

AT A WORKSESSION MEETING OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF JAMES CITY, VIRGINIA, IN THE COUNTY GOVERNMENT CENTER, CONFERENCE ROOM A, AT 3:30 P. M. ON THE TWENTY-THIRD DAY OF SEPTEMBER, NINETEEN HUNDRED AND EIGHTY-SIX.

1. ROLL CALL

Mr. Kenneth H. Axtell, Chairman  
Ms. Diane L. Abdelnour  
Mr. Paul Dresser  
Mr. Myrl L. Hairfield  
Mr. Harold N. Poulsen

ALSO PRESENT

Mr. John C. Brown, Secretary

2. AGENDA

A four point agenda (general discussion, future meetings, vote on general strategies and update on industrial bond legislation) was distributed by Mr. Brown.

The meeting, as the first of five scheduled worksessions to recommend an economic development strategy to the James City County Board of Supervisors, overviewed general economic development requirements for the future. The following is a brief list of points made:

- James City County must consider the cost/effeciveness of what economic development it wants. Example: Are service industries better prospects than general industry?

- James City County may not be able to restrict its strategy to specific industries. The County may have to "take the bad with the good to show there is a continuity to our purpose."

- James City County needs to provide development zones that provide faster site review and emphasize commercial-industrial development. The County may have to change the zoning in these areas. Utilities would be provided or negotiated to create an environment. These zones would include Skiffe's Creek, the Route 199 proposed corridor (i.e., the Warhill Tract) and the upper County (boundary designated as Stuckey's and Croaker Interchanges and Richmond Road and I-64).

- Skiffe's Creek is probably not the County's #1 development zone. Until Pocahontas Trail is widened and the Grove community is satisfied, the Skiffe's Creek area will not develop. The upper County is probably #1.

- "We haven't asked anyone to locate in James City County." We need to promote. Example: Obtain a list of William and Mary Alumni and solicit development interests.

- The County needs to relocate the economic development program outside the County's land use enforcement department. The County does not have a full-time economic development contact person that can sell James City County. "There has to be someone to make the program go."

- As the Industrial Development Authority goes through worksessions, informal minutes should be prepared and circulated to the County Administrator. On occasion, an IDA representative should directly discuss these points with the County Administrator. "We need to keep the County Administrator aware of the worksessions so he can provide insight as we go through the process."

- The County economic development program should not be directed toward dirty industry (chemicals, cement, asphalt, etc.).

- The County should ask Mr. Figgie of Figgie International in Richmond why he did not locate in James City County.

- The County should solicit development interest from respected developers such as Doug Wolford, Essex, Moore, etc.

- The Industrial Development Authority should request a worksession to present their report to the County Board of Supervisors in January, as requested in the Board resolution.

- The County is comparatively behind in economic development. We have to be careful not to be reactionary and not to develop a "knee jerk" approach. The County approach should be comprehensive.

- Industries and businesses must feel welcomed. The County should not be confrontational. Quote from Dallas Daily News and explanation why a company located in Tennessee rather than Dallas: "There was a feeling we were wanted here."

- The County has enough developers in the area to develop land. The County can provide utilities and has rail and roads. The County should not recommend public acquisition. "We should grease the wheels."

In addition to the general comments, the Authority agreed to 10 of the 12 action strategies submitted for review. These strategies were:

1. Rezone potential commercial-industrial areas, outside the primary service area, as commercial-industrial tracts to show development potential.

2. Relocate the County's economic development point of contact.

3. Target James City County's interchanges for commercial-industrial development.
4. Speed-up the site plan review process for targeted development zones.
5. Develop a full scale marketing program for the purpose of pursuing suitable commercial-industrial businesses.
6. Organize and implement a banker-realtor day.
7. Target our development efforts at specific commercial-industrial firms.
8. Promote a positive environment for economic development.
9. Explore existing and potential businesses in the area for possible tie-in suppliers or integrating operations.
10. Provide local-commercial businesses in the Richmond Road corridor to serve County residents.

### 3. SCHEDULED MEETINGS

Three of the four future worksession dates were changed. All dates and meeting times follow. All meetings will be held from 3:30 to 5:30 in the Boardroom, Building C, at the County Government Complex.

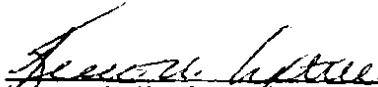
October 15th	Wednesday	Action strategy discussion with Don Hunter of Zuchelli-Hunter Associates. Water and sewer review with the James City County Department of Public Works. Economic Development Review of Richmond Road Corridor Team.
October 29th	Wednesday	Tour of James City County Development sites. Tour will include Skiffe's Creek, Stuckey's Interchange and Croaker Interchange.
November 19th	Wednesday	Discussion and prioritization of strategy.
December 10th	Wednesday	Review of strategy rough draft.

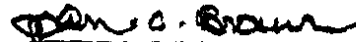
### 4. MATTERS OF SPECIAL PRIVILEGE

The Authority requested the Economic Development Planner, John Brown, to prepare informal minutes and mail minutes, water-sewer maps, and the proposed Route 199 alignment to all Authority members.

5. ADJOURNMENT

There being no further business, the worksession was adjourned at 5:55 P. M.

  
Kenneth H. Axteel, Chairman

  
John C. Brown, Secretary