

LEASE AMENDMENT AND IMPROVEMENT APPROVAL FOR BILLSBURG BREWERY AT  
THE JAMES CITY COUNTY MARINA

WHEREAS, the James City County Economic Development Authority (the "EDA") has leased a portion of the James City County Marina, located at 2054 Jamestown Road (the "Marina") from James City County, Virginia (the "County"); and

WHEREAS, on August 2, 2016, the EDA leased the second story of an existing building located at the Marina ("Lease 1") to Billsburg Brewery, Inc. ("Billsburg"); and

WHEREAS, on December 9, 2016, the EDA leased a portion of the Marina to Billsburg, upon which the warehouse facility was constructed ("Lease 2"); and

WHEREAS, construction of the warehouse facility is complete and Billsburg is operational; and

WHEREAS, amendments to Lease 1 and Lease 2 are necessary in order to clarify terms and combine Lease 1 and Lease 2 into one comprehensive lease.

NOW, THEREFORE, BE IT RESOLVED that the Economic Development Authority of James City County, Virginia, hereby authorizes its Chairman to execute the amended deed of lease as presented, which shall amend, supersede, and replace Lease 1 and Lease 2.


BE IT FURTHER RESOLVED that the Economic Development Authority of James City County, Virginia, in accordance with the terms of the lease, hereby approves the following improvements made by Billsburg to the leased premises:

1. All improvements shown on the as-built plans entitled, "BILLSBURG BREWERY TENANT IMPROVEMENTS TO JCC MARINA WAREHOUSE BUILDING," prepared by GuernseyTingle, dated March 7, 2017, and attached hereto as Exhibit A.
2. All improvements shown on the as-built plans entitled, "BILLSBURG BREWERY TAPROOM at JAMES CITY COUNTY MARINA," prepared by GuernseyTingle, dated March 8, 2017, and attached hereto as Exhibit B.
3. All improvements shown on the as-built plans entitled, "SANITARY & WATER AS-BUILT DRAWINGS, JAMES CITY COUNTY MARINA WAREHOUSE, PREPARED FOR DAVID A. NICE BUILDERS, INC.," prepared by Seibert Surveying & Layout, LLC, dated December 4, 2017, and attached hereto as Exhibit C.
4. All improvements shown on the as-built plans entitled, "STORMWATER AS-BUILT DRAWINGS, JAMES CITY COUNTY MARINA WAREHOUSE, PREPARED FOR DAVID A. NICE BUILDERS, INC.," prepared by Seibert Surveying & Layout, LLC, dated July 5, 2017, and attached hereto as Exhibit D.


The approved improvements existing as of the date of this Resolution are generally reflected in the photographs attached hereto as Exhibit E.

BE IT FURTHER RESOLVED that the Economic Development Authority of James City County, Virginia, in accordance with the terms of its lease with the County, hereby directs its Secretary to present all necessary improvements to the County Administrator for acceptance by the County.

The undersigned hereby certifies that the above Resolution was duly adopted by the Directors of the Economic Development Authority of James City County, Virginia, at a meeting duly called and held on July 12, 2018, and that such Resolution is in full force and effect on the date hereof.

  
Chairman, Economic Development Authority  
James City County, Virginia

ATTEST:

  
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Amy Jordan  
Secretary to the EDA

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
TINGLE	—	—	✓
CARSON	✓	—	—
ODLE	✓	—	—
BLEDSON	✓	—	—
SHIPPEY	—	—	✓
WARNER	✓	—	—

Adopted by the Economic Development Authority of James City County, Virginia, this 12th day of July, 2018.

JCCMarinaLeaseAmend-res