

AT A MEETING OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON SEPTEMBER 18, 1996, AT 3:35 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 3:35 p.m. A roll call by Secretary Taylor identified the following members present:

Mr. Gilbert Bartlett
Mr. Vincent Campana
Mr. Joe Cross
Mr. Robert Demer
Mr. Jon Nystrom

ALSO PRESENT

Keith A. Taylor, Secretary, IDA
Jeane Trevino, Recording Secretary, IDA
Sandra Barner, Economic Development Technician
Sanford Wanner, County Administrator
Frank Morton, Counsel, Industrial Development Authority of James City County
Doug Powell, Community Services
Nichole Curbeam, Commonwealth of Virginia Housing & Community Development
Bill Doig, Executive Director, Williamsburg Landing
Alvin Anderson, Counsel, Williamsburg Landing
John Franklin, Senior Vice President, Wheat First Butcher Singer
Guy Friddell, Counsel, Hunton & Williams, Bond Counsel - Williamsburg-Oxford Group

1. APPROVAL OF MINUTES

Mr. Taylor advised the Authority that counsel had one change to the June 16, 1996 meeting minutes. Entered under Action Item Number Five Williamsburg Landing Inc. Revenue Bond Financing the language in the second paragraph reads "as the applicant had agreed to indemnify the County up of \$60,000 over a four year period on the County's Warhill financing."

On motion of Mr. Cross, seconded by Mr. Campana, the minutes of June 13, 1996 meeting, as amended, were approved unanimously by voice vote.

2. TREASURER'S REPORT

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

3. PERSONNEL MATTERS

Director Appointments

Chairman Nystrom congratulated Director Barlett on his reappointment to the Authority.

Chairman Nystrom introduced new IDA Director Robert Demer. Mr. Demer, of Demer & Associates, was welcomed by the group.

Nominating Committee for 1997 Officers

Chairman Nystrom appointed Mr. Campana and Mr. Bartlett as the Nominating Committee for the selection of the 1997 Officers.

Resolution of Appreciation for George M. Hudgins, Jr.

Chairman Nystrom proposed that the Authority consider a resolution acknowledging Mr. Hudgins' contribution during his tenure as an Authority Director. On a motion of Mr. Campana, seconded by Mr. Cross, the Authority unanimously approved Chairman Nystrom's proposal.

RESOLUTION OF APPRECIATION

WHEREAS, George M. Hudgins, Jr. served as a member of the Industrial Development Authority of James City County from July, 1988 to September, 1996, and as its Vice Chairman from December, 1990 to September, 1996; and

WHEREAS, throughout this period of service George M. Hudgins, Jr. gave freely of his time, his energy, and his knowledge for the betterment of his County, as an active member; and

WHEREAS, George M. Hudgins, Jr. 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 George M. Hudgins, Jr. and recognizes his 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 George M. Hudgins, Jr.

Chairman Nystrom asked that Mr. Hudgins be invited to the IDA's December meeting to receive this Resolution of Appreciation.

4. PRESENTATION

Revenue Bond Refunding Request by Williamsburg-Oxford Group

Chairman Nystrom introduced Mr. Guy Friddell, counsel for the Williamsburg-Oxford Group.

Mr. Friddell explained that the refunding application has expired and it is necessary to come before the Authority to approve the request once again and to hold a public hearing on this request.

Chairman Nystrom opened the public hearing at 4:15pm. There being no public comment, Chairman Nystrom closed the public hearing.

Mr. Anderson informed the Authority that the interest rates for the Industrial Revenue Bonds will be decided by month end and the Williamsburg Landing would like to proceed with the purchase of the bonds. He requests the Authority authorized the purchase of the Series 1996 Bonds for the Williamsburg Landing.

Proposed James River Enterprise Zone Policy

Ms. Barner informed that Authority that Ms. Curbeam, of the Virginia Department of Housing and Community Development, has been working with Doug Powell, James City County's Assistant Manager of Community Services, to finalize the revised James River Enterprise Zone package and ensure that all local incentives are in compliance with state legislation. Ms. Barner informed the Authority that one such incentive was not in compliance and asks the Authority to adopt a new incentive policy authorizing grants to industries which meet the eligibility criteria for enterprise zone incentives.

On motion of Mr. Cross, seconded by Mr. Campana, the Industrial Development Authority James River Enterprise Zone Policy Statement (attached), was approved unanimously by voice vote.

5. ACTION ITEMS

Revenue Bond Refunding Request by Williamsburg-Oxford Group

On a motion from Mr. Bartlett, seconded by Mr. Cross the Resolution was approved by voice vote.

Authorizing Resolution for Williamsburg Landing, Inc., Series 1996 Bonds

Mr. Cross nominated Mr. Bartlett for temporary chair, seconded by Mr. Campana, the nomination of Mr. Bartlett as Temporary Chairman, was unanimously approved by voice vote.

On a motion from Mr. Campana, seconded by Mr. Cross the Resolution Authorizing Bond Purchase for Williamsburg Landing, Inc. Series 1996 Bonds, was approved by voice vote: 3 ayes, 2 abstentions.

Mr. Nystrom abstained from the motion due to his affiliation as a member of the Board of Directors of Williamsburg Landing

The Authority set a special meeting date of October 4, 1996 at 8:00am in the County's Government Center, Building C Board Room, James City County, Virginia to review the Bond Purchase for Williamsburg Landing, Inc. Series 1996 Bonds.

Mr. Bartlett entertained a motion by Mr. Campana, seconded by Mr. Cross, to reinstate Mr. Nystrom as Authority Chairman. The motion was unanimously approved by voice vote.

6. REPORTS

James River Commerce Center(JRCC)

Mr. Taylor informed the Authority that the road improvements for the center were proceeding on schedule. There will be a formal publicity event scheduled upon completion.

Industrial Shell Building Project

Mr. Taylor informed the Authority that the closing for the shell building will occur within the next 30 days. A current punch list is being finalized. The Authority actually received a savings of approximately \$40,000 on final cost of the building.

Comprehensive Plan Update

Mr. Taylor informed the Authority that the plan update is on schedule and final recommendations will be presented to the Planning Commission at the end of October and the Board of Supervisors review will be in November.

Manufacturers' Roundtable Series

Mr. Taylor stated that the Office of Economic Development has budgeted funds for this program. He has begun to query the Plant Managers, through the Office of Economic Development's existing industry visitation program, to get their reactions to this type of gathering.

In order to maintain interest, Mr. Taylor felt that programming out one year's worth of meetings would be beneficial. He requested comments and suggestions from the Directors.

Commonwealth Yarn/Virginia Commonwealth Textiles

Mr. Taylor informed the Authority that Commonwealth Yarn has experience difficult times. Mr. Robert Springer became an officer of the company now called Virginia Commonwealth Textiles with a reorganization involving \$2.5 million of new private working capital. Mr. Springer has already obtained an agreement for an exclusive yarn contract.

He has also obtained State funding and they will pay the Authority their full loan amount within the next 30 days retiring that debt.

IDA Strategic Plan

Chairman Nystrom notified the Authority that the Board of Supervisors supports the Authority's Strategic Plan Mission and Goals. He recommends Mr. Cross and he develop a Strategic Plan Task Force in order to proceed with the plan implementation. He asks that each Director review current Goals and Objectives and make comments and recommendations to Mr. Cross or him.

Virginia IDA Institute

Mr. Nichols went to the Virginia Institute for Economic Development last years at Virginia Tech, and was unable to complete to program. He has been allowed credit to attend this year's course and will once again attend the program in November.

Peninsula Mayors & Chairs Economic Development Steering Committee

Chairman Nystrom informed the Authority that the Peninsula Mayors & Chairs have formed a steering committee, which he has been asked to join, in order to map out the future of economic development in Hampton Roads and to consolidate the public/private organizations that comprise the regional effort which now serve economic development.

New York Report to Top Management

Chairman Nystrom informed the Authority that the annual New York Report to Top Management will occur in November and that the Chairman will once again attend the program.. He found last year to be very informative and a good prospect development venue.

Fall Business Leaders' Breakfast Meeting

Mr. Taylor informed the Authority that the Fall Business Leaders' Breakfast Meeting will take place on October 2, 1996. The speaker will be Mr. Barry DuVal and the topic will be the new Hampton Roads Partnership.

Farmers Market

Chairman Nystrom informed the Authority that once again the Farmers' Market lease renewal will come before the Authority, and heasked the Directors to authorize him to negotiate the lease extension.

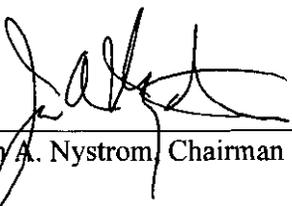
On motion of Mr. Bartlett, seconded by Mr. Campana, the Chairman Nystrom was duly authorized to negotiate a lease with James City's Growers Coop at a rental rate no lower than current rental rate, was unanimously approved by voice vote.

OTHER BUSINESS

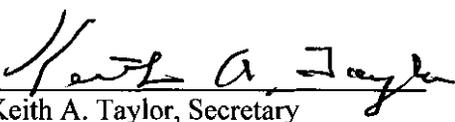
Mr. Taylor informed the Authority that he had nominated Chairman Nystrom for the VEDA 1996 Volunteer of the Year Award, and Chairman Nystrom was recognized as one of the a nominees at the annual VEDA meeting in Hots Springs, Virginia. Newport News' past IDA Chairman Alan Witt won this year's award.

7. ADJOURNMENT

There being no further business, Chairman Nystrom entertained a motion by Mr. Campana to adjourn. The motion was seconded by Mr. Bartlett and passed unanimously by voice vote. The meeting was adjourned at 5:25 p.m.



Jon A. Nystrom, Chairman



Keith A. Taylor, Secretary

**POLICY IN SUPPORT OF
JAMES RIVER ENTERPRISE ZONE**

The Industrial Development Authority of James City County (IDA) supports economic growth in the James River Enterprise Zone. Therefore, the IDA shall provide grants to industries which meet the eligibility criteria for enterprise zone incentives based on the following formulae and subject to (a) amendment of the local enterprise zone ordinance by the James City County Board of Supervisors (BOS), (b) a resolution by the BOS in support of the IDA Policy, and © the availability of funds.

	<u>Real Estate</u>	<u>Machinery & Tools</u>
First Year:	.45% of assessed value of improvements	.5% of assessed value
Second Year:	.36%	.4%
Third Year:	.27%	.3%
Fourth Year:	.18%	.2%
Fifth Year:	.09%	.1%

Grants are to be disbursed annually with the first grant awarded after one full year of operation. A year of operation begins with the issuance of a certificate of occupancy.

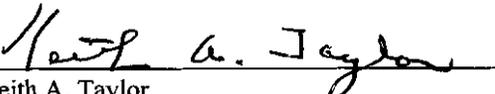
Adopted by the Industrial Development Authority of James City County, Virginia, this 18th day of September, 1996, on a motion by Mr. Cross, seconded by Mr. Campana.

VOTE:

AYE: 5

NAY: 0

ATTEST:



Keith A. Taylor
Secretary to the IDA