

AT A WORK SESSION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON THE 23RD DAY OF JUNE, 1999, AT 2:00 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

**A. ROLL CALL**

Jack D. Edwards, Chairman, Berkeley District  
David L. Sisk, Vice Chairman, Roberts District (Absent)

John J. McGlennon, Jamestown District  
Ronald A. Nervitt, Powhatan District  
M. Anderson Bradshaw, Stonehouse District  
Sanford B. Wanner, County Administrator  
Frank M. Morton, III, County Attorney

**B. WORK SESSIONS**

Mr. Edwards called the meeting to order.

1. Purchase of Development Rights

Mr. John T. P. Horne, Manager of Development Management, introduced Mr. O. Marvin Sowers, Jr., Director of Planning, and Mr. Donald Davis, Principal Planner, who presented the basic components of the Purchase of Development Rights systems studied by a committee appointed to consider the merits of a program. He described eligibility criteria of the program, purpose, Primary Service Area/Non-Primary Service Area locations, treatment of forestry, and location and priority of properties; easement/property rights of scope of development rights purchased and remaining, terms for release of easement, and degree of easement flexibility; financing of long term purchase or lease purchase with a nonappropriation clause, installment sales agreement and Industrial Development Authority financing, referendum and nonreferendum financing options.

Staff stated that the committee recommended that purchase of development rights be included in discussion of rural lands policy options, and that the design of Purchase of Development Rights Program be coordinated with the policy choices made by the Board of Supervisors during those discussions.

Board and staff discussion followed.

2. Financial Inducements for Economic Development

Mr. Keith A. Taylor, Director of Economic Development, and Mr. John E. McDonald, Manager of Financial Management Services, presented guidelines and criteria by which to review nonresidential development proposals.

Board and staff discussion followed regarding Mr. Edwards' draft financial inducements policy. That proposal would be offered only if initial capital investment exceeds \$125,000 per employee and 70 percent of the jobs are expected to pay at least \$10 per hour with fringe benefits; restricted to firms that have demonstrated sensitivity to the environment; analysis of how actual events compare with projections would be

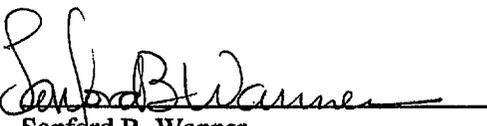
made within three years after firm begins operations; and guidelines could be waived when a particular case warranted a waiver.

The County Administrator was directed to bring back a proposed policy that reflected the substance of the discussion.

Mr. Edwards made a motion to adjourn.

On a roll call, the vote was: AYE: Nervitt, McGlennon, Bradshaw, Edwards (4). NAY: (0).

The Board adjourned at 4:20 p.m.

  
Sanford B. Wanner  
Clerk to the Board

062399bs.min