

AT A MEETING OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON JULY 13, 2000, AT 3:30 P.M. IN THE BUILDING C CONFERENCE ROOM, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

1. CALL TO ORDER

The meeting was called to order by Chairman Bartlett at 3:34 p.m.

2. ROLL CALL

A roll call by Secretary Taylor identified the following members present:

Mr. Gilbert Bartlett
Mr. John Berkenkamp
Mr. Vincent Campana, Jr.
Ms. Virginia Hartmann
Mr. Mark Rinaldi

ALSO PRESENT

Keith Taylor, Secretary, IDA
Donna Christian, Recording Secretary, IDA
Sandra Barner, Project Coordinator
Jim Kennedy, Board of Supervisors
Leo Rogers, Assistant Counsel, IDA
Kendra Langlois, Economic Development Intern

ABSENT

Mr. Sterling Nichols
Mr. Jon Nystrom

3. APPROVAL OF MINUTES

On a motion by Mr. Berkenkamp and a second by Mr. Rinaldi, the minutes from the May 11, June 12 and June 30, 2000 meetings were approved by unanimous voice vote.

4. FINANCIAL REPORTS

a. Treasurer's and Financial Reports

Mr. Taylor and Ms. Christian briefly presented the Treasurer's Report and answered questions.

b. Operating and CIP Budget Reports

Mr. Taylor and Ms. Christian presented the Capital Improvement Expenditure Report and the IDA Operating Budget Report. On a motion by Mr. Berkenkamp and a second by Mr. Campana, the Treasurer's Report, the IDA Operating Budget, and the CIP Reports were accepted by unanimous voice vote. Mr. Berkenkamp requested a more complete accounting of the cost, revenue and residual values associated with the County's first shell building project. Mr. Taylor said he would request this of the IDA's Fiscal Agent.

5. PERSONNEL MATTERS

a. Summer Intern for OED

Mr. Bartlett introduced and welcomed Virginia Hartmann as the IDA's newest Director.

b. Election of Vice Chairman

Mr. Bartlett asked Mr. John Berkenkamp to fill the remaining term of Vice Chairman. Mr. Berkenkamp stated that he would be very happy to serve in that capacity. On a motion by Mr. Campana and a second by Mr. Rinaldi, the nomination was approved by unanimous voice vote.

c. Resolution for Outgoing IDA Director Demer

On a motion by Mr. Berkenkamp and a second by Mr. Rinaldi a resolution of appreciation for Mr. Demer's service on the IDA was passed by unanimous voice vote.

6. ACTION ITEMS

a. Authorization to Approve James River Commerce Center Easement Agreement

Mr. Rogers briefly explained the easement agreement between Ball Metal Beverage Container Corp. and the IDA at James River Commerce Center. He then answered questions from the directors. On a motion by Mr. Berkenkamp and a second by Mr. Rinaldi, the resolution was approved by unanimous voice vote.

7. PRESENTATION

Economic and Fiscal Impact Analyses of Technology-Driven Companies

Mr. Taylor introduced Kendra Langlois who gave a presentation of her economic and fiscal impact analyses drafts she is preparing for the County Administrator. She then answered questions from the directors.

8. REPORTS

a. BOS Liaison to IDA

Mr. Kennedy welcomed Ms. Hartmann as the newest IDA Director. He solicited the IDA's input on "big box retail" and affordable housing.

b. Planning Commission Liaison

Mr. Bartlett asked Mr. Rinaldi if he would take over as Planning Commission Liaison. He explained that it is mostly a passive role. He would need to observe and report to the IDA any issues relating to the IDA. Mr. Rinaldi stated that he would be happy to do so.

c. Peninsula Alliance for Economic Development

Mr. Bartlett stated that he had been appointed to the marketing committee of the Alliance.

d. Crossroads Project Liaison

Mr. Bartlett noted the recent agreement between the Casey family and William & Mary's Endowment Association to develop a 300-acre tract at the Crossroads area.

e. Research & Technology District Task Force

Mr. Campana stated that the task force will have a joint meeting with the Board of Supervisors on September 25, 2000. Two members of the Research & Technology District Task Force will meet with each of the Board of Supervisors individually prior to the September meeting.

f. Economic Development Initiatives

Mr. Rinaldi stated that some of the items discussed at the joint IDA/BOS meeting will be part of the economic development initiatives.

g. June 12 Work Session Outcomes with Board of Supervisors

Mr. Bartlett produced a two page report as a result of the joint IDA/BOS meeting. He asked the other directors to do the same if they have thoughts about the joint meeting they would like to convey. Mr. Berkenkamp stated that he would be interested in taking item numbers four and eight on Mr. Bartlett's report and proceeding with them.

9. REPORTS OF THE ECONOMIC DEVELOPMENT STAFF

a. Shell Building #2 Due Diligence Recommendations

Mr. Taylor stated that in the past the IDA retained a consultant on siting and developing the first shell building. He asked the chairman to assign one IDA director to work directly with the Office of Economic Development in preparing a similar consultant RFP for shell building #2. Mr. Campana volunteered to help with this project.

b. James City County Fair

Ms. Barner reported that the County Fair will be held on Saturday, August 12 and she asked the IDA Directors for volunteers to help man the booth.

10. OTHER BUSINESS

Mr. Campana stated that as a result of the joint meeting with the Board of Supervisors, the IDA may need to have a special meeting to go through the charges given by the Board.

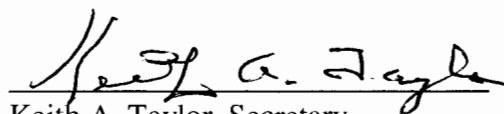
Mr. Rinaldi stated that IDA has a lot that has been asked of it and this may require monthly meetings.

Mr. Bartlett asked that any reports by IDA Directors be done in writing 10 days prior to the meeting.

11. ADJOURNMENT

There being no further business Chairman Bartlett entertained a motion from Mr. Rinaldi to adjourn. The motion was seconded by Mr. Campana and approved by unanimous voice vote. The meeting was adjourned at 5:30 p.m.

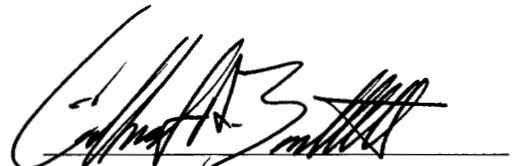

Gilbert A. Bartlett, Chairman


Keith A. Taylor, Secretary

RESOLUTION

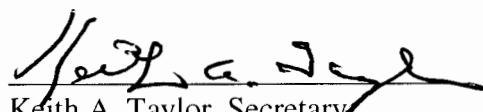
CERTIFICATE OF APPRECIATION

- WHEREAS, Robert J. Demer served as a member of the Industrial Development Authority of James City County from July 1996 to July 2000; and
- WHEREAS, Robert J. Demer served as Vice Chairman of the Industrial Development Authority of James City County from January 2000 to July 2000; and
- WHEREAS, throughout this period of service Robert J. Demer gave freely of his time, his energy, and his knowledge for the betterment of his County, as an active member; and
- WHEREAS, Robert J. Demer 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 Robert J. Demer 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 Robert J. Demer.



Gilbert A. Bartlett, Chairman
Industrial Development Authority

ATTEST:



Keith A. Taylor, Secretary
Industrial Development Authority

Adopted by the Industrial Development Authority of the County of James City Virginia, this 13th day of July, 2000.

RESOLUTION

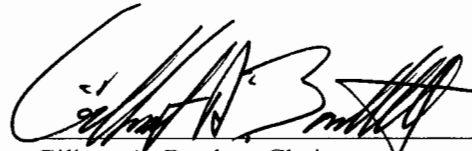
TRANSFER OF 20' DRAINAGE EASEMENT TO BALL METAL BEVERAGE CONTAINER CORPORATION

WHEREAS, the Industrial Development Authority of the County of James City, Virginia ("IDA") is the owner of a 61.2113 acre parcel and 3.1387 acre 50' access strip in the James River Commerce Center (the "Property"); and

WHEREAS, Ball Metal Beverage Container Corp. ("Ball Metal") wishes to acquire a 20' wide drainage easement across the 50' access strip; and

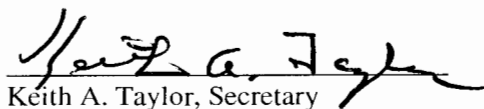
WHEREAS, the IDA is willing to give Ball Metal the 20' drainage easement across the 50' access strip.

NOW, THEREFORE, BE IT RESOLVED that the Industrial Development Authority of the County of James City, Virginia hereby authorizes and directs its Chairman, Gilbert A. Bartlett, to execute a recordable easement agreement and any other documents necessary to convey a 20' drainage easement across the 50' access strip of the Property.



Gilbert A. Bartlett, Chairman
Industrial Development Authority

ATTEST:



Keith A. Taylor, Secretary
Industrial Development Authority

Adopted by the Industrial Development Authority of the County of James City Virginia,
this 13th day of July 2000.