

AT A SPECIAL MEETING OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON THE 19TH DAY OF JULY, NINETEEN HUNDRED AND EIGHTY-EIGHT AT 8:00 A. M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101-C MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

1. ROLL CALL

Mr. Myrl L. Hairfield, Chairman
Mr. Jon A. Nystrom
Mr. Kenneth Axtell
Mr. Robert A. Whitehorn
Mr. Joseph M. Cross, Jr.
Ms. Diane L. Abdelnour
Mr. George M. Hudgins

ALSO PRESENT

Mr. Brent D. Sheffler, Secretary
Mr. John E. McDonald, Treasurer
Mr. Larry M. Foster, Assistant County Administrator
Mr. Frank M. Morton, III, County Attorney

2. BOND FINANCING FOR WILLIAMSBURG WINERY, LTD.

Mr. Robert Emmett, representing Mr. Patrick G. Duffeler, owner of the Winery; and bond counsel, Mr. Arthur Anderson, II, of McGuire, Woods, Battle, and Boothe were present.

Mr. Anderson presented the bond financing for approval. He stated that the bonds were amortized on a 20-year basis, ending in the year 2008. The initial floating rate is set weekly, selling at par each week. Fincorp would handle financing and remarket the bonds. He noted that the bond may adjust to a fixed rate, and possibly back to a floating rate as the market provides. Crestar will act as trustee with direct line of credit.

Mr. Anderson further explained that Williamsburg Farms owns the vineyard (approximately 300 acres) surrounding the winery. Four acres is the winery, 366 acres is residential, for a total of 670 acres.

Presentation concluded with Mr. Anderson asking for comments or questions.

Mr. Axtell opened discussion by inquiring who Fincorp was.

In response to Mr. Axtell's inquiry, Mr. Emmett stated that Fincorp is a creative financial package corporation, three years old, and the underwriter for the bonds. They have handled these financial arrangements in the past.

Mr. Hairfield inquired if the bonds could be released, and if there was a provision in the contract.

In response to Mr. Hairfield's inquiry, Mr. Emmett stated that provision for release of the bonds was set for the chateau and not for the winery.

Mr. Cross commented that the floating rate may be a good deal.

Ms. Abdelnour commented that buy back of bonds was typical.

Mr. Hairfield closed discussion.

Upon a motion by Mr. Nystrom, seconded by Mr. Cross, the authority voted 6-0 with Mr. Hudgins abstaining to adopt the Resolution.

3. OTHER MATTERS

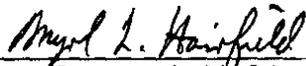
Mr. Whitehorn commented that the Chamber of Commerce supports transit network. He explained that the College of William and Mary is conducting a study on Transit and has urged business efforts to improve transportation. Richard Drumwright, Transit Administrator with the County, is involved in the study.

Mr. Whitehorn emphasized the importance of James City County, Newport News, Hampton, and York County coordinating actively to develop a better system. He stated that, according to the William and Mary Study, 6-8,000 employees a day could use the system link. This includes the Route 60/Denbigh and Poquoson areas.

Mr. Whitehorn concluded by stating that it would take the transportation improvement to bring in labor supply.

4. ADJOURNMENT

There being no further business, the July 19, 1988, meeting of the Industrial Development Authority was adjourned at 8:45 a.m.



Myrl L. Hairfield, Chairman

Brent D. Sheffler, Secretary