

## MINUTES

AT A WORK SESSION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON June 15, 2004, 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 Campana at 3:02 PM.

### 2. ROLL CALL

A roll call identified the following members present:

Mr. Alvin Bush  
Mr. Vincent Campana, Jr.  
Ms. Virginia Hartmann  
Mr. Mark Rinaldi

### ALSO PRESENT

Sandra Barner, County Economic Development Project Coordinator  
Richard Bradshaw, Commissioner of Revenue  
Michael J. Brown, Board of Supervisors IDA Liaison  
Justin M. Hargrove, Troutman Sanders LLP  
Elizabeth Kostely, APVA  
Louis Malon, APVA  
Suzanne Mellen, Director of Budget and Accounting  
Marcè Musser, IDA Recording Secretary  
Steve Johnson, Troutman Sanders LLP, IDA Bond Counsel  
John McDonald, Manager of Financial and Management Services  
Sandra Jones McNinch, Troutman Sanders LLP, APVA Bond Counsel  
William C. Porter, Jr., Assistant County Administrator  
Richard Sebastian, Director of Real Estate  
Keith A. Taylor, IDA Secretary  
Sandra Wahl, APVA  
Sanford B. Wanner, County Administrator

### ABSENT

Mr. Gilbert Bartlett  
Mr. John Berkenkamp  
Mr. Bernard Ngo

Mr. Taylor noted that Mr. Ngo’s administrative assistant, Paige Johnson, passed away Monday night, and expressed sympathy on behalf of the IDA.

3. PRESENTATION

- a. Association for the Preservation of Virginia Antiquities (APVA) Revenue Bond Financing Request – K. Taylor, S. Johnson

Ms. McNinch gave an overview of the APVA’s project for which they were applying, followed by a more detailed explanation by Ms. Kostely. The project will create ten to fifteen new jobs and approximately \$170,000 in additional local tax revenues, mostly from concessions. Projected life of the Archaearium portion of the project is fifty years. It will be located well above the flood plain and sustained water impact during the recent hurricane. The mobile units will supply a secure place for the most current archaeological finds to be displayed regardless of the location of the dig or weather; and the Dale House is to be the permanent display area for the more than 1,000,000 artifacts recovered from the site.

Ms. McNinch then presented the APVA’s application for industrial revenue bond financing for the project.

Mr. Johnson stated he had reviewed the application and all was in order.

4. PUBLIC HEARING

- a. Proposed Revenue Bond Financing for APVA– V. Campana

Chairman Campana opened the public hearing concerning the APVA’s bond financing request. There being no member of the public appearing to speak, Chairman Campana then closed the public hearing

5. ACTION ITEM

- a. Resolution of Inducement for APVA. – V. Campana

Mr. Johnson gave an overview of the Resolution of Inducement. On a motion by Ms. Hartmann and a second by Mr. Bush, the Resolution of Inducement for the Industrial Development Revenue Bond for AVID Medical, Inc. was approved by roll call vote:

Mr. Bush	Aye
Mr. Campana	Aye
Ms. Hartmann	Aye
Mr. Rinaldi	Aye

Mr. Taylor suggested the IDA recess for a short period to allow for signing of documents associated with the motion passed. Chairman Campana recessed the meeting at 3:30 PM.

Chairman Campana reconvened the meeting at 3:36 PM

6. WORK SESSION ON TOPICS FOR JULY 27 JOINT WORK SESSION WITH BOARD OF SUPERVISORS

- a. Mr. Taylor introduced the County Revenue Resource Panel, who explained their department's functions and answered questions from the IDA.
  1. Mr. Richard Bradshaw, Commissioner of Revenue, explained his function as Commissioner of Revenue, and gave an overview of the County's tax structure, in particular those areas of interest to the IDA (property, tangible business personal property, manufacturing machinery and tool taxes, and BPOL).
  2. Mr. John McDonald, Manager of Financial and Management Services, handed out a chart (attached) representing the County's standing in tax income compared to the other eleven Hampton Roads communities in each revenue area.
  3. Mr. Richard Sebastian, Director of Real Estate, explained he is responsible for generating revenue through real estate assessments. He handed out a one-page summary (attached) explaining the assessment structure, function, and total assessed property values. Mr. Sebastian stated that his department has to evaluate all sales that occur, and that this year's charges are based on last year's assessments.

Chairman Campana thanked the panel for their information and input.

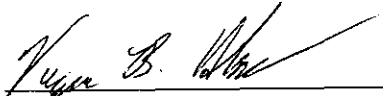
b. Discussion

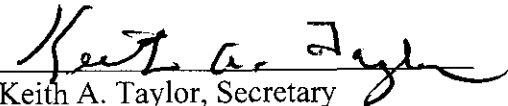
Mr. Brown handed out a page of Supervisor Inputs on suggested July 27 Joint Work Session topics. Extensive discussion followed. There was general consensus that Joint Work Session discussion focus on a brief recap of recent IDA major activities and a dialog on what other activities the pending IDA-to-EDA name change might allow it to consider.

7. ADJOURNMENT

Chairman Campana suggested the IDA continue the meeting on discussion topics for the Joint Work Session next week. He instructed Mr. Taylor to communicate with the Directors to schedule a time suitable to the majority and inform all, regarding the meeting date, time and place. Chairman Campana accepted a motion from Mr. Rinaldi to adjourn.

There being no further business, Ms. Hartman entertained a motion from Mr. Rinaldi to adjourn. The meeting was adjourned at 9:40 AM.

  
\_\_\_\_\_  
Virginia Hartmann, Vice Chair

  
\_\_\_\_\_  
Keith A. Taylor, Secretary

**Treasurer's Report-FY 04  
Industrial Development Authority  
May - June 04**

<b>Rev Code</b>	<b>Revenue Source</b>	<b>Prior Collections</b>	<b>Collected this period</b>	<b>Collected to Date</b>
021-325-0100	Lease Income	\$79,475.17		\$79,475.17
021-325-0200	Interest on Available Cash	\$18,819.50	\$3,567.99	\$22,387.49
021-325-0250	Misc Revenue	\$0.00		\$0.00
021-325-0400	Bond Fee Revenue	\$71,000.00	\$14,462.50	\$85,462.50
021-325-0500	Land Contract Payment Revenue	\$0.00		\$0.00
021-325-0600	General Fund Contribution	\$129,064.97		\$129,064.97
021-325-1000	Gain/Loss on Sale	\$182,068.00		\$182,068.00
	Total receipts this period		\$18,030.49	\$498,458.13
	Fiscal Year Receipts			
	Bank balance June 30, 2003			\$2,968,342.74
	Total Receipts			\$3,466,800.87
	Disbursements this Period	\$794.34		
	Previous disbursements	\$369,238.67		
	Total disbursements to Date			\$370,033.01
	Bank balance June 30, 2004			<b><u>\$3,096,767.86</u></b>

**INDUSTRIAL DEVELOPMENT AUTHORITY**  
**EXPENDITURES**

**James City County**

09-Jul-04

IDA: Year ( 2004 ) Period ( 12 )

Ledger ID	Ledger Description	Beg Budget	May	June	Total YTD Exp	Balance
	<b>OPERATING EXPENSES</b>					
021-010-0203	PROFESSIONAL SERVICES	\$16,500.00	\$0.00	\$0.00	\$15,000.00	\$1,500.00
021-010-0205	PROMOTION	\$24,000.00	\$63.50	\$3.99	\$20,021.17	\$3,978.83
021-010-0210	INSURANCE	\$650.00	\$0.00	\$0.00	\$0.00	\$650.00
021-010-0220	TRAVEL & TRAINING	\$4,200.00	\$123.35	\$0.00	\$2,461.72	\$1,738.28
021-010-0222	LOCAL TRAVEL	\$400.00	\$286.54	\$290.96	\$915.06	(\$515.06)
021-010-0232	JAMES RIVER COMMERCE CTR - OPS	\$4,000.00	\$0.00	\$0.00	\$3,877.89	\$122.11
021-010-0234	STONEHOUSE COMMERCE PARK OE	\$1,000.00	\$15.00	\$0.00	\$200.98	\$799.02
021-010-0235	ANNUAL AUDIT	\$5,000.00	\$0.00	\$0.00	\$4,600.00	\$400.00
021-010-0245	MAINLAND FARM - OPER EXPENSES	\$100.00	\$5.50	\$5.50	\$55.00	(\$4,105.00)
021-010-0300	ADVERTISING	\$1,000.00	\$0.00	\$0.00	\$0.00	\$1,000.00
021-010-0319	OFFICE SUPPLIES & EQUIPMENT	\$400.00	\$0.00	\$0.00	\$0.00	\$400.00
021-010-0398	OED DISCRETIONARY EXPENDITURE	\$1,500.00	\$0.00	\$0.00	\$0.00	\$1,500.00
021-010-0600	SMALL BUSINESS ASSISTANCE	\$1,000.00	\$0.00	\$0.00	\$955.07	\$44.93
	Total Operating Expenses	\$59,750.00	\$493.89	\$300.45	\$48,086.89	\$7,513.11

**INDUSTRIAL DEVELOPMENT AUTHORITY**  
**EXPENDITURES**

**James City County**

09-Jul-04

IDACIP: Year ( 2004 ) Period ( 12 )

Ledger ID	Ledger Description	Begin Budget	May	June	Project to Date	Encumbrances	Ending Balance
CAPITAL EXPENSES							
021-010-0405	CAPITAL EXPENDITURES	\$0.00	\$0.00	\$0.00	\$120,078.00	\$0.00	(\$120,078.00)
021-010-0450	RENWOOD FARMS	\$0.00	\$0.00	\$0.00	\$67,855.65	\$0.00	(\$67,855.65)
	Total Capital Expenses	\$0.00	\$0.00	\$0.00	\$187,933.65	\$0.00	(\$187,933.65)
CAPITAL PROJECTS FUND							
(PROJECT TO DATE)							
021-011-0200	JRCC	\$168,626.00	\$0.00	\$0.00	\$9,713.12	\$0.00	\$158,912.88
021-011-0300	ECONOMIC DEVELOPMENT	\$3,589,000.00	\$0.00	\$0.00	\$2,135,635.71	\$0.00	\$1,453,364.29
021-011-0350	INDUSTRIAL PROP/INFRASTRUCTUR	\$2,452,033.31	\$0.00	\$0.00	\$8,986.97	\$158.66	\$2,442,887.68
	Total Capital Projects Fund	\$6,209,659.31	\$0.00	\$0.00	\$2,154,335.80	\$158.66	\$4,055,164.85

**INDUSTRIAL DEVELOPMENT AUTHORITY**  
**BRIDGE BETWEEN TREASURER'S REPORT AND ACCOUNTING REPORTS**  
**June 30, 2004**

Total disbursements per treasurer's report		\$370,033.01
Total operating expenses	\$48,086.89	
Total capital expenses	\$187,933.65	
Total capital projects expenses	\$8,986.97	
Accounts Payable		
Registration Fee Ad	\$20.00	
Dominion Virginia Power - Mainland Farm operating expense	\$5.50	
John Deere - reimbursement of escrow balance	\$125,000.00	
Total expenses		\$370,033.01
Net difference		\$0.00



PER CAPITA PROPERTY TAXES

Real Estate		Per Cap Taxes
1	JAMES CITY	905
2	Poquoson	794
3	Virginia Beach	725
	STATE	719
4	Chesapeake	709
5	York	607
6	Newport News	550
7	Suffolk	544
8	Gloucester	526
9	Norfolk	524
10	Hampton	517
11	Portsmouth	462
12	Williamsburg	431

Public Service		Per Cap Taxes
1	York	58
2	Chesapeake	48
3	Portsmouth	42
4	Norfolk	42
	STATE	37
5	JAMES CITY	27
6	Newport News	27
7	Suffolk	25
8	Hampton	23
9	Williamsburg	22
10	Virginia Beach	22
11	Gloucester	20
12	Poquoson	13

Pers Property		Per Cap Taxes
1	JAMES CITY	178
2	Chesapeake	145
	STATE	139
3	York	124
4	Norfolk	120
5	Poquoson	118
6	Newport News	110
7	Portsmouth	109
8	Hampton	103
9	Virginia Beach	98
10	Gloucester	95
11	Suffolk	92
12	Williamsburg	28

Mach and Tools		Per Cap Taxes
1	JAMES CITY	102
2	Williamsburg	97
3	Newport News	67
4	Norfolk	35
5	Portsmouth	32
	STATE	26
6	York	23
7	Suffolk	18
8	Hampton	14
9	Chesapeake	12
10	Gloucester	4
11	Virginia Beach	2
12	Poquoson	0

Combo - Personal Prop & Mach/Tools		Per Cap Taxes
1	JAMES CITY	280
2	Newport News	177
	STATE	165
3	Chesapeake	157
4	Norfolk	155
5	York	147
6	Portsmouth	141
7	Williamsburg	125
8	Poquoson	118
9	Hampton	117
10	Suffolk	110
11	Virginia Beach	100
12	Gloucester	99

Tot Property Taxes		Per Cap Revs
1	JAMES CITY	1224
2	Poquoson	937
	STATE	933
3	Chesapeake	925
4	Virginia Beach	858
5	York	822
6	Newport News	759
7	Norfolk	732
8	Suffolk	687
9	Hampton	673
10	Portsmouth	665
11	Gloucester	655
12	Williamsburg	587

REVENUES

REAL PROPERTY VALUES/TAXES

Nominal Real Est Tax Rate	Tax Rate	Effective Real Est Tax Rate	Tax Rate	Assessed Value Per Capita	Per Cap Value
1 Norfolk	1.40	1 Norfolk	1.26	1 JAMES CITY	104,023
2 Portsmouth	1.36	2 Portsmouth	1.26	2 Williamsburg	79,815
3 Chesapeake	1.27	3 Chesapeake	1.20	3 Poquoson	70,893
4 Hampton	1.25	4 Hampton	1.18	4 York	70,581
5 Newport News	1.24	5 Newport News	1.17	STATE WM	69,135
6 Virginia Beach	1.22	6 Virginia Beach	1.11	5 Virginia Beach	59,426
7 Poquoson	1.12	7 Poquoson	1.03	6 Gloucester	57,174
8 Suffolk	1.05	8 Suffolk	0.94	7 Chesapeake	55,827
STATE WM	1.04	STATE WM	0.89	8 Suffolk	51,810
9 Gloucester	0.92	9 Gloucester	0.83	9 Newport News	44,355
10 JAMES CITY	0.87	10 York	0.83	10 Hampton	41,360
11 York	0.86	11 JAMES CITY	0.78	11 Norfolk	37,429
STATE AVG	0.81	STATE AVG	0.70	12 Portsmouth	33,971
12 Williamsburg	0.54	12 Williamsburg	0.47		

Est Market Value Per Capita	Per Cap Value	Real Estate	Per Cap Taxes
1 JAMES CITY	116,026	1 JAMES CITY	905
2 Williamsburg	91,702	2 Poquoson	794
STATE WM	80,787	3 Virginia Beach	725
3 Poquoson	77,087	STATE	719
4 York	73,133	4 Chesapeake	709
5 Virginia Beach	65,315	5 York	607
6 Gloucester	63,373	6 Newport News	550
7 Chesapeake	59,083	7 Suffolk	544
8 Suffolk	57,872	8 Gloucester	526
9 Newport News	47,009	9 Norfolk	524
10 Hampton	43,814	10 Hampton	517
11 Norfolk	41,587	11 Portsmouth	462
12 Portsmouth	36,667	12 Williamsburg	431

OTHER TAXES PER CAPITA

Room Taxes		Per Cap Taxes
1	Williamsburg	311
2	Virginia Beach	41
3	<b>JAMES CITY</b>	<b>36</b>
4	York	30
5	Norfolk	29
6	Hampton	17
	STATE	15
7	Newport News	14
8	Portsmouth	11
9	Chesapeake	11
10	Suffolk	3
11	Gloucester	2
12	Poquoson	0

Admission Taxes		Per Cap Taxes
1	Norfolk	19
2	Virginia Beach	9
3	Hampton	8
4	Portsmouth	5
5	Suffolk	5
6	Newport News	3
7	Chesapeake	3
	STATE	2
8	Poquoson	0
9	Williamsburg	0
10	Gloucester	0
11	<b>JAMES CITY</b>	<b>0</b>
12	York	0

Tobacco Taxes		Per Cap Taxes
1	Chesapeake	23
2	Portsmouth	23
3	Virginia Beach	23
4	Newport News	21
5	Hampton	20
6	Norfolk	18
7	Suffolk	13
8	Poquoson	6
	STATE	6
9	Williamsburg	0
10	Gloucester	0
11	<b>JAMES CITY</b>	<b>0</b>
12	York	0

Sales Taxes		Per Cap Taxes
1	Williamsburg	295
2	Chesapeake	128
3	<b>JAMES CITY</b>	<b>128</b>
4	Norfolk	110
	STATE	107
5	Newport News	104
6	Virginia Beach	98
7	York	96
8	Hampton	79
9	Gloucester	75
10	Suffolk	73
11	Portsmouth	52
12	Poquoson	35

Cons Util/E911 Tax		Per Cap Taxes
1	Norfolk	176
2	Portsmouth	149
3	Suffolk	107
4	Virginia Beach	102
5	Chesapeake	98
6	Hampton	84
7	Newport News	82
	STATE	78
8	Gloucester	54
9	Poquoson	54
10	Williamsburg	52
11	York	17
12	<b>JAMES CITY</b>	<b>16</b>

BPOL Taxes		Per Cap Taxes
1	Williamsburg	144
2	Norfolk	95
3	Chesapeake	94
4	Newport News	84
5	<b>JAMES CITY</b>	<b>83</b>
6	Virginia Beach	79
7	Hampton	75
	STATE	72
8	York	72
9	Portsmouth	60
10	Suffolk	56
11	Poquoson	38
12	Gloucester	31

Meal Taxes		Per Cap Taxes
1	Williamsburg	410
2	Norfolk	108
3	Virginia Beach	80
4	<b>JAMES CITY</b>	<b>77</b>
5	Hampton	73
6	Newport News	72
7	Chesapeake	66
8	York	52
9	Portsmouth	50
	STATE	36
10	Poquoson	36
11	Suffolk	34
12	Gloucester	32

Vehicle Taxes		Per Cap Prop Txs
1	Poquoson	25
2	Gloucester	23
3	Chesapeake	20
4	York	20
5	Hampton	19
6	Newport News	19
7	Portsmouth	19
	STATE	18
8	Virginia Beach	18
9	Suffolk	17
10	Norfolk	15
11	<b>JAMES CITY</b>	<b>1</b>
12	Williamsburg	0

Tot Other Taxes		Per Cap Taxes
1	Williamsburg	1233
2	Norfolk	582
3	Chesapeake	458
4	Virginia Beach	454
5	Newport News	409
6	Hampton	380
7	Portsmouth	379
8	<b>JAMES CITY</b>	<b>363</b>
	STATE	356
9	Suffolk	320
10	York	303
11	Gloucester	231
12	Poquoson	211

REVENUES PER CAPITA

Tot Local Revenue	Per Cap Revenue
1 Williamsburg	2089
2 <b>JAMES CITY</b>	<b>1850</b>
3 Norfolk	1552
4 Chesapeake	1531
STATE	1531
5 Newport News	1498
6 Virginia Beach	1482
7 Hampton	1383
8 Poquoson	1371
9 York	1337
10 Portsmouth	1317
11 Suffolk	1220
12 Gloucester	1134

State Revenue	Per Cap Revenue
1 Portsmouth	1267
2 Newport News	1126
3 Chesapeake	1114
4 Hampton	1085
5 Suffolk	1085
6 Norfolk	1078
7 Poquoson	1054
8 York	970
9 Virginia Beach	964
10 Gloucester	942
STATE	860
11 <b>JAMES CITY</b>	<b>705</b>
12 Williamsburg	410

Federal Revenue	Per Cap Revenue
1 Norfolk	315
2 Portsmouth	308
3 Newport News	276
4 York	253
5 Hampton	221
6 Virginia Beach	217
7 Suffolk	192
STATE	192
8 Chesapeake	159
9 Gloucester	141
10 <b>JAMES CITY</b>	<b>130</b>
11 Williamsburg	101
12 Poquoson	77

Total Revenue	Per Cap Revenue
1 Norfolk	2945
2 Newport News	2900
3 Portsmouth	2892
4 Chesapeake	2804
5 Hampton	2690
6 <b>JAMES CITY</b>	<b>2685</b>
7 Virginia Beach	2663
8 Williamsburg	2601
STATE	2582
9 York	2560
10 Poquoson	2501
11 Suffolk	2498
12 Gloucester	2217

Total Revenue	Local	Fed	State
	53%	11%	37%
	52%	10%	39%
	46%	11%	44%
	55%	6%	40%
	51%	8%	40%
	<b>69%</b>	<b>5%</b>	<b>26%</b>
	56%	8%	36%
	80%	4%	16%
	59%	7%	33%
	52%	10%	38%
	55%	3%	42%
	49%	8%	43%
	51%	6%	42%

**EXTRACTS - FY2003 APA COMPARATIVE REPORT  
EXPENDITURES**

**Population and School Enrollment**

	<b>Population</b>	<b>FY2003 ADM</b>	<b>ADM per 100 Pop</b>
1 Poquoson	11,600	2,488	21.45
2 York	60,400	12,188	20.18
3 Chesapeake	206,600	38,929	18.84
4 Gloucester	35,400	6,309	17.82
5 Virginia Beach	428,200	75,436	17.62
6 Newport News	180,900	31,540	17.44
7 Suffolk	72,700	12,476	17.16
8 Portsmouth	97,600	15,928	16.32
9 Hampton	144,400	22,981	15.91
STATE	7,387,200	1,153,379	15.61
10 JAMES CITY	53,100	7,865	14.81
11 Norfolk	234,100	34,349	14.67
12 Williamsburg	12,800	685	5.35

<b>Schools</b>	<b>Per Pupil Spending</b>
1 Williamsburg	11,361
2 JAMES CITY	8,662
3 Norfolk	8,369
4 Newport News	7,984
STATE	7,833
5 Chesapeake	7,632
6 Portsmouth	7,629
7 Hampton	7,452
8 Virginia Beach	7,283
9 Suffolk	7,272
10 Gloucester	7,227
11 York	6,869
12 Poquoson	6,569

<b>Schools</b>	<b>Per Capita Spending</b>
1 Chesapeake	1,438
2 Poquoson	1,409
3 Newport News	1,392
4 York	1,386
5 Gloucester	1,288
6 Virginia Beach	1,283
7 JAMES CITY	1,283
8 Suffolk	1,248
9 Portsmouth	1,245
10 Norfolk	1,228
STATE	1,223
11 Hampton	1,186
12 Williamsburg	608

**CAPITAL SPENDING/DEBT**

<b>Capital</b>	<b>Per Cap Spending</b>
1 Williamsburg	1,016
2 Suffolk	540
3 York	524
4 JAMES CITY	481
5 Poquoson	391
6 Virginia Beach	382
7 Newport News	348
STATE	281
8 Norfolk	271
9 Hampton	198
10 Chesapeake	131
11 Portsmouth	118
12 Gloucester	101

<b>O/S Debt</b>	<b>Per Cap O/S</b>
1 Newport News	4347
2 Norfolk	3853
3 Chesapeake	3589
4 Portsmouth	3543
5 Suffolk	2730
6 Poquoson	2476
STATE	2182
7 Hampton	2100
8 JAMES CITY	1872
9 Virginia Beach	1845
10 Gloucester	1679
11 Williamsburg	1550
12 York	1158

## PER CAPITA EXPENDITURES

General Admin	Per Cap Spending
1 Williamsburg	152
2 Portsmouth	130
3 Poquoson	110
4 JAMES CITY	101
5 Hampton	95
6 Chesapeake	93
7 Suffolk	91
8 York	91
STATE	91
9 Newport News	88
10 Norfolk	86
11 Gloucester	76
12 Virginia Beach	67

Judicial Admin	Per Cap Spending
1 JAMES CITY	75
2 Suffolk	61
3 Portsmouth	57
4 Chesapeake	57
5 York	38
6 Norfolk	38
STATE	37
7 Gloucester	37
8 Hampton	36
9 Newport News	34
10 Virginia Beach	24
11 Williamsburg	21
12 Poquoson	17

Public Safety	Per Cap Spending
1 Portsmouth	623
2 Williamsburg	604
3 Norfolk	551
4 Newport News	442
5 Chesapeake	398
6 Hampton	372
7 Suffolk	363
8 JAMES CITY	343
9 York	337
STATE	335
10 Poquoson	325
11 Virginia Beach	297
12 Gloucester	193

Public Works	Per Cap Spending
1 Norfolk	262
2 Portsmouth	231
3 Williamsburg	228
4 Chesapeake	225
5 Virginia Beach	215
6 Newport News	167
7 Hampton	160
8 York	148
STATE	142
9 Poquoson	129
10 Suffolk	92
11 JAMES CITY	69
12 Gloucester	40

Health & Welfare	Per Cap Spending
1 Norfolk	374
2 Newport News	353
3 Portsmouth	324
4 Hampton	309
5 Suffolk	261
STATE	257
6 Williamsburg	236
7 Gloucester	188
8 Chesapeake	185
9 JAMES CITY	175
10 Virginia Beach	169
11 York	167
12 Poquoson	105

Education	Per Cap Spending
1 Chesapeake	1438
2 Poquoson	1409
3 Newport News	1392
4 York	1386
5 Gloucester	1288
6 Virginia Beach	1283
7 JAMES CITY	1283
8 Suffolk	1248
9 Portsmouth	1245
10 Norfolk	1228
STATE	1223
11 Hampton	1186
12 Williamsburg	608

Parks/Rec Cultural	Per Cap Spending
1 Williamsburg	164
2 Hampton	158
3 JAMES CITY	158
4 Norfolk	153
5 Gloucester	128
6 Newport News	121
7 Portsmouth	119
8 Poquoson	110
9 Virginia Beach	97
STATE	84
10 York	70
11 Suffolk	54
12 Chesapeake	48

Community Devel	Per Cap Spending
1 Williamsburg	219
2 JAMES CITY	177
3 Hampton	122
4 Suffolk	120
5 Newport News	109
6 Virginia Beach	108
7 Norfolk	71
STATE	71
8 York	65
9 Portsmouth	63
10 Chesapeake	48
11 Poquoson	46
12 Gloucester	23

Total O & M Exps	Per Cap Spending
1 Portsmouth	2792
2 Norfolk	2763
3 Newport News	2706
4 Chesapeake	2492
5 Hampton	2439
6 JAMES CITY	2381
STATE	2332
7 York	2300
8 Suffolk	2289
9 Virginia Beach	2259
10 Poquoson	2252
11 Williamsburg	2233
12 Gloucester	1974

**EXTRACTS - FY2003 APA COMPARATIVE REPORT  
PUBLIC SAFETY EXPENDITURES PER CAPITA**

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Law Enforcement	Per Cap Spending
1 Williamsburg	227
2 Norfolk	226
3 Portsmouth	219
4 Newport News	188
5 Virginia Beach	163
6 Chesapeake	157
7 Hampton	151
STATE	143
8 Poquoson	133
9 JAMES CITY	131
10 Suffolk	124
11 York	79
12 Gloucester	61

Fire/Rescue	Per Cap Spending
1 Portsmouth	212
2 Williamsburg	177
3 Poquoson	152
4 Chesapeake	146
5 Norfolk	138
6 Suffolk	134
7 Newport News	132
8 York	126
9 JAMES CITY	118
10 Hampton	99
STATE	93
11 Virginia Beach	78
12 Gloucester	29

Corrections	Per Cap Spending
1 Williamsburg	177
2 Portsmouth	153
3 Norfolk	148
4 Newport News	103
5 York	99
6 Hampton	91
7 Gloucester	81
8 Chesapeake	79
9 Suffolk	75
STATE	72
10 JAMES CITY	71
11 Virginia Beach	46
12 Poquoson	23

Inspections	Per Cap Spending
1 Williamsburg	22
2 Suffolk	20
3 Norfolk	17
4 Portsmouth	17
5 JAMES CITY	16
6 Gloucester	15
7 Hampton	14
8 Chesapeake	13
STATE	12
9 Newport News	11
10 York	11
11 Poquoson	8
12 Virginia Beach	3

Other Protections	Per Cap Spending
1 Norfolk	22
2 Portsmouth	22
3 York	22
4 Hampton	17
STATE	14
5 Suffolk	10
6 Poquoson	9
7 Newport News	7
8 Virginia Beach	6
9 Gloucester	6
10 JAMES CITY	6
11 Chesapeake	4
12 Williamsburg	2

**HEALTH AND WELFARE PER CAPITA EXPENDITURES**

Health	Per Cap Spending
1 Suffolk	64
2 Norfolk	44
3 JAMES CITY	40
4 York	34
5 Chesapeake	27
STATE	23
6 Hampton	21
7 Poquoson	18
8 Williamsburg	16
9 Portsmouth	13
10 Newport News	11
11 Gloucester	11
12 Virginia Beach	5

Mental Health	Per Cap Spending
1 Hampton	120
2 Williamsburg	109
3 JAMES CITY	95
4 Portsmouth	91
5 Newport News	87
STATE	87
6 Gloucester	84
7 Suffolk	74
8 Norfolk	72
9 Virginia Beach	69
10 Poquoson	61
11 York	59
12 Chesapeake	51

Social Services	Per Cap Spending
1 Hampton	169
STATE	158
2 Norfolk	131
3 Newport News	129
4 Portsmouth	112
5 Chesapeake	107
6 Gloucester	94
7 JAMES CITY	89
8 York	74
9 Suffolk	62
10 Williamsburg	57
11 Virginia Beach	48
12 Poquoson	13

**PARKS, RECREATION AND CULTURAL**

<b>Parks and Rec</b>	<b>Per Cap Spending</b>
1 Newport News	90
2 Williamsburg	89
3 <b>JAMES CITY</b>	<b>84</b>
4 Portsmouth	82
5 Hampton	80
6 Poquoson	67
7 Norfolk	66
8 Suffolk	63
STATE	52
9 Virginia Beach	51
10 York	23
11 Chesapeake	20
12 Gloucester	18

<b>Cultural Enrich</b>	<b>Per Cap Spending</b>
1 Norfolk	62
2 Hampton	61
3 Portsmouth	17
4 Virginia Beach	16
5 York	16
6 Newport News	10
7 Williamsburg	10
STATE	9
8 Gloucester	2
9 Chesapeake	1
10 <b>JAMES CITY</b>	<b>1</b>
11 Poquoson	0
12 Suffolk	0

<b>Libraries</b>	<b>Per Cap Spending</b>
1 <b>JAMES CITY</b>	<b>74</b>
2 Williamsburg	65
3 Poquoson	43
4 York	31
5 Virginia Beach	30
6 Chesapeake	28
STATE	26
7 Norfolk	25
8 Newport News	21
9 Portsmouth	20
10 Hampton	18
11 Gloucester	14
12 Suffolk	12



## **IDA WORK SESSION JUNE 15, 2004**

The James City County Real Estate Assessment Division is responsible for the annual reassessment of all existing properties in the County as well as the assessment of all new subdivided land and new construction. All property is to be assessed at 100% of its fair market value as directed by the Code of Virginia (Title 58.1 Taxation).

The assessment function is performed for the purpose of generating revenue through the real estate tax. This tax is Ad Valorem, that is, it is based solely on the value of the property. The assessment determines the degree to which the burden of property taxation is equitably distributed among all property owners in accordance with the current value of their property.

Currently the total assessed value of all property in James City County is approximately \$6.4 billion, of that total \$4.9 billion is classified as residential property, \$1.1 billion is classified as commercial/industrial, and approximately \$365 million is exempt from real estate tax. A percentage breakdown by property type indicates that approximately 77% of all property is classified as residential; approximately 17% is classified as commercial/industrial and the remaining 6% is exempt from property tax. Building permit activity, fiscal year to date indicates a total of approximately \$220, in new construction, \$195 million in new residential construction, or 89% and \$25 million, or 11% in new commercial/industrial construction.

The revenue generated by taxable real estate, both residential and commercial/industrial, at the current tax rate of .86/\$100 is approximately \$51 million. Residential properties contribute \$39.3 million, or 77% commercial/industrial properties the remaining \$11.7 million, or 23%.

## SUMMARY OF PUBLIC HEARING

The undersigned officer of the Industrial Development Authority of the County of James City, Virginia (the "Authority") hereby certifies as follows:

1. A meeting of the Authority was duly called and held on Tuesday, June 15, 2004, at 3:00 p.m., pursuant to proper notice given to each Director of the Authority prior to such meeting. The meeting was held in the Board Room of Building C, James City County Government Center, 101 Mounts Bay Road, Williamsburg, Virginia 23185. The meeting was open to the public. The time of the meeting and place at which the meeting was held provided a reasonable opportunity for persons of differing views to appear and be heard.

2. The Chairman announced the commencement of the public hearing on the application of the Association for the Preservation of Virginia Antiquities (the "APVA"). A notice of the public hearing was published once a week for two successive weeks (on June 1 and June 8, 2004) in The Daily Press, a newspaper having general circulation in the County of James City, Virginia (the "Notice"). A copy of such Notice is attached hereto as **Exhibit A**.


3. The individuals identified on **Exhibit B** attached hereto appeared and addressed the Authority. A reasonably detailed summary of the comments expressed at the public hearing by such individuals is included on **Exhibit B**.

4. Attached hereto as **Exhibit C** is a true, correct and complete copy of a resolution (the "Inducement Resolution") adopted by a majority of the Directors of the Authority present at such meeting, following such public hearing. The Inducement Resolution constitutes all formal action taken by the Authority at the June 15, 2004 meeting relating to matters referred to in the Inducement Resolution. The Inducement Resolution has not been repealed, revoked, rescinded or amended and is in full force and effect on the date hereof.

5. Attached hereto as **Exhibit D** is a copy of the APVA's Fiscal Impact Statement.

6. Attached hereto as **Exhibit E** is a draft of a Resolution to be presented to the Board of Supervisors of the County of James City, Virginia at its meeting scheduled for June 22, 2004.

Dated: June 15, 2004

  
\_\_\_\_\_  
Chairman, Industrial Development Authority  
of the County of James City, Virginia

Exhibits: A - Evidence of Publication of Notice  
B - Summary of Statements Made at Public Hearing  
C - Authority's Inducement Resolution  
D - Fiscal Impact Statement  
E - Draft Resolution of Board of Supervisors of the County of James City, Virginia

**INDUCEMENT RESOLUTION OF THE  
INDUSTRIAL DEVELOPMENT AUTHORITY OF  
THE COUNTY OF JAMES CITY, VIRGINIA**

The Industrial Development Authority of the County of James City, Virginia (the "Authority") is empowered by the Industrial Development and Revenue Bond Act (the "Act") to issue its revenue bonds for the purposes of, among other things financing or refinancing facilities for use by organizations (other than organizations organized and operated exclusively for religious purposes) which are exempt from taxation pursuant to Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), thereby promoting the safety, health, welfare, convenience and prosperity of the residents of the Commonwealth of Virginia (the "Commonwealth").

The Authority has received a request from the Association for the Preservation of Virginia Antiquities, a Virginia nonstock corporation which is exempt from taxation pursuant to Section 501(c)(3) of the Code (the "APVA"), requesting that the Authority issue its revenue bonds to assist in financing or refinancing (1) the construction, equipping and development of a 7,500 square foot building to be called the "Archaearium," (2) the renovation, equipping and development of an existing building known as the "Dale House," (3) the acquisition, construction and equipping of mobile units for exhibit space and other improvements at Historic Jamestowne (together, the Archaearium, the Dale House, the mobile units and the other improvements are the "Project"), and (4) the costs of issuing the Bonds. The Archaearium will exhibit a portion of the APVA's archeological collections, as well as certain historical exhibits that will demonstrate the life of the early settlers at the original Jamestown settlement. The Dale House will be used for visitor support services, including food services and retail space. The Project will be located on the 22.5 acres of land owned by the APVA in the southwest portion of Jamestown Island, which is at the western end of the Colonial Parkway in the County of James City, Virginia (the "County"). The balance of the land on Jamestown Island is owned by the National Park Service. Visitors to the National Park Service property may cross onto the land owned by the APVA and may also visit APVA facilities, including the Archaearium, the Dale House and the mobile units, and participate in APVA activities. The Project will owned by the APVA and will be used by the APVA in furtherance of its mission to preserve, interpret, and promote property relating to the history and people of Virginia.

A preliminary proposal for the Project has been described to the Authority by representatives of the APVA. After careful study of the nature of such proposal, the Authority has determined that its assistance will further the purposes of the Act, thereby benefiting the inhabitants of the County, the surrounding communities and the Commonwealth.

The APVA has advised the Authority that the estimated cost of acquiring, constructing, renovating, equipping, developing and financing or refinancing the Project will require an issue of revenue bonds in an aggregate principal amount now estimated not to exceed \$6,000,000.

Just prior to the consideration of this Inducement Resolution, a public hearing was held by the Authority on the Project and the issuance of such revenue bonds, following reasonable public notice, as required by, and in compliance with, Section 147(f) of the Code and Section 15.2-4906 of the Act. The Authority desires to recommend approval of the Project and the issuance of such revenue bonds to the Board of Supervisors of the County of James City, Virginia (the "Board").

**NOW, THEREFORE, BE IT RESOLVED BY THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF JAMES CITY, VIRGINIA:**

1. It is hereby found and determined that the acquisition, construction, renovation, equipping, development and financing or refinancing of the Project will promote the safety, health, welfare, convenience and prosperity of the inhabitants of the Commonwealth by enhancing the ability of the APVA to provide its services to the inhabitants of the Commonwealth.

2. As a further inducement to the APVA to acquire, construct, renovate, equip and develop the Project in the County, the Authority hereby agrees to assist the APVA in every reasonable way to finance or refinance the acquisition, construction, renovation, equipping and development of the Project and to undertake the issuance of its qualified 501(c)(3) revenue bonds or notes in an aggregate principal amount now estimated not to exceed \$6,000,000 (the "Bonds") upon terms and conditions mutually agreeable to the Authority and the APVA. The proceeds of the Bonds shall be loaned to the APVA pursuant to a loan agreement, the terms of which loan agreement shall obligate the APVA to make payments to or on behalf of the Authority sufficient to pay interest on, premium (if any), and principal of the Bonds and to pay all other expenses in connection with the Project. The Bonds will be issued pursuant to documents satisfactory to the Authority and a bond trustee or the purchaser of the Bonds which (a) will set forth the form and terms of the Bonds and (b) as security for the Bonds, will assign the Authority's rights to payments under the loan agreement with the APVA to the bond trustee or the purchaser of the Bonds. The Bonds may also be secured by other collateral. The Bonds shall be issued after the Authority has received the approving opinion of bond counsel as to the qualification of the Bonds under the Act. The Bonds may be issued at one time or from time to time in one or more series.

Principal of and premium, if any, and interest on the Bonds shall be limited obligations of the Authority payable solely from the revenues and receipts derived by the Authority under the loan agreement and the security therefor. The principal of and premium, if any, and interest on the Bonds shall not be deemed to constitute a debt or pledge of the faith and credit of the Commonwealth or any political subdivision thereof, including the Authority and the County. Neither the Commonwealth nor any political subdivision thereof, including the Authority and the County, shall be obligated to pay the principal of or premium, if any, or interest on the Bonds or other costs incident thereto except from payments received pursuant to the loan agreement and the security therefor, and neither the faith and credit nor the taxing power of the Commonwealth or any political subdivision thereof, including the Authority and the County, will be pledged to the payment of the principal of or premium, if any, or interest on the Bonds or other costs incident thereto. No covenant, condition or agreement contained in the Bonds or in any financing instrument executed and delivered in connection therewith shall be deemed to be a covenant, condition or agreement of any past, present or future director, officer, employee or agent of the Authority in his or her individual capacity, and no officer of the Authority executing the Bonds shall be liable personally on the Bonds or be subject to any personal liability or accountability by reason of the issuance thereof.

3. It having been represented to the Authority that it is necessary to proceed

immediately with the acquisition, construction, renovation, equipping, development and financing or refinancing of the Project, the Authority hereby agrees that the APVA may proceed to develop further plans for the Project, enter into contracts for the acquisition, construction, renovation, equipping, development and financing or refinancing of the Project and take such other steps, including interim borrowing, as the APVA may deem appropriate in connection therewith, including the location of a purchaser or purchasers for the Bonds; *provided* that nothing herein shall be deemed to authorize the APVA to obligate the Authority without its consent in each instance to the payment of any moneys or the performance of any acts in connection with the Project or the Bonds. The Authority agrees that the APVA may be reimbursed from the proceeds of the Bonds for all expenditures so made and costs so incurred, insofar as such expenditures and costs are properly reimbursable under the Act and applicable state and federal laws.

4. All fees, costs and expenses in connection with the acquisition, construction, renovation, equipping, development and financing or refinancing of the Project, including the Authority's annual administrative fee and the other fees and expenses of the Authority, bond counsel and Authority counsel, shall be paid from the proceeds of the Bonds or from moneys provided by the APVA. If for any reason such Bonds are not issued, it is understood that all such expenses shall be paid by the APVA and that the Authority shall have no responsibility therefor.

5. By submitting this Inducement Resolution to the Authority, the APVA has agreed to indemnify and save harmless the Authority, its officers, directors, employees and agents from and against all liabilities, obligations, claims, damages, penalties, losses, costs and expenses in any way connected with the Project or the Bonds. Further, by submitting this Inducement Resolution to the Authority, the APVA has agreed to pay the Authority the fees set forth in the Authority's application materials.

6. The Authority hereby recommends and requests that, within sixty days hereof, the Board approve the issuance of the Bonds and the acquisition, construction, renovation, equipping, development and financing or refinancing of the Project. The Authority hereby directs the Secretary or Assistant Secretary of the Authority to submit to the Board this Inducement Resolution, the APVA's Fiscal Impact Statement, and a summary of the comments made at the public hearing held by the Authority.

7. As requested by the APVA, the Authority approves the use of Troutman Sanders LLP as bond counsel for the Bonds.

8. Neither the Authority, including its officers, directors, employees and agents, nor the County shall be liable and hereby disclaim all liability to the APVA and all other persons or entities for any damages, direct or consequential, resulting from the failure of the Authority to issue the Bonds for any reason.

9. All other acts of the Authority that are in conformity with the purposes and intent of this Inducement Resolution and in furtherance of the issuance and sale of the Bonds and the acquisition, construction, renovation, equipping, development and financing or refinancing of the Project are hereby ratified, approved and confirmed.

10. This Inducement Resolution shall take effect immediately upon its adoption. This Inducement Resolution will expire one year after the date that the Board approves the issuance of the Bonds, as described in Paragraph 6 above, unless it is extended by the Authority or unless some of the Bonds are issued by such date.

Adopted: June 15, 2004.

**CERTIFICATE**

The undersigned Secretary of the Industrial Development Authority of the County of James City, Virginia (the "Authority"), certifies that:

1. A meeting of the Authority was held on June 15, 2004, at the time and place established and noticed by the Authority, at which the following members were present and absent:

**PRESENT/ABSENT:**

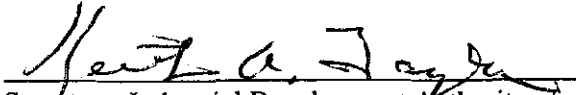
Gilbert A. Bartlett	<u>      </u> / <u>      </u> ✓
John Berkenkamp	<u>      </u> / <u>      </u> ✓
Alvin J. Bush	<u>      </u> / <u>      </u>
Vincent A. Campana, Jr.	<u>      </u> / <u>      </u>
Virginia B. Hartmann	<u>      </u> / <u>      </u>
Bernard H. Ngo	<u>      </u> / <u>      </u> ✓
Mark G. Rinaldi	<u>      </u> / <u>      </u>

2. The foregoing Inducement Resolution was adopted by a majority of the quorum of the Authority present by a roll call vote, the ayes and nays being recorded in the minutes of the meeting as shown below:

<b><u>MEMBER</u></b>	<b><u>VOTE</u></b>
Gilbert A. Bartlett	<u>      </u>
John Berkenkamp	<u>      </u>
Alvin J. Bush	<u>aye</u>
Vincent A. Campana, Jr.	<u>aye</u>
Virginia B. Hartmann	<u>aye</u>
Bernard H. Ngo	<u>      </u>
Mark G. Rinaldi	<u>aye</u>

3. The foregoing Inducement Resolution is a true and correct copy of such Inducement Resolution as adopted on June 15, 2004. The foregoing Inducement Resolution has not been repealed, revoked, rescinded or amended and is in full force and effect on the date hereof.

WITNESS my signature and the seal of the Industrial Development Authority of the County of James City, Virginia, this 15th day of June, 2004.

  
Secretary, Industrial Development Authority of  
the County of James City, Virginia

(SEAL)

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