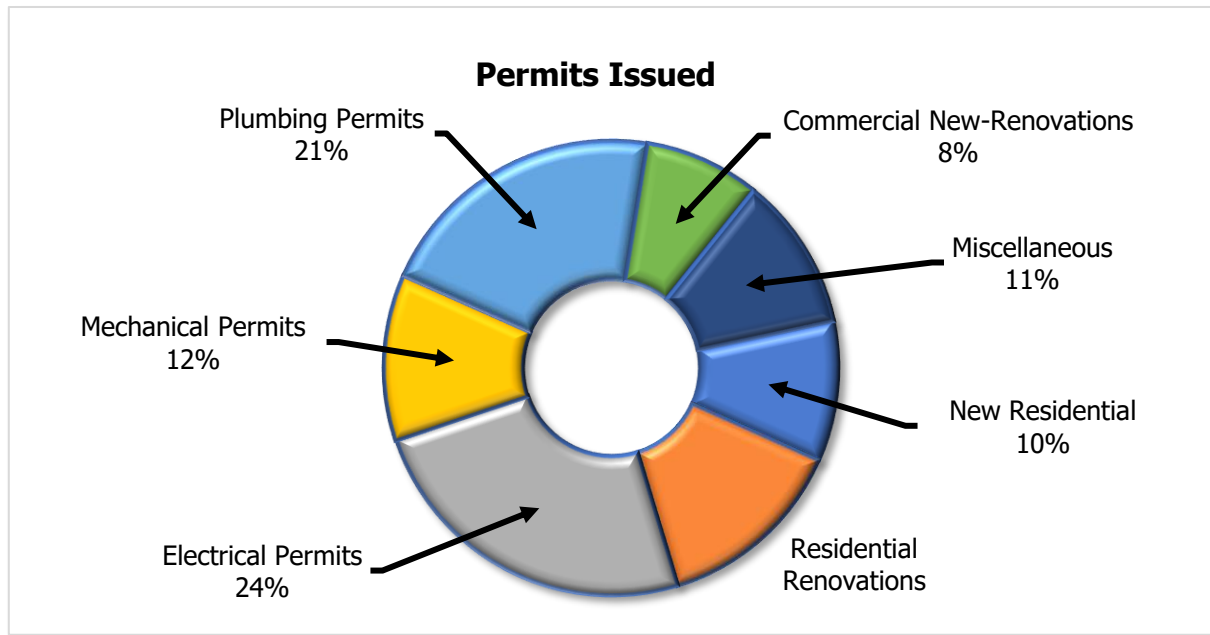
Plans under review for renovation of the former Heck's Department Store, located at 2040 West Beverley Street, to create a 2 story, 34,330 square foot Juvenile and Domestic Relations court for the City of Staunton. No change since last report.

Building Construction and Related Activity

Permits Issued	Feb-24	Feb-23	# Chg	% Chg
New Residential	11	7	4	57.1%
Residential Renovations	15	11	4	36.4%
Electrical Permits	27	29	-2	-6.9%
Mechanical Permits	13	15	-2	-13.3%
Plumbing Permits	23	18	5	27.8%
Commercial New-Renovations	9	11	-2	-18.2%
Miscellaneous	12	11	1	9.1%
Total	110	102	8	7.8%

Total Monthly Building Permits Issued





Permit Fees Collected	Feb-24	Feb-23	# Chg	% Chg
New Residential	\$4,925	\$3,250	\$1,676	51.6%
Residential Renovations	\$1,163	\$2,668	-\$1,505	-56.4%
Electrical Permits	\$2,321	\$3,594	-\$1,273	-35.4%
Mechanical Permits	\$1,107	\$1,862	-\$755	-40.5%
Plumbing Permits	\$1,969	\$1,632	\$337	20.6%
Commercial New-Renovations	\$714	\$4,678	-\$3,964	-84.7%
Miscellaneous	\$50	\$222	-\$172	-77.5%
Total	\$12,248	\$17,905	-\$5,657	-31.6%

Agenda Item No. 6

MEMORANDUM

TO: Members, Staunton Economic Development Authority

FROM: Billy Vaughn, Executive Director, Staunton EDA

RE: Other Business

DATE: March 22, 2024

Agenda Item No. 7

MEMORANDUM

TO: Members, Staunton Economic Development Authority (EDA)

FROM: Billy Vaughn, Executive Director, Staunton EDA

RE: Closed Meeting

DATE: March 22, 2024

This item is a request for a Closed Meeting for discussion or consideration of: the possible disposition of publicly held real property in Staunton Crossing, where discussion in an open meeting would adversely affect the bargaining position or negotiating position or negotiating strategy of the public body, pursuant to Virginia Code Section 2.2-3711(A)(3)

Suggested Motion(s): Before the closed meeting: I move to enter a closed meeting for discussion or consideration of: the possible disposition of publicly held real property in Staunton Crossing, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, pursuant to Virginia Code Section 2.2-3711(A)(3).

Second. Discussion. Vote – Secretary to poll EDA members.

After the closed meeting: I move that the EDA reconvene in an open meeting and certify to the best of each member's knowledge that only lawfully exempted public business matters were discussed and that only public business matters as identified in the closed meeting motion were heard, discussed or considered in the meeting.

Second. Discussion. Vote – Secretary to poll EDA members.