

AT A MEETING OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON DECEMBER 8, 1994, AT 4:00 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 4:00 p.m. A roll call by Secretary Taylor identified the following members present:

Mr. Joe Cross
Mr. Gilbert Bartlett
Mr. Sterling Nichols
Mr. Jon Nystrom
Mr. Vincent Campana

ALSO PRESENT

Keith A. Taylor, Secretary, IDA
David Norman, County Administrator
Jeane Trevino, IDA Recording Secretary
Sandra Barner, Development Management Technician
Bert Aaron
Bill Brown, Busch Properties, Inc.

LATE ARRIVAL

Mr. Robert Magoon

2. PERSONNEL MATTERS

No personnel matters at this time.

3. APPROVAL OF MINUTES

On motion of Mr. Bartlett, seconded by Mr. Campana, the minutes of September 14, 1994 were unanimously approved, by voice vote, with one change noted by Mr. Nystrom that under the Farmers Market Report the motion should read: "On a motion by Mr. Hairfield, seconded by Mr. Bartlett, empowering Mr. Nystrom to negotiate a lease not to exceed an increase in rent of more than \$1,200 per year."

4. TREASURER'S REPORT

The Treasurer's Report for the Authority was read by Mr. Taylor along with the Capital Improvements Expenditure report. On motion by Mr. Bartlett, seconded by Mr. Nichols, the Treasurer's Report, as presented, was unanimously approved by voice vote.

5. PRESENTATION

Mr. Nystrom introduced Mr. Bill Brown, Director, Busch Properties - Columbus, Ohio.

Mr. Brown discussed the variety of industrial, office, and commercial centers which Busch Properties has established across the country. The newest of these commercial and industrial centers are the Busch Commerce Park and Busch Industrial Park, both in neighboring York County.

The Busch Commerce Park is a master planned 140 acre linear business park with frontage on I-64. It is ideal for support retail and office development. The park has a mile of frontage on the east side of I-64 at the Route 199 interchange, with sites ranging in size from four to 15 1/2 acres.

The Busch Industrial Park is a master planned 104 acre general purpose business park. It is ideal for light industry, R&D, manufacturing and distribution centers. Road, sanitary sewer, and public water lines are in place, and gas, hi-power electric and other utilities are available. The park has one half mile of frontage on the west side of I-64 at the Route 199 interchange, with sites ranging in size from two and one-quarter to 16-plus acres.

Mr. Brown stated that this area has been extremely successful for Busch Properties' investments. It is the only location where they have also developed a residential community which is one of their most successful endeavors. He stated that James City County was helpful and easy to work with on all levels of development.

Mr. Nystrom thanked Mr. Brown for updating the Authority on the status and development of Busch Properties. He also noted that while the new parks are not located in James City County, they will provide much needed inventory to attract business to the community at large.

6. ACTION ITEMS

Farmers' Market Lease Extensions

Mr. Nystrom commented that negotiations are progressing, however, the parking lot is in need of partial paving and this will increase the new lease price. He requested the Authority empower him to negotiate an increase in rent not to exceed \$1,600 per year.

On a motion by Mr. Bartlett, seconded by Mr. Nichols, the motion was unanimously approved by voice vote.

Adoption of Business Incubator Development Evaluation
Committee's Recommendations

Mr. Bartlett reported that it is the committee's recommendation that an incubator not be established at this time. It recommended instead that the County staff enhance existing area small business support groups and services, formulate a comprehensive small business assistance program and provide the necessary funding and staff to support it. Specifically, in regard to staffing, it is suggested that either a new half-time position be created in the Office of Economic Development or 20 hours of existing non-OED staff time per week be identified and reassigned to developing and coordinating such a program, i.e.; a Small Business Coordinator.

1995 Meeting Calendar

On a motion from Mr. Bartlett, seconded by Mr. Nichols, the Authority unanimously approved the 1995 meeting calendar.

7. REPORTS

James River Commerce Center

Mr. Taylor noted that they are presently scheduling meetings with WDI to discuss future actions for the Commerce Center.

Industrial Shell Building Project & Bonded Industrial Access Road Project

Mr. Taylor commented that Staff, in assisting the Authority with its Shell Building Project negotiations with Stonehouse, identified a state program that could ultimately result in significant cost savings on the shell building project. The program, called the Bonded Industrial Access Road Fund is administered by the Virginia Department of Highways and the Commonwealth Transportation Board. The successful application submitted by James City County for this funding made available approximately \$297,000 of State money to offset the costs of extending a road to the IDA'S shell building site at Stonehouse, while at the same time opening up an entire new 200-acre industrial property for development

Mr. Taylor displayed preliminary architectural drawings of the shell building and the approximate placement of the access road into Stonehouse opening the Commerce Park and accessing the shell building.

The IDA'S contractual agreement with Stonehouse already includes the cost of the access road. However, by getting the State funding and a qualifying industrial investment locates along the road within three years, Stonehouse has

agreed to discount the shell building price to the IDA by the amount of qualifying road funding allowed.

Strategic Plan Implementation Committee

Mr. Taylor commented that the Strategic Plan is currently under review by the County Administrator and an update will soon be presented to the Board.

Incentives Task Force

Mr. Nystrom explained that the Incentives Task Force has another meeting to prepare its final report, and will present the report to the Board during a January 23rd work session. He explained that the overall recommendations will revolve around flexibility.

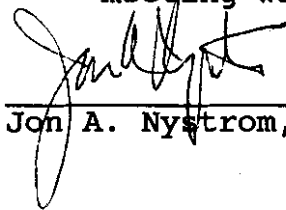
Fall Trade Mission

Mr. Taylor explained that he recently attended, along with Supervisors Depue and Magoon, a report to Top Management in New York. He also recently attended the annual Southern Industrial Development Council Conference (SIDC) in Kentucky. He commented that these meetings are extremely productive in promoting James City County and in enhancing the County's prospect development efforts.

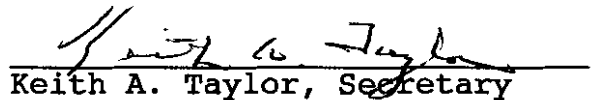
Other Business

7. ADJOURNMENT

There being no further business, Mr. Nystrom entertained a motion by Mr. Campana to adjourn. The motion was seconded by Mr. Nichols and passed unanimously by voice vote. The meeting was adjourned at 6:10 p.m.



Jon A. Nystrom, Chairman



Keith A. Taylor, Secretary