

AT A MEETING OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON SEPTEMBER 9, 1999, AT 3:30 P.M. IN THE BUILDING C CONFERENCE ROOM, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

1. ROLL CALL

The meeting was called to order by Chairman Bartlett at 3:30 p.m. A roll call by Secretary Taylor identified the following members present:

Mr. Gilbert Bartlett
Mr. John Berkenkamp
Mr. Vincent Campana, Jr.
Mr. Bob Demer
Mr. Sterling Nichols
Mr. Jon Nystrom

ABSENT

Mr. Bill Greenwood

ALSO PRESENT

Keith Taylor, Secretary, IDA
Sandra Barner, Project Coordinator, Office of Economic Development
Sanford Wanner, County Administrator

2. APPROVAL OF MINUTES

On a motion by Mr. Berkenkamp and a second by Mr. Nystrom, the minutes from the July 8, 1999 and August 11, 1999 meetings were approved by unanimous voice vote.

3. FINANCIAL REPORTS

Mr. Taylor stated that there is no Treasurer's report because the Treasurer was out of town. Mr. Taylor noted that the IDA currently has approximately \$150,000 in its account.

Mr. Bartlett expressed confidence that the amount the IDA has is sufficient to cover its projected routine operating expenses for this year.

4. REPORTS

a. Agenda/Background Paper for October 7 Joint Work Session with Board of Supervisors

Gil Bartlett suggested that the first Work Session item be to request that the Incentive Policy topic be referred to a committee to review and make recommendations. He will also present a revised version of his draft position paper at that session and would like any input Directors may have. Several ideas were mentioned for possible inclusion.

b. BOS Liaison to IDA

Ron Nervitt suggested that the IDA present a proposal to the Board of Supervisors at the Work session as to what areas IDA would like to be active in, stressing the background and skills of various Directors.

b. Planning Commission Liaison

Bob Demer reported that the Planning Commission has various Zoning Ordinance changes under consideration, which he feels are useful.

c. Peninsula Alliance for Economic Development

Mr. Nystrom reported that the Alliance has completed its move and will be fully staffed soon, is engaging in a regional workforce study, and is initiating bi-monthly small group meetings with corporate sponsors to brief them on Alliance activities. Keith Taylor also mentioned that the Alliance is hosting quarterly receptions for Virginia Economic Development Partnership marketing representatives.

d. Research & Technology District Task Force

Mr. Campana reported that the task force has developed a mission statement and is now identifying tasks to work on in sub-groups. He has asked that all IDA Directors be copied on meeting minutes as a way of keeping them informed on progress. Both Mr. Berkenkamp and Mr. Nystrom suggested that the committee keep in mind the lack of premier engineering schools in the immediate area as a constraint.

e. Strategic Plan Implementation

No report.

f. Dialog with Richmond Area IDAs

Mr. Demer reported on a meeting with Greg Wingfield, Executive Director of the Greater Richmond Partnership. There is presently no structured interface between the various IDA's in the Richmond region.

g. Questions Concerning Written Staff Report

Enterprise Zone mechanics and level of activity at James River Commerce Center were discussed. Directors would be interested in an overview of the Enterprise Zone from Doug Powell, James River Enterprise Zone Director, as well as an update from Tory Gussman of Williamsburg Developments Inc. regarding James River Commerce Center activity.

5. Closed Session

IDA Secretary Taylor recommended that the IDA go into Closed Session pursuant to Section 2.1-344.(A) (3) of the Code of Virginia to consult with legal staff on a specific legal matter and Section 2.1-344.(A)(5) to discuss a prospect business or industry/or expansion of an existing business or industry where no previous announcement has been made. On a motion made by Mr. Bartlett and seconded by Mr. Berkenkamp, and approved by unanimous voice vote, the IDA went into Closed Session at 4:25 p.m.

On a motion made by Mr. Bartlett and seconded by Mr. Campana, and approved by unanimous voice vote, the IDA came out of Closed Session at 5:10 p.m.

RESOLUTION

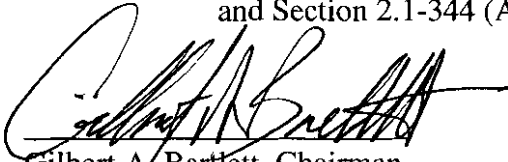
MEETING DATE: September 9, 1999

CERTIFICATION OF CLOSED MEETING

WHEREAS, the Industrial Development Authority of the County of James City, convened a closed meeting on this date pursuant to an affirmative recorded vote and in Accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.1-344.1 of the Code of Virginia requires a certification by the Board that such closed meeting was conducted in conformity with Virginia law.

NOW, THEREFORE, BE IT RESOLVED that the Industrial Development Authority of James City County, hereby certifies that, to the best of each member's knowledge; (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies; and (ii) only such public business matters were heard, discussed or considered by the IDA as were identified in the motion, Section 2.1-344 (A) (3) of the Code of Virginia to discuss legal matters and Section 2.1-344 (A) (5) to discuss an economic development prospect.



Gilbert A. Bartlett, Chairman
Industrial Development Authority

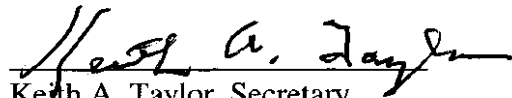
VOTE:

AYE: 5

NAY: 0

(For each nay vote, the substance of the departure from the requirements of the Act should be described)

ATTEST:

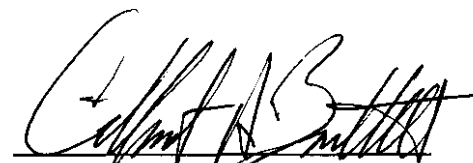


Keith A. Taylor, Secretary
Industrial Development Authority

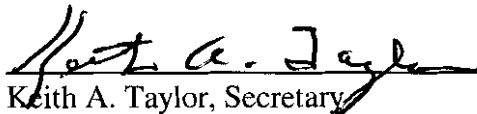
Adopted by the Industrial Development Authority of the County of James City, Virginia, this 9th day of September, 1999.

6. ADJOURNMENT

There being no further business Chairman Bartlett entertained a motion from Mr. Berkenkamp to adjourn. The motion was seconded by Mr. Nystrom and approved by unanimous voice vote. The meeting was adjourned at 5:11 p.m.



Gilbert A. Bartlett, Chairman



Keith A. Taylor, Secretary

**OFFICE OF ECONOMIC DEVELOPMENT
PROJECT STATUS REPORT
September 9, 1999**

James River Commerce Center

WDI has asked a consultant to undertake a market position and pricing study for the park. Results are expected soon, which may result in a change in pricing structure.

Shell Building

OED staff continues to work with John Deere Utility Vehicle Group to conclude details related to the building fit-out, as well as to address property management issues related to Deere's temporary use of the facility and grounds. Bill Porter, Assistant County Administrator, has agreed to act as James City County's single point of contact for all of Deere's tenant-related requests in order to provide them with a seamless experience while there. Mr. Porter will consult Keith Taylor and keep him informed on any items requiring IDA approval.

James River Enterprise Zone

No new activity.

County Fair

OED staff and IDA Directors Bartlett, Greenwood, and Nichols hosted a display at the County Fair in August. A John Deere Gator® and several products made by existing County manufacturers were displayed. Interest and comments were favorable.

Upcoming Events

Michelob Championship - Oct. 7/10. IDA Directors, OED staff, and County Admin. hosting skybox.
IDA worksession with BOS - Oct. 7, 7PM, Building C Board Room, televised
Business Leaders Breakfast - Oct. 28, Marriott Hotel, 7:30 AM