

TENTATIVE MEETING AGENDA

INDUSTRIAL DEVELOPMENT AUTHORITY
OF JAMES CITY COUNTY

BOARD ROOM, BUILDING C, 101 MOUNTS BAY ROAD

4:00 PM, WEDNESDAY, MARCH 10, 1993

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES - December 9, 1992
4. TREASURER'S REPORT
5. PRESENTATIONS
 - a. Resolution of Commendation to Former IDA Director Abdelnour - J. Nystrom
 - b. The James River Commerce Center Partnership - V. Gussman
6. ACTION ITEMS
 - a. 1993 Annual Report - J. Nystrom
7. REPORTS
 - a. James River Commerce Center - J. Nystrom/K. Taylor
 - b. Farmers' Market - R. Whitehorne
 - c. Strategic Plan Implementation Committee - G. Hudgins
 - d. Economic Development Ambassadors Project - G. Hudgins/
D. Norman
 - e. Williamsburg Winery IRB - K. Taylor
 - f. Industrial Access Road Funds - K. Taylor
 - g. Business Incubator Feasibility Study - R. Whitehorne/K.
Taylor
8. OTHER BUSINESS
9. ADJOURNMENT

AT A MEETING OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON MARCH 10, 1993, AT 4:07 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101-C MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

1. ROLL CALL

The meeting was called to order by Chairman Nystrom at 4:07 p.m. A roll call by Secretary Taylor identified the following members present:

Mr. Kenneth Axtell
Mr. Joseph Cross
Mr. Myrl Hairfield
Mr. George Hudgins
Mr. Robert Whitehorne
Mr. Jon Nystrom

ALSO PRESENT

Keith A. Taylor, Secretary, IDA
Frank M. Morton, III, County Attorney
Darlene R. McCoy, IDA Recording Secretary
Diane L. Abdelnour
Victoria B. Gussman, Williamsburg Developments Inc.

LATE ARRIVALS

Mr. Bartlett

2. APPROVAL OF MINUTES

On motion of Mr. Hairfield, seconded by Mr. Axtell, the minutes of December 9, 1992, were unanimously approved, as presented, by voice vote.

3. TREASURER'S REPORT

The Treasurer's Report was read by Mr. Taylor. On motion of Mr. Cross, seconded by Mr. Axtell, the Treasurer's Report, as presented, was unanimously approved by voice vote. A copy of that report is attached.

4. PRESENTATIONS

Chairman Nystrom called Diane Abdelnour forward to present to her the Authority's Resolution of Commendation in appreciation for her years of service to the County. Ms. Abdelnour told of

her enjoyment in serving the County and working with the Authority. The Resolution reads as follows:

Resolution of Commendation to Former IDA Director Abdelnour

RESOLUTION

CERTIFICATE OF APPRECIATION

WHEREAS, Diane L. Abdelnour served as a member of the Industrial Development Authority of James City County for more than a decade; and

WHEREAS, throughout this period of service Diane L. Abdelnour gave freely of her time, her energy, and her knowledge for the betterment of her County, as an active member; and

WHEREAS, Diane L. Abdelnour consistently demonstrated those essential qualities of leadership, diplomacy, perseverance and dedication while providing exceptional service to the citizens of James City County.

NOW, THEREFORE BE IT RESOLVED, that the Industrial Development Authority of James City County, Virginia, hereby extends its sincere appreciation to Diane L. Abdelnour and recognizes her distinguished service and dedication to the County and its citizenry.

BE IT FURTHER RESOLVED that this Resolution be spread upon the Minutes of the Industrial Development Authority and that a copy be presented to Diane L. Abdelnour.

Jon A. Nystrom, Chairman
Industrial Development Authority

ATTEST:

Keith A. Taylor
Secretary

Adopted by the Industrial Development Authority of James City County, Virginia, this 9th day of December, 1992.

The James River Commerce Center "Partnership"

Victoria B. Gussman, Vice President of Williamsburg Developments Inc., a for-profit subsidiary of Colonial Williamsburg Foundation, explained WDI's purpose of handling the Foundation's surplus land by increasing the Foundation's assets and controlling the land's development in a way that is beneficial to the Foundation and the community. Ms. Gussman provided a slide presentation of South England Point, wooded residential estates of five large lots totalling 99 acres, off of South England Street. Ms. Gussman then discussed the James River Commerce Center procedures regarding marketing guidelines, use approval, design review and commerce center operations. Mr. Taylor offered to distribute the Covenants and Restrictions to the Authority for review. Ms. Gussman informed the Authority that an engineering and design request for proposals had been issued the previous week. Ms. Gussman discussed her meeting with an industrial broker who could assist with marketing, client negotiations and events for the commerce center. Chairman Nystrom thanked Ms. Gussman for her presentation.

5. ACTION ITEMS

1993 Annual Report

Chairman Nystrom called for any additions or changes to the draft copy of the 1993 Annual Report previously distributed to the Authority by Mr. Taylor. Mr. Morton suggested placing the Annual Report in the Board of Supervisors' reading file. On motion of Mr. Bartlett, seconded by Mr. Axtell, the Authority unanimously approved by voice vote to approve the 1993 Annual Report as presented and forwarding a copy to the Board of Supervisors with a cover letter from the Chairman.

6. REPORTS

James River Commerce Center

Expanding on the presentation of Ms. Gussman, Mr. Taylor related that the working relationship between the County and WDI was good and that there was a level of confidence in the partnership.

Farmers' Market

Mr. Whitehorne informed the Authority that the Farmers' Market plans an opening celebration on March 17 with some changes recommended by Virginia Tech's marketing plan. These changes include offering nursery-grown products, produce from other areas, and meats; also, the parking lot has been regraded by the Cooperative in preparation for the opening. Mr. Taylor

informed the Authority that he and a staff member from Development Management would be meeting with Theresa Hintz, Manager for the Farmers' Market, during the week of March 15 for a walk through of the building.

Strategic Plan Implementation Committee/Economic Development Ambassadors Project

Mr. Hudgins outlined the structure of an ambassadors project developed by the sub-committee. The committee suggested establishing a rapport with a 10-12 member group who would first assemble during a focus group meeting that would also include key County staff. This group would consist of business leaders who had retired to the County and remained in contact with the business community by, for example, serving on boards, etc. The committee proposed meeting after April 15, the location to be determined. Mr. Hudgins concluded his report by reading a letter sent to him by Robert Hershberger, Executive Vice President, Williamsburg Area Chamber of Commerce, complimenting the Authority on its initiative to establish an ambassadors program and stating that, rather than having two similar programs for the same area, the Chamber would not start its own program and would offer any support requested by the Authority.

Williamsburg Winery IRB

Mr. Taylor imparted to the Authority that the Williamsburg Winery IRB Resolution of Inducement has lapsed. Congress had not yet passed any legislation to re-establish industrial revenue bond financing.

Industrial Access Road Funds

Mr. Taylor informed the Authority that the industrial access road funds process was proceeding at Green Mount. He also revealed to the Authority that there was recent interest for such funding at a site in the west end of the County.

Business Incubator Feasibility Study

Mr. Whitehorne discussed John Campbell's Progress Report on Phase II of the Business Incubator Project. Mr. Taylor said he may request a special meeting at the beginning of May for the Authority to hear a presentation of the final results and recommendations of the study.

Golf Development Feasibility Study

Mr. Taylor informed the Authority that they were the first to contribute to the Golf Development Feasibility Study, with York County and the City of Williamsburg also contributing, for a total of \$8,200. The Chamber Golf Sub-committee had received several proposals to review. Mr. Taylor discussed

the valuable input received from Curtis Strange who attended a recent sub-committee meeting.

Shell Building Initiative

Mr. Taylor discussed a CIP request for funding a shell building initiative. This plan would consist of appropriations over a 3-year period to fully fund construction of a shell building.

7. OTHER BUSINESS

Economic Development Image

Chairman Nystrom discussed the Old Dominion French Winery article that appeared in the Virginia Gazette on March 6, 1993, announcing the Winery's location in York County and not James City County. Mr. Taylor stated that County staff was considering whether the story warranted a response. The Authority all agreed it would be best to "take the high road" and not respond to the article. Chairman Nystrom suggested meeting with Development Management to discuss the issue of the County's image.

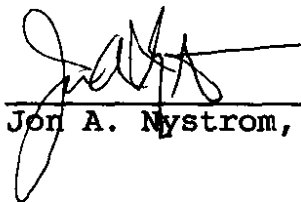
Mr. Hudgins wanted to know Virginia's national ranking for the number of relocations and expansions. Mr. Taylor responded that the majority of recent business investment and jobs in Virginia came from expansions of companies already established here.

Mr. Whitehorne remarked that he enjoyed his experience from being a member of the Solid Waste Committee that examined the issues and concerns facing the County in closing the Landfill and constructing a new Transfer Site.

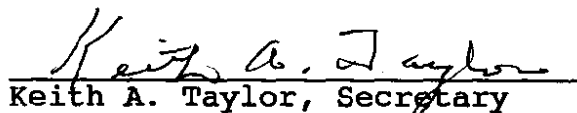
Mr. Taylor spoke of Chairman Nystrom's recent presentation of a commemorative plaque to Anheuser-Busch Williamsburg Brewery in honor of their 20th anniversary in the County. The plaque was presented on behalf of the Board of Supervisors and the Authority.

8. ADJOURNMENT

There being no further business, Mr. Nystrom entertained a motion by Mr. Hairfield to adjourn. The motion was seconded by Mr. Whitehorne and passed unanimously by voice vote. The meeting was adjourned at 5:58 p.m.



Jon A. Nystrom, Chairman



Keith A. Taylor, Secretary

TREASURER'S REPORT

INDUSTRIAL DEVELOPMENT AUTHORITY

FY 93

<u>REVENUE SOURCE</u>	<u>COLLECTED THIS PERIOD</u>	<u>COLLECTED TO DATE</u>
Farmers Market Lease	\$	\$
Interest on Available Cash	151.42	262.23
Expense Reimbursement		
	<hr/>	<hr/>
Receipts	151.42	
Fiscal Year Receipts		262.23
BANK BALANCE JUNE 30, 1992		<u>35,539.93</u>
TOTAL RECEIPTS		35,802.16
DISBURSEMENTS THIS PERIOD	\$.00	
PREVIOUS DISBURSEMENTS	<u>.00</u>	
TOTAL DISBURSEMENTS TO DATE		<u>.00</u>
BANK BALANCE NOVEMBER 30, 1992		\$35,802.16

Betty S. Pettengill
 Betty S. Pettengill, Treasurer

December 9, 1992