



**TOWN OF BOWLING GREEN  
ECONOMIC DEVELOPMENT AUTHORITY MEETING**

**A G E N D A**

**Wednesday, February 11, 2026  
6:00 PM**

**CALL TO ORDER:**

**CITIZEN COMMENTS (EACH SPEAKER NOT TO EXCEED 3 MINUTES):**

**TREASURER'S REPORT:**

**CHAIRPERSON'S REPORT:**

**COMMITTEE REPORTS:**

**PRESENTATIONS (not to exceed 15 minutes):**

Presentation by Fredericksburg Regional Alliance, Curry Roberts

**OLD BUSINESS:**

1. Tourism & Marketing Rack Card Review, India Adams-Jacobs, Town Manager
- [2.](#) EDA Bylaws, India Adams-Jacobs, Town Manager

**NEW BUSINESS:**

- [3.](#) 2026 Economic Development Authority Meetings
- [4.](#) EDA Minutes- January 14, 2026

ADJOURNMENT:

# **ECONOMIC DEVELOPMENT AUTHORITY OF TOWN OF BOWLING GREEN, VIRGINIA**

## **BYLAWS**

Effective February 12, 2026

### **ARTICLE I** **PURPOSE AND SCOPE**

Section 1.1. Creation. By ordinance adopted by the Town of Bowling Green Town Council on August 1, 2011, the Economic Development Authority of the Town of Bowling Green, Virginia (the “**EDA**”) was created as a political subdivision of the state with the public and corporate powers stated in the Industrial Development and Revenue Bond Act (Code of Virginia, tit. 15.2, ch. 49 [§ 15.2-4900 et seq.]), including such powers as may hereafter be stated in such act.

Section 1.2. Name: The name of this body shall be the “Economic Development Authority of the Town of Bowling Green, Virginia” (the “Authority”).

Section 1.3 Purpose. The purpose of the Authority shall be to acquire, own, lease, and dispose of properties to promote industry and develop trade by inducing manufacturing, industrial, governmental, and commercial enterprises and institutions of higher education and such other facilities as are set forth in the Industrial Development and Revenue Bond Act (Chapter 49, Title 15.2, Code of Virginia 1950, as amended) (the “**Act**”) to locate in, or remain in, the Commonwealth and further the use of its agricultural products and natural resources.

Section 1.4 Powers. The Authority shall be vested with all powers as set forth in the Act, including such powers as may hereafter be incorporated by amendment or revision of the aforementioned Act. The Authority shall be a separate and distinct legal entity from the Town of Bowling Green, Virginia, and shall be, in accordance with the Act, a political subdivision of the Commonwealth of Virginia.

### **ARTICLE II** **DIRECTORS**

Section 2.1 Board of Directors. The Economic Development Authority of the Town of Bowling Green shall be governed by a board of directors in which all powers of the Authority shall be vested, and which board shall be composed of seven directors, appointed by the Bowling Green Town Council. The seven directors shall be appointed initially for terms of one, two, three, and four years; two being appointed for one-year terms; two being appointed for two-year terms; two being appointed for three-year terms, and one being appointed for a four-year term. Subsequent

appointments shall be for terms of four years, except appointments to fill vacancies, which shall be for the unexpired terms. All terms of office shall be deemed to commence upon the date of the initial appointment to the Economic Development Authority of the Town of Bowling Green, and thereafter, in accordance with the provisions of the immediately preceding sentence. If at the end of any term of office of any director a successor thereto has not been appointed, then the director whose term of office has expired shall continue to hold office until his successor is appointed and qualified.

All Directors shall be residents of the Town of Bowling Green or Caroline County.

Section 2.2 Vacancies. If a vacancy shall occur on the Board of Directors of the Authority, the Town Council shall appoint a new Director to fill each vacancy for the unexpired term of any Director who shall have resigned or otherwise vacated office. The Chair of the Board of Directors shall promptly notify the Town Council of the Town of Bowling Green of any vacancy that occurs on the Board of Directors.

Section 2.3 Salaries. The Directors shall receive no salary but may be compensated in such amount per meeting or official representation as may be approved by the Town Council not to exceed the limits imposed by the Act per meeting or official representation and shall be reimbursed for necessary travel and training incurred while in the performance of their duties for expenses incurred, including, but not limited to, mileage to attend meetings.

### **ARTICLE III** **OFFICERS**

Section 3.1 Officers. The Directors shall elect from their Directorship a chairperson (the “**Chair**”) and a vice-chairperson (the “**Vice-Chair**”), and from their Directorship or not, as they desire, a Secretary and a Treasurer who may be the same person to serve in both roles. Officers shall be elected annually at the first regular meeting held each year and shall commence their duties immediately upon election and shall continue in office thereafter until a successor shall have been elected and qualified. The Directors may elect at any regular or special meeting such officers as may be necessary to fill any vacancy created by resignation, expiration of a term of appointment as a Director, or otherwise for the remaining portion of such Officer's unexpired term.

Section 3.2 Chairperson. The Chair shall preside at all meetings of the Directors; shall be responsible for all correspondence; may appoint members of the Authority as liaison to any other governmental agencies, authorities, and commissions; and shall have general management and control of the business and affairs of the Authority.

Section 3.3 Vice-Chairperson. The Vice-Chair shall, in the absence or disability of the Chair, exercise the powers and perform the duties of the Chair. The Vice-Chair shall also generally

assist the Chair and exercise such other powers and duties as shall be prescribed by the Directors. In the event that the office of Chairperson becomes vacant, the Vice Chairperson shall immediately become the Chairperson.

Section 3.4 Secretary. The Secretary shall keep the minutes of all meetings and proceedings of the Directors; The Secretary shall give all notices required under these by-laws and under applicable law; shall affix the seal of the Authority to deeds, contracts, and other writings requiring a seal; and shall have charge of the minute books of the Authority. The Secretary may or may not, as the Directors shall desire, be a Director of the Authority. All such minutes shall be open to public inspection at all times at the office of the Town Manager.

Section 3.5 Treasurer. The Treasurer shall be responsible for establishing an annual budget for the Authority, have the custody of all funds, securities, evidences of debt, and other personal property of the Authority and shall deposit the same in such bank or trust company as shall be designated by the Directors; the Treasurer shall issue checks and pay out money and take receipts therefor, receive payments made to the Authority and give receipts therefor, and make regular and full entries in the books of the Authority of all transactions and make complete and accurate accounting of all money received and paid out on account of the Authority.

Section 3.5.1 Checks Notes, Drafts, and Other Legal Documents – Authorized Signatures  
Checks, notes, drafts, and other legal documents shall be signed by the Chair and the Treasurer. Other legal documents shall be signed by the Chairperson and the Secretary or Treasurer. The signature of any such person may be by facsimile when authorized by the Board of Directors or the Act.

Section 3.5.2. Annual Financial Reporting. An annual financial reporting of the Authority shall be made as a component unit within the Annual Financial Statements of the Town of Bowling Green.

## **ARTICLE IV**

### **MEETINGS**

Section 4 Regular Meetings. The regular meeting schedule shall be set by resolution each year at the annual meeting.

Section 4.1 Annual Meeting. At the first meeting of each calendar year, the Directors of the Authority shall elect officers, setting the regular meeting schedule, reviewing the affairs of the Authority for the preceding year, and for the transaction of any other business that might properly come before the meeting. The date, time, and place of this meeting shall be incorporated into the meeting resolution of the previous year.

Section 4.2 Special Meetings. Special meetings of the Directors may be called by the Chair. Special meetings also may be called by a majority of the Directors of the Board of Directors. Notice of special meetings shall be given to each Director in writing at least three (3) days prior to such meeting; provided, however, all notices may be waived by a majority of the Directors.

Section 4.3 Quorum. Four Directors of the Board of Directors shall constitute a quorum of the Board of Directors for the purpose of conducting its business and exercising its powers and for all other purposes, except that no facilities owned by the Authority shall be leased or disposed of in any manner without a majority vote of all of the Directors of the Board of Directors. No vacancy in the Board of Directors shall impair the right of a quorum to exercise all of the powers and perform all of the duties of the Board.

Section 4.4 Voting. Except as otherwise required in these by-laws or by the Act, voting shall be by a simple majority of those present at any duly constituted meeting of the Board of Directors. No Director shall be allowed to vote by proxy at any meeting of the Authority.

Section 4.5 Agenda of Meetings. The format of all regular meetings of the Board of Directors shall be as follows:

Call to Order

Citizen Comments (each speaker not to exceed 3 minutes)

Presentations (not to exceed 15 minutes)

Old Business

New Business

Treasurer's Report

Chairperson's Report

Committee Reports

Adjournment

Section 4.6. Remote Participation in Meetings and Virtual Meetings.

*Remote Participation*

A. In accordance with Va. Code § 2.2-3708.3, where a quorum is physically assembled and upon approval pursuant to paragraph D below, any Director of the Authority may participate in any meeting of the Authority by electronic communication instead of attending the meeting in person, subject to the provisions and limitation set forth herein, if the Director notifies the Chair that:

1. The Director has a temporary or permanent disability or other medical condition that prevents the Director's physical attendance;
2. A medical condition of a member of the Director's family requires the Director to provide care that prevents the Director's physical attendance;
3. The Director's principal residence is more than 60 miles from the meeting location identified in the required notice for such meeting; or
4. The Director is unable to attend the meeting due to a personal matter and

identifies with specificity the nature of the personal matter.

- B. Notwithstanding the foregoing, no Director may use remote participation pursuant to paragraph A.4. above, due to personal matter, to attend an Authority meeting by electronic communication instead of attending the meeting in person no more than two meetings per calendar year or 25 percent of the meetings held per calendar year rounded up to the next whole number, whichever is greater.
- C. For any meeting that any Director of the Authority participated in through electronic communication means, the Authority shall record in its minutes the remote location from which the Director participated; however, the remote location need not be open to the public and may be identified in the minutes by a general description.
- D. Each request by the Director of the Authority to participate in a meeting by electronic communication must be approved by a majority of the Authority Board of Directors who are present and voting. If participation is approved pursuant to subdivision A.1. or A.2. above, the Authority shall also include in its minutes the fact that the Director participated through electronic communication means due to a (i) temporary or permanent disability or other medical condition that prevented the Director's physical attendance or (ii) family Director's medical condition that required the Director to provide care for such family Director, thereby preventing the Director's physical attendance. If participation is pursuant to subdivision A.3., the public body shall also include in its minutes the fact that the Director participated through electronic communication means due to the distance between the Director's principal residence and the meeting location. If participation is approved pursuant to subdivision A.4., the Authority shall also include in its minutes the specific nature of the personal matter cited by the Director. If the participation of the Authority Director by electronic communication is not approved because such participation would violate this Policy, such denial shall be recorded in the minutes with specificity.
- E. This policy shall be applied strictly and uniformly, without exception, to the entire membership, and without regard to the identity of the member requesting remote participation or the matters that will be considered or voted on at the meeting.

*All-Virtual Meetings*

An "all-virtual public" meeting is a meeting conducted by the Authority, using electronic communication means, during which all members participate remotely, and public access is provided through electronic communication means. Virginia Code Section 2.2-3708.3(C) authorizes the Authority to hold all-virtual public meetings for any regularly scheduled or special meeting provided the requirements outlined therein are followed.

This policy shall be applied strictly and uniformly, without exception, to the entire membership and without regard to the identity of the member requesting remote participation or the matters that will be considered or voted on at the meeting.

## **ARTICLE V** **COMMITTEES**

Section 5.1 Executive Committee. The Board of Directors may designate, by resolution adopted by a majority vote of the Directors, any two or more of the Directors to constitute an Executive Committee. The Executive Committee shall consider, on behalf of the Board of Directors, all matters brought to its attention when the Board of Directors is not in session, whether at a regular or special meeting. The Executive Committee may act solely in an advisory capacity. It shall not exercise any of the powers granted to the Authority or its officers pursuant to these bylaws or the Act. The Executive Committee shall report to the Directors of the Authority at the Authority's next regularly scheduled meeting on all matters discussed by the Executive Committee.

Section 5.2 Special Committees. The Board of Directors may appoint, from time to time, such other committees as it may deem necessary and expedient to promote the purposes of the Authority. Such committees shall be advisory only and shall not be empowered to act by or on behalf of the Authority.

## **ARTICLE VI** **RULES OF ORDER**

Section 6.1 Rules of Order Roberts Rules of Order, newly revised or any subsequent edition thereof, shall govern all matters of procedure not specifically set forth in these bylaws or the Act.

Section 6.2 Rules and Regulations The Board of Directors may adopt, amend, and alter from time to time such rules, regulations, or forms which it may deem necessary or expedient for the management of the affairs of the Authority and which shall not be inconsistent with the Act. The Secretary of the Authority shall maintain current copies of all rules, regulations, and forms adopted by the Authority, which shall be available for public inspection at all times at the office of the Authority.

## **ARTICLE VII** **BONDS AND EXPENSES**

Section 7.1 Issuance of Bonds. Bonds issued pursuant to the provisions of the Act shall not be deemed to constitute a debt or pledge of the faith and credit of the Commonwealth or any political subdivision thereof, including Town of Bowling Green , Virginia, but such bonds shall be payable solely from the funds provided therefore as authorized in the Act. All such bonds shall contain on the face thereof a statement to the effect that neither the Commonwealth nor any political subdivision thereof, nor the Authority shall be obligated to pay the same or the interest thereon or other cost incident thereto except from the revenues and moneys pledged therefore and that neither the faith and credit nor the taxing power of the

Commonwealth or any political subdivision thereof is pledged to the payment of the principal of such bonds or the interest thereon or other costs incident thereto.

Section 7.2 Liability on Bonds. Neither the Directors of the Authority nor any person executing the bonds shall be liable personally on the bonds by reason of the issuance thereof.

Section 7.3 Expenses. All expenses incurred in carrying out the provisions of the Act shall be payable solely from the funds of the Authority and no liability or obligation shall be incurred by the Authority hereunder beyond the extent to which the moneys shall be available to the Authority.

Section 7.4 Bonds not Indebtedness. Bonds issued pursuant to the provisions of the Act shall not constitute an indebtedness within the meaning of any debt limitation or restriction.

## **ARTICLE VIII** **AMENDMENTS**

Section 8.1 Amendments. These bylaws may be amended by the Board of Directors at any meeting provided five (5) days' written notice of the meeting, with a copy of the proposed amendment, shall have been given to each Director. Said notice shall be waived as provided in Article 4, Section 2. No amendment shall be adopted except by a majority vote of the Directors of the Board of Directors present and voting.

**Adopted: February 12, 2026**



TOWN of BOWLING GREEN  
RESOLUTION

2026 Economic Development Authority Meetings

WHEREAS, Chapter 2, Article 2.02, Section 2.02.020, Time and Place Of Regular Meetings, of the Code of the Town of Bowling Green requires that the annual schedule and meeting location be set at the first meeting of the Economic Development Authority; and

WHEREAS, the February 11<sup>th</sup>, 2026, meeting is the first meeting of the Economic Development Authority with the present Chairperson in 2026;

NOW, THEREFORE, BE IT RESOLVED BY THE BOWLING GREEN TOWN ECONOMIC DEVELOPMENT AUTHORITY: That the meeting location for all regular meetings will be Town Hall at 117 Butler Street, Bowling Green, VA 22427; that the regular meetings will begin at 6:00 PM; and the regular meeting schedule for 2026 is as follows:

Month	Date	Type	Time
January	Wednesday, January 14	EDA Meeting	6:00 PM
February	Wednesday, February 11	EDA Meeting	6:00 PM
March	Wednesday, March 11	EDA Meeting	6:00 PM
April	Wednesday, April 8	EDA Meeting	6:00 PM
May	Wednesday, May 13	EDA Meeting	6:00 PM
June	Wednesday, June 10	EDA Meeting	6:00 PM
July	Wednesday, July 8	EDA Meeting	6:00 PM
August	Wednesday, August 12	EDA Meeting	6:00 PM
September	Wednesday, September 9	EDA Meeting	6:00 PM
October	Wednesday, October 14	EDA Meeting	6:00 PM
November	Wednesday, November 11	EDA Meeting	6:00 PM
December	Wednesday, December 9	EDA Meeting	6:00 PM
January	Wednesday, January 13	EDA Meeting	6:00 PM



TOWN of BOWLING GREEN  
RESOLUTION

This Resolution was approved this 11<sup>th</sup> day of February 2026, by the Economic Development Authority of the Town of Bowling Green, Virginia.

By: \_\_\_\_\_

Jason Manns, Chairperson

Attest:

\_\_\_\_\_

India Adams-Jacobs, Clerk



## TOWN OF BOWLING GREEN ECONOMIC DEVELOPMENT AUTHORITY MEETING

### MINUTES

Wednesday, January 14, 2026  
6:00 PM

#### **CALL TO ORDER AND QUORUM ESTABLISHED:**

- India Adams-Jacobs, Town Manager, called the meeting to order at 6:05 PM with one absence (Economic Development Authority member Katrice Howard). The meeting opened with a call for members to select a chair and vice chair; the newly elected officers then presided over EDA business. At 6:07 PM, Economic Development Authority member Katrice Howard joined the meeting.

Members Present: Jason Manns, Randy Hageman, David Storke, Kyaer Lee, Jessica Beale, Katrice Howard

#### CONSENT AGENDA:

1. Minutes- November 12, 2025
  - Economic Development Authority Member Hageman motioned to approve the minutes, followed by a second from Economic Development Authority Member Storke. The minutes were approved unanimously.

#### ECONOMIC DEVELOPMENT AUTHORITY 2026 ORGANIZATIONAL MATTERS

1. Election of Chair
  - Jason Manns was nominated and elected as chair, with members confirming unanimously via a voice vote.
2. Election of Vice Chair
  - Randy Hageman was nominated and elected as vice chair, with the Town Manager briefly pausing to confirm there was no legal restriction on a council member serving in this role.
3. Treasurer and secretary appointments
  - Members noted that the EDA also requires a treasurer and secretary, and that one person may hold both positions under the draft bylaws.
  - A member nominated Katrice Howard to serve as treasurer, and another member seconded the nomination, citing her comfort handling financial matters. A roll-call-style affirmation followed, and the treasurer role was assigned to Ms. Howard was supported without objection.
  - Jessica Beale was also nominated and agreed to serve as secretary, with another member seconding and some discussion about what level of detail would be expected for minutes.

- Staff explained that audio recording and available technology, including AI assistance, would help prepare draft minutes for the secretary to review rather than requiring extensive original taking.

4. Statement of Economic Interest Forms & Required Documents Due Dates, India Adams-Jacobs

- Staff reminded members that State and Local Statements of Economic Interests must be completed and returned by February 2, 2026, consistent with state ethics filing requirements that generally require annual filing by February 1, 2026. Members may submit forms by email directly to staff (without copying the full board), hand-deliver them to Town Hall, or mail them, though staff discourage relying on mail because of delivery uncertainty.

**NEW BUSINESS:**

5. Economic Development Authority Bylaws

- Staff reported that draft EDA bylaws were prepared with assistance from the Town Attorney and were included for the Authority's review, covering purpose and scope (Article 1), board composition (Article 2), officer responsibilities (Article 3), meetings, agendas, special meetings, and remote participation. The regular meeting schedule was confirmed for the second Wednesday of each month, and staff indicated that agendas would follow a standard order: call to order, minutes, citizen comments, treasurer's report, chair's report, committee reports, old and new business, presentations, and adjournment.
- Members identified several areas for clarification in Section 1.1 and related language:
  - The text referenced "Town of Bowling Green County ..." in a way that appeared to be a clerical carryover from another locality.
  - There was discussion of Section 2.1 regarding four-year staggered terms:
    - Members informally reconstructed the intended staggering as: Jason – 4 years; Jessica – 3 years; Dirk – 3 years; Kyaer – 2 years; Katrice – 2 years; Randy – 1 year; David – 1 year.
    - Members noted that Dirk's seat is now vacant and will need to be filled, and confirmed that other appointees had been assigned to various boards (EDA, Planning Commission, Board of Zoning Appeals).
- The Authority agreed to return the bylaws to the Town Attorney for cleanup of dates, references (EDA vs IDA), and any other clerical issues, with a revised version to come back for adoption at the next meeting. Members were invited to send any additional edits or concerns to staff before the next draft is finalized.

6. 2026 EDA Workplan & Goals Discussion, India Adams-Jacobs, Town Manager

- Staff introduced the 2026 EDA work plan and goals discussion by referencing prior EDA work plans from 2020 and 2021–22, which focused on graphic design, marketing materials, postage/legal fees, and a façade improvement grant program.
- Staff summarized recent Town Council retreat discussions on economic development and noted that the BGBA/Main Street group has been working with the Virginia Department of Housing and Community Development and the National Main Street Center on transformation strategies, with a formal report expected in the coming weeks.

6.1. Rack Card proposal

- Staff presented a proposed tourism rack card as a potential first-funded item for the 2026 work plan, explaining that a design firm could create a Bowling Green piece (with Town and BGVA logos) modeled on examples from other localities at an estimated cost of about \$1,200, not including printing. The rack cards would be placed at locations in Town and at regional destinations such as Interstate 95 visitor centers and Kalahari, to promote Bowling Green for tourism.
- Members asked about possible Virginia Tourism Corporation grant funding; staff indicated that a full branding initiative is typically grant-eligible, but a single rack card project would likely not qualify and would need to be locally funded.

#### 6.2. Identity, tagline, and history assets

- Members discussed the need to decide what Bowling Green wants to be “known for” and to develop a consistent tagline and message for use across materials, including any rack cards.
- One member reported using an online AI query that returned “the cradle of thoroughbred horse racing in America” as a key association, referencing Old Mansion, its historic racetrack, and the existing town logo featuring horse imagery and colonial figures.
- Members noted additional themes:
  - Washington–Rochambeau Revolutionary Route (historic marching route of Washington and Rochambeau toward Yorktown).
  - The Loving v. Virginia story and related local civil rights history.
  - Bowling on the Green/lawn bowling heritage.
  - The Town Green, historic architecture, and local special events.
  - There was interest in organizing these into a small set of core identity pillars and “tattooing” them onto all marketing and tourism materials going forward.

#### 6.3. Old Mansion relationship and potential events

- Members discussed the Old Mansion as a key but currently under-utilized historic asset; concerns were raised about “false advertising” if horse-racing heritage is promoted heavily without visible or accessible horse-related attractions in town.
- It was noted that the Old Mansion is privately owned but has historically hosted community events, including a wine festival and lawn bowling demonstrations, and that the current owners had previously expressed willingness to partner with the Town but were discouraged after an earlier proposal for a Christmas tree/lighting event was declined.
- Members suggested:
  - Re-engaging the owners, inviting them to an EDA meeting, and rebuilding the relationship so that the property can again be part of community-facing events.
  - Exploring a wine-themed event on a major lawn (such as in partnership with Union Bank or other local partners), leveraging the large number of regional wineries and the popularity of wine festivals in Virginia.

#### 6.4. Next steps

- Re-engaging the owners, inviting them to an EDA meeting, and rebuilding the relationship so that the property can again be part of community-facing events.
- Exploring a wine-themed event on a major lawn (such as in partnership with Union Bank or other local partners), leveraging the large number of regional wineries and the popularity of wine festivals in Virginia.

## **INFORMATIONAL ITEMS**

### **ADJOURNMENT**

- Economic Development Authority Member Hageman motioned to adjourn the meeting, followed by a second from Economic Development Authority Member Storke. Following unanimous approval, the Economic Development Authority meeting adjourned at 7:40 PM.