AGENDA
JAMES CITY COUNTY BOARD OF SUPERVISORS
BUSINESS MEETING
COUNTY GOVERNMENT CENTER BOARD ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185
May 26, 2026
1:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. PRESENTATION(S)

1. Visit Williamsburg Presentation - Ed Harris
2. Greater Williamsburg Sports and Event Center Update

D. CONSENT CALENDAR

1. Acceptance of Funds - $5,399 - Virginia Forfeited Asset Sharing Program
2. Appointment of Assistant Fire Marshal and Authorization of Fire Prevention Powers
3. Contract Award - $175,420 - Chickahominy Riverfront Park Playground Replacement
4. Contract Award - $149,708 — Design Services for the James City County Marina Parking Lot Improvements
5. Contract Award - $187,026 - James City County Recreation Center Gymnasium and Free Weight Area HVAC Replacement
6. Employee Assistance Program (EAP) Vendor
7. Grant Award - $1,416 - Local Law Enforcement Grant
8. Grant Award - $427,250 - Virginia Community Flood Preparedness Fund
9. Minutes Adoption

E. BOARD DISCUSSIONS

1. 2026 Resident Survey
2. Bike Helmet Ordinance Discussion
3. Government Center Update

F. BOARD CONSIDERATION(S)

1. Plan of Finance - Capital Projects
2. Admissions Tax Ordinance

3. FY2027-FY2028 Budget Adoption & Resolution of Appropriation

   a. Meals Tax Ordinance

   b. Adoption of Resolution of Appropriation

G. BOARD REQUESTS AND DIRECTIVES

H. REPORTS OF THE COUNTY ADMINISTRATOR

I. CLOSED SESSION

1. Consideration of a personnel matter, the appointment of individuals to County Boards and/or Commissions pursuant to Section 2.2-3711 (A)(1) of the Code of Virginia.

   a. Appointments - Stormwater Program Advisory Committee

   b. Appointments to the Inaugural Board of Directors for the James City County Community Land Trust

2. Certification of Closed Session

J. ADJOURNMENT

1. Adjourn until 5 pm on June 9, 2026, for the Regular Meeting

M E M O R A N D U M

DATE: May 26, 2026

TO: The Board of Supervisors

FROM: Mark L. Jamison, Chief of Police
Nathan R. Green, Commonwealth's Attorney

SUBJECT: Acceptance of Funds - $5,399 - Virginia Forfeited Asset Sharing Program

The James City County Police Department and the Williamsburg-James City County Commonwealth's Attorney's Office (WJCC-CA) participate in the Virginia Forfeited Asset Sharing Program managed by the Virginia Department of Criminal Justice Services (DCJS). This program provides disbursement of funds received from the forfeiture of assets from drug enforcement activities to be used according to § 19.2-386.14 (D) of the Code of Virginia, "all forfeited property, including its proceeds or cash equivalent, received by a participating state or local agency pursuant to this section shall be used to promote law enforcement but shall not be used to supplant existing programs or funds."

The James City County Police Department and the Williamsburg-James City County Commonwealth's Attorney's Office have an established Memorandum of Understanding (MOU) with the Tri-Rivers Drug Task Force (TRDTF). Through TRDTF, funds are routinely received through assets forfeited in drug arrests involving the manufacturing or distribution of dangerous narcotics in James City County and from similar cases the other members of TRDTF conduct. The specific sharing percentages are detailed in the MOU with the other members of the TRDTF. Funds may also be received, however, through local drug cases not investigated by TRDTF.

The expenditure of forfeited funds is restricted to law enforcement activities specified by DCJS.

Funds have been dispersed to the James City County Police Department and the Williamsburg-James City County Commonwealth's Attorney's Office in the amount of $5,399.

Staff recommends acceptance of the funds and adoption of the attached resolution.

MLJ/NRG/ap
VAForfASPrgMay26-mem

Attachment

R E S O L U T I O N

ACCEPTANCE OF FUNDS - $5,399 - VIRGINIA FORFEITED ASSET SHARING PROGRAM

WHEREAS, the James City County Police Department and the Williamsburg-James City County Commonwealth's Attorney's Office participate in the Virginia Forfeited Asset Sharing Program managed by the Virginia Department of Criminal Justice Services (DCJS); and

WHEREAS, this program provides disbursement of funds received from the forfeiture of assets from drug enforcement activities to be used according to § 19.2-386.14 (D) of the Code of Virginia, "all forfeited property, including its proceeds or cash equivalent, received by a participating state or local agency pursuant to this section shall be used to promote law enforcement but shall not be used to supplant existing programs or funds"; and

WHEREAS, funds have been dispersed to the James City County Police Department and the Williamsburg-James City County Commonwealth's Attorney's Office in the amount of $5,734.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby accepts and appropriates funds of $5,399 to the Special Projects and Grants Fund for the Police Department's and Commonwealth's Attorney's participation in the Virginia Forfeited Asset Sharing Program.

Revenues:	
State - Police Department State Asset Forfeit Funds	$2,322
State - Commonwealth's Attorney State Asset Forfeit Funds	$3,077
Total	$5,399

Expenditures:	
Police Department State Asset Forfeit Funds	$2,322
Commonwealth's Attorney State Asset Forfeit Funds	$3,077
Total	$5,399

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John J. McGlennon
Chair, Board of Supervisors

ATTEST:

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Teresa J. Saeed
Deputy Clerk to the Board

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Adopted by the Board of Supervisors of James City County, Virginia, this 26th day of May, 2026.

VAForfASPrgMay26-res

M E M O R A N D U M

DATE: May 26, 2026

TO: The Board of Supervisors

FROM: Ryan T. Ashe, Fire Chief

SUBJECT: Appointment of Assistant Fire Marshal and Authorization of Fire Prevention Powers

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Firefighter Ronald Herrington II has completed all the necessary training and certification requirements to be appointed as an Assistant Fire Marshal in accordance with the Code of Virginia Section 27-30 et. seq. An Assistant Fire Marshal is responsible for fire prevention, code enforcement, and fire investigations.

Assistant Fire Marshal training includes certification as a Fire Inspector and Fire Investigator through the Virginia Department of Fire Programs as well as the Core Code Academy through the Department of Housing and Community Development to enforce the Virginia Statewide Fire Prevention Code.

James City County Fire Department utilizes several firefighters meeting the training requirements for Assistant Fire Marshals to augment the Fire Marshal's Office.

This appointment must be authorized by the Board of Supervisors. A resolution is attached that complies with all Commonwealth of Virginia requirements.

RTA/tm
ApptAstFM_FPP-mem

Attachment

R E S O L U T I O N

APPOINTMENT OF ASSISTANT FIRE MARSHAL AND AUTHORIZATION OF

FIRE PREVENTION POWERS

WHEREAS, Section 27-34.2 of the Code of Virginia, 1950, as amended, provides that the County may authorize the Fire Marshal and his assistants to have the authority to arrest, procure, and serve warrants of arrest, and to issue summons in the manner authorized by the general law for violation of fire prevention and fire safety laws and related Ordinances; and

WHEREAS, Section 27-34.3 of the Code of Virginia, 1950, as amended, provides that the County may authorize the local Fire Marshal to exercise the powers authorized by the Fire Prevention Code; and

WHEREAS, Section 27-37.1 of the Code of Virginia, 1950, as amended, provides that the County may authorize the local Fire Marshal to investigate releases of hazardous materials, hazardous waste or regulated substances; and

WHEREAS, Section 27-36 of the Code of Virginia, 1950, as amended, provides that the County may appoint one or more assistants, who, in the absence of the Fire Marshal, shall have the powers and perform the duties of the Fire Marshal; and

WHEREAS, Ronald L. Herrington II has completed all the minimum training and certification requirements of the Virginia Department of Fire Programs and the Department of Housing and Community Development.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby appoints Ronald L. Herrington II as a James City County Assistant Fire Marshal with all such fire prevention powers as provided in Virginia Code Sections 27-30, et. seq. and those contained in Virginia Code Sections 27-34.2, 27-34.3 and 27-37.1.

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John J. McGlennon
Chair, Board of Supervisors

ATTEST:

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Teresa J. Saeed
Deputy Clerk to the Board

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Adopted by the Board of Supervisors of James City County, Virginia, this 26th day of May, 2026.

ApptAstFM_FPP-res

M E M O R A N D U M

DATE: May 26, 2026

TO: The Board of Supervisors

FROM: Jerrod Hurr, Parks Administrator

SUBJECT: Contract Award - $175,420 - Chickahominy Riverfront Park Playground Replacement

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A Request for Proposals (RFP) was solicited from qualified firms to provide a turn-key project for furnishing, installing, and site work related to replacing the playground at Chickahominy Riverfront Park. The current playground and surfacing require replacement due to the age of the equipment and use.

The following qualified firms submitted proposals to be considered for contract award. In these proposals each firm described their past experience, qualifications, project approach and timeline, playground concepts, and cost of total project.

<u>Firms</u>:

1. All Recreation
2. Bliss Products
3. Carolina Recreation
4. Coastal Recreation
5. Commercial Recreation
6. Cunningham Recreation
7. MaxPlayFit
8. Metro Recreation
9. Playground Specialists
10. Sparks at Play
11. Virginia Playground Services

A team of staff members from the Parks & Recreation Department evaluated each of the proposals and selected one firm, All Recreation.

Staff recommends approval of the attached resolution awarding a contract to All Recreation for the amount of $175,420.

JH/ap
CA-CRPPlygrdRepl-mem

Attachments

R E S O L U T I O N

CONTRACT AWARD - $175,420 - CHICKAHOMINY RIVERFRONT PARK

PLAYGROUND REPLACEMENT

WHEREAS, a Request for Proposals (RFP) has been advertised and evaluated to replace the playground at Chickahominy Riverfront Park; and

WHEREAS, eleven firms submitted proposals and All Recreation was determined to be the most fully qualified firm that best met James City County Parks & Recreation's needs as defined in the RFP; and

WHEREAS, previously authorized Capital Improvement Program budget funds are available to fund this project.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby authorizes the contract award in the amount of $175,420 to All Recreation for the playground replacement at Chickahominy Riverfront Park.

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John J. McGlennon
Chair, Board of Supervisors

ATTEST:

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Teresa J. Saeed
Deputy Clerk to the Board

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Adopted by the Board of Supervisors of James City County, Virginia, this 26th day of May, 2026.

CA-CRPPlygrdRepl-res

All Recreation of Virginia, Inc.
20609 Gordon Park Square
Suite 190
Ashburn, VA 20147
Office Ph: 888-419-0001
Fax: 703-589-1493
Cell: 703-994-9565

Quote # MLAPQ14231
Date 04/09/26
Sales Rep. Eric White
Customer's PO No:
Shipping Method: Common Carrier
Terms

Contract/PO with payment due in full upon completion

Bill To:

Chickahominy Riverfront Park
c/o James City County Purchasing
101-F Mounts Bay Road
Suite 300
Williamsburg VA 23185
Attn: Kendra Law
Phone: 757-253-6862
Fax:
Email: kendra.law@jamescitycounty

Ship To:

Chickahominy Riverfront Park
c/o All Recreation

Attn:
Phone:
Fax:
Email:

Qty		Item No.	Description	Unit Price	Ext. Price
1	Burke	133-213228-2	Custom Nature 2-12 Playground	$105,794.00	$105,794.00
1	Burke	133-213228-2	Custom Free Standing Panels	$7,373.00	$7,373.00
40	Burke	046-0053	6ft STONEBORDER/2 DRIVE PINS	$94.00	$3,760.00
3	Burke	046-0054	PLUG	$39.00	$117.00
8	Burke	046-0055	END CAP	$84.00	$672.00
1	Burke	550-0099	TOT SEAT, 7' & 8' SINGLE, STD CHAIN	$241.00	$241.00
2	Burke	550-0111	BELT SEAT, 8' SINGLE, STD CHAIN	$134.00	$268.00
1	Burke	550-0171	FREEDOM SWING SEAT, 8' BEAM, STD CHAIN	$1,291.00	$1,291.00
1	Burke	550-0228	EVOLUTION ARCH SWING	$3,267.00	$3,267.00
1	Burke	550-0229	EVOLUTION ARCH SWING ADDED BAY	$2,145.00	$2,145.00
1	Burke	560-0074	VERO	$4,500.00	$4,500.00
3	Burke	560-2751	12' X 12' X 10' SHADEPLAY MAXSINGLE POST PYRAMID	$4,631.00	$13,893.00
1	Burke	580-0237	BALANCE SCALE	$640.00	$640.00
1	Burke	580-0344	TWIST & SWIRL	$538.00	$538.00
1	Burke	580-1407	TURBO MACHINE	$1,143.00	$1,143.00
6	Burke	580-1446	STUDIO COLLECTION 6' BENCH W/BACK, IN-GROUND	$1,845.00	$11,070.00
1		Installation	To install above listed items	$27,975.79	$27,975.79
1		Site Work	To remove and dispose of existing equipment, borders and surfacing.	$10,885.00	$10,885.00
1		Surfacing	To deliver and install 9" compacted engineered wood fiber for 3185 sqft playground area.	$6,313.00	$6,313.00
1		Discount	Preferred Customer Discount	-$34,515.79	-$34,515.79

Note

This proposal does not include any work other than what is specifically listed.

All Recreation of Virginia, Inc.
20609 Gordon Park Square
Suite 190
Ashburn, VA 20147
Office Ph: 888-419-0001
Fax: 703-589-1493
Cell: 703-994-9565

Quote #	MLAPQ14231
Date	04/09/26
Sales Rep.	Eric White
Customer's PO No:	
Shipping Method:	Common Carrier
Terms	

Contract/PO with payment due in full upon completion

Bill To:

Chickahominy Riverfront Park
c/o James City County Purchasing
101-F Mounts Bay Road
Suite 300
Williamsburg VA 23185
Attn: Kendra Law
Phone: 757-253-6862
Fax:
Email: kendra.law@jamescitycounty

Ship To:

Chickahominy Riverfront Park
c/o All Recreation
Attn:
Phone:
Fax:
Email:

Option	**To remove the following items from the perimeter, please deduct $9,500.00 from this proposal.** **- Free Standing Panels** **- Balance Scale** **- Twist & Swirl** **- Turbo Machine**
COLORS	**In signing this proposal AND the attached color sheet, you are acknowledging your color selection.**

SubTotal	$167,370.00
Sales Tax	$0.00
Freight	$8,050.00
Total	**$175,420.00**

WE PROPOSE hereby to furnish complete in accordance with the above specifications. This proposal may be withdrawn by All Recreation of Virginia, Inc. if not accepted within ten (10) days.

Authorized All Recreation of VA, Inc. Signature

Printed Name of Authorized All Recreation of VA

ACCEPTANCE OF PROPOSAL: Acceptance by either a signature or a purchase order based on this proposal indicates that you are in full agreement with all terms and conditions set forth in attached Terms of Sale by All Recreation of Virginia, Inc.

Authorized Customer Signature

Printed Name of Authorized Customer

_____/_____/_____
Date

Tax Exempt Number

Make checks payable to All Recreation of Virginia, Inc. Please put proposal/ invoice number(s) on check.

Federal ID: 54-1967878 Va.Class A Contractors License: 2705-058959A

CHICKAHOMINY RIVERFRONT PARK

1350 John Tyler Hwy | Williamsburg, VA 23185-7601

All Recreation
20609 Gordon Park Square
Suite 190 | Ashburn, VA 20147 | 888-419-0001

M E M O R A N D U M

DATE: May 26, 2026

TO: The Board of Supervisors

FROM: Barry Moses, Capital Projects Coordinator

SUBJECT: Contract Award - $149,708 - Design Services for the James City County Marina Parking Lot Improvements

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A proposal was solicited from Timmons Group, Inc. to provide design services for the James City County (JCC) Marina Parking Lot Improvements project under the Annual Services Contract (20251153). The firm was chosen for its staff's experience, qualifications, and past success in performing similar work for JCC.

A panel of staff members representing the Parks & Recreation Department and Capital Projects Division evaluated Timmons Group Inc.'s proposal for design services for the James City County Marina Parking Lot Improvements project and determined its proposed level of effort and cost of $149,708 is consistent with similar design efforts undertaken by JCC. This project is part of the approved Stormwater Capital Improvement Program budget.

Staff recommends approval of the attached resolution authorizing the contract award to Timmons Group, Inc.

BM/ap
CA-MrnaPkLotImp-mem

Attachment

R E S O L U T I O N

CONTRACT AWARD - $149,708 - DESIGN SERVICES FOR THE

JAMES CITY COUNTY MARINA PARKING LOT IMPROVEMENTS

WHEREAS, the James City County General Services Department received a proposal for design services for the James City County Marina Parking Lot Improvements project; and

WHEREAS, a panel of staff members representing the Parks & Recreation Department and Capital Projects Division evaluated the proposal and selected Timmons Group, Inc.; and

WHEREAS, previously authorized Capital Improvement Program budget funds are available to fund this project.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby authorizes the contract award in the amount of $149,708 to Timmons Group, Inc. for design services for the James City County Marina Parking Lot Improvements project.

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John J. McGlennon
Chair, Board of Supervisors

ATTEST:

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Teresa J. Saeed
Deputy Clerk to the Board

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Adopted by the Board of Supervisors of James City County, Virginia, this 26th day of May, 2026.

CA-MrnaPkLotImp-res

M E M O R A N D U M

DATE: May 26, 2026

TO: The Board of Supervisors

FROM: Mark Abbott, Capital Projects Coordinator, General Services

SUBJECT: Contract Award - $187,026 - James City County Recreation Center Gymnasium and Free Weight Area HVAC Replacement

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The existing three rooftop units have reached the end of their service life and will be replaced with three new, energy-efficient units. The primary function of the rooftop units is to condition the gymnasium and free weight areas. This replacement will also consist of upgrading the controls to significantly improve indoor air quality while maintaining comfortable temperatures and humidity.

The replacement project is aimed at ensuring a more reliable and effective HVAC system that meets current standards for energy efficiency and occupant comfort. Work will be scheduled to minimize disruption to the James City County Recreation Center operations.

General Services, in consultation with the Purchasing Division, and under the Contract for HVAC Equipment, Installation, Service, Controls and Related Products (20250437), determined that Trane U.S. Inc.'s proposal to provide the equipment and controls at a proposed cost of $187,026 is reasonable in comparison to other current County HVAC installations and construction cost indices. This project is part of the Capital Improvement Program budget.

Staff recommends approval of the attached resolution authorizing the contract award of equipment and controls from Trane U.S. Inc. in the amount of $187,026 for the James City County Recreation Center Gymnasium and Free Weight Area HVAC replacement.

MA/tm
CA-Gym_HVACReplc-mem

Attachment

R E S O L U T I O N

CONTRACT AWARD - $187,026 - JAMES CITY COUNTY RECREATION CENTER

GYMNASIUM AND FREE WEIGHT AREA HVAC REPLACEMENT

WHEREAS, the James City County Department of General Services is standardizing HVAC building controls and equipment in County facilities to promote operational efficiency and safety; and

WHEREAS, the James City County Recreation Center Gymnasium and Free Weight Area HVAC is at the end of its useful life and requires replacement to maintain reliable temperature and humidity; and

WHEREAS, it has been determined by General Services, in consultation with the Purchasing Division, that under the Contract for HVAC Equipment, Installation, Service, Controls and Related Products (20250437), that Trane U.S. Inc. will provide the HVAC equipment and controls required; and

WHEREAS, Trane U.S. Inc. submitted a proposal to provide the required equipment and controls, the proposed rates have been determined to be reasonable, and adequate funds are available in the Capital Improvement Program budget.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby authorizes the contract award in the amount of $187,026 to Trane U.S. Inc. for the James City County Recreation Center Gymnasium and Free Weight Area HVAC replacement.

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John J. McGlennon
Chair, Board of Supervisors

ATTEST:

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Teresa J. Saeed
Deputy Clerk to the Board

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Adopted by the Board of Supervisors of James City County, Virginia, this 26th day of May, 2026.

CA-Gym_HVACReplc-res

M E M O R A N D U M

DATE:	May 12, 2026
TO:	The Board of Supervisors
FROM:	Megan Gerry, Director of Human Resources
SUBJECT:	Employee Assistance Program Vendor Selection

James City County (JCC) is requesting approval to enter a five-year contract with Inova to provide an Employee Assistance Program (EAP) to qualified employees and their family members across JCC, Williamsburg Area Transit Authority, James City Service Authority, Williamsburg Regional Library, Middle Peninsula Juvenile Detention Center, and Virginia Peninsula Regional Jail. The total contract value is $125,939, with an annual cost of $25,188. This program will replace the previous EAP provided by Sentara, which expires on June 30, 2026.

As part of the County's due diligence, Request for Proposals (RFP) No. 20260542 for EAP services was issued on December 22, 2025. The County received seven proposals. Following an initial evaluation, four vendors were identified as finalists and invited to participate in comprehensive interviews.

Following final scoring, evaluation, and committee deliberation, Inova was determined to be the best suited vendor to meet the County's EAP needs. Inova demonstrated strong overall value, including specialized programming for first responders, user accessibility, and robust training offerings.

The RFP competitive process ensured compliance with the JCC Purchasing Policy and the Virginia Public Procurement Act.

Funding for the first year of the contract is available within the current budget with each entity responsible for their coverage. Funding for years two and three has been requested in the budget requests for Fiscal Years (FY) 2027-2028, and funding for years four and five will be requested in future FY budgets.

The five-year contract total is $125,939 with annual costs as follows:

Year	Cost
Year 1	$25,188
Year 2	$25,188
Year 3	$25,188
Year 4	$25,188
Year 5	$25,188

Staff recommends approval of the proposed changes.

MG/tm
EAP_Inova-mem

Attachment

R E S O L U T I O N

EMPLOYEE ASSISTANCE PROGRAM VENDOR SELECTION

WHEREAS, James City County provides an Employee Assistance Program (EAP) for eligible employees and family members; and

WHEREAS, it is the practice of the County to conduct a Request for Proposals (RFP) periodically to review fees and services; and

WHEREAS, staff recommends appointing Inova as the EAP provider effective July 1, 2026, based on its strong overall value, including specialized programming for first responders, user accessibility, and robust training offerings and pricing.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of James City County, Virginia, that the recommendation listed above and set forth in the staff memorandum are adopted, effective July 1, 2026.

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John J. McGlennon
Chair, Board of Supervisors

ATTEST:

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Teresa J. Saeed
Deputy Clerk to the Board

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Adopted by the Board of Supervisors of James City County, Virginia, this 12th day of May, 2026.

EAP_Inova-res

M E M O R A N D U M

DATE: May 26, 2026

TO: The Board of Supervisors

FROM: Mark L. Jamison, Chief of Police

SUBJECT: Grant Award - $1,416 - Local Law Enforcement Grant

The James City County Police Department has been awarded a $1,416 Local Law Enforcement Grant through the Virginia Department of Criminal Justice Services to fund standing desk kits for both sworn and professional staff. The grant is a local solicitation with pass-through funds from the Federal Fiscal Year 2024 Edward Byrne Memorial Justice Assistance Grant Program.

The funds will be used for the one-time purchase of 11 standing desk conversion kits.

There is no match requirement for this grant.

Staff recommends acceptance of the funds and adoption of the attached resolution.

MLJ/ap
GA-LocLawEnforc-mem

Attachment

R E S O L U T I O N

GRANT AWARD - $1,416 - LOCAL LAW ENFORCEMENT GRANT PROGRAM

WHEREAS, the James City County Police Department has been awarded a Local Law Enforcement Grant through the Virginia Department of Criminal Justice Services (DCJS) for $1,416; and

WHEREAS, the grant does not require a local match; and

WHEREAS, funds will be used to make one-time purchases of standing desk kits.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby authorizes acceptance of this funding and the following appropriation to the Special Projects/Grants Fund:

Revenue:

Federal - DCJS Local Law Enforcement Grant	$1,416

Expenditure:

DCJS Local Law Enforcement Grant	$1,416

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John J. McGlennon
Chair, Board of Supervisors

ATTEST:

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Teresa J. Saeed
Deputy Clerk to the Board

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Adopted by the Board of Supervisors of James City County, Virginia, this 26th day of May, 2026.

GA-LocLawEnforc-res

M E M O R A N D U M

DATE: May 26, 2026

TO: The Board of Supervisors

FROM: Tammy Mayer Rosario, Assistant Director of Community Development
Toni E. Small, Director of Stormwater and Resource Protection

SUBJECT: Grant Award - $427,250 - Virginia Community Flood Preparedness Fund

James City County has been awarded a grant of $427,250 from the Virginia Community Flood Preparedness Fund (CFPF) through the Virginia Department of Conservation and Recreation and the Virginia Resources Authority. The fund provides support for regions and localities across Virginia to reduce the impacts of flooding. As a competitive grant program, it prioritizes activities that are aligned with local, state, and federal floodplain management standards, local resilience plans, and the Virginia Coastal Resilience Master Plan.

Since the CFPF grant program was established in 2021, it has awarded more than $315 million in grants and loans to fund capacity building and planning, studies, and projects across the Commonwealth. On November 12, 2025, the Board of Supervisors authorized the County to apply for a grant for a flood study of areas of the County including the Powhatan Creek and Skiffes Creek watersheds focusing on areas of high flood risk as identified in approved watershed management plans, citizen concerns, and previous drainage studies. The study will pinpoint priority areas for flood prevention or protection projects and drainage improvements, as well as identify potential projects to remedy these issues. The study could substantially advance the County's efforts to get to the next Community Rating System level by providing a tool to make decisions to reduce increased flooding from development on a watershed-wide basis and address existing flood problems. It will also allow the County to consider future development as staff works on current problems and ensure that future development does not aggravate existing problems.

The total estimated cost of the Powhatan Creek and Skiffes Creek Flood Study project is $854,000, and this grant award will provide funding of $427,250 for this project. The County allocated up to $427,250 to match the CFPF through funding available in existing Stormwater and Resource Protection Division project budgets in the Capital Projects Fund.

Staff recommends the Board approve the attached resolution to accept the grant and appropriate the funding in the Capital Projects Fund.

TMR/TES/tm
GA-CFPF26-mem

Attachment

R E S O L U T I O N

GRANT AWARD - $427,250 - VIRGINIA COMMUNITY FLOOD PREPAREDNESS FUND

WHEREAS, on November 12, 2025, the Board of Supervisors supported a grant application to the Virginia Community Flood Preparedness Fund (CFPF) for a flood study; and

WHEREAS, James City County was recently awarded a grant from the CFPF through the Virginia Department of Conservation and Recreation and the Virginia Resources Authority; and

WHEREAS, this grant would fund a flood study of areas of the County including the Powhatan Creek and Skiffes Creek watersheds focusing on areas of high flood risk as identified in approved watershed management plans, citizen concerns, and previous drainage studies; and

WHEREAS, the grant award is $427,250, and the County's match for this grant of $427,250 is available in the Capital Projects Fund.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby accepts this grant award for the purposes described above and appropriates the grant funding in the Capital Projects Fund as follows.

Capital Projects Fund - Funding Source:

Stormwater Grants - State	$427,250

Capital Projects Fund - Funding Use:

Stormwater Capital Projects	$427,250

____
John J. McGlennon
Chair, Board of Supervisors

ATTEST:

____
Teresa J. Saeed
Deputy Clerk to the Board

VOTES	AYE	NAY	ABSTAIN	ABSENT
WAINWRIGHT	____	____	____	____
NULL	____	____	____	____
ICENHOUR	____	____	____	____
LARSON	____	____	____	____
MCGLENNON	____	____	____	____

Adopted by the Board of Supervisors of James City County, Virginia, this 26th day of May, 2026.

GA-CFPF26-res

MINUTES

JAMES CITY COUNTY BOARD OF SUPERVISORS

REGULAR MEETING

COUNTY GOVERNMENT CENTER BOARD ROOM

101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185

April 14, 2026

5:00 PM

A. CALL TO ORDER

Mr. McGlennon announced a change to the meeting format this evening, explaining that the Board of Supervisors would conduct its first Agenda items, followed by a short recess for the James City Service Authority (JCSA) Board of Directors to conduct its business before returning to the Board of Supervisors Regular Meeting.

B. ROLL CALL

Tracy L. Wainwright, Powhatan District
Barbara E. Null, Stonehouse District
James O. Icenhour, Jr., Jamestown District
Ruth M. Larson, Vice Chair, Berkeley District
John J. McGlennon, Chair, Roberts District

Scott A. Stevens, County Administrator
Adam R. Kinsman, County Attorney

Mr. McGlennon noted that Supervisor Larson would introduce the Pledge Leader, who resides in the Berkeley District.

Ms. Larson introduced the Pledge Leader Devin Bobowicz and gave highlights of his various interests and activities.

C. MOMENT OF SILENCE

D. PLEDGE OF ALLEGIANCE

E. PRESENTATION(S)

1. The Arc of Greater Williamsburg

Ms. Pam McGregor, Executive Director of The Arc of Greater Williamsburg, thanked the Board for its community service. She highlighted that the local organization was one of 600 national chapters affiliated with The Arc of the United States and The Arc of Virginia. Ms. McGregor noted that the Advocacy Chapter was celebrating its 50th anniversary, having served adults with intellectual and developmental disabilities since 1976. She highlighted The Arc's tagline, "The

Arc is there when the school bus stops coming," to emphasize the organization's focus on supporting individuals after they age out of special education services at 21. Ms. McGregor sought to showcase The Arc of Abilities Day Program, which was established in 2016 to foster skills and community integration. She expressed gratitude to the County's Parks & Recreation Department for hosting The Arc at the Abram Frink Jr. Community Center for several years. Acknowledging that this space was temporary, she explained that the organization was actively seeking a permanent location to expand its day, evening, and employment programs, which currently served over 250 local families. Ms. McGregor recognized The Arc instructors, Ms. Lisa Steele and Ms. Carol Hofmeyer and the clients in attendance noting they had prepared thank you cards for the Board. She thanked the community for enabling The Arc of Greater Williamsburg to acquire a 10,000-square-foot building in McLaws Circle, which would serve as its permanent home. With administrative staff already moved in, the day program would transition there following minor renovations, allowing for expanded programming and vocational training capacity. Finally, she thanked the Board for its service and support and invited the Board to a ribbon-cutting ceremony on May 21.

The Board and audience applauded.

Mr. McGlennon read a retirement commendation for Ms. Steele aloud.

The Board and audience applauded.

Ms. Steele addressed the Board and citizens, expressing her appreciation for the honor. She noted her privilege in serving adults with special needs through The Arc of Greater Williamsburg and her 30-year career in public schools.

The Board and audience applauded.

2. Proclamation - National Library Week, April 19-25, 2026

Mr. McGlennon invited Ms. Sandy Towers, Library Director of the Williamsburg Regional Library (WRL), to the podium.

Mr. McGlennon recited the proclamation for National Library Week. He expressed his gratitude to Ms. Towers and WRL staff for their outstanding service to the community.

The Board and audience applauded.

Ms. Towers expressed her gratitude to the Board and citizens, noting her pleasure in serving a community so dedicated to its library services. She recognized the robust support from both local jurisdictions and the public. Furthermore, she highlighted WRL's long-standing history since 1909, pointing out that the regional system would celebrate its 100th anniversary next year.

At approximately 5:19 p.m., the Board recessed to allow the JCSA Board of Directors to conduct its Regular Meeting.

At approximately 5:32 p.m., the Board reconvened.

Mr. McGlennon stated that the applicant had requested a postponement of Public Hearing(s) Item. No. 4 - Z-23-0004/MP-23-0001. Westwood Park Rezoning. He advised that any individuals who signed up to speak would be allowed to do so, but only one opportunity to speak during the Public Hearing process was allowed.

F. PUBLIC COMMENT

1. Ms. Peg Boarman, 17 Settlers Lane, addressed the Board to talk trash. She noted that the Clean County Commission's Annual County-wide Litter Cleanup would be held on Saturday, April 25. She noted that there was still time to get involved by going to the County's website or to contact 757-259-5375 for more information. Ms. Boarman noted that the results for the Annual Litter Survey Index, conducted on March 6, were still pending. She stated that the Great American Cleanup, held on March 27-28, was a success, with over 30 volunteers collecting more than 4,000 pounds of litter and destroying numerous invasive vines. Ms. Boarman encouraged public efforts to keep the community clean. She thanked the Board for its time.

2. Ms. Haley Logan, 190 Jolly Pond Road, chose not to speak.

3. Ms. Casey Svanda, 5005 W Seminary Avenue, Richmond, VA, addressed the Board in her capacity as the Executive Director of Endurance Events for the National Multiple Sclerosis (MS) Society. She noted that the annual Bike MS Colonial Crossroads event would take place at Chickahominy Riverfront Park the weekend after Memorial Day, with this year's ride scheduled for May 30-31. She further noted that the park served as the central hub for the event, hosting the start and finish of the weekend cycling ride between Richmond and Williamsburg. Ms. Svanda highlighted that the event benefits the National MS Society, which strives to find a cure while empowering those living with MS to thrive. She noted an annual fundraising goal of approximately $650,000, with a target participation of approximately 500 cyclists. Ms. Svanda requested Board approval for an exception to allow music and announcements starting at 7:15 a.m. on both Saturday and Sunday of the event. The audio, located near the playground and shelter at the front of the park, would be directed towards Route 5 and the Chickahominy River to minimize disturbance. She noted that many campers were participating cyclists, and the proposed audio placement would create minimal disruption for other campers while providing an engaging start for riders embarking on 75+ mile daily routes.

4. Mr. Wayne Savage, President of the Southern Division at Soils Inc., addressed the Board regarding an upcoming Agenda item, Board Consideration(s) Item No. 2 - Request for Alternative Discharging Sewage System - 190 Jolly Pond Road. He reported that the Virginia Department of Health (VDH) and the Virginia Department of Environmental Quality (DEQ) had approved a direct discharge permit for the project. Mr. Savage explained that the subject property required this solution because its current septic system had failed over the past two to three years due to being improperly installed in heavy, water-logged clay soil, rendering alternative drainfields impossible. He indicated that he was present to obtain the necessary Board approval to proceed with the project.

5. Mr. David Logan, 190 Jolly Pond Road, owner of the subject property, addressed the Board regarding the failing septic system and requested Board approval. He thanked the Board for its time and consideration.

6. Ms. Donnie McDaniel, Executive Director of Community of Faith Mission (COFM) 1781 Jamestown Road, Suite 240B, addressed the Board noting that the organization administers the emergency shelter program for the Greater Williamsburg area. She pointed out that the COFM emergency shelter program concluded on March 15 and was designed as an emergency measure rather than a permanent, year-round operation. Ms. McDaniel reported that COFM served 121 individuals, with a demographic breakdown of 41% female and 80% male. Additionally, she noted that 7% of the shelter's occupants were veterans, while 44% were employed or receiving government benefits. Highlighting a blessed season, Ms. McDaniel noted that COFM hosted over 2,800 shelter stays, supported by approximately 1,500 volunteers contributing more than 10,000 hours. Ms. McDaniel provided an update on the new Heads Up Program, highlighting its role in housing diversion for shelter residents. She reported that 24 of the 121 shelter occupants qualified for the program and provided a breakdown of these participants. Ms. McDaniel thanked the Board for its continued support.

7. Mr. Chris Henderson, 101 Keystone, addressed the Board requesting later Board meetings to

make it easier for working citizens to attend. He also requested that the Board introduce a formal invocation for future meetings. Mr. Henderson expressed his gratitude to Mr. Stevens and Ms. Sharon McCarthy, Director of Financial and Management Services, for the excellent presentation on the proposed budget last week. He noted a lack of information regarding the 250th Anniversary Celebration's scheduled activities. Mr. Henderson recommended the school zone speed limit hours be clearly posted, noting that inconsistencies in the current schedule made it difficult to follow. He advocated for lowering the speed limit through Norge to 35 mph, noting that excessive speeds and high-density driveway access posed safety risks. He requested that the Board direct the Planning Division to initiate a land use and zoning study in the Norge area, aimed at fostering consolidated mixed-use and economic development. Mr. Henderson encouraged the Board to form a task force of small business owners and Planning Division staff to review James City County's Zoning and Development Ordinances, aimed at reducing obstacles for small business operations. He noted that his final request was to initiate a beautification study for the intersection of Route 199 and Monticello Avenue to explore potential aesthetic improvements.

With no further speakers, Mr. McGlennon concluded the Public Comment segment.

G. CONSENT CALENDAR

None.

H. PUBLIC HEARING(S)

Mr. McGlennon turned the floor over to Mr. Stevens to introduce the first topic of discussion.

Mr. Stevens announced that Ms. McCarthy would present the first three public hearings, which all related to the Fiscal Year (FY) 2027 Budget. He requested that she consolidate these hearings into a single presentation, after which the Board would address each item individually to provide a summary and conduct the public hearings, with no action required at this meeting.

Ms. McCarthy informed the Board that FY 2027 was the first year of the County's two-year budget and was the only year appropriated for spending. She explained that the second year served as a 24-month outlook to assist with decision-making. Ms. McCarthy noted that the County's proposed budget aligned with the eight core goals of its recently updated 2025 Strategic Plan. She presented the funding breakdown, outlining a total proposed budget of $413.1 million, with the County's Operating Budget/General Fund comprising $281.5 million. Ms. McCarthy stated that this total represented a 6.8% increase over the current fiscal year. She noted a budget proposal featuring a three-cent real estate tax reduction paired with a meals tax increase from 4% to 6%. Ms. McCarthy highlighted that the resulting $4.3 million in new revenue would fund the Williamsburg-James City County (WJCC) Public Schools operations, various County and WJCC School capital projects, and a 4% raise for personnel to maintain labor market competitiveness. She added that no new positions were included in this budget. Ms. McCarthy highlighted the fiscal implications of reducing the real estate tax rate, noting a revenue decrease of approximately $1.825 million per penny, which equated to a $5.5 million reduction for a three-cent cut. She noted that the recent shift in reassessment deviated from past trends, highlighting that this was a national issue rather than a local one. Ms. McCarthy stated that despite a 10.31% increase in overall assessments for 2027, the proposed three-cent reduction in the real estate tax rate would bring the effective increase to approximately 7.4%. She highlighted a meals tax comparison slide on the PowerPoint presentation showing current and proposed rates for neighboring localities. Ms. McCarthy noted that James City County and York County, both currently at 4%, were proposing identical increases. She observed that this aligned with three peninsula counties while keeping them below the rates of nearby cities. Ms. McCarthy moved on to discuss the General Fund and Capital Projects Fund expenditures. She noted two upcoming public meetings regarding the budget and tax rates, both in the Board

Room: the Board's Business Meeting on April 28 at 1 p.m., and a second meeting on May 12 at 5 p.m.

1. Proposed Real Property Tax Increase

Ms. McCarthy addressed the Board noting that the purpose of this Public Hearing was to allow public comment on the increase in the real estate property tax levies based upon the most recent general reassessment. She reported that the assessed value of existing real property (excluding new construction/improvements) increased by 10.31% over last year. Ms. McCarthy explained that to levy the same amount of tax as last year, the rate would be $0.7444 per $100 of assessed value (the "lowered tax rate"). She advised that the County proposed a rate of $0.80 per $100, resulting in an effective tax rate increase of $0.0556 per $100 or 7.47% over the lowered rate. Ms. McCarthy indicated that there was no Board action required at this meeting.

Mr. McGlennon asked if the Board had questions.

The Board declined.

Mr. McGlennon opened the Public Hearing.

1. Ms. Shelia Chandler, 7900 Newman Road, addressed the Board, noted her ownership of the Chandler Farm, and asked when the last real estate reassessment was conducted.

Mr. McGlennon noted that the Board did not answer questions during this time but indicated that the County reassessed property every two years.

Ms. Chandler expressed concern regarding the inconsistent assessment increase on her four Newman Road properties, which ranged from 23.2% to 122.3%. She described the high, disparate increases on similar properties as "heart-wrenching" and questioned the methodology used to determine these assessed values. Ms. Chandler expressed a deep love for her farm but worried that high taxes might force her to sell it.

Mr. McGlennon encouraged residents with questions or concerns to reach out to County staff, who were available to assist them.

2. Ms. Virginia Mains, 5408 Beverly Lane, addressed the Board noting that she had resided in the County for approximately five years. She stated that real estate taxes had risen significantly during that period. She urged the Board to listen to its constituents, noting that residents did not request these massive projects and did not wish to bear the resulting tax burden.

3. Ms. Dawn Cannaday, 9502 Goddin Court, addressed the Board to advocate for residents concerned about real property tax increases. Based on her review of tax structures in Toano, she argued that Limited Liability Companies (LLCs) frequently paid lower taxes compared to residential property owners and that these business rates lacked public transparency. Highlighting an inequity in the tax burden, she urged the Board to implement a two-tiered system for the upcoming budget, increasing taxes on LLCs while reducing them for residents to ensure a more equitable fiscal balance.

4. Ms. Kari Traver, 103 Shellbank Drive, addressed the Board regarding disproportionate 2027 property assessments, labeling the 35% average increase for riverfront properties compared to the 11% County-wide average as exploitative. Ms. Traver, whose own assessment increased by 41.1%, argued that with no homes sold on her street in over four years, the assessment was not based on recent comparable sales. She noted that her analysis showed an average increase of over $305,000 for riverfront homes, compared to $62,000 for nearby non-riverfront properties, suggesting a revenue-driven approach. As a 35+-year resident, she stated these inequitable

increases create an unsustainable financial burden and urged the Board to investigate the unfair assessment practices targeting riverfront homeowners.

5. Mr. Claude Gilmer, 112 Woodside Drive, addressed the Board reiterating the need to listen to constituents and highlighting concern over sustainability. As a 35-year Grove resident, he questioned the 18.3% real estate assessment increase, noting it outpaced the personal income growth (social security). Mr. Gilmer asserted that despite Grove generating significant income for the County, the area received little in return and urged the Board to listen to these concerns.

6. Mr. Chris Henderson, 101 Keystone, addressed the Board to oppose the proposed budget, citing it as unaffordable and improperly prioritized. He requested that the budget be revised to restrict spending increases solely to inflation and population growth.

7. Mr. Jim Etchberger, 100 Woodland Road, addressed the Board expressing shock regarding a substantial increase in his real estate reassessment. As a lifelong James City County resident, he questioned his ability to remain in the area due to rising costs. He noted the three-cent tax rate reduction was inadequate.

8. Ms. Nancy Hermann, 4720 Bristol Circle, addressed the Board regarding drastic real estate reassessments. She noted that her home, purchased eight years ago after moving from Newport News for $263,000, had been reassessed at $420,000, a 46% increase between 2024 and 2026. She noted her desire to stay in the community but explained that the cost increases were financially unsustainable.

9. Mr. Kenneth Bartlett, 8390 York River Park Road, addressed the Board to oppose the proposed tax increases based on high property reassessments. He articulated concerns regarding the inability of seniors on fixed incomes to pay, potential residential displacement, and the devaluation of generational, inherited property. Mr. Bartlett concluded by urging the Board to seek an alternative way forward, citing broader detrimental consequences for the local economy.

10. Ms. Janie and Mr. Bruce Boillotat, 118 Thomas Gates, did not speak.

11. Mr. Steven Mains, 3781 Captain Wynne Drive, addressed the Board regarding the proposed budget, urging a deeper, more fiscally responsible review. He contrasted James City County with Fairfax County, noting that Fairfax implemented a maximum potential tax rate to cap increases, whereas he argued that James City County lacked spending controls. Mr. Mains disputed the characterization of the proposed three-cent tax reduction as a true cut, arguing that because residential assessments rose approximately 12%, the tax rate would need to drop to $0.74 to provide genuine relief. Highlighting a projected 43% spike in property taxes over the last five years, he requested a line-by-line budget review, prioritizing core services, and genuine affordability over what he described as accounting tricks. In closing, he advised the Board to act as prudent stewards of public funds, advocating for a business-focused strategy to limit expenditures and maximize efficiency.

12. Ms. Linda Lassiter, 131 Indigo Dam Road, addressed the Board concerning significant increases in property tax assessments. Ms. Lassiter, age 82, indicated she purchased her home 23 years ago for $160,000, with a projected 2027 value of $405,000. She questioned if the Board believed her income had risen proportionally, stating that as she intended to remain in her home permanently, she would not realize the increased valuation. Ms. Lassiter concluded by aligning herself with previous speakers regarding the inequity of the reassessments.

13. Mr. Michael Jenks, 104 Harlech, addressed the Board regarding significant real estate taxes, using his background in government operations to contrast public spending with private sector practices. Furthermore, he questioned the necessity and expense of the new Consolidated Government Center, and sought clarification on the future of current facilities. He concluded by thanking the Board for its time and service.

14. Ms. Amy Lockwood, 4015 Mill Dam Court, addressed the Board regarding concerns over real property tax increases, citing a 40% increase between 2021-2025 as absurd. She highlighted reasons why residents were not attending the Board meetings and urged the Board to review the tax hikes.

15. Ms. Mary Judith Kemp, 8 Harrop Parrish Court, addressed the Board regarding real property tax increases, citing a 32% increase over two assessments during her three years of residing in the County. Comparing this to her previous experience in New Jersey, she expressed concern that the increase was excessive and urged the Board to consider residents on fixed incomes.

16. Mr. Ben Johnson, addressed the Board regarding a 68% rise in tax assessment for his small business, a coin-operated laundromat on Richmond Road. Highlighting the impact on his fixed-income customers, Mr. Johnson requested a formal review of the tax increases. He referenced California Proposition 13, noting that the state faced severe issues due to rapid, astronomical increases in real estate assessments, and suggested the Board look into it.

Mr. McGlennon closed the Public Hearing as there were no additional speakers.

2. Ordinance to amend County Code sec. 20-35

Ms. McCarthy addressed the Board noting that County staff had proposed an amendment to the James City County Code Section 20-35 to increase the tax on prepared food and beverages from 4% to 6%, effective July 1, 2026. She stated that this change was included in the County's FY 2027 Proposed Budget, and that it was expected to generate approximately $3.4 million in new revenue. Unlike property taxes, this levy was paid by both residents and visitors. Ms. McCarthy indicated that no Board action was required at this time.

Mr. McGlennon opened the Public Hearing.

1. Mr. Chris Henderson, 101 Keystone, a former restaurant owner, advised the Board against increasing the meals tax, especially in conjunction with higher real estate taxes. Drawing on his experience, he noted that his clientele was primarily local, not tourists. He argued that maintaining a low meals tax acted as a competitive marketing advantage for County restaurants and urged the Board to find a better solution that leveraged its status as a low-cost provider.

2. Ms. Rachel Sears, 4744 Bristol Circle, Executive Director of the Williamsburg Area Restaurant Association, urged the Board to reconsider proposed meals tax increases. Representing local restaurants, she noted that the industry was still recovering, facing tight margins, high labor/operating costs, and urged against actions that could threaten further business closures.

3. Mr. David Turner, 122 Ware Road, addressed the Board regarding the meals and property tax discussions, noting that he was missed during the initial public hearing for the property tax discussion. Regarding the meals tax, he argued that increased taxation reduced consumption and that a 2% increase would negatively impact residents and tourists, whom the local food industry depends on. Furthermore, Mr. Turner highlighted that his real estate taxes had increased by 60% over the past five years, urging the Board to reconsider the cumulative burden of all taxes on constituents rather than viewing them in isolation.

Mr. McGlennon closed the Public Hearing as there were no additional speakers.

3. Fiscal Years 2027-2028 County Budget

Ms. McCarthy noted that the purpose of this public hearing was to invite public comment on any aspect of the Proposed FY 2027 Budget. She reiterated that no Board action was required at this time.

Mr. McGlennon opened the Public Hearing.

1. Mr. Chris Henderson, 101 Keystone, addressed the Board regarding the proposed budget, specifically highlighting the large Capital Projects Fund. He stated that community feedback indicated taxpayers were at a tipping point and could not sustain current spending. While advocating for prioritization of essential services like law enforcement, fire, and education, he questioned why the WJCC School System budget continued to increase despite a decrease of approximately 1,000 students since the COVID-19 pandemic, resulting in a higher cost per student. He recommended immediate, detailed discussions with the WJCC School Board regarding taxpayer affordability and funding.

2. Ms. Marie Homer, 4211 New Town Avenue, addressed the Board in opposition to the proposed meals tax increase, representing the interests of the hospitality industry workers. Citing her 33 years in the industry and observing previous actions by the City of Williamsburg, she highlighted that the tax increase would negatively impact consumers, restaurant employees would face lower tips, and proprietors would struggle to pay staff. Ms. Homer further argued that this increase would hurt lower-income families who relied on dining out, noting that many industry workers lacked benefits like paid leave. Finally, she stated that this increase would be detrimental to restaurant owners, noting that some iconic Williamsburg establishments had already closed or downsized.

Mr. McGlennon closed the Public Hearing.

4. Z-23-0004/MP-23-0001. Westwood Park Rezoning

Mr. McGlennon restated that per the applicant’s request for a deferral, the Public Hearing would remain open.

5. SUP-25-0016. 8285 Diascund Rd. Proposed Contractor's Offices

A motion to Approve with the Amended Resolution was made by Barbara Null, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

Ms. Allison Jackura, Senior Planner, addressed the Board noting that Mr. Joshua Glass, G.B. Glass, LLC, and Mr. John West, ATCO Fasteners, had applied for a Special Use Permit (SUP) to permit two contractor offices to operate within the existing two structures on the property. She cited the specifics of the application included in the staff report in the Agenda Packet. Ms. Jackura explained that the site was formerly the Colonial Golf Course, which held an approval from 1992 until it ceased operation in 2010. She stated that the mitigation bank was established in 2023, and the SUP for the golf course was revoked in 2024. Ms. Jackura noted that business hours were Monday through Friday, 7 a.m. to 4 p.m., and added that the applicants planned to use the existing structures for office space, as well as for storing work trucks, equipment, and trailers. During her PowerPoint presentation, Ms. Jackura detailed the proposed Master Plan for the property, which was largely subject to a mitigation bank conservation easement. She noted the proposed joint offices and parking (highlighted in orange) and identified an existing building on the top left to be used for a workshop and office space (highlighted in pink). Additionally, she stated that the yellow-highlighted area, previously used for parking, would be converted into a storage area. Ms. Jackura advised that an SUP condition required screening the parking and storage area from both rights-of-way. Ms. Jackura noted a discrepancy in the resolution before the Board regarding SUP Condition No. 4, stating that while the Planning Commission received the correct version, the current resolution incorrectly permitted shipping containers. She clarified that the sentence should read that no shipping containers were allowed, noted that the applicants were aware of this, and apologized for the error. Ms. Jackura identified the remaining land within the SUP, specifically highlighting the existing stormwater pond and drainfields. She noted that a condition of the SUP required the applicants to either rehabilitate the pond to its original approved design or upgrade it to current standards. She emphasized staff considerations, including the adaptive reuse of the former golf course, low traffic generation comparable to by-right uses, enhanced landscaping, and operational limitations. Furthermore, she noted that the project required no additional development area and supported two local businesses. Ms. Jackura noted that staff recommended approval of the application, subject to the proposed conditions. She concluded her remarks and welcomed any questions the Board might have.

Ms. Larson asked how the Board would proceed with the vote, given the error in the resolution.

Mr. McGlennon indicated that the Board would propose an amended resolution, ensuring the word “not” was placed correctly.

Mr. Frank Polster, Planning Commission representative, addressed the Board and reported on discussions with staff and the applicants regarding several SUP conditions. Regarding SUP Condition No. 4, he clarified that permitted equipment was limited to one bulldozer and one backhoe, provided they were not visible from Diascund Road or Hockaday Road, and that stored material must be contained within the fenced area (specifically rails and pipes, not loose material). Mr. Polster further noted that screening in SUP Condition No. 2 would incorporate native and pollinator plants to be determined during site plan review, and addressed the resolution of the outfall in SUP Condition No. 9. He reported a 7-0 Planning Commission vote to recommend approval, noting the meeting had no public comment. Mr. Polster welcomed any questions the Board might have.

Mr. McGlennon asked Mr. Polster to address the question regarding the native plant screenings and how they relate to the plan for planting and potentially harvesting pines.

Mr. Polster noted the area in question borders Hockaday Road. Following a discussion regarding plant types, it was agreed that reviewing and approving the landscape buffer during the site plan review process would be more productive.

Mr. McGlennon asked if Ms. Jackura had anything to add to that.

Ms. Jackura confirmed that landscaping for the rights-of-way would be evaluated at the site plan stage. She highlighted that staff had enhanced SUP Condition No. 2 to increase the required evergreen tree and shrub mixture, with a new requirement that plantings be native to southeast Virginia. Regarding the pines planted on the site, Ms. Jackura clarified that this activity was distinct from the current plan and that the applicants were permitted to engage in timbering.

Mr. McGlennon thanked Ms. Jackura.

Mr. McGlennon opened the Public Hearing.

1. Mr. Grogg, Landtech Resources, Inc., 205 Bulifants Boulevard, Suite E, addressed the Board noting that he was representing Mr. West and Mr. Glass. He highlighted that ATCO Fasteners, established in 2000, had been in James City County since 2013, and G.B. Glass, established in

2007, was also a local business. Mr. Grogg noted that both businesses were currently renting in the Jacobs Industrial Center in Toano, but the owners were seeking a more permanent location. He stated that it was a win-win for Mr. West and Mr. Glass to use the existing improvements when the former golf course property became available. Mr. Grogg noted that the project involved a 210-acre former golf course, where buildings and infrastructure had sat vacant. Rather than leaving these structures unused, the proposal offered a true adaptive reuse approach, breathing new life into existing improvements while avoiding development on untouched land. He outlined the proposed utilization of structures presented in the Master Plan shown on the PowerPoint presentation. Mr. Grogg highlighted that the project was a low-intensity use, with only 21 total employees and peak traffic projected at 15 morning and 17 afternoon trips. He added that the Virginia Department of Transportation (VDOT) reviewed the application and raised no objections. Mr. Grogg asserted that the proposal minimized environmental impact by utilizing existing building and site infrastructure. He emphasized that the majority of the property remained preserved, with over 100 acres protected under a conservation easement as part of an enhanced mitigation bank. Mr. Grogg noted that while not part of the current SUP application, he wanted to mention the former Golf Academy building and its parking area. He explained that a separate SUP for a potential wedding and event venue had originally been submitted but was placed on hold while the owners focused on the current request. Mr. Grogg emphasized that the current SUP was the immediate priority to meet operational needs. He added that the applicant team would continue collaborating with staff as the concept evolved and would submit a separate SUP in the future if the project proceeded. Mr. Grogg advocated for the approval of the application by highlighting its positive factors.

Ms. Null stated that she felt this was an excellent way to repurpose the property.

Mr. McGlennon asked Mr. Grogg for an estimate of the land to be timbered.

Mr. Grogg indicated that the mitigation bank's conservation easement authorized timbering activities on the designated area, covering practically all the tee boxes, greens, and fairways.

Mr. McGlennon thanked Mr. Grogg.

Ms. Larson recognized Ms. West (wife of Mr. West) as the owner of the local Bruster's, thanking the family for their ongoing investment in James City County.

Ms. Wainwright spoke in support of the project, noting that after approximately 15 years of blight, she was pleased to see the site finally being revitalized.

6. SUP-25-0019. 5251 John Tyler Hwy. Unit 47 Tobacco Outlet Expansion

A motion to Approve was made by James Icenhour, Jr., the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

Ms. Jackura addressed the Board noting that Mr. Khalid Alarid, Tobacco Outlet, had applied for an SUP to allow for a vape/smoke shop expansion into an adjoining storefront unit. She cited the specifics of the application included in the staff report in the Agenda Packet. For informational purposes, Ms. Jackura explained that before 2023, vape/smoke shops were classified as general retail because the James City County Zoning Ordinance did not specifically define them. However, a 2023 amendment now required an SUP for new vape/smoke shops. Existing businesses that predated this amendment were permitted to continue as legal nonconforming uses. Ms. Jackura explained that this business currently operated as a "grandfathered" legal nonconforming use in Unit 49, allowed to continue within its current footprint without an SUP. However, the applicant's proposal to expand into the adjacent Unit 47 necessitated an SUP. She noted that if approved, this SUP would cover both units, thereby legalizing the existing operation and permitting the proposed expansion. Ms. Jackura stated that staff recommended approval of the application and welcomed questions from the Board.

The Board had no questions.

Mr. Polster addressed the Board regarding an SUP application for the expansion of an existing smoke shop at the Williamsburg Crossing Shopping Center, necessitated by 2023 Zoning Ordinance amendments. He noted approval would bring the nonconforming business into conformance, with conditions prohibiting flashing signs on both the new and existing units. Mr. Polster indicated that there were no public speakers, and the Planning Commission recommended approval by a 7-0 vote.

Mr. McGlennon opened the Public Hearing.

1. Mr. Jason Rissino, Manager of the Tobacco Outlet, 5251 John Tyler Highway, addressed the Board regarding any questions it might have.

The Board had no questions for Mr. Rissino.

Mr. McGlennon closed the Public Hearing.

Ms. Larson asked if the Board could take a five-minute recess.

Mr. McGlennon concurred.

At approximately 8:06 p.m., the Board recessed for a short break.

At approximately 8:11 p.m., the Board reconvened.

7. An Ordinance to Amend and Re-Ordain Various Provisions of Appendix A - Fee Schedule for Development Related Permits to Amend the Fee Schedule for Stormwater Related Permits

A motion to Approve was made by John McGlennon, the motion result was Passed.
AYES: 3 NAYS: 2 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon
Nays: Null, Wainwright

Ms. Toni Small, Director of Stormwater and Resource Protection Division, addressed the Board noting that in 2025 the DEQ amended the Virginia Erosion and Stormwater Management Regulation to change the statewide permit fee schedule for the Virginia Pollutant Discharge Elimination System (VPDES) permit for discharges of stormwater from construction activities. She stated that the fee increases applied to individual and general VPDES permits, Municipal Separate Stormwater Sewer (MS4) permits, permit modification fees, and permit maintenance fees. Ms. Small stated that the purpose of the statewide fee increase was to provide 60-62% of the direct costs for the administration, compliance, and enforcement of DEQ's Erosion and Stormwater Management Program. She noted that the DEQ's stormwater fees were last modified in 2010, with most remaining unchanged since that time. Ms. Small noted to ensure consistency with new state code requirements, staff recommended adoption of the attached Ordinance. She advised that if adopted, fee changes would take effect July 1, 2026. Ms. Small concluded her remarks and welcomed any questions the Board might have.

Ms. Wainwright asked if Ms. Small could elaborate on the changes in state code requirements and the impact.

Ms. Small outlined adjustments to permit fee structures, shifting revenue distribution from 72%/28% (locality/state) to 70%/30% to ensure a consistent, statewide application. She noted that limiting fees only to DEQ-administered localities was deemed inequitable. As an example, the common one- to five-acre land disturbance permit fee would increase from $2,835 to $4,100.

Ms. Wainwright asked what would happen if the County did not raise its fees.

Ms. Small stated that the County would be inconsistent with the state code and with all the other localities in the Hampton Roads Planning District Commission and statewide.

Ms. Wainwright noted that the state was mandating that local governments align their fees with the new state standards. She looked to Ms. Small for clarity on that point.

Ms. Small confirmed that state code authorized annual fee increases based on the consumer price index, which may necessitate a return to the Board next year.

Ms. Wainwright stated her view that this action represented an unfunded mandate from the state, burdening local taxpayers.

Mr. McGlennon indicated that the cost recovery applied exclusively to the individual seeking the permit for services rendered.

Ms. Wainwright expressed concern that this would increase building costs in the County.

Mr. McGlennon indicated that there was no Planning Commission report on this item.

Mr. McGlennon opened the Public Hearing.

1. Mr. Chris Henderson, 101 Keystone, addressed the Board and agreed with Ms. Wainwright, stating that additional fees increase construction costs in the County. He noted that while developers pay these costs upfront, they were ultimately passed down to buyers or tenants. Mr. Henderson recommended the County to keep the fees as they were.

Mr. McGlennon closed the Public Hearing.

8. An Ordinance to Amend and Re-Ordain Various Provisions of Appendix A - Fee Schedule for Development Related Permits to Amend the Fee Schedule for Sign Permits

A motion to Approve was made by Ruth Larson, the motion result was Passed.
AYES: 3 NAYS: 2 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon
Nays: Null, Wainwright

Ms. Christy Parrish, Zoning Administrator, addressed the Board noting that as part of the FY 2027 Budget process, staff reviewed and proposed a change on how fees were assessed for sign permit applications. Historically, the Zoning Division had not charged for permits for businesses requesting replacement signage even though the review process required the same amount of time and effort as the new sign permit applications. Ms. Parrish noted that the majority of the sign permit replacements were generally by large businesses such as banks, convenience stores, gas stations, dealerships, fast-food restaurants, etc. due to rebranding or design changes. She indicated that the current sign permit fee was $5.25 of gross sign area and did not explicitly limit the fee to new signs. She stated that staff had reviewed 84 sign replacement permits between the years of 2020 through 2025 and determined that this practice resulted in more than $14,000 in unrealized revenue. Ms. Parrish noted that staff recommended the Board formalize the suggested change in practice which would allow fees to be applied to all sign permits requiring approval. She stated that this formal revision would provide transparency and clear guidance to citizens, staff, and sign companies. Ms. Parrish noted that staff recommended that the Board approve this change to Appendix A of the County Code effective July 1, 2026. She concluded her remarks and welcomed questions from the Board.

Ms. Larson inquired about the staff time required for this process.

Ms. Parrish explained that the process required the same amount of time, as staff already handled sign permits for rebranding and face replacements, and the County did not charge a fee for this service.

Mr. McGlennon opened the Public Hearing.

1. Mr. Chris Henderson, 101 Keystone, addressed the Board noting that local tax-paying businesses deserve better service, stating that it was unfair for the County to impose additional fees on businesses rebranding as part of development. He suggested the County should support, rather than penalize local businesses.

Mr. McGlennon closed the Public Hearing.

9. Proposed Fiscal Year 2027-2032 Secondary Six-Year Plan

A motion to Approve was made by Ruth Larson, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

Mr. Paul Holt, Director of Community Development, addressed the Board stating that each year VDOT worked with the Board to develop a list of projects and priorities for the Secondary Six-Year Plan. He emphasized that the allocated funds were dedicated to the improvement and construction of secondary roads, defined as routes 600 or greater. Mr. Holt stated that a public hearing had been advertised for this evening to provide an opportunity for public comment as part of that review process. Mr. Holt noted that while the funds were not a major source, the County was allocated approximately $1.1 million, with an expected annual funding of $192,826 over six years. He stated that a summary outlining the current and special funding projects for FY 2027-2031 priority list was listed in the Board's Agenda Packet. Mr. Holt highlighted staff recommendations to reserve funds for potential cost overruns on the Croaker Road Widening Project and to set aside funding for safety improvements at the intersections of Old Stage Road/Route 30 and Centerville Road/Route 5. He noted that staff recommended adoption of the resolution. Mr. Holt stated that Mr. Rossie Carroll, Williamsburg Residency Administrator for VDOT, was not in attendance this evening but in his absence introduced Mr. Brian Gentry, Williamsburg Residency Administrator Assistant for VDOT.

Ms. Larson emphasized overall safety, but highlighted Centerville Road/Route 5 as her most critical concern.

Mr. Holt noted that the project was previously bid but failed due to a nonresponsive submission. He indicated that the project would be rebid, with construction anticipated to start within the next few months, or by FY 2027 at the latest.

Ms. Null asked about Old Stage Road/Route 30.

Mr. Holt replied that both Centerville Road/Route 5 and Old Stage Road/Route 30 would be bid together. Due to a nonresponsive submission on this project, he hoped both could move forward concurrently.

Mr. McGlennon opened the Public Hearing.

1. Mr. Chris Henderson, 101 Keystone, encouraged the Board to revisit a long-abandoned bypass plan designed to connect Croaker Road to Centerville Road, which was removed from the Comprehensive Plan years ago. He cited severe, worsening traffic at the Route 199/Richmond Road interchange as the primary reason for bringing this back to the table. Due to heavy volume causing backups in the main lanes, he requested consideration of a dual left-hand turn signal as a solution to current traffic issues.

Mr. McGlennon closed the Public Hearing.

10. Ordinance to amend County Code sec. 13-4.1

A motion to Defer to the Board's May 12, 2026, Regular Meeting, was made by Ruth Larson, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

Mr. Adam Kinsman, County Attorney, presented a proposed amendment to James City Code Section 13-4.1 regarding helmet requirements for individuals 14 years of age or younger. Mr. Kinsman noted that the amendment updated the current Bicycle Ordinance to comply with recent changes by the Virginia General Assembly, allowing for the inclusion of electric personal assistive mobility devices, toy vehicles, and electric power-assisted bicycles. He recommended adoption of the attached Ordinance.

Ms. Wainwright asked if toy vehicles referred to low-speed, toddler-powered cars that travel approximately 1 mph.

Mr. Kinsman noted that while the state code likely defined toy vehicles, he agreed that Ms. Wainwright was likely correct.

Mr. McGlennon asked Mr. Kinsman if this would only apply to those individuals who were on public roads.

Mr. Kinsman confirmed that the law applied to all public transit areas including highways, roads, sidewalks, and bicycle paths.

Ms. Wainwright questioned if the proposed Ordinance would require a 12-year-old in an electric wheelchair to wear a helmet while using a sidewalk to travel to a nearby store.

Mr. Kinsman noted that while he could not provide a definitive answer immediately, he could do so after reviewing the definitions, or the Board could choose to defer the matter.

Ms. Larson suggested deferral.

Mr. Kinsman recommended deferring the item to next month's Board meeting, proposing that the Public Hearing be opened and kept open until its May 12, 2026, Regular Meeting.

Mr. McGlennon opened the Public Hearing.

I. BOARD CONSIDERATION(S)

1. Request for Amplified Sound as Part of a Special Event Permit - Bike MS 2026

A motion to Approve was made by Ruth Larson, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

Mr. Holt briefed the Board on the requirements of Chapter 14 of the James City County Code regarding special event permits for outdoor gatherings, specifically noting Section 14-16A, which prohibits sound amplification or live performances between 11 p.m. and 9 a.m. unless approved by the Board. Regarding the National MS Society's 2026 Bike MS Colonial Crossroads event at Chickahominy Riverfront Park, Mr. Holt noted a request to allow amplified music and announcements to begin at 7:15 a.m. on the weekend after Memorial Day. To mitigate noise, organizers were committed to directing speakers toward the Chickahominy River and Route 5, with sound levels limited to 95 decibels (equivalent to a leaf blower or lawnmower) at the property line. He advised that staff recommended approval of the resolution.

2. Request for an Alternative Discharging Sewage System - 190 Jolly Pond Road

A motion to Approve was made by Ruth Larson, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

Mr. Holt briefed the Board on James City County Chapter 17 requirements for authorizing an Alternative Discharge Sewage System (ADSS). He defined an ADSS as a system that discharges treated sewage from an individual single-family home (under 1,000 gallons per day) and noted that its use was restricted to cases where VDH had confirmed in writing that an existing on-site system had failed, could not be repaired or replaced, and where no other sewage disposal method (aside from pump and haul) was available. Mr. Holt noted that before the Board was an ADSS permit request and associated documentation for Ms. Haley Logan and Mr. David Logan of 190 Jolly Pond Road. He stated that the property's original 1963 septic system was replaced in 1991, with a third system installed in 2020, and all had failed. Mr. Holt indicated that the ADSS was considered a last-resort measure. He noted that JCSA and the Stormwater and Resource Protection Division raised no objections. Mr. Holt detailed the ongoing testing and reporting requirements and indicated that staff recommended approval of the resolution.

3. Virginia Department of Transportation Project No. UPC 125628. Rt 622 (Stewarts Rd) over Branch Diascund Creek bridge replacement project – Resolution of Support

A motion to Approve was made by Barbara Null, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

Mr. Holt addressed the Board regarding the Route 622 Bridge Replacement Project. He described the current site as a one-lane local road with a 40 mph speed limit, averaging 269 vehicles per day with zero crashes in the last five years. While the existing bridge was 14 feet wide, the proposal was to replace it with a one-lane, 15-foot-8-inch-wide structure (12-foot travel lane with 1-foot gravel shoulders). Mr. Holt explained that although VDOT policy generally discouraged one-lane bridges, the local VDOT Residency supported the design as a common-sense, safe engineering decision that fit the area's context better than a full-size, two-lane structure. He noted that the design met the fire and police safety needs, reduced environmental impact, and required Board authorization to deviate from VDOT standard requirements. Mr. Holt advised that staff recommended approval of the resolution and welcomed questions from the Board.

Mr. Icenhour remarked that the bridge was designed for one lane yet facilitated two-way traffic, and inquired about the available width.

Mr. Holt pointed out that the rural road necessitated lower speeds upon approach.

Ms. Null noted a windy, one-lane bridge passing through a tunnel in Albemarle County.

Ms. Wainwright highlighted the Hicks Island area, noting its infrastructure included a one-lane bridge and a one-lane tunnel. She inquired about the anticipated road closure timeframe and questioned if there was at least one alternative route available while the road was out of commission.

Mr. Holt noted that while he was unable to name the specific detour route immediately, he assured the Board that a comprehensive, well-signed detour plan would be in place for the construction. Mr. Holt indicated that he would provide the Board with the construction schedule at a later time.

Ms. Wainwright inquired about the designated storage area for VDOT vehicles and equipment during construction.

Mr. Holt explained that VDOT usually worked with hired contractors to set up the staging area.

Ms. Wainwright stated that it was a very limited geographical area.

Mr. Holt concurred, anticipating that VDOT would use the closed section of the road.

4. Calendar Amendment - Ford's Colony HOA Town Hall Meeting, April 23, 2026 at 6:30 pm, at the Ford's Colony Swim and Tennis Club, 165 St. Andrews Drive, Williamsburg, VA

A motion to Approve was made by Ruth Larson, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

Ms. Larson requested to ask Mr. Holt a follow-up question pertaining to the last item discussed. She highlighted a situation where a road, treated as part of the VDOT system for over 40 years, was discovered via a citizen inquiry to have never been formally accepted into the system. Noting that the Board just approved a project not requiring current VDOT standards, she questioned whether the same flexibility could be applied to this road, given that the cost to bring it to VDOT standard was astronomical.

Mr. Holt replied that staff would investigate potential options, explaining that VDOT bridge and structure standards, specifications, and funding mechanisms fell under different functional, legal, and financial categories compared to other projects. He stated that he would explore further possibilities that had not yet been attempted.

Ms. Larson thanked Mr. Holt.

J. BOARD REQUESTS AND DIRECTIVES

Ms. Wainwright shared that she attended a ribbon-cutting ceremony for LWell and spoke highly of the event. She mentioned that she attended the JCSA Cookout on Thursday, March 26. Ms. Wainwright confirmed completion of the Virginia Association of Counties (VACo) Budget training. She mentioned her attendance at the Budget presentation on Thursday. Ms. Wainwright noted that she met with Ms. Towers earlier this afternoon to gather detailed information, given the integral relationship between the County and the library system. She mentioned a community member request for Mr. Stevens to provide a list of all open County personnel positions, adding that she would also like a copy. Ms. Wainwright noted that a review of the budget showed very low paperless invoicing, which was not expected to increase; she requested an investigation into this to potentially reduce printing and postage costs. She encouraged citizens to follow the County’s Facebook pages, highlighting them as a valuable resource for staying updated on numerous ongoing projects and local developments.

Ms. Null stated that she attended a school tour of Matoaka Elementary School with Ms. Larson, Ms. Andrea Donnor, Chair of the WJCC School Board, and Kimberly Hundley, WJCC School Board member. She mentioned visiting the new Grocery Outlet on its second day to welcome the business to the community. Ms. Null acknowledged her attendance at the Budget presentation. She noted that she attended the JCSA Cookout. She highlighted potential cost savings in the budget, specifically mentioning the expenses related to printing paper copies of the entire budget and an abundance of County swag. She emphasized that while these may seem like minor expenses, they add up and should be reduced where possible.

Mr. Icenhour confirmed his attendance at the LWell ribbon-cutting ceremony but noted that a two-week illness had severely limited his activity level.

Ms. Larson requested to receive the budget in print, specifically requesting that it not be emailed. She noted feedback regarding the lack of publicity for VA250 events and reported extensive advertising, including social media and email campaigns, for the upcoming Revolutionary Rhythms Weekend on April 18 at 11 a.m. at Jamestown Beach Event Park. She noted that tickets were still available and encouraged public attendance. Looking ahead, she highlighted the Yorktown Sail Weekend scheduled for June. Additionally, Ms. Larson shared positive feedback regarding last Saturday's "250 Quilt" unrolling in Merchants Square and noted the quilt was now on display at the Colonial Williamsburg Visitor Center for public viewing. She revisited the earlier helmet discussion, noting that constituents had raised safety concerns regarding the increase in electric bicycles and scooters. Ms. Larson noted the Board's previous request to prohibit vape/smoke shops within 1,000 feet of schools and requested an Ordinance be prepared to finalize this restriction. She reported attending the Power of Women Luncheon, highlighting an exceptional presentation featured by the College of Willam & Mary Women's Basketball Coach Erin "Coach E" Dickerson Davis. Ms. Larson discussed visiting Matoaka and Clara Byrd Baker Elementary Schools and addressed public comments regarding the significant school budget increase. She encouraged concerned community members to attend WJCC School Board meetings, expressed willingness to discuss budget drivers, and highlighted the growing needs of the student population. Ms. Larson announced that the Williamsburg Tourism Council was holding strategic planning sessions to guide future initiatives. She noted that these sessions were open to the public for interested attendees. Ms. Larson noted that she attended the Budget presentation. She extended her heartfelt condolences to Fire Chief Ryan Ashe on the passing of his mother.

Mr. McGlennon announced a Kingsmill Town Hall Meeting scheduled for Tuesday, April 21 from 4-5 p.m. in the Board Room. He advised that the meeting would provide updates on the Kingsmill development proposal and historic preservation efforts. He stated that he and Ms. Larson attended the Greater Williamsburg Chamber of Commerce post-legislative briefing. Mr. McGlennon announced that the Virginia Coalition of High Growth Communities would meet at Legacy Hall on April 30. He noted that the event, held in partnership with VACo, the Virginia Municipal League, Virginia First Cities Coalition, and the Virginia Chapter of the American Planning Association, had approximately 75-100 attendees registered. Mr. McGlennon offered his deepest condolences to Chief Ashe following the death of his mother. He shared news of the recent passing of Mr. Mitchell Byrd, a Williamsburg Landing resident and renowned ornithologist. Mr. McGlennon noted that Mr. Byrd was instrumental in restoring osprey, eagles, and other endangered bird populations within the Chesapeake Bay. He reported attending a recent prayer walk for 15-year-old Noah Cheeseman, who was tragically killed at Lafayette Square Apartments. While noting that suspects had been apprehended, he emphasized the critical need to address community anger and the prevalence of deadly force. Mr. McGlennon stated that the community had unified to demand greater support for violence prevention and to ensure local safety.

K. REPORTS OF THE COUNTY ADMINISTRATOR

Mr. Stevens announced the Revolutionary Rhythms Weekend, featuring the Plain White T's on Friday, April 17, and Kool & The Gang followed by a drone show on Saturday, April 18. He encouraged public attendance. Mr. Stevens noted that the New Town Tunes concert series, presented by the County's Parks & Recreation Department, CultureFix, and the New Town Commercial Association, would begin May 6. He stated that the six-week concert series would take place behind Legacy Hall at Sullivan Square with more details to come.

L. CLOSED SESSION

None.

M. ADJOURNMENT

1. Adjourn until 6:30 pm on April 23, 2026 for the Ford's Colony HOA Town Hall Meeting

A motion to Adjourn was made by James Icenhour, Jr., the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr., Larson, McGlennon, Null, Wainwright

At approximately 9:06 p.m., Mr. McGlennon adjourned the Board of Supervisors.

MINUTES
JAMES CITY COUNTY BOARD OF SUPERVISORS
BUSINESS MEETING
COUNTY GOVERNMENT CENTER BOARD ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185
April 28, 2026
1:00 PM

A. CALL TO ORDER

Mr. McGlennon called the meeting to order at approximately 1:05 p.m.

B. ROLL CALL

Tracy L. Wainwright, Powhatan District
Barbara E. Null, Stonehouse District
James O. Icenhour, Jr. Jamestown District
Ruth M. Larson, Vice Chair, Berkeley District
John J. McGlennon, Chair, Roberts District

Scott A. Stevens, County Administrator
Adam R. Kinsman, County Attorney

C. PRESENTATION(S)

1. Proclamation - ALS Awareness Month

Mr. McGlennon noted the proclamation for Amyotrophic Lateral Sclerosis (ALS) Awareness Month. He explained that ALS, widely known as Lou Gehrig's disease, was a progressive and fatal neurodegenerative disorder that caused the brain to lose its ability to control muscle movements, ultimately affecting a person's ability to walk, speak, swallow, and breathe. He stated that thousands of new cases of ALS were diagnosed each year and that, on average, every 90 minutes someone in the United States was diagnosed with ALS while another individual lost their life to the disease. He further noted that individuals diagnosed with ALS typically faced a life expectancy of only two to five years from the time of diagnosis. He emphasized that the cause of ALS remained unknown and that no cure existed. He also highlighted that military veterans were disproportionately affected, with a higher likelihood of developing and dying from the disease compared to individuals without military service. He stated that access to emerging therapies, durable medical equipment, and advanced communication technologies was critical to improving the quality of life for individuals living with ALS. He added that clinical trials were essential in advancing research, identifying effective treatments, and fostering innovations that supported those affected by the disease. He recognized that the ALS Association was the largest philanthropic funder of ALS research in the world, having invested more than $154 million in over 550 research projects across the United States and internationally. He noted the Association's commitment to making ALS a livable disease while continuing efforts to discover a cure for everyone, everywhere. He stated that ALS Awareness Month provided an opportunity to raise public awareness, honor those affected, support families and caregivers, and encourage continued investment in research and care initiatives. He then proclaimed the month of May 2026 as ALS Awareness Month and encouraged all residents to support efforts to advance research, advocate for improved care, and stand in solidarity with those impacted by the disease. He also acknowledged that a representative from the ALS Association was not present but stated that the organization would receive the proclamation.

2. Proclamation - National Police Week

Mr. McGlennon invited Mr. Mark Jamison, Chief of the James City County Police Department (JCCPD), to join him at the podium. He noted the proclamation declaring National Police Week, observed May 10-16, 2026, and Peace Officers Memorial Day on May 15, 2026. He emphasized that the safety and well-being of James City County (JCC) residents were essential to the community's strength and prosperity. He stated that JCCPD officers served with dedication and professionalism to protect residents, uphold the law, and ensure the safety of neighborhoods, schools, and families. He recognized that these officers willingly faced risk each day in the line of duty, demonstrating courage, commitment, and steadfast devotion to protecting lives and property. He explained that National Police Week provided an opportunity to recognize and honor the contributions of law enforcement officers, past and present, who had dedicated their lives to maintaining peace and justice. He further noted that Peace Officers Memorial Day served as a solemn time to remember those who had made the ultimate sacrifice in the line of duty, as well as to acknowledge the profound loss experienced by their families and colleagues. He affirmed that JCC recognized the invaluable service of its law enforcement officers and expressed deep gratitude for their commitment to safeguarding the community. He then proclaimed May 10-16, 2026, as National Police Week and May 15, 2026, as Peace Officers Memorial Day in JCC. He encouraged residents to join in recognizing and expressing appreciation for the dedicated service and sacrifice of law enforcement officers. Mr. McGlennon asked Chief Jamison to share the Board's appreciation and gratitude with his officers for their commitment to protecting the community and their willingness to put themselves on the line for its citizens.

Chief Jamison thanked the Board for the proclamation. He stated that National Police Week was a time to come together to remember those who had made the ultimate sacrifice. He asked that the week not only be used to remember but to ensure that their sacrifices were never forgotten. He also noted that survivors were often overlooked and asked that they, too, be remembered. He expressed that the support officers received from JCC was unmatched across the Commonwealth of Virginia and conveyed his appreciation while asking for continued support.

3. Staff Recognition - JCC VA250 Revolutionary Rhythms Weekend

Mr. Stevens then recognized the 250th Anniversary of the Nation, noting the excitement surrounding the commemoration both nationally and locally. He stated that a group of employees and community partners had organized a remarkable event during the weekend of April 17 and 18. He invited those involved to stand around the podium as he delivered his remarks. He explained that the Revolutionary Rhythms Weekend, supported by the JCC VA250 Committee (VA250 Committee), played a central role in the celebration. He noted that it was often said that the County had exceptional employees who worked diligently for the community, and this event clearly demonstrated that to be true. He stated that the event was led by Ms. Carla Brittle, Tourism and Recreation Centers Administrator, who served as Chair of a team composed of County employees and community partners who had planned and collaborated for nearly two years to create an unforgettable VA250 event. He reported that JCC welcomed nearly 5,000 residents and visitors over the three-day period, supported by numerous staff members, 12 community partners, 39 community vendors, and 13 sponsors. He described the weekend's activities, which included visits by more than 200 Williamsburg-James City County (WJCC) middle school students to the Virginia Mobile Museum, an evening concert featuring the national band Plain White T's with opening act BJ Griffin, a free family festival on April 18, and closing out the weekend was a performance by Kool & the Gang and a 3D drone show. He highlighted that the event celebrated the County's significance in America's independence and included narrated driving tours to historic JCC sites that played a central role during the Revolutionary War period. He went on to recognize key County staff and departments-including Parks & Recreation, General Services, JCCPD, the JCC Fire Department, Information Resources Management, the Community Video Center, and County Administration Graphics and Design for their leadership in delivering what he believed was one of the most successful JCC events held in many years. He also recognized members of the VA250 Committee and apologized in advance to anyone he might inadvertently overlook. He acknowledged representatives from the Daughters of the American Revolution, the Historical Commission, the National Park Service, CultureFix, Preservation Virginia, and the Sons of the American Revolution. He further recognized those involved in the concert weekend and stated that while all partners were important, CultureFix, led by Mr. Steve Rose, played a particularly significant role in producing an outstanding event. He emphasized that County events required a dedicated team to ensure every detail was executed properly, and he expressed his gratitude publicly for their exceptional work.

Mr. McGlennon added that he was proud to see so many people enjoying themselves, even noting that Ms. Larson and Mr. Stevens joined in on the dancing. He stated that it was a wonderful event and that everyone he had spoken with described it as one of the most memorable celebrations they had attended. He expressed appreciation for the musicians and the quality of their performances. He also acknowledged the 3D drone show and the excellent weather. He extended his gratitude to County staff, Mr. Rose, WJCC Schools, and all others involved.

Ms. Larson shared that she had enjoyed the event from beginning to end. She echoed Mr. McGlennon's remarks, noting how gratifying it was to see attendees having such a great time. She expressed her appreciation to everyone who contributed to coordinating the celebration.

4. VDOT Quarterly Update

Mr. Brian Gentry, Williamsburg Acting Residency Administrator for the Virginia Department of Transportation (VDOT), addressed the Board and noted that Mr. Rossie Carroll, VDOT Williamsburg Residency Administrator, would be away for an extended period. He stated that additional updates would be provided when appropriate and that he would serve as the primary point of contact moving forward. He then presented the quarterly update. He reported that VDOT maintenance staff had been extremely busy during the first quarter due to three snow and ice events with varying levels of accumulation. He explained that the work extended beyond clearing snow, as crews also had to address the resulting roadway impacts. He noted that this was reflected in the number of work orders completed, with 674 in JCC alone. He stated that much of the work was related to roadway conditions, including the effects of salt, materials, and plowing, all of which caused significant wear. He added that crews had been making steady repairs since that time. He stated that with the change in season, the department had transitioned into mowing operations. He noted that VDOT performed additional mowing cycles in JCC at the County's request and that the first full mowing cycle for both primary and secondary routes began on April 20, with the next cycle scheduled for June. He reported that he did not have significant new information regarding outstanding projects beyond what the Board already knew about Route 5 and School House Lane. He stated that both projects would be re-advertised this summer after the initial advertisement produced unresponsive bids. He explained that the projects, submitted together as one, would need to be rebuilt for re-advertisement. He provided an update on the Pinedell Lane cross-drain replacement, noting that several approaches had been explored and that an initial estimate exceeded available funding. He explained that the scope of work had shifted to a full excavation and replacement due to hydraulic and environmental issues, including designated wetlands, which significantly increased costs. He stated that a revised estimate was also above available funding. Although an advertisement had been prepared, the budget shortfall caused by winter weather events resulted in the removal of funding, and the project was now being requested for Fiscal Year (FY) 2027. He then reviewed ongoing projects. He stated that all six guardrail strikes in JCC during the first quarter had been repaired. He reported that the Croaker Road widening project remained on schedule with a fixed completion date of November 18, 2027. He noted that the revenue-sharing project at Centerville Road and Jolly Pond Road was expected to be completed no later than June 30. He reviewed VDOT's paving schedules, noting that the Croaker Road Park and Ride paving was scheduled for completion by June 30, the contract deadline. He acknowledged concerns about pavement conditions on Route 5 and explained that delays were caused by multiple issues encountered during the work. He stated that milling operations had begun on Route 60 (Pocahontas Trail) and that no significant traffic impacts were anticipated. He added that the 14-month paving schedule for secondary roads would begin in August. He also reported that concrete patching on Route 60 near Anderson's Corner began on April 1 and was scheduled for completion in August 2027. He stated that there were no new updates regarding the Capital Improvement Program (CIP) projects, as all were proceeding as planned. He noted that VDOT's County Safety and Operational Improvement Program had completed several projects, including pipeline work on Goodrich Durfey and drop inlet, curb, and gutter replacement in the same area. He added that sidewalk repairs had been completed on Richmond Road, Centerville Road, and Jamestown Road, along with concrete curb and gutter replacement on Deerfield Court. He reviewed traffic studies currently under evaluation. He stated that assessments were underway for New Town Avenue and Casey Boulevard, where pedestrian paths crossed, to determine whether crosswalks were warranted. He noted that the locations lacked receivers and ADA compliance, making approval uncertain. He reported that the intersection of 5000 Monticello Avenue and Centerville Road was being reviewed for a flashing yellow arrow. He added that a traffic signal warrant analysis had been initiated at Monticello Avenue and Greensprings Plantation Drive. He stated that a request for pedestrian crossing signs at Fieldstone Parkway and Mill Pond Run was under review. He discussed the News Road speed study near the approach to Monticello Avenue, noting conflicting posted speeds of 35 mph and 45 mph within a short distance. He stated that the study would determine whether a step-down speed limit was warranted. He added that a traffic signal warrant analysis was underway for Chickahominy Road at Route 60 and that passing restrictions were being evaluated on Forge Road. He stated that he had no new information regarding the Roadway Safety Analysis, as all reviews were ongoing. He concluded his presentation and stated that he was available to answer any questions from the Board.

Ms. Wainwright stated that she had no specific questions at that time.

Ms. Null thanked Mr. Gentry for the intersection signs installed at Oakland Drive and Route 60, noting that drivers could no longer turn left. She stated that she had contacted Mr. Carroll two weeks earlier regarding potholes on Route 60 and Route 199 near Lightfoot and that the potholes had since been filled. She also noted that repairs had been completed at the turn from Route 60 onto Centerville Road. She asked for confirmation that the Jolly Pond Road project would be completed by June 30 and whether the signal would include a flashing left-turn.

Mr. Gentry stated that he did not believe it would but would provide an update once more information was available.

Mr. Icenhour asked Mr. Gentry to review News Road from where Firestone Complete Auto Care was located to the back entrance of Ford's Colony, noting that the roadway narrowed near the bike lanes and that shallow shoulders were causing crumbling and potholes along the edge. He stated that some areas might require shoulder stabilization rather than simple patching.

Ms. Larson stated that the Pinedell Lane project had been ongoing for a long time and that it was the only access route for some residents.

Mr. Gentry stated that the roadway was stable and that staff monitored it regularly. He noted that one pipe was completely filled and the other remained stable. He added that erosion along the bank was being monitored but that the roadbed itself was stable.

Ms. Larson stated that she had received numerous calls regarding Route 5, including one earlier that day expressing safety concerns. She believed the frustration stemmed from the lack of advance warning or signage, which would have allowed drivers to choose alternate routes. She noted that vehicles had been waiting up to 20 minutes and that although conditions had improved, complaints had increased in recent days. She asked for the expected completion date.

Mr. Gentry stated that the work was expected to be completed within the week and that crews would be working on Saturday to help alleviate traffic impacts. He noted that delays were largely tied to work at the intersection where large machinery required significant space. He acknowledged that advance notice could have been provided and stated that he would relay this feedback to staff. He believed a news release had been issued but could not confirm. He added that many concerns he received were related to access to Clara Byrd Baker Elementary School.

Ms. Larson stated that she would gladly share press releases to help inform residents. She added that some residents had suggested nighttime work, but she understood from Mr. Jason Purse, Assistant County Administrator, that this was avoided due to noise concerns.

Mr. Gentry stated that nighttime work would also pose safety challenges.

Mr. McGlennon thanked Mr. Gentry for attending the meeting and asked whether he felt confident about the Goodrich Durfey project.

Mr. Gentry stated that during his site visit, the area had settled, which was normal given the depth of excavation. He stated that no issues had occurred since the final topping in March and that the pipeline was expected to hold. He noted that the primary concern was ensuring grass growth during dry periods.

Ms. Null asked about the plans for the Smart Scale Airport Road/Mooretown Road/Richmond Road improvements.

Mr. Gentry stated that he did not have that information available, as his current role focused primarily on maintenance. He stated that he would look into the project and believed there had been consideration of a roundabout, though he was not certain.

Mr. McGlennon mentioned that Rolling Woods Drive and Linden Lane had been repaved the previous year, but sections of pavement were now breaking apart, which could lead to larger issues if not addressed. He asked Mr. Gentry to review the matter. He also asked whether the Pocahontas Trail project covered the section between Route 199 and the City of Williamsburg.

Mr. Gentry confirmed that it did.

Mr. McGlennon asked whether traffic was being diverted into the center turning lane.

Mr. Gentry stated that as milling progressed, traffic would be shifted accordingly.

D. CONSENT CALENDAR

The Board did not pull any items from the Consent Calendar.

Ms. Wainwright requested clarification regarding items two and three, asking whether the amounts reflected only the creation and planning phases with no work being performed, or whether the contract included work to be completed.

Mr. Joseph McCloud, Capital Projects Coordinator, addressed the Board and provided a brief overview of the Resilience Plan, noting that the plan included some field work. Portions of Mr.

McCloud's response were inaudible, but he stated that the Watershed Management Plan would involve extensive field work.

Mr. McGlennon asked Ms. Wainwright whether Mr. McCloud's response had addressed her question.

Ms. Wainwright confirmed that it had.

1. Acceptance of Funds - $5,719 - Virginia Forfeited Asset Sharing Program

A motion to Approve was made by James Icenhour Jr, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr, Larson, McGlennon, Null, Wainwright

2. Contract Award – $290,999.03 – James City County Resilience Plan

A motion to Approve was made by James Icenhour Jr, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr, Larson, McGlennon, Null, Wainwright

3. Contract Award – $326,384.35 - Watershed Management Planning Services for College & Skiffes Creek

A motion to Approve was made by James Icenhour Jr, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr, Larson, McGlennon, Null, Wainwright

4. Dedication of the Streets in the Windmill Meadows Subdivision

A motion to Approve was made by James Icenhour Jr, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr, Larson, McGlennon, Null, Wainwright

5. Grant Award - $6,847.00 - Circuit Court Records Preservation Program

A motion to Approve was made by James Icenhour Jr, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr, Larson, McGlennon, Null, Wainwright

6. Grant Award - $10,000 - Community Paramedicine Software

A motion to Approve was made by James Icenhour Jr, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr, Larson, McGlennon, Null, Wainwright

7. Initiation of Consideration of Amendments to the Zoning Ordinance Regarding Regulating the Retail Sale Locations of Retail Tobacco Products or Hemp Products Intended for Smoking

A motion to Approve was made by James Icenhour Jr, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Icenhour Jr, Larson, McGlennon, Null, Wainwright

8. Minutes Adoption

A motion to Approve was made by James Icenhour Jr, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr, Larson, McGlennon, Null, Wainwright

The Minutes Approved for Adoption included the following meetings:

- March 10, 2026, Regular Meeting
- March 24, 2026, Business Meeting

9. Participation in Proposed Settlement of Opioid-Related Claims Against Six Remnant Defendants

A motion to Approve was made by James Icenhour Jr, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr, Larson, McGlennon, Null, Wainwright

10. Resolution of Chesapeake Bay Preservation Ordinanace Violation at 4053 Bradshaw Drive

A motion to Approve was made by James Icenhour Jr, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr, Larson, McGlennon, Null, Wainwright

11. Resolution of Chesapeake Bay Preservation Ordinance Violation at 4708 Hickory Signpost Road

A motion to Approve was made by James Icenhour Jr, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr, Larson, McGlennon, Null, Wainwright

E. BOARD DISCUSSIONS

1. Presentation - Automated Speed Enforcement School Zone Speed Studies

Chief Jamison addressed the Board to provide an update on Automated Speed Enforcement (ASE) and to outline his recommendations moving forward. He noted that seven school zones were currently operating with ASE and, referencing his PowerPoint presentation, identified them as Lafayette High School, Toano Middle School, Stonehouse Elementary School, Norge Elementary School, D.J. Montague Elementary School, Clara Byrd Baker Elementary School, and James River Elementary School. He reported that these zones had experienced a 90% reduction in speeding compared to previous studies, emphasizing that the systems were effective in slowing drivers. He stated that three school zones did not yet have ASE: Matoaka Elementary School, Jamestown High School, and Lois S. Hornsby Middle School. He summarized the results of speed studies conducted from March 23-27, noting that Jamestown High School recorded speeding violations of 33.7% in the morning and 33.5% in the afternoon for drivers traveling 10 mph or more above the posted limit. Hornsby Middle School recorded 1.1% speeding violations out of 6,875 vehicles, and Matoaka Elementary School recorded

21.2% in the morning and 38.2% in the afternoon. He explained that these findings were consistent with earlier studies conducted at Lafayette High School, Stonehouse Elementary School, and D.J. Montague Elementary School. Based on the data, he recommended implementing ASE at two of the three remaining schools, Matoaka Elementary School and Jamestown High School, with the goal of having the systems operational at the start of the new school year in August. He acknowledged that ASE was not always popular within the community but reiterated that the systems were highly effective, producing more than a 90% reduction in speeding. He stated that no action was required from the Board and that he was available to answer questions.

Mr. Icenhour noted that although the number of citations had dropped significantly, a substantial number between 700 and 1,000 were still issued each month. He stated that the reduction in speeding demonstrated the program's success. He congratulated staff on the effectiveness of the initiative and expressed his support for adding ASE to the two recommended school zones.

Ms. Larson commented that several years earlier, VDOT had changed the speed limits in the Greensprings Plantation, Centerville Road, and Route 5 area. She noted that when leaving Jamestown and traveling toward Chickahominy Riverfront Park the speed limit changes were abrupt. She stated that it would be easier for drivers if the limit remained at 35 mph before transitioning to 25 mph. She added that sudden speed limit changes throughout the County could create confusion and that residents in this area might express concerns. However, she stated that she was pleased with the effectiveness of ASE and supported installing two additional systems, while also seeking ways to make speed transitions easier for drivers.

Chief Jamison stated that he understood Ms. Larson's concerns. He explained that when speed enforcement was conducted without cameras, officers exercised discretion to account for such issues. He emphasized that his primary concern was ensuring that drivers paid attention to their surroundings and minimized distractions. He noted that school zones were equipped with flashing lights to alert drivers and that the timing of those lights had proven beneficial.

Ms. Larson indicated that she had received inquiries regarding the possibility of posting the school zone times.

Chief Jamison explained that posting times was not required under the Code of Virginia. He added that the WJCC School Division periodically adjusted its schedules and posting specific times would require replacing signage each time a change occurred, which created logistical and financial challenges. He further explained that the ASE system included a camera that recorded the flashing lights in operation and captured an image of the vehicle entering the zone, which was then sent to the driver.

Ms. Wainwright stated that she had noticed a significant improvement in the Route 60 (Toano/Norge) area. She added that the system had made a noticeable difference in the Lightfoot area as well.

Chief Jamison noted that the WJCC School Division had purchased a new LED lighting system for the Toano zone to improve visibility and that it would be installed once received.

Ms. Null also stated that conditions in the area had improved significantly.

Mr. Stevens confirmed that all Board members supported the installation of the two additional ASE systems in the locations identified by Chief Jamison.

2. Fiscal Years 2027-2028 County Budget

Mr. Stevens noted that Ms. Sharon McCarthy, Director of Financial and Management Services, and Ms. Cheryl Holland, Assistant Director of FMS, would provide a summary and review, leading the initial portion of the presentation. He noted that staff were available to answer questions at any point during the discussion. He also explained that he had prepared a list of items he would prioritize for cost reductions, which had been provided to the Board, along with a separate list identifying items that could be reconsidered should additional revenue become available. He asked whether there were any questions or comments before the presentation began.

Ms. Larson asked when it would be appropriate to discuss the assessment questions the Board had received.

Mr. Stevens responded that the topic could be addressed at any time and noted that the presentation included an assessment slide. He explained that, based on the number of residents who had contacted the Board regarding the tax rate increase, reducing assessments to a revenue-neutral level would equate to approximately a 12% reduction. However, even at 40%, 60%, 80%, or 100% of assessed value, many residents would still experience a significant tax increase. He stated that he did not have a solution for this issue during the current budget cycle. He explained that assessors were required to reach market value and that recent improvements, including new hires, better tools, and increased effort were helping achieve that goal. He expressed concern that some large increases appeared to reflect values that had not been adjusted appropriately in prior years. He stated that the focus moving forward was on improving the process and that increases of 60%, 70%, or 80%, when the average increase was 12% warranted a broader discussion about assessment practices and frequency.

Ms. Larson stated that she understood assessments must reflect market value and acknowledged that home values in James City County had risen. She expressed empathy for residents experiencing significant increases and referenced comments made at a previous Board meeting regarding substantial land assessment changes. She stated that she wished to understand how many assessors the County employed and how the assessment process worked, noting that such information would be helpful to review at a later time.

Mr. Stevens stated that regarding the assessment process, he was unsure whether it should be part of the budget discussion, as he believed it was a broader topic. He suggested bringing the matter back for the June Business Meeting to review the process and discuss its advantages and disadvantages. He noted that many localities conducted assessments annually and that there was no reason it could not be done annually in JCC. He reiterated that assessors were required to reach fair market value and that doing so was ultimately fairer. He stated that he had seen examples where assessments increased by 60% in the current cycle after remaining unchanged for two prior cycles, which did not make sense to him. He clarified that this did not indicate a misvaluation of homes but rather a lack of incremental adjustments. He stated that he had sought clarification from assessors regarding how a property could remain unchanged for two cycles and then increase by 60%, noting that while the property owner may have underpaid previously, the sudden increase was understandably shocking. He emphasized that the County needed to address this issue and noted that staff were now more engaged and supported by better technology. He stated that the County would improve the process, but in a year when property values were the focus, large increases created challenges. He explained that when assessments were closer to the average, adjusting the tax rate benefited all residents more evenly. However, when the average increase was 12% and some properties increased by 60% to 80%, there was little that could be done to mitigate the impact for those significantly above the average. He concluded that the County needed to narrow that gap in future cycles.

Ms. Larson stated that the situation was very difficult, noting that assessments could not be based on an owner's potential sale price, which was one of the concerns frequently raised by County residents. She added that some residents with homes along the river had expressed concern that Zillow.com listed their property values as $100,000-$200,000 higher than their current assessments. She stated that additional education about the assessment process would be beneficial and that she wished to discuss the matter further.

Mr. Stevens asked whether the June Business Meeting would be an appropriate time for that discussion.

Ms. Larson confirmed that June or July would be suitable.

Mr. Icenhour stated that he believed the discussion would be helpful, noting that he and Mr. McGlennon might be the only Board members who remembered when assessments were conducted annually before the Board approved a biennial schedule. He stated that the change had generally not caused issues. He explained that after reviewing his own property assessments from previous years, he observed that his value had decreased at one point and then remained unchanged for several years, noting that assessment cycles naturally fluctuate. He stated that the current cycle was unusual, which made it more challenging. He expressed openness to discussing whether assessments should be conducted annually or biennially, acknowledging that there were cost-related pros and cons. However, he questioned whether changing the frequency solely to manage expectations would be the right approach. He stated that Mr. Stevens had accurately described the issue regarding the significant increases some residents experienced. He noted that his own assessments had increased in steady increments, which made the current situation more difficult for those who experienced sudden, unexplained jumps. He added that local control over assessments was limited because the State dictated certain aspects of the process. He suggested that one outcome of the discussion could be identifying potential items for the County's legislative agenda related to assessment procedures, noting that the State mandated the process and should share responsibility for addressing the challenges.

Ms. Wainwright stated that she believed the discussion should be included on the June agenda. She noted that the County was experiencing a combination of dramatic increases in home prices and more efficient assessments that were catching up to the market. She added that she believed assessments had historically been below market value.

Ms. Null agreed that assessments had generally been below market value across the Board. She stated that she had seen examples where assessments remained unchanged for several years before increasing dramatically. She expressed support for conducting assessments annually so that any increases would be smaller and more manageable. She noted that although the real estate market was improving, homes were not selling as quickly or as high as they had been two years earlier.

Ms. Larson stated that she had seen the opposite in some cases, with homes selling above the asking price.

Ms. Null acknowledged that this occurred in some situations but noted that other homes remained on the market while similar properties were priced higher. She stated that sharing more information and providing clear explanations would be beneficial. She referenced a previous presentation to the Board by Mr. Dayle Gallagher, Director of Real Estate Assessments, and suggested that it might be helpful to present it again at an upcoming meeting, as she believed it had been well done and easy to understand.

Mr. Stevens stated that he would be happy to arrange that presentation and that the topic could be discussed at multiple meetings if necessary.

Mr. McGlennon stated that he would like to confirm how many residents experienced significant increases. He noted that it was important to recognize that the County had gone through two high-value cycles, reflecting both the catch-up of assessments and a high-demand real estate market. He added that there had also been cycles with no change in overall assessments and periods of negative assessments, noting the complexity of the issue. He stated that he was particularly interested in understanding how assessments resulted in significantly higher or sometimes lower values when there were no comparable properties to justify the change, and how the assessment team determined the appropriate valuation in such cases.

Ms. McCarthy began the presentation by providing high-level summary information, much of which had been presented previously, for the purpose of recapping what had been discussed thus far in the budget cycle. She noted that she also had information regarding the reassessment process, including the pros and cons of moving from biennial to annual reassessments. She stated that it would be helpful to review the various stages of the budget cycle, noting that the County operated on a Fiscal Year, beginning in July and ending in June. She explained that during the summer months, staff reviewed and updated budgeting software, forms, and departmental instructions. In the fall, the CIP and personnel components of the budget were launched, allowing departments to gather the information needed for the process while providing FMS time to vet and review requests, meet with departments, and offer guidance before the formal budget process began. During the winter months, Operating Budget and agency requests were submitted and reviewed by FMS and County Administration through meetings, discussions, and a Board Retreat, where significant budget items were highlighted and guidance was requested on capital prioritization. Public meetings were then held to present additional details and obtain Board direction prior to adoption. In the spring, changes requested by the Board were incorporated, and the budget was balanced with available resources, culminating in adoption in May. She stated that the FY 2027 Proposed Budget totaled $413.1 million across all eight funds, with the General Fund totaling approximately $281.5 million, representing a 6.8% increase over the current year. She noted that the proposal included a $0.03 real estate tax reduction and an increase in the meals tax from 4% to 6%. The budget also provided $4.3 million in additional funding for WJCC Schools operations, supported several County and school capital projects, and aimed to remain competitive in the labor market by including certain personnel adjustments and a 4% raise. She noted that no new positions were proposed. She noted that staff had received feedback over the past several months and were prepared to address each item shown on the PowerPoint presentation. She explained that the feedback had helped staff focus on the areas displayed, beginning with real estate reassessments. She noted that reassessments were conducted biennially and that the Code of Virginia required assessments to reflect fair market value. Residential property represented approximately 94% of the total real estate valuation, with an average increase of 11.84%, and the overall increase across all categories was 10.31%. She reiterated that the proposed budget reflected a 3% reduction in the real estate tax rate, with each penny equating to $1.285 million, resulting in an estimated $5.5 million decrease in revenue. Referring to the PowerPoint presentation, she noted that the chart displayed the last seven reassessment cycles and that the most recent cycles had been unusual. She emphasized that this trend was not unique to JCC and was occurring statewide and nationally. She then reviewed the impacts of annual versus biennial reassessments. She noted that the County had conducted annual reassessments for approximately 40 years before the Board voted in August 2009 to move to a biennial schedule. She stated that the primary advantage of annual reassessments was that values would be only one year behind the market, potentially reducing fluctuations. However, disadvantages included the possibility of the County reacting too quickly to market changes, resulting in significant year-to-year impacts on taxpayers. She also noted that annual reassessments provided less sales data, as some neighborhoods had few or no comparable sales, making it more difficult to determine fair market value. She added that switching to annual reassessments would be more expensive, requiring additional staff and increased costs for the Board of Equalization stipends, printing, and postage. She stated that reassessments were demanding for both residents and staff. She explained that the off-year allowed staff to recharge, receive training, and make improvements to procedures and software. She noted that in recent years, staff had gained access to better tools, and she acknowledged Mr. Stevens' support for software enhancements that provided more accurate and comparable information. She stated that staff now had access to analytics that were not available four years earlier, allowing data to be exported from the reassessment system into analytical software to identify areas of no change. She noted that land values were one area in the current reassessment cycle, contributing to the double-digit increases. She noted that she believed the process would continue to improve and that Artificial Intelligence (AI) could assist staff in analyzing assessment data, whether assessments were conducted annually or biennially. She noted that AI tools were available through current software vendors and that staff hoped to test them to determine how they could be used effectively. She also noted that several years ago, during an economic downturn, the Real Estate Assessments Division lost several positions that were not restored until recently, and that had affected operations. She stated that the addition of an Assistant Director had made a significant difference by allowing more fieldwork and closer review of data. She expressed confidence that the County was better positioned today for these reasons. She then reviewed the proposal to increase the meals tax, noting that staff had examined surrounding Peninsula localities. The chart displayed on the PowerPoint presentation showed that York County and JCC were the only two jurisdictions still at 4%, and both were proposing increases to 6%. She stated that this would align the three Peninsula counties while remaining below neighboring cities. She noted that JCC was unique compared to statewide meals tax remitters because only six of the top 15 payers were standard restaurants; the remainder were fast-food establishments, grocery stores, resorts, and a major amusement park. She explained that the amusement park was the largest meals tax contributor, which became evident during the COVID-19 pandemic when the County reduced the meals tax rate but Busch Gardens Amusement Park closed, resulting in an unanticipated revenue impact. She then turned the presentation over to Ms. Holland.

Mr. Stevens commented that most department heads were present and that if the Board had significant questions, they could be addressed, including department-specific inquiries.

Ms. Holland began by reviewing the change in the General Fund budget from FY 2026 to FY 2027. She noted that the PowerPoint presentation slide displayed a total General Fund increase of 6.8%, shown in blue, compared to the Consumer Price Index (CPI) as of March 2026, which was 3.3%, shown in red. She explained that the PowerPoint presentation also highlighted key expenditure drivers, shown in green, that caused the County's budget to increase at a rate higher than CPI. This included insurance, contributions to outside agencies, utilities, equipment, vehicles, and transfers to other funds. She stated that the slide reflected the year-over-year percentage increase by expenditure type but did not illustrate the magnitude of each category. For example, she noted that the operating contribution to WJCC Schools was the largest item in the FY 2027 budget at $104.5 million. A 4.2% increase in that category equated to a $4.3 million increase to the overall budget, or more than $0.02 on the real estate tax rate. By contrast, the 100% increase in the transfer to health and dental represented approximately $400,000 in new funding for a retiree health care initiative, which was funded through reserves for the current fiscal year. She emphasized that while percentage changes were important, they did not tell the full story; understanding the details behind those percentages was equally important, particularly when they did not align with CPI. She stated that construction costs had been a major driver of increases in recent years, reflected in the "transfer to capital projects/debt service" category. She noted that these increases had been ongoing and that delaying or planning projects for future years often resulted in higher costs. As an example, she explained that in FY 2021, WJCC Schools estimated the roof replacement at Clara Byrd Baker Elementary School at approximately $700,000, but the current estimate was $1.7 million. Similarly, the HVAC replacement at Warhill High School was estimated at $10 million in FY 2021 but was now projected at $14.8 million. She stated that, as discussed in prior meetings, other areas of increased cost included utilities and health insurance. She noted that the 15.5% increase in the Office of Elections budget demonstrated how some costs were driven not by CPI but by circumstances such as the number of elections in a given year, the need for additional ballots and notices, or increased staffing requirements, costs that were borne by the County. She explained that cost increases also occurred when new programs or initiatives were introduced or when service levels were expanded. As an example, she referenced the new Community Land Trust initiative to support affordable housing, which increased General Fund support to the Housing and Neighborhood Development Fund. Additional funding was also proposed for Housing and Social Services to support operations and staffing and to reduce reliance on reserves for the local share of those funds. Shifting from the General Fund to the Capital

Projects Fund, she noted that the PowerPoint presentation slide listed County and WJCC Schools projects included in the FY 2027 CIP. She stated that the County projects were ongoing and had appeared in previous five-year CIP plans. She explained that the WJCC Schools projects reflected the new joint contract, under which the County funded 100% of facilities located within the County and shared costs with the City of Williamsburg for joint capital expenditures based on enrollment. She stated that since the release of the proposed budget, several developments had emerged that could affect the County's operating or capital decisions. She noted that the PowerPoint presentation slide included information on the proposed sales tax for school construction under consideration by the General Assembly. She explained that the House of Delegates had proposed legislation authorizing counties and cities to impose an additional local sales and use tax of up to 1%, with revenue restricted to school construction or renovation. Currently, nine localities in Virginia had this authority, and the proposal would extend it statewide. She stated that the State had not yet adopted its budget, and more information would be available once it was approved. If the authority were granted, a local referendum would likely be required, followed by Board approval of an Ordinance within state-mandated timelines. As a result, the tax would likely not be in effect for a full fiscal year in 2027, with estimated revenue of $5-$7 million depending on timing. She noted that in subsequent fiscal years, revenue could reach $16-$17 million. She explained that WJCC Schools projects were typically funded through a combination of current transfers from the General Fund, use of prior-year fund balance, and debt financing for qualifying projects. For projects eligible for debt, such as new construction, roof replacements, or major renovations, the sales tax would provide a current funding source that could reduce the County's borrowing needs. She noted that the five-year CIP included approximately $44 million in planned borrowing for school capital projects. The new revenue could potentially fund new projects or offset costs currently planned to be covered by cash or fund balance. For FY 2027, she noted that planned school CIP debt totaled $3.9 million, with $7.2 million in pay-as-you-go funding. If the sales tax were approved, staff would review all school projects to determine how the new revenue could support qualifying items and reduce reliance on other funding sources. She then addressed the Admissions Tax. She stated that the House, Senate, and Governor had approved legislation allowing the County to impose an admissions tax of up to 10% on the charge for entry to any event. She noted that several Virginia localities already had this authority, but legislation related to the Historic Triangle 1% sales tax had previously prevented JCC and York County from doing so. She explained that while the maximum rate was 10%, the Board could set a lower cap. If the Board adopted an Ordinance, the tax could take effect for the full FY 2027, with estimated revenues ranging from $1 million to $10 million depending on the rate selected. She stated that this revenue could support pay-as-you-go CIP projects or reduce the County's borrowing needs, similar to the proposed sales tax for school construction. She added that the new revenue source would diversify the County's revenue base and could help reduce the property tax burden on residents. Ms. Holland then turned the presentation over to Mr. Stevens.

Mr. Stevens stated that he had provided a document outlining possible reductions that could be considered if the Board wished to further reduce the tax rate. He noted that these options were included in the first handout. The second handout, he explained, listed suggested funding recommendations should additional revenue become available. He stated that current funding levels were approximately $1.2 million above the County's policy requirement, which mandated that 5% of the General Fund be set aside. He noted that as the General Fund changed, that amount also changed, but as of that day, the County had $1.2 million in cash above the policy threshold for cash-funded, or pay-as-you-go, projects. He explained that his recommendations were prioritized and that some, all, or none could be implemented depending on the Board's direction. He noted that staff aimed to identify reductions that would have minimal impact, though he emphasized that many of the projects, if deferred, would still need to be completed in the future and at a higher cost, as Ms. Holland had noted. He reiterated that project costs increased over time, so delaying them would not eliminate the need. He stated that he had included two items that had been important to the Board in past discussions: the transportation match program and the open space match program. He explained that these programs were intended to grow over time, but neither had specific commitments tied to the funding yet. He noted that as utilities were undergrounded as part of VDOT projects, costs continued to rise, and the County's match funding helped cover unexpected increases in previously funded projects. He noted that the transportation match had been increased slightly each year to keep pace with rising costs, but it could be held at the FY 2026 level of $2.5 million. He noted that reducing it by $150,000 would simply mean the County would not keep pace with inflation and would have less flexibility when cost increases occurred. Regarding the open space program, he stated that the fund balance had grown over the past four to five years to approximately $5-$6 million. These funds were intended for property purchases, easements, or development rights, and the Board had identified open space preservation as a priority. He noted that the current annual contribution was $1.25 million; reducing it by $250,000 would still leave $1 million allocated. He emphasized that he was not recommending a specific action but presenting options for consideration. He noted that the total potential reduction from these cash-funded projects was approximately $1.2 million, which could influence decisions related to the tax rate and other budget needs. He then referred to the lower portion of the spreadsheet provided to the Board, beginning with Community Development. He explained that staff had asked each department to identify 10% reductions to their non-personnel operating budgets and noted that many of the items listed were recommendations from the departments themselves. He pointed to a $65,000 line item representing a 10% reduction to the County's total travel and training budget of approximately $650,000. He noted that most of the training involved advanced certifications and out-of-state travel. He shared that reducing it for one year would have minimal impact, but reductions over multiple years would be more challenging. He next discussed a proposed 10% reduction to software funding and shared that operational software costs totaled just over $3 million. He noted that while he had ideas about where reductions might occur, further discussions with departments would be needed. He explained that current software required ongoing maintenance and subscription costs, which increased over a five-year period. He noted that if the County did not stay current, it would not be able to deliver the level of service expected by residents or staff. He then addressed professional services, noting that the current budget included $3.7 million in this category. He stated that a 10% reduction could be achieved by postponing one or two studies. He noted that staff could return with specific recommendations if the Board wished to pursue these reductions. He emphasized that these items might be requested again in future years but believed they were reasonable options for reducing costs in the FY 2027 budget. He explained that he had grouped the reductions into three categories: approximately $1.7 million, $1.8 million, and $1.2 million. Combined with the $1.2 million in potential CIP reductions, the total approached $6 million, which equated to just over $0.03 on the real estate tax rate. He stated that while these items were needed, the County could defer them for one year, though they might return in FY 2028 or FY 2029. He asked whether there were any questions or comments.

Ms. Larson asked for clarification regarding Line Item 995, specifically whether reducing leaf collection, recycling, and brush hedging would eliminate those services.

Mr. Stevens noted that Ms. JoAnna Ripley, Assistant Director of General Services, was present to answer questions.

Ms. Ripley addressed the Board and explained that the proposal involved bringing those services back in-house, with General Services staff performing the work. She noted that the department had struggled to secure contractor bids for this line item and that the contractor had not performed as expected during the current year, requiring staff to complete much of the work. She stated that staff believed the department could assume responsibility for these services.

Ms. Larson stated that another line item indicated a delay in acquiring a truck for staff.

Ms. Ripley explained that the department would extend the use of existing vehicles, increasing mileage and run time beyond the Fleet Division's recommended best practices.

Ms. Larson noted that recycling was included in the same line item and asked whether recycling services would be reduced and what the impact would be.

Ms. Ripley stated that the curbside recycling program currently served 9,300 customers. The budget assumed growth and included funding for 9,800 customers, and the difference reflected that adjustment.

Mr. McGlennon asked how this related to the proposal for combined garbage and recycling collection bids. He asked whether, particularly in the Roberts District, the number of recycling customers would decline if a separate fee for trash and recycling were implemented.

Ms. Ripley stated that the Request for Bids (RFB) had only recently been issued and that she did not yet have information regarding potential costs. She added that staff anticipated a potential increase of approximately 200 customers, noting that the spreadsheet did not reflect the full decrease because the additional 200 customers were left in place so staff could absorb the increase in preparation for the Roberts District.

Mr. Stevens stated that the final cost to the County was not yet known, as staff needed to receive and review the proposals. He believed that recycling costs would likely be similar to what the County currently paid. He explained that trash service would be incorporated into the bid pricing and that staff would discuss the results with the Board to determine whether the cost should be passed on to customers or subsidized. He noted that the service would remain voluntary for residents and that the County could choose to charge the full cost or a portion of it. He added that staff had preliminary figures, but they were not included in the current budget and would be presented once actual costs were available next year.

Ms. Null stated that she had heard from neighbors who reported that they were no longer being charged for recycling and were not receiving bills.

Ms. Ripley encouraged any residents not receiving bills to contact General Services, as she was unsure why that would occur. She noted that some customers might not be enrolled in the County's program, as participation was not mandatory.

Ms. Null asked whether the service was funded through January.

Ms. Ripley clarified that it was funded through September under the current emergency contract and that the active RFB covered both trash and recycling services.

Mr. Stevens stated that the program had been developed jointly by the Treasurer's Office and General Services. He noted that staff continued working to ensure billing accuracy. He acknowledged that some residents might have been missed, though he did not believe the number was significant. He added that some homeowners' associations (HOAs) provided their own services, which could also explain why certain residents were not being billed. He further noted that the emergency contract originally ran through June but had been extended through September to allow time for the RFB process, which would provide County-wide recycling with optional trash collection in the Roberts District. Mr. Stevens stated that most of the proposed reductions were operational, meaning they did not involve personnel or outside agencies. He explained that approximately 60% of the County's budget consisted of items such as 911 dispatch services through York County, WJCC Schools contributions, outside agency funding, and transfers to other funds. He noted that personnel costs accounted for another 30%. He shared that the remaining operating accounts totaled approximately $23.5 million, about 10% of the County's budget, making it difficult to achieve significant savings from that area alone. He noted that the CIP offered additional opportunities for reductions, but most costs were tied to operations. He stated that he had included a suggestion to delay the Williamsburg Area Transit Authority (WATA) frequency increase, which represented an additional $300,000 cost to the

County. Other localities had indicated they would fund their portions. The proposal would increase service on primary routes (Routes 1 and 2), the most heavily used routes, from hourly to 30-minute service. He noted that the change did not have to occur on July 1; delaying it until January would save approximately $150,000 and delaying it until the following fiscal year would save approximately $300,000. However, he cautioned that riders would experience longer wait times, which would affect those who relied on WATA. He stated that the remaining recommended reductions came from the $23.5 million in operating accounts. These included employee pay raises, which he noted were low on the list. He stated that while he believed the raises should be implemented, they were technically optional. Without them, the County would be less competitive and would face challenges in recruitment and retention, as it had in previous years. Although not his recommendation, he acknowledged that reducing or eliminating the pay increase was an option.

Ms. Larson asked what surrounding localities were considering for employee pay increases.

Mr. Stevens stated that staff had spoken with managers across the region and that most were considering increases between 3% and 5%. He noted that some localities used step plans, which the County did not. Without approval of the proposed increase, County employees would receive no raise, while employees in step-plan localities would still receive step increases even without a cost-of-living adjustment (COLA). He stated that this was why he recommended a 4% increase. He added that York County's pay plan would raise entry-level firefighter salaries to $65,000, compared to the County's $58,000, and entry-level police salaries to $65,000, compared to the County's approximately $60,000. He noted that this would affect nearly every County position and that York County would gain a competitive advantage when its pay study took effect on July 1. He noted that while the County did not lose many employees to neighboring localities, he stated that police and fire positions were particularly vulnerable if nearby jurisdictions offered higher pay.

Mr. McGlennon stated that reducing funding for expanded WATA service could affect state funding, noting that state support was capped at 30% of an agency's operating budget. Any local reduction would result in a corresponding reduction in state dollars.

Ms. Wainwright stated that salary increases appeared to vary significantly across departments, ranging from approximately 1.8% to 11% or 12%. She stated that it would be helpful for the Board to receive an explanation of the rationale behind those differences, noting that some increases were tied to new employees, making it difficult to determine the true change in salary. She stated that a description of the reasoning would be useful, particularly when comparing departments such as police and fire to others that did not involve life-safety risks but still showed higher increases.

Mr. Stevens stated that previously all employees received a 4% increase and that pay scales were adjusted by 3% to move employees up from the bottom of the scale. He noted that many departments had implemented career ladders, allowing employees to advance by earning additional education, certifications, or experience, or by taking on additional duties. These advancements typically resulted in a 2% increase. He provided an example of a retiring employee earning $70,000 whose replacement might be hired at $50,000, which could create the appearance of a lower departmental increase even though the 4% raise had been applied. He added that positions were sometimes moved between departments, which could also affect the numbers. He stated that staff would work to provide more department-specific explanations for the changes seen over the past year.

Ms. Wainwright stated that although the County did not have a traditional step pay system, it did appear to have incentives that allowed employees to advance in position and salary when they earned certifications or additional education.

Mr. Stevens stated that he would work to quantify the number of positions affected, noting that there were hundreds of employees who did not have the opportunity to move up with career ladders. He added that he would bring this information back to the Board.

Ms. Wainwright asked Ms. Holland and Ms. McCarthy whether staff were still waiting on the state budget and how much impact the state budget would have on the County's budget.

Ms. McCarthy stated that the state budget did not have a significant impact on the General Fund because the County did not receive a large amount of state or federal funding in that fund. She noted that most of the state support came through the Compensation Board for the Constitutional Officers, and she did not believe there was substantial negotiation occurring in that area. She noted that staff anticipated a 2% raise, which had already been built into next year's estimates. She added that greater impacts were typically seen in the Social Services Fund and the Housing Fund. She also noted that some of the legislation Ms. Holland had referenced could have meaningful implications for the County's budget depending on whether it was adopted and on the Board's decisions. She explained that staff typically used the most current estimates available at the time of budget adoption and if significant legislative changes occurred afterward, staff would likely return with a budget amendment. In some cases, she noted there was not enough time to incorporate changes before adoption, requiring either a delayed adoption or a post-adoption amendment.

Mr. Icenhour stated that he understood the current debate involved the taxation of sales and services for data centers, and that the outcome could significantly affect revenue in certain localities. He further stated that he was also interested in whether the County might receive additional education funding, referencing a $1.2 million request that had not been funded. He noted that historically the County had received some additional funding each year and asked staff whether they had any indication of what might be expected this year.

Ms. McCarthy stated that she had not received any formal updates. She noted that the WJCC Schools had requested an additional $1.2 million, with the County's share being $1.1 million, but that this request was not included in the proposed budget. She stated that the County had adhered to the dollar amount outlined in the revised contract and that she had no further information on potential state funding.

Mr. McGlennon asked whether the County had authorized the WJCC Schools to use remaining funds from last year's budget during the current year.

Staff confirmed that this authorization had been granted.

Mr. McGlennon stated that he had heard the cost of exempting data centers from tangible personal property tax was approximately $1.6 billion, noting that the Senate supported the exemption while the House did not. He added that he did not expect all of the resulting state funding changes to go toward education, but rather to a variety of programs.

Ms. Larson asked Mr. Stevens how often the County compared its fee structure, such as Parks & Recreation fees to those of neighboring localities. She noted that the fee for before- and after-school programs was $16 per day, or $80 per week, and expressed concern that this amount might not cover staffing costs. She also asked whether income was considered when determining fees for those programs.

Ms. Arlana Fauntleroy, Director of Parks & Recreation, addressed the Board and stated that a biennial fee study was conducted, with the most recent study completed during the last budget cycle.

Ms. Larson asked whether it would be possible to receive a copy of the study.

Ms. Fauntleroy stated yes, and that comparisons were done with other localities to compare fees as well as with private agencies that offer some of the same services.

Ms. Larson asked whether a sliding scale was available for program fees.

Ms. Fauntleroy stated that a discount program was offered, noting that there were various families who qualified for a weekly service discount for before- and after-school services.

Ms. Larson shared that childcare for her grandson currently cost $1,600 per month and noted that daycare costs continued to rise. While she appreciated the County's before- and after-school programs, she asked whether the County was doing itself a disservice by charging only $80 per week.

Ms. Fauntleroy stated that based on comparisons with other local governments, Parks & Recreation fees were aligned with regional standards. She added that a proposed fee increase was planned for FY 2028, but not for FY 2027.

Ms. Larson asked if Parks & Recreation fees for other programs were also aligned with neighboring localities.

Ms. Fauntleroy confirmed that all services were included in the fee study and that increases were implemented based on market conditions.

Ms. Wainwright asked if the fees for the James City County Marina property could be reevaluated, noting that when it came to commercial rates, the County was well under what commercial properties charge and this was an area where there could be small bumps in fees. She stated that those who use facilities like the Marina were used to paying much higher rates, and she believed that they would not run away if there was a small increase. She stated that she knew this was a harder one to compare to localities because not everyone had this type of facility and services.

Ms. Fauntleroy stated that comparisons were also made with private properties and that staff could re-evaluate the Marina fees as part of a future review.

Ms. Wainwright stated that she did not want to fleece anyone, but it was a unique service and if the County was keeping the property it would require more investment.

Mr. Stevens addressed Ms. Larson's questions regarding current fees for Parks & Recreation and noted that there were a lot of fees ranging from camps to fitness classes, noting that structured surveys were being done to compare costs to ensure that they were within the current market. He noted that Legacy Hall was still a good venue for rental though the price had increased double a year or two ago. He noted that while trying to keep pace, it was important to keep things reasonable for residents. He advised that he would have more data to share with the Board.

Ms. Larson asked whether other localities offered before- and after-school care programs.

Ms. Fauntleroy responded that the Cities of Newport News, Hampton, and Virginia Beach did. She added that within JCC, Williamsburg Indoor Sports Complex (WISC) Kids Club and the YMCA also offered before- and after-school care, and that the YMCA provided a sliding scale for its members.

Ms. Wainwright noted that Norge Community Hall had been gifted to the County and asked about the cost of updating the facility, stating that it could become another valuable community resource.

Ms. Fauntleroy stated that Parks & Recreation staff were working with General Services to assess renovation and repair costs and that more information would be available soon.

Mr. Stevens stated that an initial evaluation had been completed before the County accepted the property and that the required work was significant. He noted that the Board would need to discuss the level of investment the County wished to make, as the original hope had been to have the facility available for use by summer.

Ms. Fauntleroy stated that the current estimate for reopening was October. She noted that fall was the target based on the structural assessment, but the timeline would ultimately depend on the scope of work the County chose to undertake.

Mr. Stevens stated that he would bring an update to the Board soon, along with data to help determine priorities and a timeline. He added that for most County programs, staff worked to ensure they were largely self-sufficient. While full cost recovery was not always possible, the County aimed to recover as much as reasonably possible and he believed the fees remained comparable to the market.

Ms. Fauntleroy stated that the programs that typically did not recover their full costs were community special events and therapeutic recreation programs due to the higher staff-to-participant ratios and the specialized equipment required. She noted that nearly all other programs recovered their direct costs, even if they did not generate significant revenue.

Ms. Larson stated that this was where the County often heard concerns from residents who felt they paid too much in taxes, yet the County provided essential services such as before- and after-school care that supported working parents. She noted that without these services the community would face greater challenges, making it a constant balance. She added that she appreciated the list of potential reductions, but found it difficult to evaluate because many items, even if delayed, would still be necessary in the future. She stated that one item that stood out to her was the reduction in site readiness funding under Economic Development. She shared that during a recent Hampton Roads Alliance meeting, a major concern raised was the lack of site-ready properties in Hampton Roads. She also mentioned stormwater maintenance and infrastructure, noting that the previous stormwater fee had been eliminated, meaning these costs now came from the General Fund.

Ms. Toni Small, Director of the Stormwater and Resource Protection Division, addressed the Board. She explained that the Non-HOA Drainage Improvement Program, formerly known as the Outfall Program, was separate from the Clean Water Heritage Program, which provided a 50% match for HOAs performing infrastructure repairs and Best Management Practice (BMP) maintenance. She noted that the Non-HOA program predated her tenure and addressed drainage issues associated with orphaned outfalls from roadways that caused erosion before reaching the level of a capital project. She noted that these were issues not being addressed by any other entity.

Ms. Larson stated that this program could be critically important for neighborhoods with no other support, especially given the limits of VDOT's financial assistance.

Mr. Icenhour agreed, noting that the issue was significant. He described a community of approximately 15 homes with an HOA that had dissolved, leaving a BMP in need of repair. In that case, taxpayers had to cover the cost. He stated that this highlighted the need for caution when assigning responsibilities to HOAs, as some communities could not sustain them, creating long-term burdens. He added that he sympathized with Ms. Larson's concerns and after reviewing the list could see justification for keeping every item. He expressed appreciation to staff for the effort put into prioritizing the options.

Ms. Larson stated that she did not intend to scrutinize every item on the list, but one that stood out was the Firefighter CONECT Program. She noted that it was frequently used because many residents in JCC were retirees without nearby family support. She stated that the program provided essential assistance, including lift support, and addressed a real need in the community.

Mr. McGlennon stated that he wanted information about an item on the other side of the budget ledger. He noted that several residents had expressed concerns about low-income elderly individuals and referenced the County's real estate tax relief program, which was means-tested. He stated that the income threshold was adjusted periodically but not consistently, and he asked when it was last updated, what the current limits were, and what the cost would be to expand eligibility.

Mr. Stevens stated that the program had been discussed within the past seven years but had not been updated in the last two to three years. He agreed that it would be a good topic to bring back for further discussion. He noted that the County had no control over the disabled veterans' exemption, which had grown to approximately $5-$6 million. He emphasized that the County was required to fund it and stated that he would update the Board on the total cost of that program as well as other tax relief programs for seniors and individuals with disabilities.

Ms. Larson expressed her appreciation for veterans and noted that disability classifications had expanded over the years. She added that the state had shifted the financial responsibility for these exemptions to localities.

Ms. Wainwright stated that while discussing staffing, Mr. Stevens had provided information on the number of open positions in the County. She noted that the number itself was easy to review, but she requested a deeper analysis. She explained that staffing levels included both essential positions and optimal staffing levels, and she asked for clarification on which vacant positions were essential and which were considered optimal. She noted that several positions remained unfilled and asked what impact leaving some of them vacant would have on the budget, given that staffing and salaries represented a significant portion of County expenditures. She added that she understood there was some flexibility built into the budget throughout the year but was unsure how that flexibility affected overall operations.

Mr. Stevens stated that staff could work on the request. He explained that the County did not maintain positions that were unnecessary. If a position required five individuals, he noted, it often truly required seven because employees could be out due to injury, illness, or turnover. These realities created operational challenges and demonstrated the need for staffing above the minimum essential level. He noted that in past years when funding issues arose, positions, including Assistant Directors, had been eliminated. He stated that when he arrived at the County, many departments lacked assistant directors and those positions were intentionally restored so that departments would have continuity and coverage when key staff left. He stated that while redundancies were difficult to classify as "essential," they became critical when the two or three people a department relied on were unavailable. He emphasized that he believed those positions were necessary, important, and valuable. He added that over-hiring occurred particularly in the Police and Fire Departments due to the long timeline required to train and deploy new officers and firefighters. He stated that he was willing to conduct the analysis requested but noted that it would be somewhat subjective and not entirely data driven. He also stated that he expected department heads to communicate whether a vacant position was still needed, emphasizing that refilling a position was not automatic and that the same position did not always need to be replaced.

Ms. Wainwright stated that she had previously been a JCC employee whose position had been eliminated and she remembered the experience clearly. She acknowledged that the County had faced difficult financial periods related to tax revenue and assessments. She emphasized that her comments were made with compassion and understanding, but that difficult decisions would need to be made. She stated that she wanted as much information as possible to ensure that decisions were well-informed.

Mr. Icenhour thanked Mr. Stevens for bringing the discussion to the Board. He stated that operating “on the ragged edge” could be sustained for a period of time, noting that he had seen this in the airline industry, where relying heavily on overtime and understaffing saved money but eventually led to burnout and operational issues. He stated that quality of life for employees was essential and that organizations with a healthy workforce performed better. He expressed reluctance to jeopardize that balance, especially in critical areas such as police and fire. He stated that he appreciated that Mr. Stevens had considered this and hoped the community understood its importance.

Ms. McCarthy stated that the budget included six unfunded Full-Time Equivalents, which was more than usual. She explained that staff examined areas with the highest turnover, such as public safety, where vacancy savings were often used to cover overtime costs, though overtime dollars did not stretch as far due to time-and-a-half pay requirements. She stated that she could not think of a department that had not used vacancy savings or held positions open to fund unbudgeted needs. She noted that unexpected priorities arose throughout the year and departments often kept positions vacant to address them. She added that this was one reason FMS did not need to return to the Board frequently for budget appropriations noting that departments reprioritized internally using vacancy savings.

Ms. Larson asked what the Board’s next step should be.

Mr. McGlennon asked whether the Board wished to take a straw vote to gauge its position or whether additional information was needed before voting. He asked whether that information should be presented at another meeting before May 12 or whether individual conversations with Mr. Stevens and himself would be more appropriate to determine areas of consensus and disagreement that would need to be addressed.

Mr. Icenhour thanked Mr. Stevens for incorporating the Board’s input by lowering the tax rate to $0.80. He stated that he had hoped for a rate of $0.79 and had reviewed the budget line by line and page by page. He expressed appreciation to Mr. Stevens for meeting with him to answer questions. He noted that “revenue neutral” was not an absolute figure, explaining that the purchasing power of last year’s revenue had been significantly reduced. He noted that inflation over the past 12 months was approximately 3.3%, meaning it would take 3.3% more revenue to provide the same level of service as the previous year. He added that the unusually high growth rate in housing, approximately 1.5%, meant the County needed roughly 4.8% to 5% growth just to maintain current service levels. He stated that Mr. Stevens had brought the County to approximately 7.4%, which he felt was close. He stated that he would like to consider one of two approaches. First, he suggested giving Mr. Stevens a target and requesting a presentation at an additional meeting the following week to show precisely what could be done. He believed Mr. Stevens understood the Board’s priorities and could demonstrate what reductions would be required to achieve a one penny decrease in the tax rate. Second, he suggested presenting either a $0.79 tax rate or a $0.80 tax rate paired with a tax credit, which could effectively reduce the rate to approximately $0.78 for the first year, though not necessarily in the second year. He noted that a 2% credit would offset inflation and growth and stated that he was willing to consider that option, though he was unsure whether he would ultimately support it. He emphasized that he was comfortable with the $0.80 rate but would prefer something slightly lower, depending on the Board’s direction.

Mr. McGlennon asked Ms. McCarthy where the County stood in terms of surplus, noting his understanding that a tax credit would come from prior-year surpluses.

Ms. McCarthy stated that it would. She explained that the County was still in the middle of the current fiscal year and that a tax credit must be based on a guaranteed surplus. She noted that the surplus from FY 2025 would provide ample funding for a tax credit if the Board chose to pursue it.

Mr. Icenhour stated that he would like to see the option examined further. He shared that he had spoken with many residents and noted that 52% of the General Fund revenue came from real estate taxes, and 67% when personal property taxes were included. He stated that keeping those taxes as low as possible helped reduce financial pressure on residents. He added that the County might need to consider raising other revenue sources such as meals and admissions taxes to keep pace with community growth, noting that these taxes were shared with visitors rather than falling solely on homeowners. He stated that these alternatives should be considered to help balance the budget, especially given uncertainty about future home assessments, revenue trends, and the broader economy. He requested that the discussion be deferred until the following week and asked to hear from other Board members so staff could prepare for the next meeting and a final decision could be made.

Ms. Null stated that residents were already feeling overtaxed, as expressed at the previous meeting. She noted complaints about taxes, the additional 2% meals tax, and the $2 parking fee in Colonial Williamsburg. She stated that she no longer went to downtown Williamsburg because she refused to pay to park and that these costs added up. She reiterated her belief that the County should adopt a revenue-neutral rate of $0.75, reduce the tax rate, and address assessment concerns. She shared that she had received calls from residents whose home assessments increased by 5% while their lots increased by 40%. She added that agricultural land was being taxed despite having no improvements and such situations were not sustainable. She again stated that the rate should be lowered to $0.75 or that a tax credit should be considered. She also noted that last year's COLA was 2.8% and suggested reducing the proposed raise to 3%. She stated that she would strongly advocate for a $0.75 rate if it could be achieved, emphasizing that this would not affect police or fire services, but that some reductions could be made. She noted that departments had already identified 10% reductions and believed additional savings were possible.

Ms. Wainwright stated that she was willing to account for inflation and that her ideal target was a tax rate of $0.78, with no increase in the meals tax. She noted that the County often emphasized having the lowest meals tax in the region, which helped attract people to local restaurants. She stated that while it was easy to refer to a 4%-6% tax, the effective rate was closer to 11%-13% when state taxes were included. For her family of six, she explained, dining out meant effectively paying for a seventh meal in taxes. With meal prices averaging $15-$20, she felt the impact was significant. She reiterated that she did not want to see the meals tax increase. She added that the County was already high on sales tax due to the additional one-cent levy and that she was not interested in raising it further. She stated that she would welcome a discussion about admissions tax. She stated that she had asked preliminary questions and learned that there was considerable flexibility in how such a tax could be structured and what exemptions could be applied. One idea she suggested to avoid burdening County residents was to exempt annual memberships at certain facilities used primarily by locals while applying the tax to single-day admissions. She stated that she would like to see a list of entities that would fall under this type of admissions tax. She stated that while the large amusement park was an obvious example, she believed that Jamestown Settlement and school events might also be included, though they could be exempted. She stated that it would be helpful to understand the options and how an admissions tax could be implemented, noting that tourism was vital to the region's economy. Drawing from her own experience planning a trip to Disney, she noted that visitors were often willing to spend more while on vacation, especially when purchasing tickets in advance. She stated that the County should avoid adding additional costs to memberships and local establishments. She reiterated that a $0.78 tax rate was her ideal target, noting that difficult decisions would be required, particularly if the meals tax remained unchanged. She added that many small business owners in the County had heard from customers who said they would dine out less if taxes increased. She stated that she would welcome a deeper discussion at a meeting the following week.

Ms. Larson asked whether the City of Williamsburg had already raised its meals tax.

Ms. McCarthy confirmed that the City of Williamsburg had increased its meals tax.

Ms. Larson stated that she was interested in seeing whether the City of Williamsburg experienced a decline in restaurant activity after raising the tax. She stated that she was willing to attend a meeting the following week for further discussion. She added that one of the challenges was the funding the County provided to outside agencies. She emphasized that these agencies performed many services the County did not provide itself, and that there needed to be an understanding that the County could not continually reduce their funding.

Ms. Larson then asked Ms. Null what she would be willing to cut from the budget to reach a $0.75 tax rate, aside from reducing employee raises.

Ms. Null's response was inaudible.

Ms. Larson stated that she did not support cutting employee raises. She referenced Mr. Stevens' earlier comments about York County increasing its salary ranges and noted that JCC had previously fallen behind. Reducing raises, she stated, would only put the County behind again and would not reflect good management. She stated that she wanted to hear suggestions from Board members regarding what cuts could realistically be made to achieve a lower tax rate.

Mr. McGlennon stated that the Board had the opportunity throughout the year to discuss the budgetary challenges it would face in the coming year. He stated that he was reluctant to change the tax rate from what the County Administrator had proposed, partly because he believed the County would face significant costs in the next few years. He noted that raising the tax rate substantially above the recommended level in future years would be difficult if major obligations arose. He stated that he was not inclined to implement the list of cuts, either in part or in full, and would support retaining the current tax rate while exploring the possibility of tax credits. He stated that the best course of action would be to spend the next week reviewing the considerations and working toward a consensus before the May 12 Regular Meeting so that clear guidance could be provided to the County Administrator regarding the final budget proposal. Mr. McGlennon scheduled the next meeting for May 5 at 1 p.m.

Mr. Stevens stated that Board members should not hesitate to contact staff with any questions, as this would help staff prepare information for the next meeting. He hoped to provide the requested information by the end of the week so the Board would have time to review it. He added that he would be happy to provide any additional information needed. He then asked Mr. McGlennon whether the meeting should be recessed until May 5 or whether the calendar should be amended for a special meeting.

Mr. McGlennon stated that the meeting would be recessed. He thanked the Board and staff for the discussion.

3. Proposed VDOT SmartScale Funding Application to Address Traffic Concerns in Lightfoot

Mr. Paul Holt, Director of Community Development, addressed the Board to discuss the funding application for needed improvements to Richmond Road and Centerville Road in the Lightfoot area. He noted that anyone driving through the area most mornings, most afternoons, and on Saturdays could see the need for congestion relief and safety improvements. He stated that the Board had previously discussed the State's Smart Scale process and the State's pipeline study development process, most recently in the context of Route 199 and the intersections of Route 5 and Brookwood Drive. He noted that while that project had received more visible attention, staff had been working in the background on a similar study and approach to improve conditions in Lightfoot through the same funding process, which would open again this summer on its two-year cycle. He explained that part of the process required the Board to adopt a resolution of support for the preferred alternatives. He noted that without such a resolution, staff would be unable to submit any funding request. He noted that the resolution was not on the agenda for that day but was expected to appear on the June Regular Meeting Agenda. He noted that no action or decision was needed from the Board at this time. Mr. Holt stated that the purpose of the discussion was to provide an update on progress to date, which included developing a long list of options, gathering extensive public input, and identifying recommended preferred alternatives that could be developed into a funding request. He acknowledged the presence of Mr. Jerry Pauley, VDOT Planning Specialist Senior Supervisor; Mr. Karzan Bahaaldin, Project Manager with Johnson, Mirmiran & Thompson, Inc., and Ms. Gaby Cross, Transportation Engineer with toXcel, LLC. He thanked the Board for its continued support and noted that the road network in Lightfoot functioned as a system, one that split between JCC and York County. He stated that the Board's advocacy had helped ensure that a companion study was underway on a parallel track for the York County side, including Lightfoot Road, the intersection of Lightfoot Road and Mooretown Road, and the eastern end of Mooretown Road at Rochambeau Drive. He also thanked VDOT and the Office of Intermodal Planning and Investment for adding Route 199 off-ramps to the scope of the study and the funding request. He noted that one of the challenges was that the corridor was fully built out, meaning the roadway could not be widened with additional travel lanes or turn lanes. As a result, the focus was on safety and capacity improvements to address current congestion and future growth, using proven solutions VDOT had implemented in other locations. He then turned the presentation over to Ms. Cross.

Ms. Cross addressed the Board and began reviewing the agenda presented in a PowerPoint presentation. She provided an overview of the project pipeline cycle and noted that the yellow star shown in the presentation indicated the project's current stage. She explained that the team was working toward finalizing the concepts and cost estimates in preparation for the August 1 Smart Scale application deadline, which was intended to be pursued for funding. She provided an overview of the study corridor, noting that it included Route 60 (Richmond Road) from Lightfoot Road to Route 199 westbound, as well as Centerville Road from Longhill Road to Richmond Road. She stated that six study intersections had been identified using an intersection selection matrix that considered existing operations and injury-related crashes. Preferred alternatives had been developed for each of these locations. She then summarized the needs identified along both sections of the study corridor, including bicycle access, pedestrian access, roadway safety, pedestrian safety improvements, transit access, transportation demand management, congestion mitigation, and capacity preservation. She noted that the last three needs applied only to the Route 60 portion of the corridor. She also stated that some areas ranked in the top 5% statewide for risk of crashes involving bicycles and pedestrians. Ms. Cross described the extensive public engagement conducted as part of the study. She noted that the Phase 2 public survey, which solicited feedback on the preferred alternatives, was open from January 5-21, 2026, and received 13,574 responses. Those responses informed the selection of preferred alternatives. She noted that a second meeting was held after the survey results were analyzed to finalize the recommendations. She explained that survey respondents were asked to rank each alternative on a scale from one (strongly disagree) to five (strongly agree). Referring to the PowerPoint presentation, she described the graphs representing the five intersections for which feedback was collected, noting that the ramp locations were grouped together, which was why six intersections were not shown individually. She stated that the additional left-turn lane at Route 60 and Lightfoot Road ranked very favorably, as did the partial U-turn option. Modifying the westbound lanes at Centerville Road also ranked favorably with a score of 3.9. Moving through the presentation, she noted that adding a second left-turn lane at each ramp location was also highly supported. In the second row of the PowerPoint presentation, she noted that the eastbound lane modifications at Opportunity Way were preferred, and at Forest Glen Drive and Centerville Road, the addition of turn lanes ranked above the neutral score of 2.5. Ms. Cross then reviewed the preferred alternatives for each study location. Beginning with Route 60 and Lightfoot Road, she described the proposed partial Median U-turn (MUT), which would reroute left-turn movements to a new median opening west of the Wawa convenience store. She noted that eastbound drivers would need to travel to Centerville Road to make a left turn. She noted that the proposal also included widening Lightfoot Road to add an additional left-turn lane, combining two alternatives presented during public engagement. She added that the design incorporated a second access point for the Wawa convenience store, represented by a stop-sign icon shown in the PowerPoint presentation, allowing eastbound drivers to make a left turn into the site without restricting access. She noted that new signal poles and ADA-compliant curb ramps would also be installed. At Centerville Road, she explained that several alternatives had been explored. An earlier proposal involved reconfiguring the receiving lane by converting the innermost travel lane which was a left-turn lane at Opportunity Way into a through lane. However, she noted that further evaluation in Phase 3 showed significant lane use imbalance at the dual left-turn lanes onto Centerville Road, leading to the recommendation that this option be removed from consideration. For the Route 199 eastbound ramp, she stated that the preferred alternative was adding a second left-turn lane. The PowerPoint presentation showed widening the outside shoulder to accommodate additional traffic turning westbound. She noted that the Route 60 approach would remain unchanged, new signal poles would be installed, and the existing guardrail in the landscaped median that was currently non-compliant would be replaced. She noted that similar improvements were proposed for the Route 199 westbound ramp, including adding a second left-turn lane, widening and reconstructing the outside shoulder, and installing new signal poles and lighting. The design also included extending the westbound Route 60 left-turn lane to address sight-distance concerns associated with a previous crash at that location. At Opportunity Way, she stated that the eastbound approach toward Route 60 would be reconfigured to include two through lanes instead of two left-turn lanes. One of the left-turn lanes would be repurposed as either a median or a travel lane. The proposal also included reconstructing the concrete median for alignment, adding high-visibility crosswalks, installing ADA-compliant curb ramps, adding new signal poles and pedestrian signals, and constructing a sidewalk connection from the south leg to the existing bus stop. For Forest Glen Drive, she stated that the proposal included adding a left-turn lane westbound on Centerville Road, reconstructing the existing grass buffer, adding curb and gutter, and installing a high-visibility crosswalk. Ms. Cross concluded by outlining the next steps. She noted that the team would refine the concepts and cost estimates for Phase 3 based on feedback from the study working group, with the goal of presenting both at the June 8 Working Group Meeting. This would support the preparation of materials for the August 1 application submission.

Mr. Holt stated that the intersection of Richmond Road and Lightfoot Road and the nearby railroad crossing arms were not synchronized, noting that the systems were not connected. He explained that while the poles and signs were in place, they had never been linked. He added that this issue was being addressed separately through CSX Transportation and staff hoped to incorporate that work into the current project. He noted that this would likely involve two different funding applications, one through Smart Scale and another for Opportunity Way submitted this fall in hopes of completing the improvements together. He reiterated that no action was required from the Board that day but welcomed input and direction. He stated that the next formal step would be for staff to bring forward a proposed resolution of support for the Board's consideration at the June 9 Regular Meeting.

Ms. Null asked whether the Board could receive a copy of the presentation.

Mr. Holt responded that it absolutely could.

Ms. Wainwright asked for clarification regarding Lightfoot Road and requested that staff return to the relevant slide. She asked what improved access would be provided when using the westbound U-turn lane.

Mr. Pauley addressed the Board and stated that the left-turn movements onto Lightfoot Road would be removed. (Portions of his comments were inaudible and could not be captured for the record.)

Ms. Wainwright stated that her concern was that drivers would need to cross three lanes of traffic to reach the designated turning lane.

Ms. Cross explained that both U-turn movements would be signalized rather than stop-controlled. She noted that eastbound drivers wishing to turn left onto Lightfoot Road would instead proceed to the Centerville Road intersection and make a U-turn there, which was already signalized. For westbound drivers, a new median opening would be signalized to allow the U-turn movement.

Ms. Wainwright expressed concern that traffic often backed up past the proposed U-turn location, making it difficult for drivers to merge across two lanes.

Mr. Pauley's response was inaudible and could not be captured for the record.

Ms. Wainwright reiterated that traffic frequently backed up from the light to that point.

Board members noted that the backup would not occur in the same way because the left-turn movement would be removed, and the existing congestion was caused by vehicles waiting to turn left.

Ms. Cross added that removing the left-turn phase would allow the signal timing to be adjusted, which would help alleviate queuing.

Ms. Wainwright asked whether the signals could be coordinated, noting that she rarely made it through the corridor without stopping at each light.

Mr. Pauley's response was inaudible and could not be captured.

Mr. Holt stated that the goal was to coordinate the signals and incorporate improvements from the opposite direction. He added that the additional turning lane would help address traffic backing up toward the apartments by providing more queuing capacity.

Ms. Null stated that a similar issue existed at Airport Road and Route 60, where left-turning traffic backed up to Lightfoot and prevented vehicles in the two right lanes from moving through the intersection.

Mr. Holt noted that with Mr. Pauley's assistance, that location was part of a fully funded project currently in design. He stated that the signals there would be removed to allow free-flowing traffic, which would eliminate the queues. He added that he would send diagrams and a PowerPoint presentation to Board members for review.

Mr. McGlennon asked what pedestrian and transit improvements were being proposed.

Ms. Cross stated that all intersection locations would receive ADA-compliant curb ramps with directional surfaces, as well as high-visibility crosswalks. She noted that some locations would also include sidewalk extensions to improve transit access. Opportunity Way, she explained, was one such example, where the sidewalk would be extended from the west leg to better connect the pedestrian network.

Mr. McGlennon stated the opportunity to tie in the new transfer station to WATA for some of the proposed improvements would be helpful, expressing hope that it would not only address additional capacity but also reduce demand for vehicular travel.

The Board thanked staff for their time.

At approximately 3:52 p.m., the Board recessed.

At approximately 4 p.m., the Board reconvened.

4. Landscape Ordinance

Mr. Holt addressed the Board to revisit the County's Landscaping Ordinance. He stated that based on previous discussions, the Board had requested representative photos. While he would not review each image individually, he explained that the presentation included examples of areas previously discussed such as Community Character Corridor (CCC) buffers, non-CCC road buffers, side yards, rear yards, parking lots, and building foundations. For each category, he provided images of more recent projects constructed under the current Landscaping Ordinance, as well as contrasting examples of older, nonconforming projects built before the Ordinance existed in its current form. He emphasized that the examples were selected at random and were not intended to highlight any particular site. He offered to send the images to the Board for a more detailed review. He then presented the images through a PowerPoint presentation. Based on prior discussions and staff recommendations, he stated that there were opportunities to improve the Ordinance by providing additional options and flexibility regarding credit and waiver provisions, using objective criteria while ensuring that landscape plans continued to meet the Ordinance's intent. He noted that several sections would need to be reviewed. The five sections shown in the presentation included revisiting tree and shrub counts per square foot, which he believed presented an opportunity to address quantity requirements. He also stated that the Ordinance's intent needed clearer definition, as some sections were confusing, even for staff, and contained internal conflicts that could be resolved. As part of a broader effort, he believed the entire section could be reorganized and updated to make it clearer, more concise, and written in plain language. Consolidating all landscaping requirements into one location, he added, would make the Ordinance easier for developers and designers to use and more efficient for staff to administer. He concluded by stating that no action was required from the Board at that time. However, if the Board agreed that staff should continue developing ideas and bring back proposed Code language for consideration, an Initiating Resolution would be needed. He noted that such a resolution had been included later in the Agenda Packet.

Ms. Null stated that she had been advocating for this review and would like to see the Ordinance cleaned up.

There were no further questions from the Board.

5. Government Center Update

Mr. Bradley Rinehimer, Assistant County Administrator, addressed the Board to provide an update on the Government Center's progress. He stated that work on the site was continuing and that underground stormwater management installation was currently underway. He noted that he had a series of photos to share with the Board. He went on to note that concrete foundation work was expected to begin on May 11, and steel erection was anticipated later in the summer or early fall. He stated that the Guaranteed Maximum Price (GMP) would be provided by the end of June and that he did not anticipate it differing from the funding level the project had been operating under to date. He added that the library design was progressing quickly and would reach 75% design development by the end of the week. The goal was to have the library at 100% construction documents by the end of the year, with its GMP also completed by year's end. He noted that the intent was for construction of both the Government Center and the library to be completed simultaneously. Using a PowerPoint presentation, he displayed an aerial view of the site, noting that any changes implemented so far were not significant. He then showed the site plan to provide context for the photos that followed. He presented an image of a rigid inclusion machine used to drill holes for ground stabilization on the underground parking deck. He briefly explained the rigid inclusion process and why it was necessary. He noted that approximately 700 inclusions had been installed over a three-week period. Next, he displayed an image of the underground stormwater retention system, stating that staff had been told it was the largest concrete underground StormArc system in the Commonwealth of Virginia. The image represented approximately half of what would ultimately be installed. He went on to briefly describe the system's tiered structure and water retention function.

Mr. Icenhour asked how long the system would remain completely full.

Mr. Rinehimer responded that ideally it would never be completely full. He explained that the system drained slowly through a valve system, and the water level and the pressure it exerted determined the rate of drainage.

Mr. Icenhour asked whether the system was accessible for maintenance.

Mr. Rinehimer confirmed that it was. He stated that manholes provided access and that maintenance typically involved vacuum trucks removing debris. However, he noted that most water entering the system should be relatively clean because it passed through a preliminary system that captured debris. Mr. Rinehimer then presented images of the outdoor spaces. He credited Mr. Holt for his leadership in the landscape design. He stated that the outdoor spaces were intentionally designed to complement the scale of the building and the acreage it occupied. Rather than leaving the outdoor areas undefined, the design aimed to create attractive and functional spaces for employees and visitors. He displayed an image of the outdoor patio to remind the Board of the planned appearance. He then shared the first photo of the enhanced landscaping, noting its visual appeal and practical benefits, including the use of native plants and minimal irrigation needs. He presented an image of the outdoor space across from the lobby, noting that it would likely be used primarily by employees. He explained that the Board room and video space would be located to the right of the image, with the main Government Center to the left. Next, he showed images of the library entrance and surrounding areas. He noted that immediately to the right of the library would be the Recreation Center and Ashbury Lane, and that the design aimed to create a highly functional shared space. He stated that the library was particularly excited about the outdoor open space for programming and other uses. He then displayed an image of the library from the Longhill Road side of the site, noting that the Recreation Center was visible to the left. He followed with an image of the Recreation Center's open space, explaining that as part of reconfiguring the Recreation Center's parking area, staff were exploring various design ideas. While the image was conceptual, he noted that tables might or might not remain in that location. He noted that discussions were ongoing regarding the shade structure, and artificial turf was being considered in certain areas for ease of maintenance.

Ms. Null asked a question regarding an incoming road.

Mr. Rinehimer returned to the site plan slide and highlighted the roundabout, explaining that the entrance near the Recreation Center would be located slightly below its current position, more in line with the curb shown in the image. He concluded his presentation and stated that he was happy to answer any questions or hear comments from the Board.

There were no questions or comments. The Board thanked Mr. Rinehimer.

Mr. Rinehimer noted that he had provided his contact information and encouraged Board members to reach out with any additional questions or comments.

F. BOARD CONSIDERATION(S)

1. Grove Community Park Development - 70% Design-Build Contract Award

A motion to Approve the Contract for the Grove Community Park Development - 70% design to the design-builder The Whiting-Turner Contracting Company was made by John McGlennon, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr, Larson, McGlennon, Null, Wainwright

Mr. Barry Moses, Projects Coordinator, addressed the Board to present a resolution for the contract award for the 70% Design Build contract for the Grove Community Park Development in the amount of $470,555 to The Whiting-Turner Contracting Company. He stated that Whiting-Turner had been selected through a two-step proposal process. He reviewed the procurement and proposal procedures and noted that Whiting-Turner had scored the highest and was selected as the design-build team to prepare the 70% construction document submission. He explained that staff and the selected design-build team would collaborate to solicit community input to determine the preferred park components. He noted that community engagement was expected to begin quickly once the contract was signed, with a target start date no later than June. He noted that the work would be completed within budget on the nearly six-acre property located at the corner of Grove Heights Avenue and Pocahontas Trail, across from Ron Springs Drive. Mr. Moses stated that the 70% design-build contract would result in a GMP, which would carry the project through 100% design and construction. At that point, a new contract would be brought to the Board for approval. He noted that the preliminary schedule anticipated completion of the 70% design in fall 2026, with the park opening in spring 2028. He stated that funding for the approved design-build contract was included in the CIP and that staff recommended approval of the resolution. He added that he was available to answer any questions and noted the presence of Ms. Fauntleroy and Ms. Suzanne Yeats, Park Planner, who were also available for questions.

2. Initiation of Consideration of Amendments to the Zoning Ordinance Regarding the Landscape Ordinance

A motion to Approve the Initiation of Consideration of Amendments to the Zoning Ordinance Regarding the Landscape Ordinance was made by Barbara Null, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr, Larson, McGlennon, Null, Wainwright

Mr. Holt addressed the Board to propose revisions to the Landscaping Ordinance. He stated that based on prior discussions, staff recommended adding provisions to provide additional options and flexibility, better defining requirements, and updating the Ordinance to include clearer and more precise plain language. He noted that staff recommended adoption of the Initiating Resolution included in the Board’s Agenda Packet. He added that he would be happy to answer any questions.

There were no questions from the Board.

G. BOARD REQUESTS AND DIRECTIVES

Ms. Wainwright noted the Town Hall held with Ford’s Colony the previous Thursday was a vibrant event with a large turnout and a wide range of topics discussed. She requested that Mr. Stevens provide updates regarding the library agreement with York County as new information became available.

Mr. Stevens stated that he had spoken with the York County Administrator, who indicated that a revised agreement would be forthcoming by the end of the month. He noted that he would share an update once it was received and would follow up if it was not.

Ms. Null stated that she attended the Lightpoint Designs ribbon-cutting in Toano, noting that the couple had relocated their business from the Jamestown area. She complimented the showroom, describing it as beautiful. She also shared that on April 24 she volunteered at the Kids Marketplace event hosted by the Virginia Cooperative Extension at Stonehouse Elementary School, noting that it was an interesting experience. She added that all Board members attended the Croaker Library Natural Playground grand opening.

Mr. Icenhour stated that on April 16 he visited the City of Chesapeake for the Hampton Roads Military and Federal Facilities Alliance (HRMFFA) Board meeting and the Hampton Roads Transportation Accountability Commission meeting. He noted that he had forwarded information from HRMFFA to Mr. Stevens, who shared it with Board members, regarding federal funding opportunities available to localities to support daycare services, an identified need for military facilities. He stated that on April 21 he attended the Coast Guard All-Hands meeting and the Military Affairs Committee recognition event. He added that he enjoyed the Ford's Colony Town Hall meeting, which was well attended and generated positive feedback. He also expressed appreciation for the Croaker Library's Natural Playground Grand Opening, noting that he was impressed. He then raised the topic of street acceptance, stating that he wanted a sense of what remained to be completed, as the process took time and he believed many streets were still awaiting inclusion in the VDOT system.

Ms. Larson stated that she attended the Hampton Roads Alliance meeting on April 17, where discussion focused on the Alliance's playbook which emphasized core strengths used to attract business to the region. One of the topics highlighted was site readiness and the importance of having site-ready locations available, something she believed could be explored further in the future. She stated that a follow-up meeting included discussion about a recent trip, what had been learned, and plans to invite others to hear about it. She then mentioned attending the Revolutionary Rhythms 250th Celebration, offering kudos and noting that the event was fantastic. She stated that she also received a tour of Jamestown High School, noting that the school was quite full, had the largest student population, and the smallest square footage among WJCC schools. She stated that the school currently had an interim principal and was in the process of searching for a permanent one. She added that the same evening she participated in an event at the request of Dr. Daniel Keever, WJCC Schools Superintendent. She stated that she would provide more information at the next meeting, explaining that the event focused on creating a "Portrait of a Learner" (Profile of a Learner). She described it as interesting and well executed, with participation from students of various grade levels, educators, and community members. She noted that the work was ongoing and that the next session would be held on May 20. Ms. Larson stated that in her role with Visit Williamsburg, preparations were underway for the TODAY Show appearance on May 15 and reminded the public that registration was open for those wishing to be part of the audience, with information available online. She added that she was preparing for the Sail Yorktown Festival and the VA250 Semiquincentennial celebration on July 4 at Colonial Williamsburg. She concluded by publicly thanking Mr. Cliff Fleet, President and Chief Executive Officer of The Colonial Williamsburg Foundation, wishing him well in his retirement.

Mr. McGlennon stated that he attended a meeting with Kingsmill residents to discuss the proposed development in their community and the need to preserve historically important landmarks. He expressed appreciation for the attendance of Mr. Stevens, Mr. Purse, and Ms. Christy Parrish, Zoning Administrator, and noted that Ms. Morgan Risinger, Senior Planner, gave an excellent presentation. He added that Ms. Jasmine Graham, Video Production Specialist (Broadcast Technician), did a terrific job ensuring that those unable to attend in-person were still able to follow the meeting. He stated that it was a valuable opportunity to meet with constituents and help address their concerns. He went on to report that on April 23 he attended the kickoff for the Leadership Connect program at WJCC Schools, where a large number of high school students shadowed leaders in local government and the school system. He noted that one student shadowed Mr. Stevens for half a day to observe how his work impacts the community. He stated that it was a very good program and expressed hope that it would continue, as he believed it had a positive impact on young people. He also mentioned attending the Revolutionary Rhythms 250th Celebration, stating that it was an enjoyable event. He thanked all Board members for attending the Croaker Library Natural Playground Grand Opening, noting that it was a strong show of appreciation for the work that went into the project. He also expressed appreciation for the attendance of Mr. Pat Dent, Vice Mayor of the City of Williamsburg, and Mr. Douglas Holroyd, York County District 1 Supervisor, noting that their presence demonstrated that the Croaker Library was a regional library bringing meaningful benefits to the community. He stated that on the upcoming Thursday he looked forward to the annual summer meeting of the Coalition of High Growth Communities, which was partnering this year with the Virginia Association of Counties, the Virginia Municipal League, the Virginia Chapter of the American Planning Association, and the Virginia First Cities Coalition Inc. He explained that the program was designed to give members of the General Assembly insight into the nature of local government, since relatively few legislators had previously served in local government roles. He noted that this would be an opportunity to explain both the powers local governments held and the powers they do not, as well as an opportunity for legislators to share how local governments could have the greatest impact, something he believed would lead to an interesting dialogue.

H. REPORTS OF THE COUNTY ADMINISTRATOR

Mr. Stevens provided a reminder that New Town Tunes would begin on Wednesday, May 6, in partnership with CultureFix and the New Town Commercial Association. He noted that free outdoor concerts would take place in Sullivan Square behind Legacy Hall in New Town. He noted that the concerts series would begin at 5 p.m. and would run for six weeks. He also noted that residents would have an opportunity to tour Police Headquarters on Opportunity Way during the Police Department’s Open House on Saturday, May 2 from 10 a.m. to 2 p.m. He stated that the event would allow residents to experience the work of local law enforcement in an engaging way. He stated that Police Headquarters would be transformed into an interactive learning space where families could explore vehicles, observe specialized units in action, and meet the officers who serve the community.

I. CLOSED SESSION

A motion to Enter a Closed Session was made by Ruth Larson, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Wainwright, Null, Icenhour Jr, Larson, McGlennon

At approximately 4:37 p.m., the Board entered Closed Session.

At approximately 4:45 p.m., the Board re-entered Open Session.

A motion to Certify the Board only spoke about those items indicated that it would speak about in Closed Session was made by Ruth Larson, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr, Larson, McGlennon, Null, Wainwright

1. Consideration of a personnel matter, the appointment of individuals to County Boards and/or Commissions, pursuant to Section 2.2-3711 (A)(1) of the Code of Virginia and pertaining to the Community Action Agency.

A motion to Appoint Allison Rogers to an unexpired term on the Community Action Agency expiring September 25, 2027, was made by James Icenhour Jr, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr, Larson, McGlennon, Null, Wainwright

2. Consultation with legal counsel regarding specific legal matters pertaining to a property located at 291 Bush Springs Road, pursuant to Section 2.2-3711(A)(8) of the Code of Virginia.

No discussion was had concerning this item.

3. Certification of Closed Session

J. ADJOURNMENT

1. Adjourn until 5 pm on May 12, 2026 for the Regular Meeting

Mr. McGlennon noted that the Board would recess until 1 p.m. on May 5, 2026, for the continuation of the April 28, 2026, Board of Supervisors Business Meeting.

At approximately 4:46 p.m., Mr. McGlennon recessed the Board of Supervisors.

MINUTES

JAMES CITY COUNTY BOARD OF SUPERVISORS

CONTINUATION OF APRIL 28, 2026 BUSINESS MEETING

COUNTY GOVERNMENT CENTER BOARD ROOM

101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185

May 5, 2026

1:00 PM

A. CALL TO ORDER

B. ROLL CALL

Tracy L. Wainwright, Powhatan District
Barbara E. Null, Stonehouse District
James O. Icenhour, Jr. Jamestown District
Ruth M. Larson, Vice Chair, Berkeley District
John J. McGlennon, Chair, Roberts District

Scott A. Stevens, County Administrator
Adam R. Kinsman, County Attorney

C. BOARD DISCUSSIONS

1. Fiscal Years 2027-2028 County Budget

Mr. McGlennon opened the meeting by noting that its purpose was to continue the review of the proposed Fiscal Year (FY) 2027 budget and to begin planning for FY 2028. He emphasized that the session provided an opportunity for members to raise questions and express concerns. He then turned the meeting over to Mr. Stevens.

Mr. Stevens stated that staff would deliver a brief follow-up presentation. He noted that Board members had received copies of the presentation materials, which included a Parks & Recreation fee schedule and a detailed listing of proposed fees. He also referenced prior discussions regarding real estate tax exemptions and indicated that a handout had been provided summarizing historical exemption levels for both the County's program and the disabled veterans program. He explained that staff would review the questions submitted by Board members, with assistance from Ms. Sharon McCarthy, Director of Financial and Management Services (FMS), and Ms. Cheryl Holland, Assistant Director of FMS. He added that the questions fell into several categories and that, while some preliminary information had already been shared, he wished to review them collectively. He further noted that Ms. Megan Gerry, Director of Human Resources (HR), along with additional staff, would address personnel-related matters in alignment with the PowerPoint presentation.

Ms. Gerry addressed the Board and outlined the categories of essential positions within local government, including Management and Administration, Public Safety and Health, Infrastructure and Public Works, Financial Management, Planning and Development, and Administrative Support. She then reviewed the County's personnel vacancy data, reporting an 11% vacancy rate and clarifying that the Williamsburg Regional Library (WRL) should not have been included in that figure.

Mr. Stevens confirmed that the Board's handout reflected the correct information.

Ms. Gerry stated that the vacancy rate was 10% when excluding the WRL. She provided a detailed breakdown of vacancies in both non-public safety and public safety departments. She reported 64 non-public safety vacancies: nine in the offer phase, 19 actively being recruited, and 36 for which recruitment was not underway. Of those 36 positions, 20 were part-time and 16 were full-time. Among the full-time positions, nine had been vacant for less than one year and seven had been vacant for more than one year, representing 19%. She then reported 26 public safety vacancies in total, with 16 in the Police Department and 10 in Fire and Emergency Medical Services. She invited questions from the Board.

Ms. Wainwright asked whether the part-time vacancies were primarily seasonal roles.

Ms. Gerry clarified that they were regular part-time positions.

Ms. Wainwright then requested further explanation regarding positions that had remained vacant for more than a year without active recruitment.

Ms. Gerry stated that those positions would be reviewed to determine whether they still needed to be budgeted. She explained that, in some instances, reconciliation may have shown that a position was no longer needed or the change had not yet been reflected in the HR system.

Mr. Stevens stated that he believed several of the positions were those recommended for reclassification in the budget. However, the department may have identified a different need and the reclassification did not move forward in the budget process. He noted that, if approved, the positions would remain full-time equivalents but would carry different classifications and potentially different pay grades.

Ms. Gerry continued by addressing questions concerning personnel changes. She explained that the positions showing increases above 10% reflected reallocations of existing staff within various departments, which could be the result of restructuring or, as Mr. Stevens mentioned, reclassifications that shifted positions to different departments. She added that several positions funded by the State Compensation Board reflected increases, along with adjustments related to career ladder placements, new hires, and attrition. She noted that positions showing changes below 4% reflected reallocations of existing staff to different divisions and the effects of turnover, as new hires often entered at lower salaries.

Ms. Larson stated that she had a question regarding fire and police staffing. She asked whether individuals were currently in the academy for the nine vacant positions or whether the departments were relying on forced overtime. She requested clarification on the status of those positions.

Mr. Mark Jamison, Police Chief, addressed the Board and noted that the Department was continuously hiring. He explained that the Hampton Roads Criminal Justice Training Academy, which the Department participated in, held only two academies per year, one in July and one in January. He stated that the Department regularly hired new recruits to enter the academy and that the timeline from hiring to completion of the academy was approximately 18 months. As a result, by the time recruits completed training, some existing staff had retired or moved on to other employment. He noted that, nationally, police departments were experiencing vacancy rates of approximately 10%. He added that the Department had three retirements anticipated for the year and potentially a fourth, and that it would take approximately 18 months to two years to fill those positions.

Ms. Larson asked whether overtime was being used to maintain coverage.

Chief Jamison stated that the Department was currently at a point where additional staffing was not required for coverage, though overtime would be used if necessary. He explained that some specialty units such as Criminal Investigations, Community Services, and the Traffic Unit did not have staff assigned to them at this time. He emphasized that patrol operations were the Department's highest priority and received the majority of staffing. He noted that vacancies were typically absorbed within specialty units until they could be filled. He also stated that there were three recruits currently in the academy, though they were not included in the vacancy numbers shown on the PowerPoint presentation slide. He added that three additional recruits were expected to come on board, with the potential for five more, but that the Department continued to lose personnel through attrition. He noted that while the vacancy percentage would decrease, additional retirements were expected between now and December.

Mr. Ryan Ashe, Fire Chief, addressed the Board and stated that the Department currently had three recruits in the Fire Academy, with graduation scheduled for June. He explained that these recruits were not included in the vacancy numbers shown on the presentation slide because the positions were not considered vacant but were classified as "out of place," meaning the individuals had already been hired and would move to shift work upon completing training. He noted that it took at least nine months for recruits to complete their training period and that the Department planned for approximately a 14-month timeline from the occurrence of a vacancy through recruitment, hiring, and full deployment. He stated that the Department had worked with HR and FMS to hire for May 18 in order to place new employees into the June Emergency Medical Technician (EMT) class. He explained that the Department would be using over-hires, which had been authorized by the Board in 2020, allowing several individuals to enter the EMT class. Those individuals would complete EMT training before entering the fall Fire Academy in September and would graduate in December. He added that if early hires were not completed and the Department waited until the January academy, the hiring timeline would extend to approximately 14 to 16 months. Chief Ashe noted that 11 individuals would be hired on May 18, not including the three recruits classified as out of place. He also stated that the Department had experienced a significant amount of FMLA leave during the year, including employees who recently had children or sustained injuries, some off duty. He explained that these absences affected staffing levels at the stations and resulted in overtime costs. He emphasized that overtime was not mandatory but the Department needed to use overtime throughout the fiscal year to maintain adequate coverage.

Ms. McCarthy noted that the over-hires referenced by Chief Ashe were not budgeted positions and that vacancy savings were being used throughout the year. She explained that the Fire and Police Departments supported one another through vacancy savings, which were not funded positions. She added that, for the Police Department, two of the vacancies were not funded in next year's budget, as they were part of the attrition savings already incorporated.

Ms. Holland addressed the Board and noted that at last week's meeting, a question had been raised regarding the fees charged by Parks & Recreation for services and programs, and how those fees were updated. She explained that the cost of certain Parks & Recreation program fees was expected to increase for FY 2027 due to rising instructor and supply costs. As a result, the fees charged to citizens for those programs were proposed to increase, as reflected on the PowerPoint presentation slide. She noted that the fee adjustments were already included in the FY 2027 Proposed Budget. She stated that the slide was provided for informational purposes only and that no further changes were needed to cover the programs and activities listed. She added that the slide focused specifically on Parks & Recreation fee changes for FY 2027 and that the budget document also included a full appendix with a comprehensive list of fees, including those proposed to change and those remaining the same.

Ms. Larson asked what the term "eliminated" meant on the spreadsheet, referring to the FY 2027 changes where the resident/non-resident row displayed "eliminated" for certain categories.

Ms. Holland stated that Parks & Recreation could provide additional clarification and explained that she believed the Department was restructuring its fee format. She then turned the discussion over to Ms. Arlana Fauntleroy, Director of Parks & Recreation.

Ms. Fauntleroy stated that the Department was restructuring fees for the pool area, including daily access and membership access. She explained that the "eliminated" notation on the presentation referred to age categories that were being removed. She noted that pool fees had not been updated in several years and that the changes applied to outdoor pools.

Ms. Larson thanked Ms. Fauntleroy for the clarification.

Ms. Holland then moved to the topic of real estate taxes and reminded the Board that the FY 2027 Proposed Budget included a reduction of the real estate tax rate by $0.03, lowering the rate from $0.83 to $0.80 per $100 of assessed value. She stated that this reduction provided approximately $5.5 million in savings to taxpayers and noted that one penny on the tax rate equaled $1.825 million in County revenue. She addressed questions concerning real estate tax exemptions and explained that the PowerPoint presentation slide showed that $6 million in relief was provided to citizens through the disabled veterans exemption, and approximately $515,000 in relief was provided through the County's elderly and disabled exemption in 2026. She explained that the disabled veterans exemption required a 100% disability rating as determined by the Veterans Administration and had no income or asset criteria. For the elderly and disabled exemption, she stated that the County forgave taxes on the first $150,000 of home value, which equated to $1,200 at the $0.80 tax rate. She noted that eligibility required an income level below $50,000 per year and assets below $200,000, excluding the primary residence. She added that the County's elderly and disabled exemption thresholds had been adjusted for FY 2025, with income increasing from $45,000 to $55,000 and the forgiveness threshold increasing from the first $120,000 of home value to the first $150,000.

Ms. Wainwright asked whether the income level was determined by the number of individuals in the household.

Ms. Holland stated that she would need to verify this with the Commissioner of the Revenue as she did not have that information readily available.

Mr. McGlennon stated that this was an area requiring attention, particularly for the elderly and disabled exemption. He noted that although the thresholds had not been raised recently, rising assessments and inflation had made the exemption more challenging for residents. He suggested that consideration should be given to increasing both the income limit and the assessment value threshold.

Mr. Stevens stated that he had spoken with the Commissioner of the Revenue regarding timing. He explained that the exemption criteria were updated annually and that, if the Board wished to make changes, they would need to be adopted early in the fall, around September or October to be applied to the next cycle of applications.

Mr. Icenhour asked whether background information was available regarding participants in the program, including the average home value. He noted that forgiving taxes on the first $150,000 of a $300,000 home differed significantly from doing so for a $600,000 home. He questioned the average home value of participants and noted that home values had changed substantially, possibly due to assessments. He added that income thresholds might also need adjustment, but that the number of participants, home values, and the overall impact needed to be understood.

Mr. Stevens stated that he was confident the data was available and that staff would gather the information to present to the Board for discussion at a future business meeting. He noted that as long as a decision was made before September, the Commissioner of the Revenue could implement it. He added that while some localities used deferral programs, the County provided true tax forgiveness. He explained that deferrals were more complex and did not save families money in the long term, as deferred taxes became due upon the sale of the home. He stated that he was not suggesting whether deferrals were good or bad, but noted that some localities used them while the County did not.

Mr. McGlennon stated that he assumed the elderly or disabled individual must be the homeowner rather than simply a resident of the home.

Mr. Stevens stated that he believed that was correct but that it could be verified with the Commissioner of the Revenue.

Mr. McGlennon noted that there was ongoing activity at the state level regarding the disabled veterans exemption. He stated that the program had grown rapidly, increasing from $4.7 million last year to $6 million this year in exemptions. He noted that the exemption provided 100% relief on real estate taxes with no income criteria. He emphasized that while the service of disabled veterans was deeply valued, the program had been adopted as a simple, full-exemption model, and the rapid growth had reduced revenue for localities. He stated that the state might consider changes to provide more flexibility. He added that the number of qualifying individuals had increased by approximately 400 people, rising from 1,100 to 1,500 in the past year.

Mr. Icenhour stated that he believed the program should be means-tested. He noted that he was currently rated at 50% disability and that there could come a time when he might be considered 100% disabled. He stated that he would be reluctant to take the exemption because he had the assets to manage without it. He expressed that those without assets should be the individuals protected by the exemption, though he acknowledged that the state may not adopt such an approach.

Ms. McCarthy stated that Ms. Jennifer Tomes, Treasurer, had tuned in to the meeting and provided an answer to one of Mr. Icenhour's earlier questions, noting that income eligibility was based on the entire household for the Elderly and Disabled tax exemption.

Ms. Larson asked whether the discussion regarding exemptions included where the impact would be accounted for in the budget.

Mr. Stevens stated that staff would provide an estimate of the impact in the FY 2028 budget, as that would be the year in which any changes would take effect. He noted that the adjustment would result in a loss of revenue, but Board members would have the information as part of next year's budget process.

Ms. Larson stated that, referring back to Chair McGlennon's earlier point, there were 1,083 homes receiving the 100% exemption last year and 1,457 this year. She asked whether staff could estimate future growth if this trend continued.

Ms. McCarthy stated that this analysis could be completed. She explained that staff begins with the real estate estimate and then reduces the total for exempt properties that are not taxable outside of the exemption programs. An estimate is then applied for the programs discussed. She stated that staff had built in a 20% increase for next year because that had been the trend in dollar terms, but staff could provide a detailed breakdown to Board members. She noted that the budget document reflected these adjustments within the real estate revenue estimate. She also mentioned another program, the Tax Exemption for Surviving Spouses of Members of the Armed Forces Killed in Action or in the Line of Duty, which had a much smaller revenue impact of less than $10,000. She noted that information about this program was available on the County's website.

Ms. Holland stated that, as discussed at the last meeting, the County could return a prior-year surplus to residents in the form of a tax credit, in addition to the $0.03 reduction in the real estate tax rate already included in the proposed budget. She referenced the savings shown on the PowerPoint presentation slide, highlighted in light blue, which reflected $5.475 million in taxpayer savings. She explained that a tax credit functioned similarly to a rate reduction in that it reduced the amount owed by taxpayers, but the key difference was that it was a one-time adjustment funded through the use of fund balance rather than current revenues. She noted that the County had provided a tax credit previously in FY 2025 and that given other planned and recent uses of fund balance, staff would not recommend a credit greater than $0.01 or $0.02 to ensure that adequate reserves were maintained for emergencies or unexpected needs. She stated that with a $0.03 real estate tax reduction and a $0.02 tax credit, the effective tax rate increase would drop from 10.31% to 4.78%, resulting in $9.125 million in taxpayer savings. She noted that the table on the presentation slide outlined the annual and monthly savings associated with the rate reduction and potential credit options for homes assessed at the County's median home value.

Mr. Stevens noted that the numbers shown in the table on the presentation slide were rounded to whole numbers.

Mr. McGlennon asked whether the table displayed the median home value.

Ms. Holland confirmed that it did. She stated that because the County's unassigned fund balance would be used to provide any tax credit, staff wanted to update the Board on the current balance. She noted that at the end of FY 2025, the unassigned fund balance was approximately $88 million, as shown at the top of the presentation slide. She explained that County policy required the unassigned fund balance to equal or exceed 15% of estimated governmental expenditures, which was currently approximately $56.7 million. Of the remaining balance, she noted that the County had used approximately $1.1 million during FY 2026 to purchase land for a future fire station and to fund a leave payout for staff. She added that there had also been a taxpayer refund of approximately $15.3 million during the year, leaving an excess above the policy target of about $10.1 million. She stated that using fund balance for a real estate tax credit would further reduce reserves, which was why staff recommended only $0.01 or $0.02 at this time. She noted that the cost of these credits was shown at the bottom of the slide: a $0.01 credit equaled $1,825,000, and a $0.02 credit equaled $3,650,000.

Mr. McGlennon stated that while the numbers did not appear large, the most significant figure aside from the total was the amount required by County policy to maintain the fiscal reputation and integrity necessary to secure favorable borrowing rates and demonstrate responsible financial management.

Ms. Holland then shifted to the meals tax and noted that the FY 2027 Proposed Budget included an increase in the meals tax rate from 4% to 6%, effective July 1, 2026, which was the maximum rate allowed for counties in Virginia and consistent with nearby localities. She stated that to assist the Commissioner of the Revenue, businesses, and to lessen the impact on consumers, staff recommended delaying the effective date to January 1, 2027, which would result in a $1 million revenue reduction in the budget. She explained that the table on the presentation slide illustrated the impact of the rate increase using an average meal cost of $24 per person, showing the meals tax and total cost under both the current 4% rate and the proposed 6% rate. She noted that the difference for a couple dining out would be $0.96. She asked whether the Board had any questions regarding the meals tax.

Mr. McGlennon stated that he believed the table demonstrated that the overall impact was modest. He added that recent information indicated that meals taxes across Virginia were borne primarily by local residents; however, he emphasized that the County was not typical in this regard. He stated that the County's meals tax collections were more heavily supported by visitors due to the County's major tourist attractions, and he felt it was important to include that context.

Mr. Stevens stated that the final item for discussion was the admissions tax, which was not included in the proposed budget. He noted that staff estimated the rate could be set up to 10% and that it could be capped or uncapped, depending on the Board's preference. He explained that exclusions could be provided for school-sponsored events, charitable purposes, museums, zoos, and similar activities. He stated that if the Board chose to exclude those categories, staff estimated that a 1% rate would generate approximately $1 million in revenue, with a maximum of $10 million at a 10% rate. He stated that if an admissions tax were implemented, staff recommended dedicating the revenue primarily to debt service or capital projects. He explained that the rationale for directing the revenue to debt service was to establish a dedicated funding source beyond general revenues, which would be viewed favorably by rating agencies as the County's debt load increased. He noted that this approach would also free up general fund dollars. He stated that this year's increase to debt service was $1.5 million and that, if implemented, the admissions tax could offset that amount, freeing up $1.5 million in the general fund currently transferred to the debt service fund. He then asked Ms. McCarthy whether she had anything to add to the discussion.

Ms. McCarthy stated that what had been shared was correct.

Mr. Icenhour stated that he believed that with the 1% tourism tax, the County received approximately $6 million, which also went toward capital projects.

Ms. McCarthy confirmed this was correct and noted that cigarette tax revenue also contributed.

Mr. Icenhour stated that Mr. Stevens had made a valid point that dedicating revenue to debt service would be viewed favorably by rating agencies and would provide the County with a stable funding source for significant expenses.

Mr. Stevens stated that another consideration for him in directing the revenue to debt service or capital was that it would likely be a substantial amount. He noted that while the estimate could be as high as $10 million, even if it were less, the County had reserves in the debt service fund and the impact for the next year would be minimal. He stated that staff would have time to build a history of collections and make adjustments as needed. He reiterated that this approach would be viewed positively by rating agencies and would provide flexibility in the first year as the County learned what the total revenue would be and planned for the future. He stated that if the Board elected to proceed with the meals tax but delayed implementation until January, and if the admissions tax were implemented on July 1, staff believed the County would receive an additional $9 million. He explained that the delay in the meals tax would result in a $1 million loss, leaving approximately $500,000 in additional revenue for the current year. He noted that a list had been provided to the Board outlining potential funding considerations if additional revenue became available. He stated that the three positions shown on the presentation slide were in the 1% range: a part-time police position, a firefighter CONECT program position, and a watershed planner. He recommended that the Board consider funding these positions and increasing the contingency from $200,000 to $400,000 to address needs that may arise during the year. He noted that Mr. McGlennon had raised the issue of nonprofits struggling due to the loss of federal funds. He stated that these could be considered on a case-by-case basis if they were providing services the Board wished to support. He emphasized that this would not place them in the budget as line-item appropriations but would allow flexibility if issues arose. He stated that this concluded the presentation and opened the floor for Board discussion.

Mr. Icenhour stated that one of his questions was not something that needed to be answered immediately, but he wanted to raise it. He noted that the current budget did not include the admissions tax but did include the meals tax. He stated that if the County provided a $0.01 or $0.02 tax credit, it would come from fund balance. His concern was that, based on the projects planned for the next three to five years, the County could move closer to the 15% bottom threshold than it had in the past. He stated that while the fund balance had recovered in previous years, he was concerned about getting too close to the minimum. He stated that it appeared that providing the tax credit without implementing the admissions tax would move the County closer to the threshold, whereas providing both would help maintain a cushion in the fund balance. He asked for clarification.

Mr. Stevens stated that he believed tax credits were a better choice for the County in terms of ease of implementation. He noted that in the past, when the County had issued tax credits, some capital projects were reduced and fund balance was used to cover the credit. In this case, the recommendation was to use fund balance directly, which would not change anything in the proposed budget for next year. He agreed that the County would move closer to the bottom threshold. He referenced the PowerPoint presentation slide showing the unassigned fund balance decreasing from $88 million to $10 million, noting that this included a taxpayer refund of $15 million. He stated that the taxpayer had been billed for more than $20 million and that the County expected to recover a portion of that amount, though it was unclear whether it would occur this fiscal year or next. He emphasized that the County could not rely on receiving it in July, August, or early next year. He stated that he believed the tax credit was the simpler option. He explained that reducing the tax rate by $0.01 or $0.02 in the areas he recommended would create an ongoing reduction, and staff would be hesitant to use fund balance to support ongoing expenses. He noted that rating agencies and financial experts closely examine recurring costs. He stated that if the tax rate were reduced, staff would need to identify reductions to offset the loss, and he referenced the list of prioritized recommendations he had provided at the last meeting.

Mr. Icenhour stated that his primary concern was that the County had removed $15 million from fund balance for a refund that it expected to recover but could not yet count on. He stated that his concern was ensuring the County did not place itself in a difficult financial position.

Mr. McGlennon, referring to the taxes owed to the County, asked for clarification on the amount due.

Mr. Stevens stated that he believed the County would receive a significant payment from the taxpayer. He stated that it might not be the full $20+ million billed, but he believed it would be well above $10 million, which would still represent a substantial increase to the County's fund balance.

Mr. McGlennon stated that he wanted to make clear that the County was not paying the taxpayer; rather, the taxpayer was paying taxes owed to the County for what the County believed should have been collected. He stated that one item he would like placed on a future agenda was the impact of approving a 10% admissions tax but capping it at $10. He stated that this could help address concerns that local residents, who were more likely to purchase season passes, would otherwise bear a higher tax burden. He stated that he wanted to understand the range of impact such a cap would have.

Mr. Stevens stated that he believed there would still be significant revenue from the admissions tax. He asked Ms. McCarthy for her sense of the impact.

Ms. McCarthy stated that she equated the cap to a 1% rate, which would generate approximately $1 million instead of $10 million.

Mr. McGlennon stated that it would still be a 10% tax but capped at $10.

Mr. Stevens stated that he was unsure whether there was a reliable way to estimate the impact, noting that there was not enough data available.

Ms. Larson stated that the Board could return with an average ticket price for the amusement park and apply the $10 cap to illustrate the impact.

Mr. Stevens stated that what staff did not have was the number of tickets sold at each price point.

Ms. Wainwright stated that she would also like a list of all eligible facilities and taxpayers, noting that she believed the County had several entities that could qualify for exemptions, including school events and nonprofits. She stated that she was primarily interested in day tickets for the amusement park and felt that a 10% rate was punitive. She noted that visitors typically purchased day tickets, while residents purchased memberships and season passes. She stated that it would be difficult to apply a cap because many of the passes were monthly or recurring charges. She added that she was unsure how much data staff could obtain, but she was not interested in taxing season passes or Good Neighbor passes. She also noted that some facilities within the County already allowed residents free admission. She requested a full list of all entities that could be included so the Board could determine where exemptions should apply and whether memberships and season passes could be exempted, with the tax applied only to day tickets or two- to three-day tickets.

Mr. Stevens asked Ms. Wainwright to consider what should be included and whether the focus should be solely on the large amusement park, which was the basis for most of staff's revenue estimates. He stated that the Ordinance could be written to set criteria that excluded all other facilities in the County except the primary visitor attraction. He noted that the challenge with season pass holders was that they represented a large percentage of the park's visitation. He agreed that residents typically purchased season passes and stated that he believed the County represented only a small percentage of total season pass sales. He added that he personally purchased season passes because two visits covered the cost. He stated that limiting the tax to day tickets would significantly reduce revenue, as many day tickets were purchased through monthly payment plans, making season passes easier for visitors to afford. He noted that staff might be able to obtain some numbers but that the taxpayer had not previously shared this information with the County, and it was unclear whether the County could access it. He stated that assumptions could be made, as Ms. McCarthy had done using comparable data sources, to estimate that 1% would generate approximately $1 million, but he was unsure how to break down the numbers further. He stated that staff could prepare a list of facilities that charged admissions, but if the Board did not want to tax places frequented by local residents, the Ordinance could exclude all but the primary attraction.

Ms. Wainwright stated that she could think of a second major local draw located in the County, noting that not all attractions were within the County, some were in the City.

Mr. McGlennon stated that the cap did not have to be $10 and could be higher or lower depending on what made the most sense.

Ms. McCarthy stated that she believed a 10% tax capped at $10 would not produce a significantly different outcome.

Mr. Stevens stated that revenue would still fall within the $5-$10 million range and would remain a significant source of funding even with a $10 cap. He noted that it would fully capture day passes and a substantial portion of season pass holders.

A discussion followed regarding the variety of passes offered by the amusement park, including individual and family passes.

Ms. Larson asked whether Mr. Stevens had spoken with York County regarding its implementation of an admissions tax this budget cycle and whether York County had considered the York County Historical Museum and its large amusement park.

Mr. Stevens stated that he had spoken with York County and that its budget message referenced a $1 cap, though he was unsure whether that would be their final decision.

Ms. McCarthy stated that York County's estimate was approximately $200,000, though she was unsure whether that figure had changed.

Mr. Stevens stated that he was unsure whether exemptions were included in York County's estimate but could obtain that information.

Mr. Icenhour asked whether York County's primary taxpayer was Water Country USA.

Ms. McCarthy confirmed this and stated that York County was interested in what the County would implement, noting that many visitors purchased combined passes for both Busch Gardens amusement park and Water Country USA. She stated that York County hoped to align its policies with the County's to reduce confusion for visitors.

Ms. Larson asked about the status of the Greater Williamsburg Sports and Events Center.

Mr. Stevens stated that there was an admissions tax.

Ms. Larson asked whether the tax was payable to the City of Williamsburg.

Mr. Stevens confirmed that it was a 10% tax capped at $1.

Ms. Larson asked whether this was the intended charge by the Center.

Mr. Stevens confirmed by nodding.

Mr. McGlennon asked Mr. Stevens whether he wanted consensus on any items and whether he was seeking direction based on his recommendations.

Mr. Stevens stated that he would like the Board's consensus so staff could bring something forward for approval the following week. He stated that staff might not be able to finalize it by next week, in which case it would not be included in the proposed budget and would come later. He stated that if the Board was not ready to consider an admissions tax, the budget could be adopted next week without it. He noted that a public hearing would still be held, but staff would not be able to incorporate the tax into the FY 2027 budget initially, though it could be added later as an amendment.

He stated that it would be a missed opportunity for rating agencies to see the tax included in the adopted budget, but staff could still share the information with them during meetings in the spring and summer. He emphasized that he did not want to rush the decision, as it was a significant issue, and if additional information was needed, waiting would be appropriate. However, if the Board did not reach a decision at this meeting, staff would not have it ready by the week of May 12. He noted that the same timing constraints applied to tax credits and tax rate changes, as preparing the Budget Ordinance required time. He stated that another option was to delay adoption until June.

Ms. Larson asked whether a special meeting could be held on May 19.

Mr. Stevens stated that this was an option.

Ms. Wainwright stated that it appeared the Board needed to reach consensus on the available options and provide staff with direction on what would be finalized for FY 2027.

Ms. Larson stated that she did not disagree but wanted more information regarding the admissions tax. She stated that her preference was to hold a meeting before June to give staff more time to gather the requested information.

Mr. McGlennon stated that the matter could be addressed at the next Business Meeting.

Mr. Icenhour agreed and stated that a special meeting could also be held. He noted that delaying into June would place staff in a difficult position in preparing the final budget. He also stated that, based on his discussions with the General Assembly, the state budget was expected in late May at the earliest. He noted that the outcome of negotiations between the Senate and House of Delegates could significantly affect funding for Williamsburg-James City County (WJCC) Schools. He stated that he agreed with Mr. Stevens that the matter could be addressed within the next week but felt it should be resolved between now and the next Business Meeting. He stated that he hoped the Board could provide clearer consensus on the primary issues so staff would have more definitive direction moving forward.

Mr. Stevens stated that receiving direction would be helpful so staff could begin preparing an Ordinance. He reiterated that if decisions were not made at the May 12 Regular Meeting, staff would still need guidance before the Business Meeting in order to have an Ordinance ready for the Board's consideration. He noted that this direction could be provided either at a Special Meeting or during the May 12 Regular Meeting when the budget discussion occurred.

Mr. McGlennon stated that to move the process forward, he would begin with a straw vote, to determine support or lack of support for maintaining the items currently included in the proposal where the County Administrator had identified potential expenditure reductions.

Mr. Icenhour stated that he had two thoughts. First, if the Board decided to reduce the tax rate by $0.01, lowering it to $0.79, this would require removing items from the budget. He stated that he wanted to see what would need to be cut to achieve a $0.79 rate. He asked staff to provide recommendations, based on priority, for what should be removed to reach the $0.01 reduction.

Mr. Stevens stated that the list provided to the Board would likely not change by the following week. He noted that the handout identified $1.2 million in Capital Improvement Plan (CIP) reductions and another $800,000 beginning at the bottom of the list and moving toward the middle. He stated that these were the items considered for reducing the tax rate. He added that including CIP items and a $300,000 software reduction would bring the County close to the $1.8 million needed.

Mr. Icenhour confirmed the line items referenced in the handout. He then asked for clarification: instead of reducing the tax rate to $0.79, if the rate remained at $0.80 and the Board issued a $0.01 or $0.02 credit, the cost would come from fund balance. He noted that this would not affect expenditures or the budget itself but would change the source of funds used to pay for the credit.

Mr. Stevens confirmed this was correct.

Mr. Icenhour stated that his preference was either a $0.79 tax rate or a $0.02 credit. He stated that the Board would need to review the handout provided by Mr. Stevens to make this determination. He added that if the tax rate remained at $0.80 and a $0.02 credit was issued, the most important consideration for him would be how the County could recover some of the funds through an admissions tax, whether through a percentage or a capped amount. He stated that he was inclined to apply the tax only to larger facilities and not to smaller locations such as museums or movie theaters. He stated that he believed most of the revenue would come from visitors, which would benefit the County. He added that he supported Mr. Stevens' emphasis on directing the revenue to capital and debt service, which would help recoup the cost of the credit. He stated that he was also comfortable delaying the meals tax until January.

Ms. Wainwright stated that she was completely uninterested in raising the meals tax. She stated that while the proposal described an increase from 4% to 6%, she believed the true impact was from 11% to 13% when all taxes were combined, which she found punitive. She stated that she ideally preferred a $0.78 tax rate but was willing to compromise at $0.79. She stated that she did not support using fund balance for a temporary rebate, describing it as "robbing Peter to pay Paul," and stating that it did not feel like real tax relief but rather "like putting whipped cream on a mud cake." She stated that she was interested in a small admissions tax and reiterated that the County already had one of the highest sales tax rates in the state at 7%. She noted that adding a 10% admissions tax would effectively bring the total to 17%, which she felt was astronomical for a family of four or five. Even with a $10 cap, she stated that a family of five would pay an additional $50. She stated that she was open to applying the tax to the County's larger entities but at a much lower rate, such as 2%, and preferred to keep the total tax rate under or as close as possible to 10%, noting that the state's portion must also be considered.

Ms. Null stated that she had voted against the meals tax because it was another tax on residents. She stated that many people believed the "Tommy Tax" had gone away, but it had not. She stated that she would like to see the tax rate at $0.75 but believed it should at least be lowered below $0.80. She stated that people did not remember tax credits, noting that when a credit appeared on a real estate bill, it was not what residents recalled. For that reason, she preferred lowering the tax rate and eliminating credits. Regarding the admissions tax, she stated that the County needed to determine who should be charged. She agreed with Ms. Wainwright that season pass holders and school events should not be taxed. She noted the high cost of visiting the amusement park and stated that many families already struggled to afford such outings. She stated that residents were "taxed to death" and that everything needed to be reviewed. She stated that a 10% reduction in each department was good and that it should have been 15%, as the County needed to examine every penny spent.

Ms. Larson stated that she and Ms. Null had heard from Richmond representatives who cautioned localities not to request additional funding if they chose to cut its tax rates. She emphasized that the County needed to be careful when preparing its Legislative Agenda to avoid asking the state to fund unfunded mandates, as there was little interest in doing so. She noted that this reality affected many of the County's budgetary obligations. She stated that the County contributed a significant amount of money to WJCC Schools, particularly for non-Special Option Quota positions that the County funded at 100%. She explained that while it was easy to view an admissions tax as simply adding another tax, many factors contributed to the County's budget needs. She stated that her concern was whether the County was doing too much and offering too many amenities. She suggested that this should be examined before asking departments to reduce their budgets by 15%. She noted that amenities such as dog parks and trails could be areas to review for potential savings, stating that it was difficult to be "all things to all people" while keeping the tax rate at a level that satisfied everyone. She expressed concern about vacancies in the Police and Fire Departments and noted that York County was offering salaries approximately $7,000 higher than the County beginning July 1. She stated that addressing this disparity was important. She added that she was interested in the tax credit and in learning more about the admissions tax.

Mr. McGlennon stated that his starting point was the budget prepared by the County Administrator. He noted that the County Administrator had made decisions that were fully justifiable but were removed in order to address the rate of change in the tax rate. He stated that the County received a strong value for the services provided, as the community expected and received a high level of service. He noted that this was achieved at a lower tax rate than many communities across the United States, where the average rate exceeded $1. He emphasized the importance of appropriately funding County programs and retaining staff. He stated that the best approach was to maintain the $0.80 tax rate, which represented a clear reduction, while acknowledging that assessments had increased significantly. He noted that the housing market had been extremely active in recent years, with buyers often paying above asking price, and that assessments were generally accurate. He stated that while this resulted in higher tax bills, assessments were conducted biennially and a tax credit would allow the impact to be spread over two years rather than one. He stated that the tax credit option seemed appropriate and had worked well a few years earlier. He recalled that residents continued to mention that they remembered receiving a tax credit. He noted that at that time, assessment increases were even higher than they were now. He stated that he was inclined to support a $0.80 tax rate with a $0.02 credit, with the expectation that the County would be able to recoup the funds. He stated that other decisions remained regarding admissions taxes and related issues. Regarding the meals tax, he questioned whether someone would choose to stay home to save a dollar or two and stated that he did not believe this was likely. He stated that he did not believe individuals chose to dine in other localities based on a $0.02 meals tax difference.

Ms. Wainwright stated that she did.

Mr. McGlennon stated that the goal was to balance the burden. He acknowledged that restaurants and tourism-related businesses would prefer not to see a tax increase, but without it the County would be unable to provide tax relief to homeowners. He stated that while an admissions tax would affect some local residents, the Board had to make choices and consider opportunities to provide benefits that, over time, could help reduce the tax rate or support services that residents expected.

Ms. Larson stated that she wanted to address a few points. She responded to Ms. Null's earlier comment about the "Tommy Tax," explaining that it referred to the Historic Triangle additional 1% sales tax, which funded marketing for the destination. She noted that restaurants were part of the nine-member Visit Williamsburg Board and that approximately $15 million annually went into marketing the region. She stated that this marketing effort had allowed some attractions to reduce their own marketing budgets. She stated that while she understood concerns about the meals tax and admissions tax, the sales tax provided significant benefits, including support for the County's Capital Improvement Program, keeping approximately $0.03-$0.04 off the real estate tax rate. She emphasized that the tax had a purpose and had helped restaurants and attractions. She acknowledged that some residents were unhappy with how it was implemented but believed it was necessary because the region had not been marketed effectively.

Ms. Null confirmed that she was aware of this information.

Mr. Icenhour stated that he had asked for the median home value, which had increased significantly to $465,000. He noted that this represented the 50% percentile. He stated that Mr. Stevens had broken out the increases by percentage to show the distribution more clearly. He explained that the tax rate reduction would result in a small decrease in the average homeowner's annual and monthly tax bill. While the individual savings were modest, he emphasized that the figures were useful for understanding the overall community-wide impact. He stated that when a credit was issued, the funds came from uncommitted reserves, which were originally tax dollars paid by residents. Therefore, providing a credit was essentially "taking from Peter to pay Peter." He stated that he viewed the credit as a valuable option because it made a difference, even if it was not permanent, and that it needed to be considered in context.

Ms. Wainwright noted that she had reviewed the list of potential reductions and expenditures provided by Mr. Stevens line by line. She noted that the list contained many good ideas. She shared that having lived on a single income supporting a family of six for many years, she understood what it meant when household income did not keep pace with inflation and the difficult decisions that had to be made. She stated that while there were many worthwhile initiatives the County would like to pursue, some were simply not feasible at this time. She noted that when prices were rising and inflation was affecting everything, the solution could not always be to raise taxes. She noted that many families were reaching the end of their paychecks each month, especially with rising insurance costs and taxes. She shared that her own mortgage had increased significantly in recent years, and many families in the community were experiencing similar challenges. She expressed appreciation for staff's work on the list, stating that it helped clarify where ideas aligned or did not align with available revenue. She emphasized that even with reductions and tax relief, residents would still experience an increase. She noted that, having lived through similar financial pressures, she had a different perspective and believed the County was not in a position to pursue everything on the list without placing additional burdens on residents.

Mr. McGlennon stated that Ms. Wainwright had accurately described what the Board faced each year during the budget process. He stated that it was not a matter of right or wrong but of balancing the desire to provide services at a certain level with the need to reduce expenditures. He noted that the process was never perfect. He expressed appreciation for Board members' perspectives and their understanding of community needs and impacts. He stated that, from his perspective, the tax credit allowed the County to acknowledge rising costs while maintaining staffing levels and compensating employees fairly compared to neighboring localities. He stated that the goal was to balance community needs with the impact on residents, keeping the overall change in line with cost-of-living increases. He noted that maintaining the tax rate with a credit would result in a more manageable year-to-year change for residents, especially compared to the significant assessment increases that occurred two years earlier. He stated that each Board member would fall at a different point on the continuum, and sharing perspectives was healthy. He thanked the Board.

Ms. Larson asked Mr. Stevens where she could find the line items being considered for reductions and whether those cuts started with Community Development or at the top of the list.

Mr. Stevens stated that to reach a $0.79 tax rate, he would remove the amount listed at the top of the handout in the CIP section and then additional reductions grouped lower on the list, beginning with Community Development and continuing through software items with a 10% reduction. He stated that the total would need to reach the amount required to achieve the reduction.

Ms. Larson then asked Mr. Kinsman whether there had been any updates on the collective bargaining legislation.

Mr. Kinsman stated that the bill was still with the Governor.

Ms. Larson asked when the Governor was required to act on the bill.

Mr. Kinsman stated that the Governor had 30 days.

Ms. Larson asked whether the bill would become law if the Governor did not sign it, even though it had been returned with amendments.

Mr. Kinsman stated that the Governor could either accept the bill as written or reject it outright, but no further amendments would be made.

Ms. Larson asked about the potential impact on the real estate tax rate in 2028.

Mr. Stevens stated that staff had prepared preliminary estimates, though they were vague and based on assumptions. He stated that the cost could represent a significant portion of personnel expenses and would have a substantial impact on the tax rate. He noted that the estimate was based on information from the Virginia Association of Counties and that the impact would be significant for both the County and the school system, for which the County bore primary funding responsibility.

Ms. Larson thanked Mr. Kinsman and Mr. Stevens for the clarification.

Mr. McGlennon asked whether staff needed anything further from the Board.

Mr. Stevens stated that he believed staff had sufficient direction and that additional discussion could occur at the next meeting to clarify the Board's position so staff could finalize items for the Business Meeting. He added that a Special Meeting could be scheduled if needed.

Ms. Wainwright thanked staff.

Mr. McGlennon noted that two important community members had recently passed away. He recognized Ms. Kim Maloney, CEO of the Williamsburg Pottery, noting that the Pottery had long been a major tourism institution in Virginia. He highlighted her contributions to the County during a time when the economy was not as strong as it stood today. He also recognized Mr. George Drummond, noting his involvement in the Men's Club of Williamsburg, the Community Action Agency, and his dedication to his family. He stated that Mr. Drummond would be missed not only in the Grove community but throughout the County.

D. ADJOURNMENT

1. Adjourn until 5 pm on May 12, 2026 for the Regular Meeting

A motion to Adjourn was made by Barbara Null, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr, Larson, McGlennon, Null, Wainwright

At approximately 2:25 p.m., Mr. McGlennon adjourned the Board of Supervisors.

M E M O R A N D U M

DATE: May 26, 2026

TO: The Board of Supervisors

FROM: Sarah Propst, Principal Planner

SUBJECT: 2026 Resident Survey

Since 2001, the County has contracted survey professionals to develop and conduct statistically valid surveys on a five-to-seven-year cycle. The surveys have been used to gather residents' opinions on County services and land use and planning issues. The most recent survey was conducted in 2019.

The surveys have remained predominantly consistent over time to ensure the longitudinal integrity of the data; however, the survey questions are reviewed each cycle to ensure they remain relevant and will be well-understood by residents. This cycle is no different, with some question substitutions and modifications to increase clarity (for respondents and the consultant) and to address changes in survey methodology. Because this survey has been repeated every five to seven years since 2001 with similar questions, it has provided valuable insight into citizen opinions on a variety of planning and County issues over the past 18 years.

At the meeting, staff and representatives from the University of Virginia Center for Survey Research (CSR) will present information about the selected survey mode, the specific approach for James City County and the timeline. Copies of the proposed 2026 survey questionnaire and the 2019 questionnaire are attached for the Board's reference as Attachment Nos. 1 and 2. Overall, staff sought to minimize changes to the content to allow for the greatest comparability between questionnaires; however, several updates were made, with the majority of changes occurring in the following categories:

- **Clarity** - County staff and CSR collaborated to make wording changes on several questions to reduce jargon or increase precision in ways that would not change the underlying meaning of the questions. A few additional questions ask for more specific information than previous questions.
- **Simplifying Questions** - County staff and CSR worked together to adapt or limit agree/disagree questions as they are cognitively more difficult to answer.
- **Demographics** - Demographic question response options were updated to better match the US Census.
- **Deletions/Substitutions/Additions** - In consultation with other County departments, County staff deleted several outdated questions and added language to several others to match with department terminology and programs.

As in previous years, the information gleaned from this survey will provide the County with insights into residents' expectations, priorities, and level of satisfaction with services, all of which can be used to inform County planning, programs, and projects.

Staff looks forward to discussing these items with the Board of Supervisors. At the end of the work session, staff aims to receive confirmation on the resident survey process and questionnaire.

SP/tm
2026ResidentSvy-mem

Attachments:
1. Proposed 2026 Resident Survey Questionnaire
2. 2019 Citizen Survey Questionnaire

James City County Resident Survey 2026

The University of Virginia Center for Survey Research is sending you this survey on behalf of James City County. Thank you for taking the time to answer these questions that will help your County make decisions in the future. Your opinions are very important to your County leaders, and we appreciate your time.

The survey's purpose: We want to understand the opinions of residents of James City County about issues of importance to them and to the County government, as the County implements the Comprehensive Plan and Strategic Plan.

Your responses will be completely confidential.

- Your responses are completely confidential and will never be identified with you individually.
- Your name or contact information will not be linked to your survey responses and will only be used to contact you for this survey.

General instructions

- Circle the number of your response to the question or check the boxes that apply.
- You can decline to take part in the survey or skip any questions you do not wish to answer.
- When you finish answering the questions, put your survey in the envelope provided and drop it in any mailbox. **No postage is required.**

Who can participate?

- A resident of James City County who is at least 18 years old.

How long will it take?

- The survey should take about 10 to 15 minutes to complete.

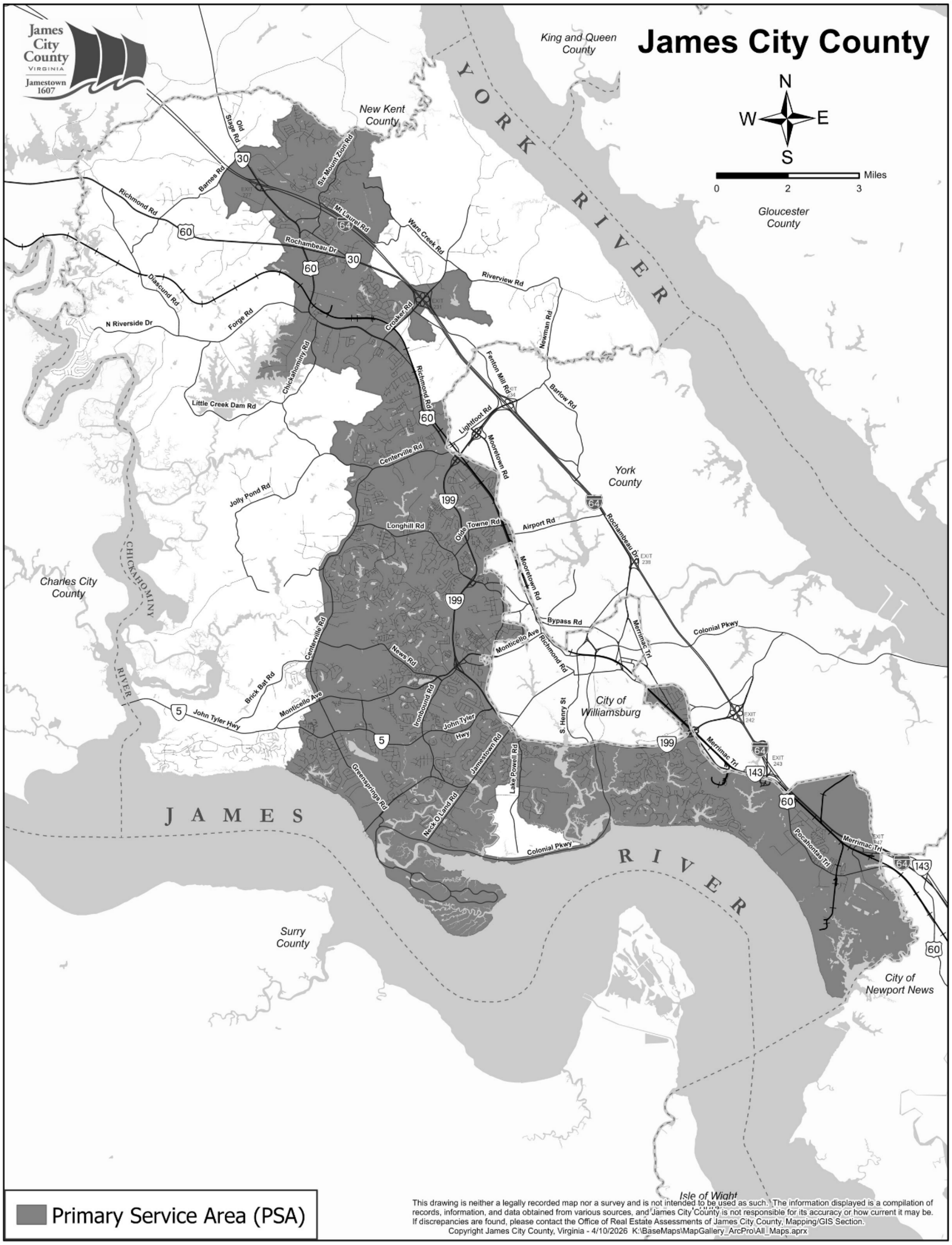
For more information

- Center for Survey Research: surveys3@virginia.edu, 434-243-5226
- James City County: Sarah Propst, planning@jamescitycountyva.gov, 757-253-6685

This survey has been approved by the University of Virginia's Institutional Review Board for the Social and Behavioral Sciences (Project #8348). To obtain more information about the study, ask questions about the research procedures, express concerns about your participation, please contact: Tonya R. Moon, Ph.D., Chair, IRB-SBS, at (434) 924-5999, or irbsbshelp@virginia.edu.

Your participation in this survey is voluntary. There are no known risks or direct benefits associated with your participation. You will not be paid for completing the questionnaire. However, your individual cooperation is very important to the success of this study and is greatly appreciated! We thank you for your time.

Below is a map of James City County's designated growth area, also known as the Primary Service Area (PSA). Please refer to this map when answering questions about the County's PSA.



A. First, we have some questions about you.

A1. **Do you live in James City County?**

1 Yes
2 No

IF NO: *If you do not live in James City County, please simply stop here after circling "No" and return the survey in the enclosed envelope.*

A2. **Have you lived in James City County all your life?**

1 Yes → (*Go on to Section B, page 4*)
2 No
3 Prefer not to answer

A2a. **IF NO:** How many years have you lived in James City County?

1 Less than one year
2 1-5 years
3 6-10 years
4 11-20 years
5 More than 20 years
6 Don't know
7 Prefer not to answer

A2b. **IF NO:** Where did you live before you moved to James City County? (*Skip if you have lived here all your life.*)

TOWN/CITY/COUNTY________________________

STATE _______

B. Please tell us your opinion about County services.

B1. **IMPORTANCE: Below is a list of items your local government works on or might work on in the future, to make the County a better place to live. For each, please circle the number that corresponds to how *important* you think it is for the County to devote resources to that item.**

IMPORTANCE OF:	Very important	Somewhat important	Somewhat unimportant	Not important at all	*Don't know/ Prefer not to answer*
a. James City County's parks and recreation facilities, programs, and services, overall.	1	2	3	4	9
b. The County's parks.	1	2	3	4	9
c. The recreation centers.	1	2	3	4	9
d. The recreation programs.	1	2	3	4	9
e. The Williamsburg Regional Library collections, programs, and services provided at the Williamsburg and James City County public library buildings and outreach locations.	1	2	3	4	9
f. Williamsburg-James City County's public schools.	1	2	3	4	9
g. The roads and highways in James City County.	1	2	3	4	9
h. The availability of bike lanes and sidewalks.	1	2	3	4	9
i. Housing opportunities for residents, generally.	1	2	3	4	9
j. Housing opportunities that are affordable to our workforce.	1	2	3	4	9
k. Efforts to protect and improve the natural environment including water quality, air quality, and environmentally sensitive areas.	1	2	3	4	9
l. Public access to waterways for swimming and boating.	1	2	3	4	9
m. Efforts to protect and preserve the County's rural character in areas outside the County's designated growth area, also known as the Primary Service Area (PSA).	1	2	3	4	9
n. Appearance of buildings within new developments in the County.	1	2	3	4	9
o. Access to workforce development programs and initiatives.	1	2	3	4	9
p. Efforts to limit irrigation with public water to conserve the County's water supply.	1	2	3	4	9
q. Efforts to attract new industrial development in appropriately designated areas.	1	2	3	4	9
r. Development of a competitive aquatic facility.	1	2	3	4	9

B2. **SATISFACTION: Now please tell us how *satisfied* you are with the County's efforts in each of these areas.**

	Very Satisfied	Somewhat Satisfied	Somewhat Unsatisfied	Very Unsatisfied	*Don't know/ Prefer not to answer*
a. James City County's parks and recreation facilities, programs, and services, overall.	1	2	3	4	9
b. The County's parks.	1	2	3	4	9
c. The recreation centers.	1	2	3	4	9
d. The recreation programs.	1	2	3	4	9
e. The Williamsburg Regional Library collections, programs, and services provided at the Williamsburg and James City County public library buildings and outreach locations.	1	2	3	4	9
f. Williamsburg-James City County's public schools.	1	2	3	4	9
g. The roads and highways in James City County.	1	2	3	4	9
h. The availability of bike lanes and sidewalks.	1	2	3	4	9
i. Housing opportunities for residents, generally.	1	2	3	4	9
j. Housing opportunities that are affordable to our workforce.	1	2	3	4	9
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l. Public access to waterways for swimming and boating.	1	2	3	4	9
m. Efforts to protect and preserve the County's rural character in areas outside the County's designated growth area, also known as the Primary Service Area (PSA).	1	2	3	4	9
n. Appearance of buildings within new developments in the County.	1	2	3	4	9
o. Access to workforce development programs and initiatives.	1	2	3	4	9
p. Efforts to limit irrigation with public water to conserve the County's water supply.	1	2	3	4	9
q. Efforts to attract new industrial development in appropriately designated areas.	1	2	3	4	9
r. Development of a competitive aquatic facility	1	2	3	4	9

B3. **OVERALL, how satisfied are you with the services provided by James City County?**

1 Very satisfied
2 Somewhat satisfied
3 Somewhat unsatisfied
4 Very unsatisfied
5 Don't know/prefer not to answer

B4. **How would you rate the value of County services provided in relation to the taxes paid?**

1 Excellent
2 Good
3 Fair
4 Poor
5 Don't know/prefer not to answer

B5. **Now, please tell us about your feelings of safety in James City County, by circling the number that corresponds to how safe you feel.**

	Very safe	Somewhat safe	Somewhat unsafe	Very unsafe	*Don't know/ Prefer not to answer*
a. How safe do you feel in James City County during daylight hours?	*1*	*2*	*3*	*4*	*9*
b. How safe do you feel in James City County during the evening?	*1*	*2*	*3*	*4*	*9*

B6. **How would you rate the public school <u>buildings and facilities</u>?**

1 Excellent
2 Good
3 Fair
4 Poor
5 Don't know/prefer not to answer

C. Now we have some questions about development and land use in the County.

C1. **People have many opinions on development in James City County. For each item below, please tell us whether you agree or disagree with the statement, by circling the number that corresponds with your opinion.**

	Strongly agree	Somewhat agree	Somewhat disagree	Strongly disagree	*Don't know/ Prefer not to answer*
a. It is more important to preserve farmland and scenic vistas in the rural areas of the County than it is to have more development.	1	2	3	4	9
b. It is better to have neighborhoods in which there is a mix of housing types (single family homes, duplexes, townhomes, apartments, condominiums, etc.)	1	2	3	4	9

C2. **How important is it to have places in the County where people can live, work and play in close proximity?**

1 Very important
2 Somewhat important
3 Somewhat unimportant
4 Not at all important
5 Don't know

C3. **Now please think about the retail shops and/or local services (e.g., medical and dental offices, branch bank, restaurants, daycare) you go to on a weekly basis. What is your <u>average</u> travel time (and mode of transport) from your home to these places?**

1 Within a 5 minute walk or bike ride
2 Within a 15 minute walk or bike ride
3 Within a 5 minute drive
4 Within a 15 minute drive
5 More than a 15 minute drive
6 Something else (*please explain*): ______________________________

C4. **How satisfied are you with this average commute between home and retail/local services (e.g., medical and dental offices, branch bank, restaurants, daycare)?**

1 Very satisfied
2 Somewhat satisfied
3 Somewhat unsatisfied
4 Very unsatisfied
5 Something else (*please explain)*: __________________________________
6 Not sure

C5. **How close together would you *like* your home to be from these retail shops/local services (e.g., medical and dental offices, branch bank, restaurants, daycare)?**

1 Within a 5 minute walk or bike ride
2 Within a 15 minute walk or bike ride
3 Within a 5 minute drive
4 Within a 15 minute drive
5 More than a 15 minute drive
6 Something else (*please explain*): ______________________________

C6. **Over the next twenty years, what are the most important land uses and activities that should occur in rural lands in James City County?** Rural lands are lands that are outside the County's designated growth area, called the Primary Service Area.

____

____

____

____

____

____

D. Thank you for answering those questions. We now want to ask more about your opinion on how the County should be growing.

D1. **The County's rate of growth over the past few years is happening:**

1 Much too fast
2 A little too fast
3 About right
4 A little too slow
5 Much too slow
6 Don't know

D2. **Residential development of the undeveloped land in James City County is happening:**

1 Much too fast
2 A little too fast
3 About right
4 A little too slow
5 Much too slow
6 Don't know

D3. **Commercial development of the undeveloped land in James City County is happening:**

1 Much too fast
2 A little too fast
3 About right
4 A little too slow
5 Much too slow
6 Don't know

D4. **While the County cannot stop growth, it can take measures to direct it. For each of the following measures that the County is doing or could do, please tell us whether you favor it or oppose it, by circling the number that corresponds with your opinion.**

	Strongly favor	Somewhat favor	Somewhat oppose	Strongly oppose	*No opinion*
a. Having developers and builders provide public amenities such as sidewalks, bikeways, streetlights, and street trees internal to developments.	*1*	*2*	*3*	*4*	*9*
b. Having developers and builders provide open space and parks internal to developments.	*1*	*2*	*3*	*4*	*9*
c. Encouraging a greater variety and mix of housing types and price levels in the County's designated growth area, also known as the Primary Service Area.	*1*	*2*	*3*	*4*	*9*
d. Development of a more interconnected street system in the County's development area to provide more alternative routes for traffic.	*1*	*2*	*3*	*4*	*9*
e. Purchasing property development rights in rural or sensitive areas, to keep the property from developing. This can include the County purchasing easements on properties while the property owner retains ownership, or the County purchasing properties in full from willing sellers.	*1*	*2*	*3*	*4*	*9*
f. Taxing agricultural and forested land at a lower rate than market value in order to defer development of rural land.	*1*	*2*	*3*	*4*	*9*

E. Now, we have just a few questions about communication and government information in James City County.

E1. **How satisfied are you with the level of communication you receive from the County government regarding services and other community issues?**

1 Very satisfied
2 Somewhat satisfied
3 Somewhat dissatisfied
4 Very dissatisfied
5 Don't know/Prefer not to answer

E2. **How do you find out about County information?** *(Check all that apply.)*

- [ ] The County website
- [ ] JCC TV channels (Cox Cable channels 88 or 48)
- [ ] The County's Facebook page
- [ ] The County's newsletter, *JCC News to Know*
- [ ] The County's news flashes/news releases
- [ ] The County's podcast, *This Week in James City County*
- [ ] The County's YouTube page
- [ ] Other Social media (*please specify*): ___________________________
- [ ] Local newspaper
- [ ] An online local news source (*please specify*): __________________________________
- [ ] Other (*please specify)*: ____
- [ ] Don't know/Prefer not to answer

E3. **How would you rate the usability and quality of information on the County's Website (jamescitycountyva.gov)?**

1 Excellent
2 Good
3 Fair
4 Poor
5 Don't know/Prefer not to answer
6 Other (*please specify*): _______________________________

F. Please share your own thoughts about James City County:

F1. **What do you like best about living in the County?**

F2. **What would you most like to see change in the County in the future?**

G. Demographics

Reminder: All of your responses are completely confidential.

G1. **In what year were you born? __ __ __ __**

G2. **Counting yourself, how many adults, age 18 or older, are currently living in your home? Do not count any college students living away at school.**

1 ____ adults
2 Don't know/Prefer not to answer

G3. **How many individuals *under* the age of 18 are currently living in your home?**

1 ____ children under 18 (*If "0", go on to Question G4*)
2 Don't know/Prefer not to answer

G3a. **IF CHILDREN IN THE HOME:** Do any of those individuals under age 18 currently attend Williamsburg-James City County public schools?

1 Yes
2 No

G4. **Do you own or do you rent your current home?**

1 Own or buying → (*Go on to Question G5*)
2 Rent
3 Other
4 Don't know/Prefer not to answer

G4a. **IF RENTING OR OTHER:** Would you like to own a home in the County in the future?

1 Yes
2 No
3 I don't know

G4b. **IF YES:** What barriers have prevented you from owning a home in the County? *Select all that apply.*

- ☐ Cost of housing
- ☐ Mortgage interest rates are too high
- ☐ Listings sell too quickly/multiple competing offers
- ☐ Haven't found a home/property that matches what I want
- ☐ Still saving for down payment/building credit
- ☐ Something else: ______________________________
- ☐ There have not been any barriers

G5. **Do you spend 30% or more of your income each month on rent (plus utilities) or mortgage payments (including taxes and insurance)?**

1 Yes
2 No
3 Don't know
4 Prefer not to answer

G6. **Which of the following <u>best</u> describes you?**

1 Employed full time (35 hours/week or more)
2 Employed part time
3 Looking for work
4 Stay-at-home parent/homemaker
5 Retired
6 Student
7 Other (*please specify*): ____

G6a. **IF EMPLOYED FULL TIME OR PART TIME**: Where is your primary place of employment?

1 James City County
2 Williamsburg
3 York County
4 Newport News
5 Fully remote with no physical address
6 Other (*please specify*): ____
7 All over
8 Prefer not to answer

G7. **What is your race and/or ethnicity?** *Select all that apply.*

- [ ] American Indian or Alaska Native
- [ ] Asian
- [ ] Black or African American
- [ ] Hispanic or Latino
- [ ] Middle Eastern or North African
- [ ] Native Hawaiian or other Pacific Islander
- [ ] White
- [ ] Category not listed (*please describe):* ______________________________________
- [ ] Prefer not to answer

G8. **Are you…**

1 Male
2 Female
3 I wish to provide my own description: ______________________________
4 Prefer not to answer

G9. **What is the highest level of education you have completed?**

1 Less than high school diploma
2 High school graduate/GED
3 Some college but no degree
4 Associates Degree (for example: AA, AS) or certificate in career or technical education program for job training
5 Bachelor's Degree (for example: BA, BS)
6 Some graduate work
7 Master's, Professional or Doctoral degree (for example: MA, MSW, MD, PhD)
8 Prefer not to answer

G10. **Which of the following income categories most closely describes your total household income in 2025 before taxes, including wages and all other income?**

1 Less than $10,000
2 $10,000 - $24,999
3 $25,000 - $49,999
4 $50,000 - $74,999
5 $75,000 - $99,999
6 $100,000-$149,999
7 $150,000-$199,999
8 $200,000 or more
9 Prefer not to answer

G11. **Please write today's date once you finish the survey: ____/____/____**

Thank you for your help and taking the time to complete this questionnaire.

No postage is required to mail back this questionnaire.

Please use the envelope provided.

Lost your envelope?

Please return the questionnaire to us at:

Center for Survey Research

University of Virginia

P.O. Box 400767

Charlottesville, VA 22904-4767

James City County Citizen Survey 2019

The University of Virginia Center for Survey Research is sending you this survey on behalf of James City County. Thank you for taking the time to answer these questions that will help your County make decisions in the future. Your opinions are very important to your County leaders and we appreciate your time.

The survey's purpose: We want to understand the opinions of residents of James City County about issues of importance to them and to the County government, as the County begins to update its Comprehensive Plan.

Your responses will be completely confidential.

- Your responses are completely confidential and will never be identified with you individually.
- Your name or contact information will not be linked to your survey responses and will only be used to contact you for this survey.

General instructions

- Circle the number of your response to the question or check the boxes that apply.
- You can decline to take part in the survey or skip any questions you do not wish to answer.
- When you finish answering the questions, put your survey in the envelope provided and drop it in any mailbox. **No postage is required.**

Who can participate?

- A resident of James City County who is at least 18 years old.

How long will it take?

- The survey should take about 10 to 15 minutes to complete.

For more information

- Center for Survey Research: surveys3@virginia.edu, 434-243-5226
- James City County: Alex Baruch, planning@jamescitycountyva.gov,757-253-6685

This survey has been approved by the University of Virginia's Institutional Review Board for the Social and Behavioral Sciences (Project #2364). To obtain more information about the study, ask questions about the research procedures, express concerns about your participation, please contact: Tonya R. Moon, Ph.D., Chair, IRB-SBS, at (434) 924-5999, or irbsbshelp@virginia.edu.

Your participation in this survey is voluntary. There are no known risks or direct benefits associated with your participation. You will not be paid for completing the questionnaire. However, your individual cooperation is very important to the success of this study and is greatly appreciated! We thank you for your time.

A. First, we have some questions about you.

A1. **Do you live in James City County?**

1 Yes
2 No

IF NO: *If you do not live in James City County, please simply stop here after circling "No" and return the survey in the enclosed envelope.*

A2. **Have you lived in James City County all your life?**

1 Yes → (*Go on to Section B, page 3*)
2 No
3 Prefer not to answer

A2a. **IF NO:** How many years have you lived in James City County?

1 Less than one year
2 1-5 years
3 6-10 years
4 11-20 years
5 More than 20 years
6 Don't know
7 Prefer not to answer

A2b. **IF NO:** Where did you live before you moved to James City County? (*Skip if you have lived here all your life.*)

TOWN/CITY/COUNTY________________________
STATE _______

B. Please tell us your opinion about County services.

B1. **IMPORTANCE OF SERVICES: Below is a list of items your local government works on or might work on in the future, to make the County a better place to live. For each one, please circle the number that corresponds to how important you think it is for the County to devote resources to that item.**

	Very Important	Somewhat Important	Somewhat unimportant	Not important at all	*Don't know/ Prefer not to answer*
a. James City County's parks and recreation facilities, programs, and services, overall.	1	2	3	4	9
b. James City County's parks.	1	2	3	4	9
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d. The recreation programs.	1	2	3	4	9
e. The Williamsburg Regional Library services provided at the Williamsburg and James City County public libraries.	1	2	3	4	9
f. Williamsburg-James City County's public schools.	1	2	3	4	9
g. The roads and highways in James City County.	1	2	3	4	9
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i. Housing opportunities for citizens, generally.	1	2	3	4	9
j. Housing opportunities that are affordable to our workforce.	1	2	3	4	9
k. Efforts to protect and improve the natural environment including water quality, air quality, and environmentally sensitive areas.	1	2	3	4	9
l. Public access to waterways for swimming and boating.	1	2	3	4	9
m. Efforts to protect and preserve the County's rural character.	1	2	3	4	9
n. Visual appearance of buildings within new developments in the County.	1	2	3	4	9
o. Efforts to attract jobs and new businesses.	1	2	3	4	9
p. Limiting irrigation with public water to conserve the County's water supply.	1	2	3	4	9
q. Development of a field house or multi-use indoor sports facility for community recreation and competitive sporting events.	1	2	3	4	9

B2. **SATISFACTION WITH SERVICES: Now please tell us how *satisfied* you are with the County's efforts in each of these areas.**

	Very Satisfied	Somewhat Satisfied	Somewhat Unsatisfied	Very Unsatisfied	*Don't know/ Prefer not to answer*
a. James City County's parks and recreation facilities, programs, and services, overall.	1	2	3	4	9
b. James City County's parks.	1	2	3	4	9
c. The recreation centers.	1	2	3	4	9
d. The recreation programs.	1	2	3	4	9
e. The Williamsburg Regional Library services provided at the Williamsburg and James City County public libraries.	1	2	3	4	9
f. Williamsburg-James City County's public schools.	1	2	3	4	9
g. The roads and highways in James City County.	1	2	3	4	9
h. The availability of bike lanes and sidewalks.	1	2	3	4	9
i. Housing opportunities for citizens, generally.	1	2	3	4	9
j. Housing opportunities that are affordable to our workforce.	1	2	3	4	9
k. Efforts to protect and improve the natural environment including water quality, air quality, and environmentally sensitive areas.	1	2	3	4	9
l. Public access to waterways for swimming and boating.	1	2	3	4	9
m. Efforts to protect and preserve the County's rural character.	1	2	3	4	9
n. Visual appearance of buildings within new developments in the County.	1	2	3	4	9
o. Efforts to attract jobs and new businesses.	1	2	3	4	9
p. Limiting irrigation with public water to conserve the County's water supply.	1	2	3	4	9
q. Development of a field house or multi-use indoor sports facility for community recreation and competitive sporting events.	1	2	3	4	9

B3. **OVERALL, how satisfied are you with the services provided by James City County?**

1 Very satisfied
2 Somewhat satisfied
3 Somewhat unsatisfied
4 Very unsatisfied
5 Don't know/prefer not to answer

B4. **How would you rate the value of County services provided in relation to the taxes paid?**

1 Excellent
2 Good
3 Fair
4 Poor
5 Don't know/prefer not to answer

B5. **Now, please tell us about your feelings of safety in James City County, by circling the number that corresponds to how safe you feel.**

	Very safe	Somewhat safe	Somewhat unsafe	Very unsafe	*Don't know/ Prefer not to answer*
a. How safe do you feel in James City County during daylight hours?	*1*	*2*	*3*	*4*	*9*
b. How safe do you feel in James City County during the evening?	*1*	*2*	*3*	*4*	*9*

B6. **How would you rate the public school buildings and facilities?**

1 Excellent
2 Good
3 Fair
4 Poor
5 Don't know/prefer not to answer

C. Now we have some questions about development and land use in the County.

C1. **The list below includes a few different kinds of development. For each one, please tell us whether you think the amount of development in James City County is too low, about right, or too high, by circling the number that corresponds to your opinion.**

	Too low	About right	Too high	*Don't know/Prefer not to answer*
a. Residential development (either built or approved).	*1*	*2*	*3*	9
b. Office development (either built or approved).	*1*	*2*	*3*	9
c. Retail development (either built or approved).	*1*	*2*	*3*	9
d. Industrial development (either built or approved).	*1*	*2*	*3*	9

C2. **People have many opinions on development in James City County. For each item below, please tell us whether you agree or disagree with the statement, by circling the number that corresponds with your opinion.**

	Strongly agree	Somewhat agree	Somewhat disagree	Strongly disagree	*Don't know/ Prefer not to answer*
a. Residential development of the land in James City County is happening too quickly.	*1*	*2*	*3*	*4*	9
b. It is more important to preserve farmland in the County than it is to have more development.	*1*	*2*	*3*	*4*	9
c. It is important to have less development in the County even if it means you may pay more in taxes.	*1*	*2*	*3*	*4*	9
d. It is better to have more homes on smaller lots and set aside areas for open space in order to permanently preserve land and maintain the character of the community.	*1*	*2*	*3*	*4*	9
e. It is better to have neighborhoods in which there is a mix of low-, middle-, and high-income housing options.	*1*	*2*	*3*	*4*	9
f. It is better to have neighborhoods in which there is a mix of housing options and small-scale retail and office development.	*1*	*2*	*3*	*4*	9
g. Developers who wish to build businesses or residences should always be required to pay a fee to the County to offset public costs even if it means increases in the price of their services and new housing.	*1*	*2*	*3*	*4*	9

C3. **How important is it to have places in the County where people can live, work and play in close proximity?**

1 Very important
2 Somewhat important
3 Somewhat unimportant
4 Not at all important
5 Don't know/Prefer not to answer

C4. **Over the next twenty years, what are the most important land uses and activities that should occur in rural lands in James City County?**

D. Thank you for answering those questions. We now want to ask more about your opinion on how the County should be growing.

D1. **What is your opinion of the County's rate of growth over the past few years?**

1 Much too fast
2 A little too fast
3 About right
4 A little too slow
5 Much too slow
6 Don't know/Prefer not to answer

D2. **While the County cannot stop growth, it can take measures to manage it. For each of the following measures that the County is doing or could do, please tell us whether you favor it or oppose it, by circling the number that corresponds with your opinion.**

	Strongly favor	Somewhat favor	Somewhat oppose	Strongly oppose	*No opinion*
a. Having developers and builders provide public amenities such as sidewalks, bikeways, streetlights, parks and open spaces, and street trees in the County's development area.	*1*	*2*	*3*	*4*	*9*
b. Encouraging a greater mix of offices, stores, restaurants and other urban services with residential areas in the County's development area.	*1*	*2*	*3*	*4*	*9*
c. Encouraging a greater variety and mix of housing types and price levels in the County's development area.	*1*	*2*	*3*	*4*	*9*
d. Development of a more interconnected street system in the County's development area to provide more alternative routes for traffic.	*1*	*2*	*3*	*4*	*9*
e. For rural property, reducing the number of lots a person can divide a large parcel of property into.	*1*	*2*	*3*	*4*	*9*
f. Purchasing property development rights in rural or sensitive areas, to keep the property from developing. This can include the County purchasing easements on properties while the property owner retains ownership, or the County purchasing properties in full from willing sellers.	*1*	*2*	*3*	*4*	*9*
g. Taxing agricultural and forested land at a lower rate than market value in order to defer development of rural land.	*1*	*2*	*3*	*4*	*9*
h. Allowing localized rural services, such as country stores, post offices, etc., in traditionally rural communities.	*1*	*2*	*3*	*4*	*9*

E. Now, we have just a few questions about communication and government information in James City County.

E1. **How satisfied are you with the level of communication you receive from the County government regarding services and other community issues?**

1 Very satisfied
2 Somewhat satisfied
3 Somewhat dissatisfied
4 Very dissatisfied
5 Don't know/Prefer not to answer

E2. **How do you find out about County information?** *(Check all that apply.)*

- ☐ The County website
- ☐ TV48
- ☐ Social media
- ☐ Local newspaper
- ☐ An online local news source
- ☐ Other (*please specify)*: ______________________________
- ☐ Don't know/Prefer not to answer

E3. **How would you rate the usability and quality of information on the County's Website (www.jamescitycountyva.gov)?**

1 Excellent
2 Good
3 Fair
4 Poor
5 Don't know/Prefer not to answer

F. Please share your own thoughts about James City County:

F1. **What do you like best about living in the County?**

F2. **What would you most like to see change in the County in the future?**

G. Demographics

Reminder: All of your responses are completely confidential.

G1. **In what year were you born? __ __ __ __**

G2. **Counting yourself, how many adults, age 18 or older, are currently living in your home? Do not count any college students living away at school.**

1 ____ adults
2 Don't know/Prefer not to answer

G3. **How many individuals *under* the age of 18 are currently living in your home?**

1 ____ children under 18 (*If "0", go on to Question G4*)
2 Don't know/Prefer not to answer

G3a. **IF CHILDREN IN THE HOME:** Do any of those individuals under age 18 currently attend Williamsburg-James City County public schools?

1 Yes
2 No

G4. **Do you own or do you rent your current home?**

1 Own or buying
2 Rent
3 Other
4 Don't know/Prefer not to answer

G5. **Which of the following best describes you?**

1 Employed full time (35 hours/week or more)
2 Employed part time
3 Looking for work
4 Stay-at-home parent/homemaker
5 Retired
6 Student
7 Other (*please specify*): ____________________

G5a. **IF EMPLOYED FULL TIME OR PART TIME**: Where is your primary place of employment?

1 James City County
2 Williamsburg
3 York County
4 Newport News
5 Fully remote with no physical address
6 Other (*please specify*): ____________________
7 All over
8 Prefer not to answer

G6. **Do you spend 30% or more of your income each month on rent (plus utilities) or mortgage payments (including taxes and insurance)?**

1 Yes
2 No
3 Don't know
4 Prefer not to answer

G7. **With which race/ethnicity do you identify?** *Select all that apply*

- ☐ American Indian or Alaska Native
- ☐ Asian
- ☐ Black or African American
- ☐ Hispanic/Latino/Latinx
- ☐ Middle Eastern/North African
- ☐ Native Hawaiian or other Pacific Islander
- ☐ White or Caucasian
- ☐ Category not listed (*please describe):* ____
- ☐ Prefer not to answer

G8. **Are you…**

1 Male
2 Female
3 I wish to provide my own description: _________________________________
4 Prefer not to answer

G9. **What is the highest level of education you have completed?**

1 Less than high school diploma
2 High school graduate/GED
3 Some college but no degree
4 Associates Degree (for example: AA, AS) or certificate in career or technical education program for job training
5 Bachelor's Degree (for example: BA, BS)
6 Some graduate work
7 Master's, Professional or Doctoral degree (for example: MA, MSW, MD, PhD)
8 Prefer not to answer

G10. **Which of the following income categories most closely describes your total household income in 2025 before taxes, including wages and all other income?**

1 Less than $10,000
2 $10,000 - $24,999
3 $25,000 - $49,999
4 $50,000 - $74,999
5 $75,000 - $99,999
6 $100,000-$149,999
7 $150,000-$199,999
8 $200,000 or more
9 Prefer not to answer

G11. **Please write today's date once you finish the survey: ____/____/____**

James City County may plan for further citizen input into the planning process in the near future. They would try to contact residents who have already participated in this survey. If you are willing to be contacted, please visit https://jamescitycountyva.gov/489/2035-Comprehensive-Plan to sign up!

Thank you for your help and taking the time to complete this questionnaire.

No postage is required to mail back this questionnaire.

Please use the envelope provided.

Lost your envelope?

Please return the questionnaire to us at:

Center for Survey Research

University of Virginia

P.O. Box 400767

Charlottesville, VA 22904-4767

M E M O R A N D U M

DATE: May 26, 2026

TO: The Board of Supervisors

FROM: Sharon B. McCarthy, Director of Financial and Management Services

SUBJECT: Resolution Approving a Plan to Finance and Refinance Certain Public Facilities Projects through the Issuance of Revenue and Refunding Bonds by the Economic Development Authority of James City County, Virginia

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The attached resolution requests that the Economic Development Authority (EDA) issue lease revenue and refunding bonds in an amount up to $222,300,000. The proceeds from these bonds will be used to (a) finance or reimburse the costs of certain capital improvements for public school facilities and general government buildings, including but not limited, to HVAC and roof replacements on behalf of the Williamsburg-James City County Schools, a new community park, fire apparatus, construction costs for the Public Works Administration Building, a new Government Center, and a new library; (b) refund all or a portion of the 2016 Lease Revenue Bonds; and (c) cover the related issuance and financing costs.

A lease financing is a legal alternative to bonded indebtedness for Virginia counties in those cases where the County cannot commit to a General Obligation financing. Facilities are leased to the EDA which leases them back to the School Board or the County for a sum sufficient to pay the annual debt service. The value of the property covered by the lease should exceed the amount of lease revenue bonds issued to pay for the improvements.

Regarding the 2016 Lease Revenue Bonds, interest rates have dropped to the point where the County can refinance existing borrowings and reduce the related annual debt service payments.

The resolution was prepared by bond counsel and would authorize the sale of bonds for the amounts listed if the interest rate on the bonds does not exceed 5.5% and approve the financing documents.

SBM/ap
BorrowFY26EDABd-mem

Attachment

RESOLUTION APPROVING A PLAN TO FINANCE AND REFINANCE CERTAIN PUBLIC FACILITIES PROJECTS THROUGH THE ISSUANCE OF REVENUE AND REFUNDING BONDS BY THE ECONOMIC DEVELOPMENT AUTHORITY OF JAMES CITY COUNTY, VIRGINIA

WHEREAS, the Economic Development Authority of James City County, Virginia (the "Authority"), pursuant to the Industrial Development and Revenue Bond Act (Chapter 49, Title 15.2 of the Code of Virginia of 1950, as amended) (the "Act") under which it was created, is authorized to exercise all the powers set forth in the Act, which include, among other things, the power to make loans to, among others, a county in furtherance of the purposes of the Act, to finance or refinance facilities for use by, among others, a county, to issue its revenue bonds, notes and other obligations from time to time for such purposes and to pledge all or any part of its revenues and receipts derived from payments received by the Authority in connection with its loans or from any source, as security for the payment of principal of and premium, if any, and interest on any such obligations;

WHEREAS, the Board of Supervisors of James City County, Virginia (the "County Board"), desires to undertake, in conjunction with the Authority, the financing (including reimbursement) of the costs of certain capital improvements for public school facilities and general government buildings, including (but not limited to) HVAC and roof replacements on behalf of the Williamsburg-James City County ("WJCC") Schools, a new community park, fire apparatus, construction costs for the Public Works Administration Building, a new Government Center, a new library, and other projects that are part of the capital improvement plans of James City County (the "County") and WJCC Schools (collectively, the "Series 2026 Projects");

WHEREAS, the County Board desires that the Authority undertake for debt service savings purposes a refunding of all or a portion of the Authority's outstanding Public Facility Revenue Bonds, (James City County School Project), Series 2016 (the "2016 Bonds"), the proceeds of which were loaned to the County to finance the costs of certain capital improvements for public school facilities;

WHEREAS, the County Board desires that the Authority issue its Public Facility Revenue and Refunding Bonds (County Government Projects), Series 2026 (the "Bonds"), and use the proceeds to (a) finance or reimburse the costs of the Series 2026 Projects, (b) refund all or a portion of the outstanding 2016 Bonds (such refunded portion, the "Refunded Bonds"), (c) pay, if and as desired, interest on the Bonds for up to one year following completion of the Series 2026 Projects, and (d) pay the related costs of issuance and refunding;

WHEREAS, the Bonds will be secured by payments appropriated from time to time by the County Board and payable to the Authority in accordance with the terms of the Financing Agreement (as hereinafter defined); and

WHEREAS, there have been made available at this meeting drafts of the following documents (collectively, the "Documents"), proposed in connection with the issuance and sale of the Bonds:

(a) Fifth Supplemental Agreement of Trust (including as an exhibit the form of the Bonds), supplementing the Agreement of Trust dated as of June 1, 2016, both between the Authority and Wilmington Trust, National Association, as trustee (the "Trustee"), as previously supplemented (collectively, the "Trust Agreement"), all between the Authority and the Trustee, pursuant to which the Bonds are to be issued and which is to be acknowledged and consented to by the County;

(b) Fourth Supplemental Financing Agreement (the "Supplemental Financing Agreement"), supplementing a Financing Agreement dated as of June 1, 2016, as previously supplemented (together, the "Financing Agreement"), all between the Authority and the County, pursuant to which the Authority will loan the proceeds of the Bonds to the County and the County will undertake, subject to appropriation, to make payments to the Authority in amounts sufficient to pay the principal of and premium, if any, and interest on the Bonds and certain other related costs;

(c) Preliminary Official Statement of the Authority relating to the public offering of the Bonds (the "Preliminary Official Statement");

(d) Notice of Sale (the "Notice of Sale") (applicable only if the Bonds are sold through a competitive sale); and

(e) Continuing Disclosure Agreement (attached as Appendix F to the Preliminary Official Statement), pursuant to which the County agrees to undertake certain continuing disclosure obligations with respect to the Bonds;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF JAMES CITY COUNTY, VIRGINIA:

1. The County Board hereby finds that the undertaking of the Series 2026 Projects and the refunding of the Refunded Bonds will be in the best interests of the County and its citizens and hereby authorizes the County, in collaboration with the Authority, to undertake the following financing plan to accomplish the same. The Authority will issue the Bonds in an aggregate principal amount not to exceed $222,300,000. The Authority will use the proceeds of the Bonds to (a) finance the Series 2026 Projects, (b) refund the Refunded Bonds, (c) pay, if and as desired, interest on the Bonds for up to one year following completion of the Series 2026 Projects, and (d) pay the related costs of issuance and refunding. Pursuant to the Financing Agreement, the County will undertake to make certain Basic Payments and Additional Payments (each as defined in the Financing Agreement) to the Authority in amounts sufficient to amortize the Bonds, to pay the fees or expenses of the Authority and the Trustee and to pay certain other related costs. The obligation of the Authority to pay principal of and premium, if any, and interest on the Bonds will be limited to the Basic Payments and Additional Payments received from the County. The Bonds will be secured by an assignment of the Basic Payments and certain Additional Payments due under the Financing Agreement, all for the benefit of the holders of the Bonds. The undertaking by the County to make Basic Payments and Additional Payments will be subject to the appropriation by the County Board from time to time of sufficient amounts for such purposes. The plan to issue the Bonds, finance the Series 2026 Projects and refund the Refunded Bonds shall contain such additional requirements and provisions as may be approved by the County

Administrator (which term for purposes of this Resolution shall include any Deputy County Administrator or any other designee of the County Administrator) and the Chair or Vice Chair of the Authority.

2. The County Board, while recognizing that it is not empowered to make any binding commitment to make appropriations beyond the current fiscal year, hereby states its intent to make appropriations in future fiscal years in amounts sufficient to make all payments due under the Financing Agreement, and hereby recommends that future County Boards do likewise during the term of the Financing Agreement. The County Board hereby confirms that the facilities and purposes of the Series 2026 Projects and the prior projects to be refinanced are either essential to the efficient operation of the County or important to the welfare or quality of life of County residents, and the County Board anticipates that such facilities and purposes will continue to be so during the term of the Financing Agreement.

3. The Chair of the County Board and the County Administrator, either of whom may act, are hereby authorized and directed to execute the Documents to which the County is a signatory, which shall be in substantially the forms circulated prior to this meeting, which forms are hereby approved, with such completions, omissions, insertions and changes not inconsistent with this Resolution as may be approved by the officer signing such Documents, the execution and delivery thereof to constitute conclusive evidence of the officer's approval of any such completions, omissions, insertions and changes.

4. In making completions to the Supplemental Financing Agreement, the County Administrator, in collaboration with Davenport & Company LLC, the County's financial advisor (the "Financial Advisor"), and the Authority, shall provide for Annual Payments in amounts equivalent to the payments on the Bonds, which shall be sold to the purchaser thereof on terms as shall be satisfactory to the County Administrator; provided that the Annual Payments shall be equivalent to the Bonds (a) maturing in installments or subject to mandatory sinking fund redemption ending not later than December 31, 2047; (b) having a true interest cost not exceeding 5.50% (taking into account any original issue discount or premium); (c) being subject to optional redemption, if at all, at a premium not to exceed 103% of their principal amount; and (d) being sold to the purchaser thereof at a purchase price not less than 98.0% of the aggregate principal amount thereof (without taking into account any original issue discount or premium). The County Administrator is also authorized to approve a lesser principal amount for the Bonds, a maturity schedule (including serial maturities and term maturities for the Bonds), and the redemptions provisions of the Bonds, all as the County Administrator shall determine to be in the best interest of the County.

5. (a) The County Board approves the following terms of the sale of the Bonds. The Bonds shall be sold through a competitive sale or a negotiated sale, as the County Administrator, in collaboration with the Financial Advisor and the Authority, determines to be in the best interests of the County.

(b) If the County Administrator determines that the Bonds shall be sold by competitive sale, the County Administrator is authorized to receive bids for such Bonds and award such Bonds to the bidder providing the lowest "true" or "Canadian" interest cost, subject to the limitations set forth in Section 4. Following a competitive sale, the County Administrator shall file a certificate with the Authority and the County Board setting forth the final terms of the Bonds. The actions of the County Administrator in selling the Bonds by competitive sale shall be conclusive, and no further action with respect to the sale and issuance of the Bonds shall be necessary on the part of the County Board.

(c) If the Bonds are sold by competitive bid, the County Administrator, in collaboration with the Financial Advisor, is authorized and directed to take all proper steps to advertise the Bonds for sale substantially in accordance with the form of Notice of Sale, which is hereby approved; provided that the County Administrator, in collaboration with the Financial Advisor, may make such changes in the Notice of Sale not inconsistent with this Resolution as he may consider to be in the best interest of the County.

(d) If the County Administrator determines that the Bonds shall be sold by negotiated sale, the County Administrator is authorized, in collaboration with the Financial Advisor and the Authority, to choose an investment bank or firm to serve as underwriter for the Bonds and to execute and deliver to the underwriter a bond purchase agreement (the "Bond Purchase Agreement") substantially in the form approved by the County Administrator and the County Attorney, in consultation with the County's bond counsel and Financial Advisor. Following a negotiated sale, the County Administrator shall file a copy of the Bond Purchase Agreement with the records of the County Board. The actions of the County Administrator in selling the Bonds by negotiated sale to the underwriter shall be conclusive, and no further action with respect to the sale and issuance of the Bonds shall be necessary on the part of the County Board.

6. The County Board hereby authorizes and directs the County Administrator to (a) determine which portions, if any, of the 2016 Bonds shall constitute the Refunded Bonds and when to refund such Refunded Bonds, (b) request that the Authority take all proper steps to call for redemption of the Refunded Bonds and prepare and deliver any notices and correspondence necessary therefor and (c) take such action as may be considered necessary or desirable to assist the Authority in redeeming the Refunded Bonds.

7. The Preliminary Official Statement in the form circulated prior to this meeting is approved with respect to the information contained therein (excluding information pertaining to the Authority). The County hereby authorizes distribution of the Preliminary Official Statement to prospective purchasers of the Bonds in a form deemed to be "final," within the meaning of Rule 15c2-12 of the Securities and Exchange Commission (the "Rule"), with such completions, omissions, insertions, and changes not inconsistent with this Resolution as may be approved by the County Administrator. Such distribution shall constitute conclusive evidence that the County has deemed the Preliminary Official Statement to be final as of its date within the meaning of the Rule, with respect to the information therein pertaining to the County. The County Administrator is authorized and directed to approve such completions, omissions, insertions and other changes to the Preliminary Official Statement that are necessary to reflect the terms of the sale of the Bonds, determined as set forth in paragraph 4, and the details thereof and that are appropriate to complete it as an official statement in final form (the "Official Statement") and distribution thereof to the purchaser of the Bonds shall constitute conclusive evidence that the County has deemed the Official Statement final as of its date within the meaning of the Rule.

8. The County covenants that it shall not take or omit to take any action the taking or omission of which shall cause the Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended (the "Code"), and regulations thereunder, or otherwise cause interest on the Bonds to be includable in the gross income for Federal income tax purposes of the registered owners thereof under existing law. Without limiting the generality of the foregoing, the County shall comply with any provision of law that may require the County at any time to rebate to the United States of America any part of the earnings derived from the investment of the gross proceeds of the Bonds. The County shall pay from its legally available general funds any amount required to be rebated to the United States of America pursuant to the Code.

9. All costs and expenses in connection with the issuance of the Bonds, the financing of the Series 2026 Projects and the refunding of the Refunded Bonds, including the Authority's fees and expenses and the fees and expenses of bond counsel, counsel for the Authority, and the Financial Advisor for the sale of the Bonds shall be paid from the proceeds of the Bonds or other legally available funds of the County. If for any reason the Bonds are not issued, it is understood that all such expenses shall be paid by the County from its legally available funds and that the Authority shall have no responsibility therefor.

10. Any authorization herein to execute a document shall include authorization to deliver it to the other parties thereto and to record such document where appropriate.

11. All other acts of the County Administrator and other officers of the County that are in conformity with the purposes and intent of this Resolution and in furtherance of the issuance and sale of the Bonds, the financing of the Series 2026 Projects and the refunding of the Refunded Bonds are hereby approved and ratified.

12. The County intends that the adoption of this Resolution confirms the "official intent" (within the meaning of Treasury Regulations Section 1.15-2 promulgated under the Internal Revenue Code of 1986, as amended) to use proceeds of the Bonds for reimbursement purposes.

13. This Resolution shall take effect immediately upon adoption.

The undersigned Clerk of the Board of Supervisors of James City County, Virginia, hereby certifies that the foregoing constitutes a true and correct extract from the minutes of a meeting of the County Board held on May 26, 2026, and of the whole thereof so far as applicable to the matters referred to in such extract. I hereby further certify that such meeting was a regularly scheduled meeting and that, during the consideration of the foregoing resolution, a quorum was present.

Members present at the meeting were: ____________________

Members absent from the meeting were: ______________________.

Members voting in favor of the foregoing resolution were: _______________________

Members voting against the foregoing resolution were: ___________________________.

Members abstaining from voting on the foregoing resolution were: ____________________.

WITNESS MY HAND and the seal of the Board of Supervisors of James City County, Virginia, this ___ day of ___________, 2026.

____
Clerk, Board of Supervisors of
James City County, Virginia

[SEAL]

FIFTH SUPPLEMENTAL AGREEMENT OF TRUST

between

**ECONOMIC DEVELOPMENT AUTHORITY
OF JAMES CITY COUNTY, VIRGINIA**

and

**WILMINGTON TRUST, NATIONAL ASSOCIATION,
as Trustee**

Dated as of _______, 2026

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THIS FIFTH SUPPLEMENTAL AGREEMENT OF TRUST dated as of _______, 2026, by and between the **ECONOMIC DEVELOPMENT AUTHORITY OF JAMES CITY COUNTY, VIRGINIA**, a political subdivision of the Commonwealth of Virginia (the "Authority"), and **WILMINGTON TRUST, NATIONAL ASSOCIATION,** a national banking association, having a corporate trust office in Richmond, Virginia, as trustee (in such capacity, together with any successor in such capacity, herein called the "Trustee"), provides:

WHEREAS, the Authority and the Trustee have entered into an Agreement of Trust dated as of June 1, 2016 (the "Master Agreement of Trust"), pursuant to which the Authority has agreed to issue from time to time public facility revenue bonds or notes and use the proceeds thereof to finance and refinance costs incurred in connection with certain Projects (as hereinafter defined) for the benefit of James City County, Virginia (the "County"); and

WHEREAS, within the limitations of and in compliance with the Master Agreement of Trust, the County has requested the Authority to issue a series of federally tax-exempt public facility revenue and refunding bonds in the aggregate principal amount of $_____ (as further described herein, the "Series 2026 Bonds"), the proceeds of which will be loaned to the County (a)to finance the Series 2026 Project (as hereinafter described), (b) to refund [all of][a portion of] the Authority's outstanding $26,750,000 Public Facility Revenue Bonds (James City County School Project), Series 2016, (c) pay interest on the Series 2026 Bonds for up to one year following completion of the Series 2026 Project, and (d) to pay the related costs of issuance and refunding; and

WHEREAS, the Authority has agreed to issue the Series 2026 Bonds, secured by a pledge of the revenues and receipts derived from a Financing Agreement dated as of June 1, 2016, as previously supplemented and as further supplemented by a Fourth Supplemental Financing Agreement dated as of _______, 2026 (collectively, the "Financing Agreement"), between the Authority and the County, and the County has undertaken, subject to the appropriation by the County Board of Supervisors from time to time of sufficient amounts for such purposes, to make basic payments that will be sufficient to pay the principal of and premium, if any, and interest on [the Series 2016 Bonds,] the Series 2018 Bonds, the Series 2021 Bonds, the Series 2024 Bonds, and the Series 2026 Bonds, as the same shall become due; and

WHEREAS, the Authority has taken all necessary action to make the Series 2026 Bonds, when authenticated by the Trustee and issued by the Authority, valid and binding limited obligations of the Authority and to constitute this Fifth Supplemental Trust Agreement a valid and binding agreement authorizing and providing for the details of the Series 2026 Bonds;

NOW THEREFORE, in consideration of the premises and the mutual covenants and agreements hereinafter contained, the parties hereto agree as follows:

ARTICLE I

FIFTH SUPPLEMENTAL TRUST AGREEMENT

Section 5.101 Authorization of Fifth Supplemental Trust Agreement.

This Fifth Supplemental Trust Agreement is authorized and executed by the Authority and delivered to the Trustee pursuant to and in accordance with Articles III and X of the Master Agreement of Trust. All terms, covenants, conditions and agreements of the Master Agreement of Trust shall apply with full force and effect to the Series 2026 Bonds and to the holders thereof, except as otherwise provided in this Fifth Supplemental Trust Agreement.

Section 5.102 Definitions.

Except as otherwise defined in this Fifth Supplemental Trust Agreement, words defined in the Master Agreement of Trust are used in this Fifth Supplemental Trust Agreement with the meanings assigned to them in the Master Agreement of Trust. In addition, the following words shall have the following meanings unless a different meaning clearly appears from the context:

"Closing Date" shall mean _______, 2026.

"Fifth Supplemental Trust Agreement" shall mean this Fifth Supplemental Agreement of Trust between the Authority and the Trustee, which supplements and amends the Master Agreement of Trust, including any supplements, amendments or modifications to the Fifth Supplemental Trust Agreement as the parties may undertake.

"Letter of Representations" shall mean the Blanket Letter of Representations dated May 29, 2013, from the Authority to the Securities Depository and any amendments thereto or successor agreements between the Authority and any successor Securities Depository with respect to the Series 2026 Bonds. Notwithstanding any provision of the Master Agreement of Trust, including Article X regarding amendments, the Trustee may enter into any such amendment or successor agreement without the consent of Bondholders.

"Refunded Bonds" shall mean the Series 2016 Bonds maturing in the years ______.

"Securities Depository" shall mean The Depository Trust Company, a corporation organized and existing under the laws of the State of New York, and any other securities depository for the Series 2026 Bonds appointed pursuant to Section 4.204, and their successors.

"Series 2016 Bonds" shall mean the Authority's $26,750,000 Public Facility Revenue Bonds (James City County School Project), Series 2016, authorized to be issued pursuant to the First Supplemental Trust Agreement.

"Series 2016 Escrow Fund" shall mean the Series 2016 Escrow Fund established in Section 5.401 of this Fifth Supplemental Trust Agreement.

"Series 2026 Bonds" shall mean the Authority's $______ Public Facility Revenue and Refunding Bonds (County Government Projects), Series 2026, authorized to be issued pursuant to this Fifth Supplemental Trust Agreement.

"Series 2026 Project" shall have the meaning set forth in the Financing Agreement.

"Series 2026 Project Account" shall mean the Series 2026 Project Account established in Section 5.402 of this Fifth Supplemental Trust Agreement.

Section 5.103 Rules of Construction.

The following rules shall apply to the construction of this Fifth Supplemental Trust Agreement unless the context otherwise requires:

(a) Words importing the singular number shall include the plural number and vice versa.

(b) Words importing the redemption or calling for redemption of Series 2026 Bonds shall not be deemed to refer to or connote the payment of Series 2026 Bonds at their stated maturity.

(c) Unless otherwise indicated, all references herein to particular Articles or Sections are references to Articles or Sections of this Fifth Supplemental Trust Agreement.

(d) The headings herein and Table of Contents to this Fifth Supplemental Trust Agreement herein are solely for convenience of reference and shall not constitute a part of this Fifth Supplemental Trust Agreement nor shall they affect its meaning, construction or effect.

(e) All references herein to payment of Series 2026 Bonds are references to payment of principal of and premium, if any, and interest on the Series 2026 Bonds.

ARTICLE II

AUTHORIZATION, DETAILS AND FORM OF SERIES 2026 BONDS

Section 5.201 Authorization of Series 2026 Bonds and Series 2026 Project.

There are hereby authorized to be issued the Series 2026 Bonds in an aggregate principal amount of $_______ to (a) finance the Cost of the Series 2026 Project, (b) refund the Refunded Bonds and (c) pay related costs of issuance and refunding.

Section 5.202 Details of Series 2026 Bonds.

(a) The Series 2026 Bonds shall be designated "Public Facility Revenue and Refunding Bonds (County Government Projects), Series 2026," shall be dated the Closing Date, shall be issuable only as fully registered bonds in denominations of $5,000 and integral multiples thereof and shall be numbered R-1 upward. The Series 2026 Bonds shall bear interest at rates, payable semiannually on each June 15 and December 15, beginning ______, ____, and shall mature in installments on June 15 in years and amounts, as follows:

Year	Amount	Rate	Year	Amount	Rate

(b) Each Series 2026 Bond shall bear interest (a) from its date, if such Series 2026 Bond is authenticated prior to the first interest payment date, or (b) otherwise from the interest payment date that is, or immediately precedes, the date on which such Series 2026 Bond is authenticated; provided, however, that if at the time of authentication of any Series 2026 Bond payment of interest is in default, such Series 2026 Bond shall bear interest from the date to which interest has been paid. Interest shall be calculated on the basis of a 360-day year of twelve 30-day months.

(c) Principal of the Series 2026 Bonds shall be payable to the registered holder(s) upon the surrender of Series 2026 Bonds at the designated corporate trust office of the Trustee in Richmond, Virginia, or such other office as the Trustee may designate in writing, from time to time. Interest on the Series 2026 Bonds shall be payable by check or draft mailed to the registered owners at their addresses as they appear on the registration books kept by the Trustee on the first day of the month in which each interest payment date occurs; provided, however, if the Series 2026 Bonds are registered in the name of a Securities Depository or its nominee as registered holder or at the option of a registered holder(s) of at least $1,000,000 of Series 2026 Bonds, payment shall be made by wire transfer pursuant to the wire instructions received by the Trustee from such registered holder(s). Principal and interest shall be payable in lawful money of the United States of America.

Section 5.203 Form of Series 2026 Bonds.

The Series 2026 Bonds shall be in substantially the form set forth in **Exhibit A**, with such appropriate variations, omissions and insertions as are permitted or required by the Master Agreement of Trust and this Fifth Supplemental Trust Agreement.

Section 5.204 Securities Depository Provisions.

Initially, one certificate for each maturity of the Series 2026 Bonds will be issued and registered to the Securities Depository, or its nominee. The Authority shall enter into a Letter of Representations relating to a book-entry system to be maintained by the Securities Depository with respect to the Series 2026 Bonds.

In the event that (a) the Securities Depository determines not to continue to act as a securities depository for the Series 2026 Bonds by giving notice to the Trustee and the Authority discharging its responsibilities hereunder or (b) the Authority, at the direction of the County, determines (1) that beneficial owners of Series 2026 Bonds shall be able to obtain certificated Series 2026 Bonds or (2) to select a new Securities Depository, then the Trustee shall, at the direction of the Authority, attempt to locate another qualified securities depository to serve as Securities Depository or authenticate and deliver certificated Series 2026 Bonds to the beneficial owners or to the Securities Depository participants on behalf of beneficial owners substantially in the form provided for in **Exhibit A**; provided, however, that such form shall provide for interest on the Series 2026 Bonds to be payable (i) from the Closing Date, if it is authenticated prior to _______, ____, or (ii) otherwise from the June 15 or December 15 that is, or immediately precedes, the date on which it is authenticated (unless payment of interest thereon is in default, in which case interest on such Series 2026 Bonds shall be payable from the date to which interest has been paid). In delivering certificated Series 2026 Bonds, the Trustee shall be entitled to rely conclusively on the records of the Securities Depository as to the beneficial owners or the records of the Securities Depository participants acting on behalf of beneficial owners. Such certificated Series 2026 Bonds will be registrable, transferable and exchangeable as set forth in Sections 204 and 205 of the Master Agreement of Trust.

So long as there is a Securities Depository for the Series 2026 Bonds (A) it or its nominee shall be the registered holder(s) of the Series 2026 Bonds, (B) notwithstanding anything to the contrary in this Agreement, determinations of persons entitled to payment of principal and interest, transfers of ownership and exchanges and receipt of notices shall be the responsibility of the Securities Depository and shall be effected pursuant to rules and procedures established by such Securities Depository, (C) the Authority and the Trustee shall not be responsible or liable for maintaining, supervising or reviewing the records maintained by the Securities Depository, its participants or persons acting through such participants, (D) references in this Agreement to registered holder(s) of the Series 2026 Bonds shall mean such Securities Depository or its nominee and shall not mean the beneficial owners of the Series 2026 Bonds and (E) in the event of any inconsistency between the provisions of this Agreement, other than those set forth in this paragraph and the preceding paragraph, and the provisions of the Letter of Representations such provisions of the Letter of Representations shall control.

Section 5.205 Delivery of Series 2026 Bonds.

The Trustee shall authenticate and deliver the Series 2026 Bonds when there have been filed with or delivered to it all items required by Section 303 of the Master Agreement of Trust.

ARTICLE III

REDEMPTION OF SERIES 2026 BONDS

Section 5.301 Optional Redemption.

The Series 2026 Bonds may not be called for redemption by the Authority except as according to this section. The Series 2026 Bonds maturing on and before June 15, ____, will not be subject to redemption prior to maturity. The Series 2026 Bonds maturing on and after June 15,

____, will be subject to redemption prior to maturity, at the option of the Authority upon the direction of the County, at any time on or after June 15, ____, in whole or in part (in $5,000 integrals), upon payment of 100% of the principal amount to be redeemed, plus interest accrued to the date fixed for redemption.

Section 5.302 Selection of Series 2026 Bonds for Redemption.

If less than all of the Series 2026 Bonds are called for redemption, the Series 2026 Bonds (or principal portions thereof) to be redeemed shall be selected by the Authority (at the direction of the County). If less than all of the Series 2026 Bonds of a particular maturity are called for redemption, DTC or any successor securities depository will select the particular Series 2026 Bonds within each maturity to be redeemed pursuant to its rules and procedures or, if the book-entry system is discontinued, the Series 2026 Bonds to be redeemed will be selected by the Trustee. The portion of any Series 2026 Bond to be redeemed shall be in the principal amount of $5,000 or some multiple thereof. In selecting Series 2026 Bonds for redemption, each Series 2026 Bond shall be considered as representing that number of Series 2026 Bonds which is obtained by dividing the principal amount of such Series 2026 Bond by $5,000. If a portion of a Series 2026 Bond shall be called for redemption, a new Series 2026 Bond in principal amount equal to the unredeemed portion thereof shall be issued to the registered owner upon the surrender thereof.

Section 5.303 Notice of Redemption.

Notice of redemption of Series 2026 Bonds shall be given in the manner set forth in Section 402 of the Master Agreement of Trust.

ARTICLE IV

ESTABLISHMENT OF FUNDS AND ACCOUNTS; APPLICATION OF PROCEEDS OF SERIES 2026 BONDS

Section 5.401 Series 2016 Escrow Fund.

There is created and established a special, irrevocable escrow fund designated the "Series 2016 Escrow Fund" to be held by the Trustee as a trust fund for the sole benefit of the holders of the Refunded 2016 Bonds, separate and apart from other funds of the Authority and the Trustee. Amounts in the Series 2016 Escrow Fund are hereby irrevocably pledged to the payment of the Refunded 2016 Bonds. The deposit and pledge hereunder are made for the benefit of the holders from time to time of the Refunded 2016 Bonds and may not be revoked by the parties hereto.

Section 5.402 Series 2026 Project Account.

There shall be established within the Project Fund a special account entitled "Series 2026 Project Account." The portion of the proceeds of the Series 2026 Bonds specified in Section 5.404 shall be deposited in the Series 2026 Project Account. Money in the Series 2026 Project Account shall be used in accordance with the provisions of Section 503 of the Master Agreement of Trust to pay Costs of the Series 2026 Project.

Section 5.403 Debt Service Reserve Fund; No Series Account.

No Series account shall be established in the Debt Service Reserve Fund in connection with the Series 2026 Bonds and no monies in the Debt Service Reserve Fund (if later funded in connection with the issuance of Additional Bonds) shall secure the Series 2026 Bonds.

Section 5.404 Application of Proceeds of Series 2026 Bonds.

The proceeds of the Series 2026 Bonds (including $______ transferred from the County (representing the good faith deposit) and $_____ transferred from the underwriter of the Series 2026 Bonds) shall be transferred to the Trustee and applied as follows:

(a) $______ shall be deposited in the Series 2016 Escrow Fund and applied in accordance with Section 5.502;

(b) $______ shall be deposited in the 2026 Project Account in the Project Fund.

ARTICLE V

REFUNDED BONDS; SERIES 2016 ESCROW FUND

Section 5.501 Deposit; Acquisition of Government Obligations.

The funds deposited in the Series 2016 Escrow Fund pursuant to Section 5.404 shall be used to (a) purchase $_______ principal amount of certain United States Treasury Obligations – State and Local Government Series at a purchase price of $______, as described in Exhibit B (the "2016 Government Obligations"), and (b) hold $___, uninvested, as the initial cash balance.

Section 5.502 Use of Moneys in Series 2016 Escrow Fund.

(a) The Trustee shall use the moneys in the Series 2016 Escrow Fund to pay principal of and interest on the Refunded Bonds on the date and in the amounts shown on Exhibit C, including all fees and expenses allocable to the Refunded Bonds required to be paid under Section 5.1 of the Master Financing Agreement (as defined in the Master Agreement of Trust).

(b) If, in the event that available funds in the Series 2016 Escrow Fund are insufficient for its prescribed purpose, the County shall immediately upon notice thereof from the Trustee restore the amount of the deficiency.

Section 5.503 Redemption of Refunded Bonds.

At the direction of the County, the Authority irrevocably elects to redeem the Refunded Bonds on _______, 2026. Pursuant to prior written instructions from the Authority, the Trustee has sent conditional notice of the call for redemption, in the form of Exhibit D attached hereto, to (a) DTC, as the registered owner of the Refunded Bonds at its address as it appears on the registration books, and (b) the Electronic Municipal Market Access System maintained by the Municipal Securities Rulemaking Board (the "MSRB") at emma.msrb.org, by electronic transmission on [_______], 2026, which date is not less than 30 days nor more than 60 days prior to the date fixed for redemption.

Section 5.504 Amendments.

(a) This Article V shall not be amended without the consent of the Trustee and all holders of the Refunded Bonds; provided, however, that the Authority and the Trustee may enter into such agreements supplemental to this Article V ("Amendments") as shall not adversely affect the rights of such holders and as shall not be inconsistent with the intent of the terms and provisions of this Fifth Supplemental Agreement, for the purpose described in subsection (b) of this Section or for any one or more of the following purposes:

(i) to cure any ambiguity or formal defect or omission in this Article V;

(ii) to grant to, or confer upon, the Trustee for the benefit of such holders any additional rights, remedies, powers or authority that may lawfully be granted to, or conferred upon, such holders or the Trustee;

(iii) to subject to the Series 2016 Escrow Fund additional funds, securities or properties; and

(iv) to sever any invalid provision from this Article V.

(b) The Trustee shall not undertake or execute any Amendment unless it has received an opinion of an independent certified public accountant reasonably acceptable to the Trustee that after such Amendment the funds then held pursuant to this Fifth Supplemental Agreement will provide moneys in amounts and at times as necessary to pay all principal of and interest on the Refunded Bonds as the same are called for redemption as set forth in Section 5.503, and an opinion of a firm of attorneys nationally recognized on the subject of municipal bonds that (i) if such Amendment had been adopted on the date of issuance of the Series 2026 Bonds such expectation would not have caused the Series 2026 Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Code and the regulations and rulings thereunder applicable to the Series 2026 Bonds on the date of the Amendment, (ii) the Amendment will not cause any of the Refunded Bonds to be "arbitrage bonds," and (iii) the Amendment complies with the requirements of this Article V.

(c) The Authority shall send, or cause the County to send, a copy of any Amendment or documentation required by this Article V to Fitch Ratings, One State Street Plaza, New York, New York 10004, Moody's Investors Service, Public Finance Rating Desk/Refunded Bonds, 7 World Trade Center, 250 Greenwich Street, New York, New York 10007, and S&P Global Ratings, 55 Water Street, New York, New York 10041.

Section 5.505 Balance of Funds.

If, after the final payment of principal of and interest on the Refunded Bonds any moneys remain in the Series 2016 Escrow Fund, the Trustee shall transfer or apply such moneys then remaining in the Series 2016 Escrow Fund in accordance with written instructions provided by an Authorized County Representative.

ARTICLE VI

SECURITY FOR SERIES 2026 BONDS

Section 5.601 Security for Series 2026 Bonds.

The Series 2026 Bonds shall be equally and ratably secured under the Master Agreement of Trust with any other series issued pursuant to Article III of the Master Agreement of Trust, without preference, priority or distinction of any Bonds over any other Bonds, except as provided in the Master Agreement of Trust.

ARTICLE VII

MISCELLANEOUS

Section 5.701 Limitations on Use of Proceeds.

The Authority intends that interest on the Series 2026 Bonds shall be excluded from gross income for Federal income tax purposes. The Authority covenants with the holders of the Series 2026 Bonds not to take any action that would adversely affect, and to take all action within its power necessary to maintain, the exclusion of interest on all Series 2026 Bonds from gross income for Federal income taxation purposes.

Section 5.702 Limitation of Rights.

With the exception of rights herein expressly conferred, nothing expressed or mentioned in or to be implied from this Fifth Supplemental Trust Agreement or the Series 2026 Bonds is intended or shall be construed to give to any person other than the parties hereto and the holders of Series 2026 Bonds any legal or equitable right, remedy or claim under or in respect to this Fifth Supplemental Trust Agreement or any covenants, conditions and agreements herein contained since this Fifth Supplemental Trust Agreement and all of the covenants, conditions and agreements hereof are intended to be and are for the sole and exclusive benefit of the parties hereto and the holders of Bonds as herein provided.

Section 5.703 Severability.

If any provision of this Fifth Supplemental Trust Agreement shall be held invalid by any court of competent jurisdiction, such holding shall not invalidate any other provision hereof and this Fifth Supplemental Trust Agreement shall be construed and enforced as if such illegal provision had not been contained herein.

Section 5.704 Successors and Assigns.

This Fifth Supplemental Trust Agreement shall be binding upon, inure to the benefit of and be enforceable by the parties and their respective successors and assigns.

Section 5.705 Applicable Law.

This Fifth Supplemental Trust Agreement shall be governed by the applicable laws of the Commonwealth of Virginia.

Section 5.706 Counterparts.

This Fifth Supplemental Trust Agreement may be executed in several counterparts, each of which shall be an original and all of which together shall constitute but one and the same instrument.

Section 5.707 Freedom Act Requirements.

To help the government fight the funding of terrorism and money laundering activities, federal law requires all financial institutions to obtain, verify, and record information that identifies each person who opens an account. For a non-individual person such as a business entity, a charity, a trust, or other legal entity, the Trustee may ask for documentation to verify such non-individual person's formation and existence as a legal entity. The Trustee may also ask to see financial statements, licenses, identification and authorization documents from individuals claiming authority to represent the entity or other relevant documentation.

IN WITNESS WHEREOF, the Authority and the Trustee have caused this Fifth Supplemental Trust Agreement to be executed in their respective corporate names as of the date first above written.

ECONOMIC DEVELOPMENT AUTHORITY OF JAMES CITY COUNTY, VIRGINIA

By____
Chair

WILMINGTON TRUST, NATIONAL ASSOCIATION,
as Trustee

By____
Vice President

Acknowledged and Consented To:

BOARD OF SUPERVISORS OF JAMES CITY COUNTY, VIRGINIA, on behalf of JAMES CITY COUNTY, VIRGINIA

By:_________________________________
County Administrator

EXHIBIT A

Unless this certificate is presented by an authorized representative of The Depository Trust Company, a New York corporation ("DTC"), to the issuer or its agent for registration of transfer, exchange, or payment, and any certificate is registered in the name of Cede & Co., or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.

REGISTERED	**REGISTERED**
R-1	**$____________**

UNITED STATES OF AMERICA

COMMONWEALTH OF VIRGINIA

ECONOMIC DEVELOPMENT AUTHORITY OF JAMES CITY COUNTY, VIRGINIA

Public Facility Revenue and Refunding Bond (County Government Projects), Series 2026

INTEREST RATE	MATURITY DATE	DATED DATE	CUSIP
____%	June 15, ____	________, 2026	47030F ___

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: DOLLARS

The Economic Development Authority of James City County, Virginia, a political subdivision of the Commonwealth of Virginia (the "Authority"), for value received, hereby promises to pay upon surrender hereof at the designated corporate trust office of Wilmington Trust, National Association, Richmond, Virginia, as trustee, or its successor in trust (the "Trustee"), under the Agreement of Trust (as hereinafter defined) solely from the source and as hereinafter provided, to the registered owner hereof, or registered assigns or legal representative, the principal sum stated above on the maturity date stated above, subject to prior redemption as hereinafter provided, and to pay, solely from such source, interest hereon on each June 15 and December 15, beginning _______, ____, at the annual rate stated above, calculated on the basis of a 360-day year of twelve 30-day months. Interest is payable (a) from the Dated Date, if this bond is authenticated prior to _______, ____, or (b) otherwise from the June 15 or December 15 that is, or immediately precedes, the date on which this bond is authenticated (unless payment of interest hereon is in default, in which case this bond shall bear interest from the date to which interest has been paid). Interest is payable by check or draft mailed to the registered owner hereof at its address as it appears on the 1st day of the month in which an interest payment date occurs on registration books kept by the Trustee; provided, however, that at the option of a registered owner of at least $1,000,000 of 2026 Bonds (as hereinafter defined), payment will be made by wire transfer pursuant to the most recent wire instructions received by the Trustee from such registered owner. If such interest payment date is not a Business Day (as defined in the Agreement of Trust), such payment shall be made on the next succeeding Business Day with the same effect as if made on the day such payment was due and no interest shall accrue hereon. Principal and interest are payable in lawful money of the United States of America.

Notwithstanding any other provision hereof, this bond is subject to book-entry form maintained by The Depository Trust Company ("DTC"), and the payment of principal and interest, the providing of notices and other matters shall be made as described in the Authority's Letter of Representations to DTC.

This bond is one of an issue of $______ Public Facility Revenue and Refunding Bonds (County Government Projects), Series 2026 (the "2026 Bonds"), authorized and issued pursuant to the Virginia Industrial Development and Revenue Bond Act, Chapter 49, Title 15.2, Code of Virginia of 1950, as amended. The 2026 Bonds are issued under and secured by an Agreement of Trust dated as of June 1, 2016, between the Authority and the Trustee, as previously supplemented and as further supplemented by a Fifth Supplemental Agreement of Trust dated as of _______, 2026 (collectively, the "Agreement of Trust"). The Series 2026 Bonds will be secured on a parity with the outstanding principal amount of the Authority's [$26,750,000 Public Facility Revenue Bonds (James City County School Project), Series 2016, its] $21,015,000 Public Facility Revenue and Refunding Bonds (County Government Projects), Series 2018, its $11,030,000 Public Facility Revenue Refunding Bonds (County Government Projects), Series 2021, and its $69,475,000 Public Facility Revenue Bonds (County Government Projects), Series 2024 (collectively, the "Existing Parity Bonds"). The Agreement of Trust assigns to the Trustee, as security for the Existing Parity Bonds, the 2026 Bonds, and any additional bonds to be issued under the Agreement of Trust, (a) the revenues and receipts derived from a Financing Agreement dated as of June 1, 2016, as previously supplemented and as further supplemented by a Fourth Supplemental Financing Agreement dated as of _____, 2026 (together, the "Financing Agreement"), between the Authority and James City County, Virginia (the "County"), and (b) the Authority's rights under the Financing Agreement (except for the Authority's rights under the Financing Agreement to the payment of certain fees and expenses and the rights to notices).

Reference is hereby made to the Agreement of Trust for a description of the provisions, among others, with respect to the nature and extent of the security, the rights, duties and obligations of the Authority and the Trustee, the rights of the holders of the 2026 Bonds and the terms upon which the 2026 Bonds are issued and secured. Additional bonds secured by a pledge of revenues and receipts derived from the County under the Financing Agreement on a parity with the 2026 Bonds may be issued under the terms and conditions set forth in the Agreement of Trust. Terms not otherwise defined herein shall have the meaning assigned such terms in the Agreement of Trust.

The 2026 Bonds are issued (a) to finance certain capital improvements for public school facilities and general government buildings, including (but not limited to) HVAC and roof replacements on behalf of the Williamsburg-James City County ("WJCC") Schools, a new community park, fire apparatus, construction costs for the Public Works Administration Building, a new Government Center, a new library, and other projects that are part of the capital improvement plans of the County and WJCC Schools, and (b) to refund [all][a portion of] the Authority's outstanding Public Facility Revenue Bonds, (James City County School Project), Series 2016. Under the Financing Agreement, the County has agreed to make payments that will be sufficient to pay the principal of and interest on the 2026 Bonds as the same shall become due in accordance with their terms and the provisions and the terms of the Agreement of Trust; provided, however, that the obligation of the County to make such payments constitutes a current expense of the County that is subject to appropriation by the County Board of Supervisors from time to time of sufficient monies for such purposes. The obligation of the County to make payments under the Financing Agreement does not constitute a debt of the County within the meaning of any constitutional or statutory limitation nor a liability of or a lien or charge upon funds or property of the County beyond any fiscal year for which the County has appropriated moneys to make such payments.

THE 2026 BONDS AND THE PREMIUM, IF ANY, AND THE INTEREST THEREON ARE LIMITED OBLIGATIONS OF THE AUTHORITY PAYABLE SOLELY FROM REVENUES AND RECEIPTS DERIVED FROM THE COUNTY RECEIVED BY THE AUTHORITY UNDER THE FINANCING AGREEMENT, AND FROM CERTAIN FUNDS, AND THE INVESTMENT INCOME THEREON, HELD UNDER THE AGREEMENT OF TRUST, WHICH REVENUES, RECEIPTS AND FUNDS HAVE BEEN PLEDGED AND ASSIGNED TO SECURE PAYMENT THEREOF. THE 2026 BONDS AND INTEREST THEREON SHALL NOT BE DEEMED TO CONSTITUTE A GENERAL OBLIGATION DEBT OR A PLEDGE OF THE FAITH AND CREDIT OF THE COMMONWEALTH OF VIRGINIA OR ANY POLITICAL SUBDIVISION THEREOF, INCLUDING THE AUTHORITY AND THE COUNTY. NEITHER THE COMMONWEALTH OF VIRGINIA 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 2026 BONDS OR OTHER COSTS INCIDENT THERETO EXCEPT FROM THE REVENUES AND RECEIPTS PLEDGED AND ASSIGNED THEREFOR, AND NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE COMMONWEALTH OF VIRGINIA, OR ANY POLITICAL SUBDIVISION THEREOF, INCLUDING THE AUTHORITY AND THE COUNTY, IS PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF OR PREMIUM, IF ANY, OR INTEREST ON THE 2026 BONDS OR OTHER COSTS INCIDENT THERETO. THE AUTHORITY HAS NO TAXING POWER.

No covenant, condition or agreement contained herein shall be deemed to be a covenant, agreement or obligation of any present or future director, officer, employee or agent of the Authority in his individual capacity, and neither the Chair of the Authority nor any officer thereof executing this bond shall be liable personally on the 2026 Bonds or be subject to any personal liability or accountability by reason of the issuance thereof.

The 2026 Bonds may not be called for redemption by the Authority except as provided herein and in the Agreement of Trust.

Optional Redemption. The 2026 Bonds maturing on and before June 15, ____, will not be subject to redemption prior to maturity. The 2026 Bonds maturing on and after June 15, ____, will be subject to redemption prior to maturity, at the option of the Authority upon the direction of the County, at any time on or after June 15, ____, in whole or in part (in $5,000 integrals), upon payment of 100% of the principal amount to be redeemed, plus interest accrued to the date fixed for redemption.

If less than all of the 2026 Bonds are called for redemption, the 2026 Bonds (or principal portions thereof) to be redeemed shall be selected by the Authority (at the direction of the County). If less than all of the 2026 Bonds of a particular maturity are called for redemption, DTC or any successor securities depository will select the particular 2026 Bonds within each maturity to be redeemed pursuant to its rules and procedures or, if the book-entry system is discontinued, the 2026 Bonds to be redeemed will be selected by the Trustee. The portion of any 2026 Bond to be redeemed shall be in the principal amount of $5,000 or some integral multiple thereof. In selecting 2026 Bonds for redemption, each 2026 Bond shall be considered as representing that number of 2026 Bonds which is obtained by dividing the principal amount of such Bond by $5,000.

If any of the 2026 Bonds or portions thereof are called for redemption, the Trustee shall send notice of the call for redemption, identifying the 2026 Bonds or portions thereof to be redeemed, not less than 30 nor more than 60 days prior to the redemption date, by facsimile, registered or certified mail or overnight express delivery, to the registered owner of the 2026 Bonds. Such notice may state that (1) it is conditioned upon the deposit of moneys, in an amount equal to the amount necessary to effect the redemption, with the Trustee no later than the redemption date or (2) the Authority retains the right to rescind such notice on or prior to the scheduled redemption date, and such notice and optional redemption shall be of no effect if such moneys are not so deposited or if the notice is rescinded. Provided funds for their redemption are on deposit at the place of payment on the redemption date, all Bonds or portions thereof so called for redemption shall cease to bear interest on such date, shall no longer be secured by the Agreement of Trust and shall not be deemed to be Outstanding under the provisions of the Agreement of Trust. If a portion of this bond shall be called for redemption, a new bond in principal amount equal to the unredeemed portion hereof will be issued to DTC or its nominee upon surrender hereof, or if the book-entry system is discontinued, to the registered owners of the 2026 Bonds.

The registered owner of this bond shall have no right to enforce the provisions of the Agreement of Trust or to institute action to enforce the covenants therein or to take any action with respect to any Event of Default under the Agreement of Trust or to institute, appear in or defend any suit or other proceedings with respect thereto, except as provided in the Agreement of Trust. Modifications or alterations of the Agreement of Trust or the Financing Agreement, or of any supplement thereto, may be made only to the extent and in the circumstances permitted by the Agreement of Trust.

The 2026 Bonds are issuable as registered bonds in the denomination of $5,000 and integral multiples thereof. Upon surrender for transfer or exchange of this bond at the designated corporate trust office of the Trustee in Richmond, Virginia, together with an assignment duly executed by the registered owner or its duly authorized attorney or legal representative in such form as shall be satisfactory to the Trustee, the Authority shall execute, and the Trustee shall authenticate and deliver in exchange, a new bond or bonds in the manner and subject to the limitations and conditions provided in the Agreement of Trust, having an equal aggregate principal amount, in authorized denominations, of the same series, form and maturity, bearing interest at the same rate and registered in the name or names as requested by the then registered owner hereof or its duly authorized attorney or legal representative. Any such exchange shall be at the expense of the Authority, except that the Trustee may charge the person requesting such exchange the amount of any tax or other governmental charge required to be paid with respect thereto.

The Trustee shall treat the registered owner as the person exclusively entitled to payment of principal and interest and the exercise of all other rights and powers of the owner, except that interest payments shall be made to the person shown as holder on the first day of the month in which each interest payment date occurs.

All acts, conditions and things required to happen, exist or be performed precedent to and in the issuance of this bond have happened, exist and have been performed.

This bond shall not become obligatory for any purpose or be entitled to any security or benefit under the Agreement of Trust or be valid until the Trustee shall have executed the Certificate of Authentication appearing hereon and inserted the date of authentication hereon.

IN WITNESS WHEREOF, the Economic Development Authority of James City County, Virginia, has caused this bond to be signed by its Chair, its seal to be imprinted hereon and attested by its Secretary, and this bond to be dated the Dated Date.

ECONOMIC DEVELOPMENT AUTHORITY OF JAMES CITY COUNTY, VIRGINIA

(SEAL)

By____
Chair

Attest:

____
Secretary

CERTIFICATE OF AUTHENTICATION

Date Authenticated: _______________

This bond is one of the 2026 Bonds described in the within mentioned Agreement of Trust.

WILMINGTON TRUST, NATIONAL ASSOCIATION,
as Trustee

By____
Authorized Representative

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sell(s), assign(s) and transfer(s) unto ____

____

(please print or typewrite name and address, including zip code, of Transferee)

PLEASE INSERT SOCIAL SECURITY OR OTHER
IDENTIFYING NUMBER OF TRANSFEREE

____

:   :

:   :

:______________________________:

the within Bond and all rights thereunder, hereby irrevocably constituting and appointing ____ ____________, Attorney, to transfer said Bond on the books kept for the registration thereof, with full power of substitution in the premises.

Dated: ________________________

Signature Guaranteed

____

NOTICE: Signature(s) must be guaranteed by an Eligible Guarantor Institution such as a Commercial Bank, Trust Company, Securities Broker/Dealer, Credit Union, or Savings Association who is a member of a medallion program approved by The Securities Transfer Association, Inc.

____

(Signature of Registered Owner

NOTICE: The signature above must correspond with the name of the registered owner as it appears on the front of this bond in every particular, without alteration or enlargement or any change whatsoever.

FOURTH SUPPLEMENTAL FINANCING AGREEMENT

between

ECONOMIC DEVELOPMENT AUTHORITY
OF JAMES CITY COUNTY, VIRGINIA

and

BOARD OF SUPERVISORS OF
JAMES CITY COUNTY, VIRGINIA,
on behalf of
JAMES CITY COUNTY, VIRGINIA

Dated as of _______, 2026

NOTE: THIS FOURTH SUPPLEMENTAL FINANCING AGREEMENT HAS BEEN ASSIGNED TO, AND IS SUBJECT TO A SECURITY INTEREST IN FAVOR OF, WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE UNDER AN AGREEMENT OF TRUST DATED AS OF JUNE 1, 2016, AS PREVIOUSLY SUPPLEMENTED AND AS FURTHER SUPPLEMENTED BY A FIFTH SUPPLEMENTAL AGREEMENT OF TRUST DATED AS OF _______, 2026, WITH THE ECONOMIC DEVELOPMENT AUTHORITY OF JAMES CITY COUNTY, VIRGINIA, AS FURTHER AMENDED OR SUPPLEMENTED FROM TIME TO TIME. INFORMATION CONCERNING SUCH SECURITY INTEREST MAY BE OBTAINED FROM THE TRUSTEE AT ITS DESIGNATED CORPORATE TRUST OFFICE.

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ARTICLE VII

MISCELLANEOUS

THIS **FOURTH SUPPLEMENTAL FINANCING AGREEMENT** dated as of _______, 2026, by and between the **ECONOMIC DEVELOPMENT AUTHORITY OF JAMES CITY COUNTY, VIRGINIA,** a political subdivision of the Commonwealth of Virginia (the "Authority"), and the **BOARD OF SUPERVISORS OF JAMES CITY COUNTY, VIRGINIA,** on behalf of **JAMES CITY COUNTY, VIRGINIA**, a political subdivision of the Commonwealth of Virginia (the "County"), provides:

W I T N E S S E T H:

WHEREAS, the Authority is a political subdivision of the Commonwealth of Virginia duly created under the Industrial Development and Revenue Bond Act, Chapter 49, Title 15.2, Code of Virginia of 1950, as amended (the "Act");

WHEREAS, the Authority is authorized to exercise all the powers set forth in the Act, which include, among other things, the powers to make loans to, among others, a county in furtherance of the Act, to finance or refinance and lease facilities for use by, among others, a county, to issue its revenue bonds, notes and other obligations from time to time for such purposes and to pledge all or any part of its revenues and receipts derived from payments received by the Authority in connection with its loans or from the leasing by the Authority of such facilities or from any source, as security for the payment of principal of and interest on any such obligations;

WHEREAS, the County desires to undertake a program of financing and refinancing the acquisition, construction and equipping of various public facilities that the County determines to undertake from time to time;

WHEREAS, in furtherance of the purposes of the Act, the County has requested the Authority to undertake one or more series of Projects (as defined in the Financing Agreement, as hereinafter defined), and the Authority has determined to issue from time to time pursuant to the terms of an Agreement of Trust dated as of June 1, 2016, between the Authority and Wilmington Trust, National Association, Richmond, Virginia, as trustee (the "Trustee"), as previously supplemented and as further supplemented by a Fifth Supplemental Agreement of Trust dated as of _______, 2026, between the Authority and the Trustee (collectively, the "Agreement of Trust"), its public facility revenue bonds and to loan the proceeds thereof to the County to finance and refinance costs incurred in connection with such Projects and costs of issuing such bonds;

WHEREAS, in furtherance of the purposes of the Act, the Authority and the County have entered into a Financing Agreement dated as of June 1, 2016 (the "Master Financing Agreement"), pursuant to which the Authority has agreed to loan from time to time such proceeds to the County and the County has agreed to repay such loans, subject to appropriation by the County Board of Supervisors from time to time of sufficient moneys for such purpose;

WHEREAS, within the limitations and in compliance with the Agreement of Trust, the County has requested the Authority to issue a series of Bonds in the aggregate principal amount of $_______ (the "Series 2026 Bonds") and to loan such proceeds to the County to (i) finance costs related to the Series 2026 Project (as hereinafter described), (ii) refund [a portion][all] of the Authority's outstanding Public Facility Revenue Bonds, (James City County School Project), Series 2016 (the "Series 2016 Bonds"), (iii) pay, if and as desired, interest on the Series 2026

Bonds for up to one year following completion of the Series 2026 Project, and (iv) pay the related costs of issuance and refunding, and;

WHEREAS, all acts, conditions and things required by law to happen, exist and be performed precedent to and in connection with the execution of and entering into this Fourth Supplemental Financing Agreement have happened, exist and have been performed in regular and due time and in form and manner as required by law, and the parties hereto are now duly empowered to execute and enter into this Fourth Supplemental Financing Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter contained and other valuable consideration, the parties hereto covenant and agree as follows:

ARTICLE I

DEFINITIONS AND RULES OF CONSTRUCTION

Section 1.1 Definitions.

Unless otherwise defined in this Fourth Supplemental Financing Agreement, all words used herein shall have the meanings assigned to such terms in the Agreement of Trust or the Master Financing Agreement. The following words as used in this Fourth Supplemental Financing Agreement shall have the following meanings unless a different meaning clearly appears from the context:

"Agreement of Trust" shall mean the Master Trust Agreement together with all supplemental agreements entered into by the Authority and the Trustee from time to time.

"Basic Agreements" shall mean the Agreement of Trust and the Financing Agreement.

"Fifth Supplemental Trust Agreement" shall mean the Fifth Supplemental Agreement of Trust dated as of _______, 2026, between the Authority and the Trustee, which supplements the Agreement of Trust.

"Financing Agreement" shall mean the Master Financing Agreement, as previously supplemented and as further supplemented by this Fourth Supplemental Financing Agreement.

"Fourth Supplemental Financing Agreement" shall mean this Fourth Supplemental Financing Agreement dated as of _______, 2026, between the Authority and the County, which supplements the Master Financing Agreement, as previously supplemented, including any supplements, amendments or modifications to this Fourth Supplemental Financing Agreement.

"Master Financing Agreement" shall mean the Financing Agreement dated as of June 1, 2016, between the Authority and the County.

"Master Trust Agreement" shall mean the Agreement of Trust dated as of June 1, 2016, between the Authority and the Trustee.

"Rebate Amount" shall mean the amount due under the rebate obligations of the Code.

"Rebate Amount Certificate" shall mean a certificate prepared or approved, at the expense of the County, by an independent certified public accountant or a firm of independent certified public accounts or rebate specialist of recognized standing setting forth the Rebate Amount determined to be due to the United States of America as of the applicable fifth anniversary date (under the Treasury Regulations) of the issuance of the Series 2026 Bonds, or as of the final payment date of the Series 2026 Bonds, and the computation thereof.

"Series 2026 Arbitrage Rebate Fund" shall mean the fund established in Section 6.1.

"Series 2026 Bonds" shall mean the Authority's $______ Public Facility Revenue and Refunding Bonds (County Government Projects), Series 2026, authorized to be issued pursuant to the Fifth Supplemental Trust Agreement.

"Series 2026 Project" shall mean certain capital improvements for public school facilities and general government buildings, including (but not limited to) HVAC and roof replacements on behalf of the Williamsburg-James City County ("WJCC") Schools, a new community park, fire apparatus, construction costs for the Public Works Administration Building, a new Government Center, a new library, and other projects that are part of the capital improvement plans of the County and WJCC Schools.

Section 1.2 Rules of Construction.

The following rules shall apply to the construction of this Fourth Supplemental Financing Agreement unless the context otherwise requires:

(a) Words importing the singular number shall include the plural number and vice versa.

(b) Words importing the redemption or calling for redemption of Series 2026 Bonds shall not be deemed to refer to or connote the payment of Series 2026 Bonds at their stated maturity.

(c) Unless otherwise indicated, all references herein to particular Articles or Sections are references to Articles or Sections of this Fourth Supplemental Financing Agreement.

(d) The headings herein and the Table of Contents herein are solely for convenience of reference and shall not constitute a part of this Fourth Supplemental Financing Agreement and shall not affect its meaning, construction or effect.

(e) All references herein to payment of Series 2026 Bonds are references to payment of principal of and premium, if any, and interest on the Series 2026 Bonds.

ARTICLE II

REPRESENTATIONS

Section 2.1 Representations by Authority.

The Authority makes the following representations:

(a) The Authority is a political subdivision of the Commonwealth of Virginia duly created under the Act;

(b) Pursuant to the Act, the Authority has full power and authority to enter into the Basic Agreements and to perform the transactions contemplated thereby and to carry out its obligations thereunder and, by proper action, has duly authorized, executed and delivered the Basic Agreements;

(c) The execution, delivery and compliance by the Authority with the terms and conditions of the Basic Agreements will not conflict with or constitute or result in a default under or violation of (1) any existing law, rule or regulation applicable to the Authority or (2) any trust agreement, mortgage, deed of trust, lien, lease, contract, note, order, judgment, decree or other agreement, instrument or other restriction of any kind to which the Authority or any of its assets is subject;

(d) No further approval, consent or withholding of objection on the part of any regulatory body or any official, federal, state or local, is required in connection with the execution or delivery of or compliance by the Authority with the terms and conditions of the Basic Agreements, except that no representation is made as to the applicability of any federal or state securities laws; and

(e) There is no litigation at law or in equity or any proceeding before any governmental agency involving the Authority pending or, to the knowledge of the Authority, threatened with respect to (1) the creation and existence of the Authority, (2) its authority to execute and deliver the Basic Agreements, (3) the validity or enforceability of the Basic Agreements or the Authority's performance of its obligations thereunder, (4) the title of any officer of the Authority executing the Basic Agreements or (5) the ability of the Authority to issue and sell its bonds.

Section 2.2 Representations by County.

The County makes the following representations:

(a) The County is a political subdivision of the Commonwealth of Virginia;

(b) The County has full power and authority to enter into the Basic Agreements to which it is a party and to perform the transactions contemplated thereby and to carry out its obligations thereunder and, by proper action, has duly authorized, executed and delivered the Basic Agreements;

(c) The County is not in default in the payment of the principal of or interest on any of its indebtedness for borrowed money and is not in default under any instrument under or subject to which any indebtedness for borrowed money has been incurred, and no event has occurred and is continuing that, with the lapse of time or the giving of notice, or both, would constitute or result in an event of default thereunder;

(d) The County is not in default under or in violation of, and the execution, delivery and compliance by the County with the terms and conditions of the Basic Agreements to which it is a party will not conflict with or constitute or result in a default under or violation of, (1) any existing law, rule or regulation applicable to the County or (2) any trust agreement, mortgage, deed of trust, lien, lease, contract, note, order, judgment, decree or other agreement, instrument or restriction of any kind to which the County or any of its assets is subject, and no event has occurred and is continuing that, with the lapse of time or the giving of notice, or both, would constitute or result in such a default or violation;

(e) No further approval, consent or withholding of objection on the part of any regulatory body or any official, federal, state or local, is required in connection with the execution or delivery of or compliance by the County with the terms and conditions of the Basic Agreements to which it is a party; and

(f) There is no litigation at law or in equity or any proceeding before any governmental agency involving the County pending or, to the knowledge of the County, threatened with respect to (1) the authority of the County to execute and deliver the Basic Agreements to which it is a party, (2) the validity or enforceability of the Basic Agreements or the County's performance of its obligations thereunder, (3) the title of any officer of the County executing the Basic Agreements or (4) the ability of the County to undertake with the Authority to finance the Series 2026 Project and refund the Refunded Bonds.

ARTICLE III

AGREEMENT TO MAKE LOANS AND ISSUE BONDS

Section 3.1 Agreement to Make Loan to Finance the Series 2026 Project and Refund the Refunded Bonds.

The Authority hereby agrees to make, but solely from the proceeds of the Series 2026 Bonds, and the County hereby agrees to accept, a loan to finance the Costs of the Series 2026 Project, to refund the Refunded Bonds and to pay the related costs of issuance and refunding. Subject to the limitation of Section 4.4 of the Master Financing Agreement, the County agrees to make all Basic Payments and Additional Payments when and as the same shall become due and payable to repay such loan.

Section 3.2 Agreement to Issue Series 2026 Bonds.

In order to provide funds for making the loan described in Section 3.1, the Authority shall contemporaneously with the execution and delivery hereof proceed with the issuance and sale of the Series 2026 Bonds bearing interest, maturing and having the other terms and provisions set forth in the Agreement of Trust.

ARTICLE IV

PAYMENT OBLIGATIONS

Section 4.1 Amounts Payable.

The Master Financing Agreement is hereby amended to replace in its entirety the Exhibit A attached thereto with the new schedule of payments attached hereto as Exhibit A. Pursuant to Article IV of the Master Financing Agreement and subject specifically to the limitation of Section 4.4 thereof, the County shall pay to the Authority or its assignee, the Basic Payments specified in Exhibit A attached. The Basic Payments shall be payable without notice or demand at the designated corporate trust office of the Trustee.

ARTICLE V

PREPAYMENT AND REDEMPTION

Section 5.1 Prepayment and Redemption.

The County shall have the option to prepay any Basic Payment at the times and in the amounts as necessary to exercise its option to cause the Series 2026 Bonds to be redeemed as set forth in such Series 2026 Bonds. Such prepayments of Basic Payments shall be made at the times and in the amounts as necessary to accomplish the optional redemption of the Series 2026 Bonds as set forth in Section 5.301 of the Fifth Supplemental Trust Agreement. The Series 2026 Bonds shall be prepaid or redeemed in the manner and at the times set forth in Article III of the Fifth Supplemental Trust Agreement. Upon the exercise of such option, the County shall also pay as Additional Payments, the amounts necessary to pay the premium, if any, due on such Series 2026 Bonds on the date or dates of their redemption.

The County shall give the Trustee notice of any redemption of such Series 2026 Bonds at least five days prior to the latest date that notice of redemption may be given pursuant to Section 402 of the Master Trust Agreement, such notice to the Trustee to specify the redemption date, the principal amount of Series 2026 Bonds to be redeemed, the premium, if any, and the section of the Agreement of Trust pursuant to which such redemption is to be made.

ARTICLE VI

ARBITRAGE REBATE FUND

Section 6.1 Series 2026 Arbitrage Rebate Fund.

There is hereby established the James City County, Virginia, Series 2026, Public Facility Revenue and Refunding Bond Arbitrage Rebate Fund (the “Series 2026 Arbitrage Rebate Fund”) to be held by or on behalf of the County. Subject to the limitation in Section 4.4 of the Master Financing Agreement, the County shall deposit moneys in the Series 2026 Arbitrage Rebate Fund from time to time for payment of the Rebate Amount. The County may establish separate accounts in the Series 2026 Arbitrage Rebate Fund for such payments.

Section 6.2 Rebate Requirement.

Except with respect to earnings on funds and accounts qualifying for exceptions to the rebate requirement of Section 148 of the Code, the County shall pay, but solely from amounts in the Series 2026 Arbitrage Rebate Fund, the Rebate Amount to the United States of America, as and when due, in accordance with Section 148(f) of the Code, as provided in this Article, and shall retain records of all such determinations until six years after payment of the Series 2026 Bonds.

Section 6.3 Calculation and Payment of Series 2026 Rebate Obligation.

(a) The County selects June 15 as the end of the bond year with respect to the Series 2026 Bonds pursuant to Treasury Regulation Section 1.148-1. The County acknowledges that the first bond year will be short.

(b) Not later than 30 days after each fifth anniversary date of the issuance of the Series 2026 Bonds, the County shall deliver to the Authority and the Trustee a Rebate Amount Certificate, and the County shall pay from legally available funds to the United States of America an amount equal to not less than 90% of the Rebate Amount set forth in such Rebate Amount Certificate.

(c) Not later than 45 days after final payment of the Series 2026 Bonds, the County shall deliver to the Authority and the Trustee a final Rebate Amount Certificate, and the County shall pay from legally available funds to the United States of America the amount, if any, by which 100% of the Rebate Amount set forth in such Rebate Amount Certificate exceeds the aggregate of all payments theretofore made pursuant to subsection (b).

(d) Notwithstanding any provision of this Article to the contrary, no such calculation or payment shall be made if the County receives and delivers to the Authority and the Trustee an opinion of Bond Counsel to the effect that (1) such payment is not required under the Code in order to prevent the Series 2026 Bonds from becoming "arbitrage bonds" within the meaning of Section 148 of the Code or (2) such payment should be calculated and paid on some alternative basis under the Code, and the County complies with such alternative basis.

(e) The Authority covenants that, if so requested by the County, it shall execute any form required to be signed by an issuer of tax-exempt bonds in connection with the payment of any Rebate Amount (including Internal Revenue Service Form 8038-T) based on information supplied to the Authority by the County. The County shall supply all information required to be stated on such form and shall prepare such form. Except for the execution and delivery of such form upon timely presentation by the County, the Authority shall have no responsibility for such form or the information stated thereon.

Section 6.4 Reports by Trustee.

The Trustee shall provide the County within 30 days after each June 15 and within 30 days after the final payment of the Series 2026 Bonds with such reports and information with respect to earnings of amounts held under the Agreement of Trust as may be reasonably requested by the County in order to comply with the provisions of this Article.

Section 6.5 Disposition of Balance in Series 2026 Arbitrage Rebate Fund.

After each payment required in Section 6.3 is made and any additional amount necessary to pay the full rebate obligation is retained, the remaining amount in the Series 2026 Arbitrage Rebate Fund shall be retained by the County and used for any lawful purpose.

ARTICLE VII

MISCELLANEOUS

Section 7.1 Severability.

If any provision of this Fourth Supplemental Financing Agreement shall be held invalid by any court of competent jurisdiction, such holding shall not invalidate any other provision hereof.

Section 7.2 Successors and Assigns.

This Fourth Supplemental Financing Agreement shall be binding upon, inure to the benefit of and be enforceable by the parties and their respective successors and assigns.

Section 7.3 Counterparts.

This Fourth Supplemental Financing Agreement may be executed in any number of counterparts, each of which shall be an original and all of which together shall constitute but one and the same instrument.

Section 7.4 Governing Law.

This Fourth Supplemental Financing Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia.

Section 7.5 Freedom Act Requirements.

To help the government fight the funding of terrorism and money laundering activities, federal law requires all financial institutions to obtain, verify, and record information that identifies each person who opens an account. For a non-individual person such as a business entity, a charity, a trust, or other legal entity, the Trustee may ask for documentation to verify such non-individual person's formation and existence as a legal entity. The Trustee may also ask to see financial statements, licenses, identification and authorization documents from individuals claiming authority to represent the entity or other relevant documentation.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the parties have caused this Fourth Supplemental Financing Agreement to be duly executed as of the date first above written, by their duly authorized representatives.

ECONOMIC DEVELOPMENT AUTHORITY OF JAMES CITY COUNTY, VIRGINIA

By:____
Chair

BOARD OF SUPERVISORS OF JAMES CITY COUNTY, VIRGINIA, ON BEHALF OF JAMES CITY COUNTY, VIRGINIA

By:____
County Administrator

Seen and agreed to:

WILMINGTON TRUST, NATIONAL ASSOCIATION,
as Trustee

By:______________________________________
Vice President

RECEIPT OF TRUSTEE

Receipt of the foregoing original counterpart of the Fourth Supplemental Financing Agreement dated as of _______, 2026, between the Economic Development Authority of James City County, Virginia, and the Board of Supervisors of James City County, Virginia, on behalf of James City County, Virginia, is hereby acknowledged.

WILMINGTON TRUST,
NATIONAL ASSOCIATION, as Trustee

By:_____________________________________
Vice President

EXHIBIT A

Series 2016 Bonds

Payment Date	Principal Component	Interest Component	Total
12/01/2026		$ 215,468.75	$ 215,468.75
06/01/2027	$ 1,400,000.00	215,468.75	1,615,468.75
12/01/2027		201,468.75	201,468.75
06/01/2028	1,425,000.00	201,468.75	1,626,468.75
12/01/2028		187,218.75	187,218.75
06/01/2029	1,455,000.00	187,218.75	1,642,218.75
12/01/2029		170,850.00	170,850.00
06/01/2030	1,485,000.00	170,850.00	1,655,850.00
12/01/2030		148,575.00	148,575.00
06/01/2031	1,530,000.00	148,575.00	1,678,575.00
12/01/2031		125,625.00	125,625.00
06/01/2032	1,575,000.00	125,625.00	1,700,625.00
12/01/2032		102,000.00	102,000.00
06/01/2033	1,625,000.00	102,000.00	1,727,000.00
12/01/2033		77,625.00	77,625.00
06/01/2034	1,675,000.00	77,625.00	1,752,625.00
12/01/2034		52,500.00	52,500.00
06/01/2035	1,725,000.00	52,500.00	1,777,500.00
12/01/2035		26,625.00	26,625.00
06/01/2036	1,775,000.00	26,625.00	1,801,625.00
	$15,670,000.00	**$2,615,912.50**	**$18,285,912.50**

Series 2018 Bonds

Payment Date	Principal Component	Interest Component	Total
12/01/2026		$ 298,125.00	$ 298,125.00
06/01/2027	$ 1,295,000.00	298,125.00	1,593,125.00
12/01/2027		265,750.00	265,750.00
06/01/2028	1,355,000.00	265,750.00	1,620,750.00
12/01/2028		231,875.00	231,875.00
06/01/2029	1,420,000.00	231,875.00	1,651,875.00
12/01/2029		196,375.00	196,375.00
06/01/2030	1,495,000.00	196,375.00	1,691,375.00
12/01/2030		159,000.00	159,000.00
06/01/2031	750,000.00	159,000.00	909,000.00
12/01/2031		144,000.00	144,000.00
06/01/2032	780,000.00	144,000.00	924,000.00
12/01/2032		128,400.00	128,400.00
06/01/2033	810,000.00	128,400.00	938,400.00
12/01/2033		112,200.00	112,200.00
06/01/2034	845,000.00	112,200.00	957,200.00
12/01/2034		95,300.00	95,300.00
06/01/2035	880,000.00	95,300.00	975,300.00
12/01/2035		77,700.00	77,700.00
06/01/2036	915,000.00	77,700.00	992,700.00
12/01/2036		59,400.00	59,400.00
06/01/2037	950,000.00	59,400.00	1,009,400.00
12/01/2037		40,400.00	40,400.00
06/01/2038	990,000.00	40,400.00	1,030,400.00
12/01/2038		20,600.00	20,600.00
06/01/2039	1,030,000.00	20,600.00	1,050,600.00
	$13,515,000.00	**$3,658,250.00**	**$17,173,250.00**

Series 2021 Bonds

Payment Date	Principal Component	Interest Component	Total
12/01/2026		$ 157,125	$ 157,125
06/01/2027	$ 890,000	157,125	1,047,125
12/01/2027		134,875	134,875
06/01/2028	935,000	134,875	1,069,875
12/01/2028		111,500	111,500
06/01/2029	980,000	111,500	1,091,500
12/01/2029		87,000	87,000
06/01/2030	1,025,000	87,000	1,112,000
12/01/2030		61,375	61,375
06/01/2031	1,075,000	61,375	1,136,375
12/01/2031		34,500	34,500
06/01/2032	1,130,000	34,500	1,164,500
12/01/2032		17,550	17,550
06/01/2033	1,170,000	17,550	1,187,550
	$7,205,000	**$1,207,850**	**$8,412,850**

Series 2024 Bonds

Payment Date	Principal Component	Interest Component	Total
12/01/2026		$ 1,529,525.00	$ 1,529,525.00
06/01/2027	$ 2,320,000.00	1,529,525.00	3,849,525.00
12/01/2027		1,471,525.00	1,471,525.00
06/01/2028	2,445,000.00	1,471,525.00	3,916,525.00
12/01/2028		1,410,400.00	1,410,400.00
06/01/2029	2,560,000.00	1,410,400.00	3,970,400.00
12/01/2029		1,346,400.00	1,346,400.00
06/01/2030	2,695,000.00	1,346,400.00	4,041,400.00
12/01/2030		1,279,025.00	1,279,025.00
06/01/2031	2,825,000.00	1,279,025.00	4,104,025.00
12/01/2031		1,208,400.00	1,208,400.00
06/01/2032	2,965,000.00	1,208,400.00	4,173,400.00
12/01/2032		1,134,275.00	1,134,275.00
06/01/2033	3,120,000.00	1,134,275.00	4,254,275.00
12/01/2033		1,056,275.00	1,056,275.00
06/01/2034	3,265,000.00	1,056,275.00	4,321,275.00
12/01/2034		974,650.00	974,650.00
06/01/2035	3,430,000.00	974,650.00	4,404,650.00
12/01/2035		888,900.00	888,900.00
06/01/2036	3,605,000.00	888,900.00	4,493,900.00
12/01/2036		798,775.00	798,775.00
06/01/2037	3,785,000.00	798,775.00	4,583,775.00
12/01/2037		704,150.00	704,150.00
06/01/2038	3,970,000.00	704,150.00	4,674,150.00
12/01/2038		604,900.00	604,900.00
06/01/2039	4,175,000.00	604,900.00	4,779,900.00
12/01/2039		500,525.00	500,525.00
06/01/2040	4,385,000.00	500,525.00	4,885,525.00
12/01/2040		390,900.00	390,900.00
06/01/2041	4,600,000.00	390,900.00	4,990,900.00
12/01/2041		298,900.00	298,900.00
06/01/2042	4,785,000.00	298,900.00	5,083,900.00
12/01/2042		203,200.00	203,200.00
06/01/2043	4,980,000.00	203,200.00	5,183,200.00
12/01/2043		103,600.00	103,600.00
06/01/2044	5,180,000.00	103,600.00	5,283,600.00
	$65,090,000.00	**$31,808,650.00**	**$96,898,650.00**

Series 2026 Bonds

Payment Date	Principal Component	Interest Component	Total
12/01/2026			
06/01/2027			
12/01/2027			
06/01/2028			
12/01/2028			
06/01/2029			
12/01/2029			
06/01/2030			
12/01/2030			
06/01/2031			
12/01/2031			
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12/01/2038			
06/01/2039			
12/01/2039			
06/01/2040			
12/01/2040			
06/01/2041			
12/01/2041			
06/01/2042			
12/01/2042			
06/01/2043			
12/01/2043			
06/01/2044			

Total Debt Service – Series 2016, 2018, 2021, 2024 and 2026 Bonds

Payment Date	Principal Component	Interest Component	Total
12/01/2026			
06/01/2027			
12/01/2027			
06/01/2028			
12/01/2028			
06/01/2029			
12/01/2029			
06/01/2030			
12/01/2030			
06/01/2031			
12/01/2031			
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06/01/2039			
12/01/2039			
06/01/2040			
12/01/2040			
06/01/2041			
12/01/2041			
06/01/2042			
12/01/2042			
06/01/2043			
12/01/2043			
06/01/2044			

This Preliminary Official Statement and the information contained herein are subject to change, completion and amendment without notice. The Series 2026 Bonds may not be sold nor may an offer to buy be accepted prior to the time the Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of the Series 2026 Bonds in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of such jurisdiction.

PRELIMINARY OFFICIAL STATEMENT DATED ________ __, 2026

DRAFT 5/15/2026

NEW ISSUE
BOOK-ENTRY ONLY

Ratings: Fitch: ___
Moody's: ___
S&P: ___
(See "Ratings")

In the opinion of Bond Counsel, under current law and subject to conditions described in the section "TAX EXEMPTION," interest on the Series 2026 Bonds (as defined herein) (a) is not included in gross income for federal income tax purposes, (b) is not an item of tax preference for purposes of the federal alternative minimum tax, (c) is taken into account in determining adjusted financial statement income for applicable corporations (as defined in Section 59(k) of the Code) for the alternative minimum tax imposed on such corporations; and (d) is exempt from income taxation by the Commonwealth of Virginia. A holder may be subject to other federal tax consequences as described in the section "TAX EXEMPTION."

$____________*

ECONOMIC DEVELOPMENT AUTHORITY OF JAMES CITY COUNTY, VIRGINIA PUBLIC FACILITY REVENUE AND REFUNDING BONDS (COUNTY GOVERNMENT PROJECTS), SERIES 2026

Dated: Date of Issuance **Due: [June] 15, as shown on the inside cover**

This Official Statement has been prepared by James City County, Virginia (the "County"), on behalf of the Economic Development Authority of James City County, Virginia (the "Authority"), to provide information on its Public Facility Revenue and Refunding Bonds (County Government Projects), Series 2026 (the "Series 2026 Bonds"), the security therefor, the County, the use of the proceeds of the Series 2026 Bonds and other relevant information. Selected information is presented on this cover page for the convenience of the user. To make an informed decision regarding the Series 2026 Bonds, a prospective investor should read this Official Statement in its entirety.

Security	**THE SERIES 2026 BONDS WILL BE LIMITED OBLIGATIONS OF THE AUTHORITY, PAYABLE SOLELY FROM CERTAIN PAYMENTS TO BE MADE BY THE COUNTY PURSUANT TO A FINANCING AGREEMENT DATED AS OF JUNE 1, 2016, AS PREVIOUSLY SUPPLEMENTED AND AS FURTHER SUPPLEMENTED BY A FOURTH SUPPLEMENTAL FINANCING AGREEMENT DATED AS OF [_______, 2026], (TOGETHER, THE "FINANCING AGREEMENT"), BETWEEN THE COUNTY AND THE AUTHORITY; AND FROM CERTAIN FUNDS AND THE INVESTMENT INCOME THEREFROM HELD BY THE TRUSTEE. THE UNDERTAKING BY THE COUNTY TO MAKE PAYMENTS UNDER THE FINANCING AGREEMENT WILL BE SUBJECT TO APPROPRIATIONS BY THE COUNTY BOARD OF SUPERVISORS FROM TIME TO TIME OF SUFFICIENT FUNDS FOR SUCH PURPOSE. NEITHER THE SERIES 2026 BONDS NOR THE FINANCING AGREEMENT CONSTITUTES A DEBT OF THE COUNTY OR A PLEDGE OF THE FAITH AND CREDIT OR TAXING POWER OF THE COUNTY. THE SERIES 2026 BONDS AND THE PREMIUM, IF ANY, AND THE INTEREST THEREON SHALL NOT BE DEEMED TO CONSTITUTE A DEBT OR A PLEDGE OF THE FAITH AND CREDIT OF THE COMMONWEALTH OF VIRGINIA OR ANY OF ITS POLITICAL SUBDIVISIONS, INCLUDING THE AUTHORITY AND THE COUNTY. NEITHER THE COMMONWEALTH OF VIRGINIA NOR ANY OF ITS POLITICAL SUBDIVISIONS, INCLUDING THE AUTHORITY AND THE COUNTY, SHALL BE OBLIGATED TO PAY THE PRINCIPAL OF AND PREMIUM, IF ANY, AND INTEREST ON THE SERIES 2026 BONDS OR OTHER COSTS INCIDENT TO THEM EXCEPT FROM THE REVENUES AND RECEIPTS PLEDGED FOR SUCH PURPOSE. THE AUTHORITY HAS NO TAXING POWER.**
Issued Pursuant To	The Series 2026 Bonds will be issued pursuant to an Agreement of Trust dated as of June 1, 2016, as previously supplemented and as further supplemented by a Fifth Supplemental Agreement of Trust dated as of [________], 2026, between the Authority and Wilmington Trust, National Association, as Trustee.
Trustee	Wilmington Trust, National Association.
Purposes	The proceeds of the Series 2026 Bonds will be used, together with other available funds, to (a) finance costs of the Series 2026 Project (as defined herein), (b) refund the Refunded Bonds (as defined herein), (c) pay, if and as desired, interest on the Series 2026 Bonds for up to one year following completion of the Series 2026 Project, and (d) pay the related costs of issuance and refunding.
Interest Payment Dates	[June] 15 and [December] 15, commencing _______. ____.
Regular Record Dates	[June] 1 and [December] 1.
Redemption	The Series 2026 Bonds are subject to redemption as set forth herein.
Denominations	$5,000 and integral multiples thereof.
Closing/Delivery Date	On or about ______ ___, 2026.
Registration	Full book-entry only; The Depository Trust Company, New York, New York
Bond Counsel	Hunton Andrews Kurth LLP, Richmond, Virginia.
County Attorney	Adam Kinsman, Esquire.
Authority Counsel	Adam Kinsman, Esquire.

* Preliminary subject to change.

Dated: _______ __, 2026

$___________*

ECONOMIC DEVELOPMENT AUTHORITY OF JAMES CITY COUNTY, VIRGINIA
PUBLIC FACILITY REVENUE AND REFUNDING BONDS
(COUNTY GOVERNMENT PROJECTS), SERIES 2026

Maturity* ([June] 15)	Principal Amount*	Interest Rate	Yield	CUSIP** ______

* Preliminary, subject to change.

** Copyright 2013, American Bankers Association. CUSIP® is a registered trademark of the American Bankers Association. CUSIP data herein are provided by Standard & Poor's CUSIP Service Bureau, a division of the McGraw-Hill Companies, Inc. The CUSIP numbers listed above are being provided solely for the convenience of Bondholders only at the time of issuance of the Series 2026 Bonds, and the County makes no representation with respect to such numbers nor undertakes any responsibility for their accuracy now or at any time in the future. The CUSIP number for a specific maturity is subject to being changed after the issuance of the Series 2026 Bonds as a result of various subsequent actions including, but not limited to, a refunding in whole or in part of such maturity or as a result of the procurement of secondary market portfolio insurance or other similar enhancement by investors that is applicable to all or a portion of certain maturities of the Series 2026 Bonds.

The Series 2026 Bonds will be exempt from registration under the Securities Act of 1933, as amended. As obligations of a political subdivision of the Commonwealth of Virginia, the Series 2026 Bonds will also be exempt from registration under the securities laws of Virginia.

No dealer, broker, salesman or other person has been authorized to give any information or to make any representations other than those contained in this Official Statement, and, if given or made, such other information or representation should not be relied upon as having been authorized by the Authority or the County. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, nor will there be any sale of the Series 2026 Bonds by any person in any state in which it is unlawful for such person to make such offer, solicitation or sale.

All quotations from and summaries and explanations of provisions of law and documents herein do not purport to be complete, and reference is made to such laws and documents for full and complete statements of their provisions. Any statements made in this Official Statement involving estimates or matters of opinion, whether or not expressly so stated, are intended merely as estimates or opinion and not as representations of fact. This Official Statement speaks as of its date except where specifically noted otherwise and is subject to change without notice. Neither the delivery of this Official Statement, any sale made hereunder, nor any filing of this Official Statement shall under any circumstances create an implication that there has been no change in the affairs of the County or the Authority since the date of this Official Statement or imply that any information herein is accurate or complete as of any later date.

The Trustee has neither reviewed nor participated in the preparation of this Official Statement.

This Official Statement contains statements that, to the extent they are not recitations of historical fact, constitute "forward-looking statements." In this respect, the words, "estimate", "project", "anticipate", "expect", "intend", "believe" and similar expressions are intended to identify forward-looking statements. A number of important factors affecting the County's operations and financial results could cause actual results to differ materially from those stated in the forward-looking statements.

References to website addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader's convenience. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement for purposes of, and as that term is defined in, SEC Rule 15c2-12.

In making an investment decision, investors must rely on their own examination of the terms of the offering, including the merits and risks involved. These securities have not been recommended by any federal or state securities commission or regulatory authority. Furthermore, the foregoing authorities have not confirmed the accuracy or determined the adequacy of this document. Any representation to the contrary is a criminal offense.

Certain persons participating in this offering may engage in transactions that stabilize, maintain or otherwise affect the price of the Series 2026 Bonds, including transactions to (a) overallot in arranging the sales of the Series 2026 Bonds and (b) make purchases and sales of the Series 2026 Bonds, for long or short account, on a when-issued basis or otherwise, at such prices, in such amounts and in such manner as the underwriter may determine.

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OFFICIAL STATEMENT

$____________*
ECONOMIC DEVELOPMENT AUTHORITY OF JAMES CITY COUNTY, VIRGINIA
PUBLIC FACILITY REVENUE AND REFUNDING BONDS
(COUNTY GOVERNMENT PROJECTS) SERIES 2026

SECTION ONE: INTRODUCTION

The purpose of this Official Statement, which includes the cover page and appendices hereto, is to provide information in connection with the issuance by the Economic Development Authority of James City County, Virginia (the "Authority"), a political subdivision of the Commonwealth of Virginia (the "Commonwealth"), of its $____________* Public Facility Revenue and Refunding Bonds (County Government Projects), Series 2026 (the "Series 2026 Bonds"). The following introductory material is qualified in its entirety by the detailed information and financial statements appearing elsewhere in this Official Statement, reference to which is hereby made for all purposes. Certain capitalized terms used in this Official Statement are defined in Appendix A - "Definitions of Certain Terms."

The Series 2026 Bonds will be offered for sale through competitive bidding on ______ __, 2026. The Notice of Sale relating to the Series 2026 Bonds and describing the competitive bidding process is attached hereto as Appendix H.

The Issuer

The issuer of the Series 2026 Bonds is the Economic Development Authority of James City County, Virginia, a political subdivision of the Commonwealth of Virginia.

The Series 2026 Bonds

The County plans to use the proceeds of the Series 2026 Bonds, together with other available funds, to (a) finance costs of the Series 2026 Project (as defined herein), (b) refund the Refunded Bonds (as defined herein), (c) pay, if and as desired, interest on the Series 2026 Bonds for up to one year following completion of the Series 2026 Project, and (d) pay the related costs of issuance and refunding.

The Series 2026 Bonds will be issued in accordance with the Industrial Development and Revenue Bond Act, Chapter 49, Title 15.2, Code of Virginia of 1950, as amended (the "Act"), and pursuant to a bond resolution adopted by the Authority on [_______, 2026] (the "Bond Resolution"), and an Agreement of Trust dated as of June 1, 2016, as previously supplemented (the "Master Trust Agreement"), and as further supplemented by a Fifth Supplemental Agreement of Trust dated as of [_____, 2026] (the "Fifth Supplemental Trust Agreement" and, together with the Master Trust Agreement, the "Trust Agreement"), all between the Authority and Wilmington Trust, National Association, as trustee (the "Trustee"). Pursuant to the terms of the Trust Agreement, the Authority has determined to issue from time to time revenue bonds or notes and use the proceeds thereof to finance and refinance certain "authority facilities" (as defined in the Act), as requested by James City County, Virginia (the "County"). The Authority and the County have entered into a Financing Agreement dated as of June 1, 2016, as previously supplemented and as further supplemented by a Fourth Supplemental Financing Agreement dated as of [______, 2026] (together, the "Financing Agreement"), pursuant to which the County has requested the Authority finance costs of the Series 2026 Project and interest on the Series 2026 Bonds for up to one year following completion of the Series 2026 Project and refund the Refunded Bonds with the proceeds of the Series 2026 Bonds, and the County has agreed, subject to appropriation by the Board of Supervisors of the County (the "County Board"), to support such requests by paying to or on behalf of the Authority amounts sufficient to pay the principal of and premium, if any, and interest due on the Series 2026 Bonds (the "Basic Payments") and other amounts due under the Financing Agreement (the "Additional Payments").

The Series 2026 Bonds are equally and ratably secured under the Trust Agreement as to the pledge of Basic Payments with any unrefunded portions of the Authority's Public Facility Revenue Bonds (James City County School Project), Series 2016, originally issued in the principal amount of $26,750,000 (the "Series 2016 Bonds"), the Authority's Public Facility Revenue and Refunding Bonds (County Government Projects), Series 2018, originally issued in the principal amount of $21,015,000 (the "Series 2018 Bonds"), the Authority's Public Facility Revenue

* Preliminary, subject to change.

Refunding Bonds (County Government Projects), Series 2021, originally issued in the principal amount of $11,030,000 (the "Series 2021 Bonds"), and the Authority's Public Facility Revenue Bonds (County Government Projects), Series 2024, originally issued in the principal amount of $69,475,000 (the "Series 2024 Bonds" and, together with the Series 2016 Bonds, the Series 2018 Bonds and the Series 2021 Bonds, the "Existing Parity Bonds"), and any Additional Bonds that may hereafter be issued under the Trust Agreement.

The Series 2026 Bonds, the premium, if any, and the interest thereon will be limited obligations of the Authority payable solely from the revenues and receipts derived by the Authority under the Financing Agreement, which revenues and receipts have been pledged and assigned to secure payment thereof, and from certain funds established under the Trust Agreement, and the investment income therefrom. The Series 2026 Bonds, the premium, if any, and the interest thereon shall not be deemed to constitute a debt or a 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 Series 2026 Bonds or other costs incident thereto except from the revenues and receipts pledged and assigned 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, is pledged to the payment of the principal of or premium, if any, or interest on the Series 2026 Bonds or other costs incident thereto.

A more complete description of the Trust Agreement and the Financing Agreement is provided in Appendix B - "Summary of the Financing Documents."

Redemption*

The Series 2026 Bonds are subject to redemption as set forth in "THE SERIES 2026 BONDS - Redemption" in Section Two.

Delivery

The Series 2026 Bonds are offered for delivery when, as and if issued, subject to the approval of validity by Hunton Andrews Kurth LLP, Richmond, Virginia, Bond Counsel, and to certain other exceptions referred to herein. Certain legal matters will be passed upon for the County and the Authority by the County Attorney.

Ratings

The Series 2026 Bonds have been rated as shown on the cover page thereto by Fitch Ratings, One State Street Plaza, New York, New York 10004, Moody's Investors Service, 7 World Trade Center, 250 Greenwich St., New York, New York 10007, and S&P Global Ratings, 55 Water Street, New York, New York 10041. A more complete description of each rating is provided in the section "RATINGS" in Section Three.

Financial Advisor

Davenport & Company LLC, Richmond, Virginia, is employed as Financial Advisor to the County in connection with the issuance of the Series 2026 Bonds. The Financial Advisor's fee for services rendered with respect to the sale of the Series 2026 Bonds is contingent upon the issuance and delivery of the Series 2026 Bonds.

Continuing Disclosure

For purposes of Rule 15c2-12 (the "Rule") promulgated by the Securities and Exchange Commission ("SEC"), the County is the only obligated person with respect to the Series 2026 Bonds. The County has agreed to execute a Continuing Disclosure Agreement at closing to assist the underwriter in complying with the provisions of the Rule as in effect on the date hereof, by providing annual financial information and certain event notices required by the Rule. See "CONTINUING DISCLOSURE" in Section Three.

* Preliminary, subject to change.

Additional Information

Any questions concerning the content of this Official Statement should be directed to 101-D Mounts Bay Road, P.O. Box 8784, Williamsburg, Virginia 23187-8784 (Telephone No. 757-253-6805), or the County's Financial Advisor, Davenport & Company LLC (804-697-2900).

SECTION TWO: THE SERIES 2026 BONDS

THE AUTHORITY

The Authority is a political subdivision of the Commonwealth of Virginia created pursuant to the Act. The Act empowers the Authority to make loans to, among others, a county in furtherance of the purposes of the Act, to finance and refinance facilities for use by a county and to issue its revenue bonds from time to time for such purposes.

The Authority is not obligated to pay the principal of or premium, if any, or interest on the Series 2026 Bonds or other costs incident thereto except from amounts received therefor under the Financing Agreement. **The Authority has no taxing power.**

THE SERIES 2026 BONDS

General

The Series 2026 Bonds will be dated the date of issuance, will bear interest from their date, payable semiannually on each [June] 15 and [December] 15, beginning _______, ____, at the rates, and will mature on [June] 15 in the years and amounts as set forth on the inside cover of this Official Statement. If such interest payment date is not a Business Day, such payment will be made on the next succeeding Business Day with the same effect as if made on the interest payment date and no additional interest will accrue. Interest on the Series 2026 Bonds will be payable by check or draft mailed to the registered owner at his address as it appears on the registration books kept by the Trustee as of the [June] 1 and [December] 1 preceding each respective payment date; provided, however, that at the option of a registered owner of at least $1,000,000 of Series 2026 Bonds, payment will be made by wire transfer pursuant to the most recent wire instructions received by the Trustee from such registered owner.

The Series 2026 Bonds will be issued as fully registered bonds, in denominations of $5,000 or integral multiples thereof, initially in book-entry form only in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"). Individual purchases of beneficial ownership in the Series 2026 Bonds will be made in principal amounts of $5,000 and multiples of $5,000. Individual purchasers of beneficial ownership in the Series 2026 Bonds (the "Beneficial Owners") will not receive physical delivery of bond certificates. So long as the Series 2026 Bonds are in book-entry form, transfer of the Series 2026 Bonds and payment of principal of and premium, if any, and interest on the Series 2026 Bonds will be effected as described in Appendix G - Book-Entry Only System. If the book-entry system is discontinued, bond certificates will be delivered as described in the Trust Agreement, and Beneficial Owners will become registered owners of the Series 2026 Bonds. Registered owners of the Series 2026 Bonds, whether Cede & Co. or, if the book-entry system is discontinued, the Beneficial Owners, will be defined in this Official Statement as the "Bondholders." **So long as Cede & Co. is the sole Bondholder, as nominee for DTC, reference in this Official Statement to Bondholders means Cede & Co. and does not mean the Beneficial Owners.** See Appendix G - "Book-Entry Only System."

The Series 2026 Bonds will be limited obligations of the Authority as described more fully in the section "SECURITY AND SOURCES OF PAYMENT FOR THE SERIES 2026 BONDS."

Redemption*

Optional Redemption. The Series 2026 Bonds maturing on and before [June] 15, ____, will not be subject to redemption prior to maturity. The Series 2026 Bonds maturing on and after [June] 15, ____, will be subject to redemption prior to maturity, at the option of the Authority upon the direction of the County, at any time on or after

* Preliminary, subject to change.

[June] 15, ____, in whole or in part (in $5,000 integrals), upon payment of 100% of the principal amount to be redeemed, plus interest accrued to the date fixed for redemption.

Selection of Bonds. If less than all of the Series 2026 Bonds are called for redemption, the Series 2026 Bonds (or principal portions thereof) to be redeemed shall be selected by the Authority (at the direction of the County). If less than all of the Series 2026 Bonds of a particular maturity are called for redemption, DTC or any successor securities depository will select the particular Series 2026 Bonds within each maturity to be redeemed pursuant to its rules and procedures or, if the book-entry system is discontinued, the Series 2026 Bonds to be redeemed will be selected by the Trustee. In either case, each portion of the $5,000 principal amount is counted as one Series 2026 Bond for such purpose.

Mandatory Sinking Fund Redemption. The Final Official Statement will contain the provisions for any Series 2026 Bonds subject to mandatory sinking fund redemption.

Notice of Redemption. Notice of redemption will be given by the Trustee by facsimile transmission, registered or certified mail or overnight express delivery not less than 30 nor more than 60 days before the redemption date to DTC, or, if DTC is no longer serving as securities depository for the Series 2026 Bonds, to the substitute securities depository, or, if none, to the respective registered owner of each Series 2026 Bond to be redeemed at the address shown on the registration books maintained by the Trustee. This notice of redemption will also be given to certain securities depositories and certain national information services which disseminate redemption notices. During the period that DTC or its nominee is the registered owner of the Series 2026 Bonds, the Trustee will not be responsible for mailing notices of redemption to the Beneficial Owners.

At the direction of the County, the Trustee may give a notice of redemption prior to a deposit of redemption moneys if such notice states that the redemption is to be funded with the proceeds of a refunding bond issue and is conditioned on the deposit of such proceeds. Provided that moneys are deposited on or before the redemption date, such notice will be effective when given. If such proceeds are not available on the redemption date, such Series 2026 Bonds will continue to bear interest until paid at the same rate they would have borne had they not been called for redemption and principal will continue to be payable as scheduled. On presentation and surrender of the Series 2026 Bonds called for redemption at the place or places of payment, such Series 2026 Bonds will be paid and redeemed.

Effect of Redemption. On the date on which any Series 2026 Bonds have been called for redemption and sufficient funds for their payment on the redemption date are held by the Trustee, interest on such Series 2026 Bonds will cease to accrue and their registered owners will be entitled to receive payment only from the Trustee from funds available for that purpose.

Plan of Finance

The County expects to use a portion of the Series 2026 Bond proceeds to (1) finance costs of certain capital improvements for public school facilities and general government buildings, including (but not limited to) HVAC and roof replacements on behalf of the Williamsburg-James City County ("WJCC") Schools, a new community park, fire apparatus, construction costs for the Public Works Administration Building, a new Government Center, a new library, and other projects that are part of the capital improvement plans of the County and WJCC Schools (collectively, the "Series 2026 Project"), (2) refund all or a portion of the Series 2016 Bonds (such refunded portion, the "Refunded Bonds"), (3) pay, if and as desired, interest on the Series 2026 Bonds for up to one year following completion of the Series 2026 Project, and (4) pay the related costs of issuance and refunding.

The County intends to refund a portion [all][a portion] of the outstanding Series 2016 Bonds to realize debt service savings. Depending on market conditions on the date of sale of the Series 2026 Bonds, the County may decide to postpone or cancel its plans to refund such portion of the Series 2016 Bonds. Please refer to the final Official Statement for information concerning whether the Series 2016 Bonds, if any, will be refunded.

The Series 2016 Bonds currently anticipated to constitute the Refunded Bonds consist of the following maturities or installments:

Refunded Bonds*

Maturity (June 15)	Principal Amount	Interest Rate	Redemption Date	Redemption Price
2027	$1,400,000	2.000%	__/__/2026	100%
2028	1,425,000	2.000	__/__/2026	100
2029	1,455,000	2.250	__/__/2026	100
2030	1,485,000	3.000	__/__/2026	100
2031	1,530,000	3.000	__/__/2026	100
2032	1,575,000	3.000	__/__/2026	100
2033	1,625,000	3.000	__/__/2026	100
2035	3,400,000	3.000	__/__/2026	100
2036	1,775,000	3.000	__/__/2026	100

Should the refunding proceed, a portion of the proceeds of the Series 2026 Bonds will be held as cash or invested in U.S. government securities in an escrow fund (the "Escrow Fund") to be established and held by Wilmington Trust, National Association, as trustee for the Series 2016 Bonds, pursuant to the Trust Agreement. Such cash and/or securities will be sufficient to pay principal of the Refunded Bonds, together with accrued interest thereon, on the date fixed for their redemption. ___________ (the "Verification Agent"), has verified the arithmetic accuracy of the mathematical computations of the adequacy of the cash and/or securities deposited to the Escrow Fund to pay the Refunded Bonds through the date fixed for their redemption. *See "VERIFICATION OF MATHEMATICAL COMPUTATIONS."*

Estimated Sources and Uses of Funds

The proceeds received from the sale of the Series 2026 Bonds are expected to be applied as follows:

Sources of Funds	
Principal Amount of Bonds	$________
[Plus/Less [Net] Original Issue Premium/Discount]	(________)
Total Sources	$________
Uses of Funds	
Deposit to Series 2026 Project Account	$________
Deposit to Escrow Fund	________
Costs of Issuance (including underwriter's discount)	________
Total Uses	$________

Estimated Debt Service Requirements

The following table shows for each fiscal year amounts required for payment of principal (either at maturity or upon mandatory sinking fund redemption) of and interest on the Existing Parity Bonds plus the Series 2026 Bonds.*

		Series 2026 Bonds			
Fiscal Year	Debt Service on Existing Parity Bonds	Principal	Interest	Total	Agg. Trust Indent. Debt Service

* Preliminary, subject to change.

* Totals may not foot due to rounding.

SECURITY AND SOURCES OF PAYMENT FOR THE SERIES 2026 BONDS

The following is a summary of the sources of security and sources of payment for the Series 2026 Bonds. The references to the Series 2026 Bonds and the Financing Agreement are qualified in their entirety by reference to such documents.

Security for the Series 2026 Bonds

The Series 2026 Bonds will be equally and ratably secured by (1) Basic Payments, which will be assigned by the Authority to the Trustee and will be applied to the payment of principal of, premium, if any, and interest on the Series 2026 Bonds as set forth in the Trust Agreement, without preference, priority or distinction of any Bond over any other Bond, and (2) certain funds established under the Trust Agreement and the investment income therefrom. The Series 2026 Bonds are equally and ratably secured under the Trust Agreement as to the pledge of Basic Payments with the Existing Parity Bonds and any Additional Bonds that may hereafter be issued under the Trust Agreement; provided that any lease agreement or financing lease relating to a particular Series of Bonds will secure only such Bonds (unless otherwise provided in a Supplemental Trust Agreement), moneys in any account or subaccount of the Bond Fund relating to a particular Series of Bonds will secure only such Bonds, moneys in any account or subaccount of the Project Fund relating to a particular Series of Bonds will secure only such Bonds, and moneys in any account or subaccount of the Debt Service Reserve Fund relating to a particular Series of Bonds will secure only such Bonds (and may also secure any Additional Bonds issued to refund prior Bonds).

The Series 2026 Bonds, the premium, if any, and the interest thereon will be limited obligations of the Authority payable solely from the revenues and receipts derived by the Authority under the Financing Agreement, which revenues and receipts have been pledged and assigned to secure payment thereof, and from certain funds established under the Trust Agreement and the investment income therefrom. The undertaking by the County to make payments under the Financing Agreement is subject to appropriation by the County Board. The County Board has no legal obligation to make any such appropriations. See the section "BONDHOLDERS' RISKS" in Section Three.

The Series 2026 Bonds, the premium, if any, and the interest thereon will not be deemed to constitute a debt or a 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, will be obligated to pay the principal of or premium, if any, or interest on the Series 2026 Bonds or other costs incident thereto except from the revenues and receipts pledged and assigned 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, is pledged to the payment of the principal of or premium, if any, or interest on the Series 2026 Bonds or other costs incident thereto. The Authority has no taxing power.

Financing Agreement

The Authority is issuing the Series 2026 Bonds for the purpose of providing funds to (a) finance costs of the Series 2026 Project, (b) refund the Refunded Bonds, (c) pay, if and as desired, interest on the Series 2026 Bonds for up to one year following completion of the Series 2026 Project, and (d) pay the related costs of issuance and refunding. The Financing Agreement provides for the County to make payments on behalf of the Authority that will be sufficient to pay the principal of and premium, if any, and interest on the Bonds (currently consisting of the Existing Parity Bonds and the Series 2026 Bonds) as the same shall become due in accordance with their terms and provisions and the terms of the Trust Agreement. The undertaking by the County to make payments under the Financing Agreement will constitute a current expense of the County, subject to appropriation by the County Board from time to time of sufficient funds for such purpose. The County will not be liable for any such payments due under the Financing Agreement unless and until funds have been appropriated by the County Board for payment and then only to the extent of such appropriation.

The Financing Agreement provides for the County to pay to the Trustee, as assignee of the Authority, Basic Payments in amounts calculated to be sufficient to pay principal of and interest when due on the Existing Parity Bonds, the Series 2026 Bonds and any Additional Bonds issued under the Trust Agreement. Basic Payments will be due at least 14 calendar days prior to the respective principal or interest payment dates on the Existing Parity Bonds, the Series 2026 Bonds and any Additional Bonds. The Financing Agreement also provides for the County to pay certain

Additional Payments, including any redemption premium that may be payable on the Series 2026 Bonds and any Additional Bonds.

Other provisions of the Financing Agreement are summarized in Appendix B - "Summary of the Financing Documents."

The undertaking by the County to make payments under the Financing Agreement constitutes neither a debt of the County within the meaning of any constitutional or statutory limitation nor a liability of or a lien or charge upon funds or property of the County beyond any Fiscal Year for which the County has appropriated moneys to make such payments. Neither the Trustee nor the Authority shall have any obligation or liability to the Bondholders with respect to the County's obligations to make payments under the Financing Agreement or with respect to the performance by the County of any other covenant contained therein.

No Series Debt Service Reserve Account Established for the Series 2026 Bonds

The Trust Agreement provides for the establishment of a Debt Service Reserve Fund to be held by the Trustee and, if funded, a separate Series Debt Service Reserve Account for a particular Series of Bonds. No Series Debt Service Reserve Account will be established for the Series 2026 Bonds.

Bond Fund

Under the Trust Agreement, the Authority pledges to the Trustee all right, title and interest to the Financing Agreement, including the Basic Payments and Additional Payments made by the County, but excluding certain rights to receive payment of the Authority's fees and expenses and to receive notices thereunder. Such payments under the Financing Agreement, along with funds on deposit in the Bond Fund, are pledged to the payment of principal of and premium, if any, and interest on the Bonds.

The Trust Agreement provides that the Trustee will deposit in the Bond Fund all Basic Payments received by the Trustee from the County under the Financing Agreement, together with any amounts transferred from the Series 2026 Project Account. From the amounts received by the Trustee from the County, the Trustee will deposit in the subaccount in the Interest Account an amount equal to the interest due and payable on the next interest payment date for the Series 2026 Bonds and will deposit in the subaccount established for the Series 2026 Bonds in the Principal Account an amount equal to the principal due and payable on the next principal payment date for the Series 2026 Bonds. If a redemption premium is payable on the Series 2026 Bonds, the Trustee will deposit in the subaccount in the Premium Account of the Bond Fund that portion of an Additional Payment representing the amount of the redemption premium due. For additional information concerning the Bond Fund, see Appendix B - "Summary of the Financing Documents – THE TRUST AGREEMENT."

Project Fund

The Trust Agreement establishes within the Project Fund a Series 2026 Project Account into which the Trustee will deposit a portion of the proceeds of the Series 2026 Bonds. The Trustee will use money in the Series 2026 Project Account solely to pay costs of the Series 2026 Project and costs of issuing the Series 2026 Bonds. The Trustee will make payments from the Series 2026 Project Account upon receipt of requisitions signed on behalf of the County providing required information with respect to the use of the amounts being requisitioned. For additional information concerning the Project Fund, see Appendix B - "Summary of the Financing Documents – THE TRUST AGREEMENT."

Additional Bonds

The Authority may issue from time to time Additional Bonds secured on an equal and ratable basis with the Existing Parity Bonds and the Series 2026 Bonds (a) to finance or refinance the Cost of a Project, (b) to refund any Bonds previously issued or (c) for a combination of such purposes. Any such Additional Bonds will be issued under a Supplemental Trust Agreement and an amendment to the Financing Agreement providing for modification of the amount of Basic Payments to provide for a new amount of Basic Payments sufficient to pay principal of and interest on all Bonds then Outstanding under the Trust Agreement.

SECTION THREE: MISCELLANEOUS

JAMES CITY COUNTY

Appendix C contains financial and demographic information concerning the County. The County's audited financial statements for the Fiscal Year ended June 30, 2025, are contained in Appendix D. The County's outside auditor has not been engaged to perform, and has not performed, since the date of its report included herein any procedures on the financial statements addressed in that report or the financial information contained in this Official Statement.

BONDHOLDERS' RISKS

The purchase of the Series 2026 Bonds involves a degree of risk; therefore, prospective purchasers of the Series 2026 Bonds should review this Official Statement in its entirety in order to identify risk factors and make an informed investment decision. A number of factors, including those set forth below, may affect the County's ability or willingness to make timely payments sufficient for the Trustee to pay debt service on the Series 2026 Bonds:

(1) Source of Payments. The Series 2026 Bonds are not general obligations of the Authority or the County but are payable only from revenues received by the Trustee on behalf of the Authority from payments made by the County under the Financing Agreement and other moneys held by the Trustee and pledged to the payment of the Series 2026 Bonds. The ability of the Authority to make timely payments of principal and premium, if any, and interest on the Series 2026 Bonds depends solely on the ability of the County to make timely payments under the Financing Agreement. **No other collateral security has been established for the Series 2026 Bonds**. The undertaking by the County to make payments under the Financing Agreement is subject to and dependent upon amounts being lawfully appropriated from time to time by the County Board for such purpose. The undertaking by the County to make payments under the Financing Agreement is neither a debt of the County within the meaning of any constitutional or statutory limitation nor a pledge of the faith and credit or the taxing power of the County. **The County Board is not legally obligated to appropriate the funds necessary to meet the County's financial undertaking pursuant to the Financing Agreement.**

(2) Non-Appropriation and Limited Remedies. The County Administrator or other officer charged with the responsibility for preparing the County's annual budget is required to include in the proposed County budget for each Fiscal Year as a single appropriation the scheduled amount of all Basic Payments and the estimated amount of Additional Payments coming due during such Fiscal Year. Throughout the term of the Financing Agreement, the County Administrator or other officer charged with the responsibility for preparing the County's Annual Budget is required to deliver to the Trustee and the Authority within 10 days after its adoption, but not later than 10 days after the beginning of each Fiscal Year, a copy of the County's adopted Annual Budget that includes an approval of funds sufficient to pay, or be credited to the Basic Payments and estimated Additional Payments coming due for the relevant Fiscal Year. If any adopted annual budget does not include an appropriation of funds sufficient to pay both scheduled Basic Payments and estimated Additional Payments coming due for the relevant Fiscal Year, the County Administrator will request the County Board to take a roll call vote immediately after adoption of such annual budget acknowledging the impact of its failure to appropriate such funds. If, by 15 days after the beginning of the Fiscal Year, the County Board has not appropriated funds for the payment of both scheduled Basic Payments and estimated Additional Payments coming due for the then current Fiscal Year, the County Administrator or other officer charged with the responsibility for preparing the County's annual budget is required to give written notice to the County Board of the consequences of such failure to appropriate and to request the County Board to consider a supplemental appropriation for such purposes.

In the event of non-appropriation of funds by the County Board, neither the County nor the Authority may be held liable for the principal of and premium, if any, and interest payments on the Series 2026 Bonds following the last Fiscal Year in which funds to make payment under the Financing Agreement were appropriated by the County Board. In the event of non-appropriation, moneys already on deposit in the Bond Fund will be used for the payment of principal of and premium, if any, and interest payments on all Bonds then Outstanding, but such moneys may not be sufficient to pay the Series 2026 Bonds in full.

Upon an Event of Default under the Trust Agreement, the Trustee has no right to accelerate the payment of the Series 2026 Bonds by declaring the entire principal of and interest on the Series 2026 Bonds to be due and payable. Similarly, upon an Event of Default under the Financing Agreement, the Authority has no right to accelerate the payment of Basic Payments by declaring the Basic Payments to be due and payable.

(3) Political Risk. The current members of the County Board have evidenced in the adopted Bond Resolution a present intent to make future appropriations of such funds as may be necessary to make payments due under the Financing Agreement as and when such payments become due. There can be no guarantee, however, that the County Board will retain its current constituency in the future, and there can be no guarantee that future members of the County Board will continue the current County Board's policy with respect to the Series 2026 Bonds.

(4) Limitation on Enforceability of Remedies. The realization of any rights upon a default will depend upon the exercise of various remedies specified in the Trust Agreement and the Financing Agreement. Any attempt by the Trustee to enforce such remedies may require judicial action, which is often subject to discretion and delay. Under current law, certain of the legal and equitable remedies specified in the Trust Agreement and the Financing Agreement may not be readily available or may not be enforced to the extent such remedy may contravene public policy.

(5) Project Cost Overruns. As a result of any change orders with respect to design and material costs of the Series 2026 Project, the total expenditures actually incurred by the County may exceed the amount of available Series 2026 Bond proceeds. Any such additional costs of acquiring, constructing and equipping the Series 2026 Project are not expected to materially impact the County's ability to complete the Series 2026 Project.

RATINGS

Fitch Ratings ("Fitch"), One State Street Plaza, New York, New York 10004, has assigned a rating of "___" to the Series 2026 Bonds; Moody's Investors Service ("Moody's"), 7 World Trade Center, 250 Greenwich Street, New York, New York, has assigned a rating of "___" to the Series 2026 Bonds; and S&P Global Ratings ("S&P"), 55 Water Street, New York, New York, has assigned a rating of "___" to the Series 2026 Bonds.

The Authority and the County furnished to such rating agencies the information contained in this Official Statement and certain publicly available materials and information about the Authority and the County. Generally, rating agencies base their ratings on such materials and information, as well as their own investigations, studies and assumptions. There is no assurance that a rating will continue for any given period of time or that such rating will not be revised, suspended or withdrawn if, in the judgment of the applicable rating agency, circumstances so warrant. A revision, suspension or withdrawal of a rating may have an adverse effect on the market price of the Series 2026 Bonds.

BONDS ELIGIBLE FOR INVESTMENT AND SECURITY FOR PUBLIC DEPOSITS

The Act provides that bonds issued pursuant thereto shall be legal and authorized investments for banks, savings banks, trust companies, building and loan associations, insurance companies, fiduciaries, trustees and guardians and for all public funds of the Commonwealth or other political corporations or subdivisions of the Commonwealth. No representation is made as to the eligibility of the Series 2026 Bonds for investment or any other purchase under any law of any other state. The Act also provides that bonds, such as the Series 2026 Bonds, issued pursuant thereto may properly and legally be deposited with and received by any state or municipal officer or any agency or political subdivision of the Commonwealth for any purpose for which the deposit of bonds or obligations of the Commonwealth is now or may hereafter be authorized by law.

LITIGATION

To the best information, knowledge and belief of the Authority and the County, there is no litigation of any kind now pending or threatened to restrain or enjoin the issuance or delivery of the Series 2026 Bonds, in any manner questioning the proceedings and authority under which the Series 2026 Bonds are being issued, or affecting the power and authority of the Authority, the County or the County Board to execute or perform their obligations under the Financing Agreement or the Trust Agreement or to make payments due under the Financing Agreement. In addition, to the best information, knowledge and belief of the County, there is no litigation presently pending or threatened against the County that, in the event of an unfavorable decision, would have a material adverse effect upon the financial condition of the County. [Adam to confirm]

LEGAL MATTERS

Certain legal matters relating to the authorization and validity of the Series 2026 Bonds will be subject to the approving opinion of Hunton Andrews Kurth LLP, Richmond, Virginia, Bond Counsel, which will be furnished at the expense of the County upon delivery of the Series 2026 Bonds, in substantially the form set forth as Appendix E (the "Bond Opinion"). The Bond Opinion will be limited to matters relating to the authorization and validity of the Series 2026 Bonds and to the tax-exempt status of interest thereon as described in the section "TAX EXEMPTION." The Bond Opinion will make no statement as to the financial resources of the County or the Authority or their ability to provide for payment of the Series 2026 Bonds or as to the accuracy or completeness of this Official Statement or any other information that may have been relied on by anyone in making the decision to purchase Bonds.

Certain legal matters will be passed upon for the Authority and the County by the County Attorney.

TAX EXEMPTION

Opinion of Bond Counsel. In the opinion of Bond Counsel, under current law, interest[, including any accrued original issue discount ("OID"),] on the Series 2026 Bonds (a) is not included in gross income for federal income tax purposes, (b) is not an item of tax preference for purposes of the federal alternative minimum tax, (c) is taken into account in determining adjusted financial statement income for applicable corporations (as defined in Section 59(k) of the Internal Revenue Code of 1986, as amended, and applicable regulations thereunder (the "Code")) for the alternative minimum tax imposed on such corporations, and (d) is exempt from income taxation by the Commonwealth. [Except as discussed below regarding OID,] no other opinion is expressed by Bond Counsel regarding the tax consequences of the ownership of or the receipt or accrual of interest on the Series 2026 Bonds.

Bond Counsel's opinion is given in reliance upon certifications by representatives of the Authority and the County as to certain facts relevant to both the opinion and requirements of the Code, and is subject to the condition that there is compliance subsequent to the issuance of the Series 2026 Bonds with all requirements of the Code that must be satisfied in order for interest thereon to remain excludable from gross income for federal income tax purposes. The Authority and the County have covenanted to comply with the current provisions of the Code regarding, among other matters, the use, expenditure and investment of the proceeds of the Series 2026 Bonds and the timely payment to the United States of any arbitrage rebate amounts with respect to the Series 2026 Bonds. Failure by the Authority or the County to comply with such covenants, among other things, could cause interest[, including any accrued OID,] on the Series 2026 Bonds to be included in gross income for federal income tax purposes retroactively to their date of issue. The Authority and the County may in their discretion, but have not covenanted to, take any and all such actions as may be required by future changes in the Code and applicable regulations in order that interest on the Series 2026 Bonds remain excludable from gross income for federal income tax purposes.

Bond Counsel's opinion represents its legal judgment based in part upon the representations and covenants referenced therein and its review of current law, but is neither a guarantee of a result nor binding on the Internal Revenue Service ("IRS") or the courts. Bond Counsel assumes no duty to update or supplement its opinion to reflect any facts or circumstances that may come to Bond Counsel's attention after the date of its opinion or to reflect any changes in law or the interpretation thereof that may occur or become effective after such date.

Customary practice in the giving of legal opinions includes not detailing in the opinion all of the assumptions, conditions, limitations and exclusions that are part of the conclusions therein. *See "Statement on the Role of Customary Practice in the Preparation and Understanding of Third-Party Legal Opinions," 63 Bus. Law. 1277 (2008), and "Legal Opinion Principles," 53 Bus. Law. 831 (May 1998), updated by "Statement of Opinion Practices," 74 Bus. Law. 801, 807 (2019).* Purchasers of the Series 2026 Bonds should seek the advice of counsel concerning such matters as they deem prudent in connection with their purchase of Series 2026 Bonds.

Alternative Minimum Tax

Individuals – Bond Counsel's opinion states that under current law interest on the Series 2026 Bonds is not an item of preference and is not subject to the alternative minimum tax on individuals.

Applicable Corporations – Bond Counsel's opinion also states that under current law interest on the Series 2026 Bonds is taken into account in determining adjusted financial statement income for applicable corporations (as defined in Section 59(k) of the Code) for the alternative minimum tax imposed on such corporations. Under current law, an **"**applicable corporation**"** generally is a corporation with average annual adjusted financial statement income for a three-taxable-year period ending after December 31, 2021, that exceeds $1 billion.

[Original Issue Discount. The initial public offering prices of each maturity of the Series 2026 Bonds maturing in the years [____ and ____] (the "OID Bonds") will be less than their stated principal amount. In the opinion of Bond Counsel, under current law, the difference between the stated principal amount and the initial offering price of each maturity of the OID Bonds to the public (excluding bond houses and brokers) at which a substantial amount of such maturity of such Series 2026 Bonds is sold will constitute OID. The offering prices set forth on the inside cover of this Official Statement for the OID Bonds are expected to be the initial offering prices to the public at which a substantial amount of each maturity of such Series 2026 Bonds will be sold.

Under the Code, for purposes of determining the holder's adjusted basis in an OID Bond, OID treated as having accrued while the holder holds such Series 2026 Bond will be added to the holder's basis. OID will accrue on a constant yield-to-maturity method. The adjusted basis will be used to determine taxable gain or loss upon the sale or other disposition (including redemption or payment at maturity) of an OID Bond.

Prospective purchasers of the OID Bonds should consult their own tax advisors with respect to the calculation of accrued OID and the state and local tax consequences of owning or disposing of such Series 2026 Bonds.]

[Original Issue Premium. Series 2026 Bonds purchased, whether upon issuance or otherwise, for an amount (excluding any amount attributable to accrued interest) in excess of their principal amount will be treated for federal income tax purposes as having amortizable bond premium. A holder's basis in such a Series 2026 Bond must be reduced by the amount of premium that accrues while such Series 2026 Bond is held by the holder. No deduction for such amount will be allowed, but it generally will offset interest on the Series 2026 Bonds while so held. Purchasers of such Series 2026 Bonds should consult their own tax advisors as to the calculation, accrual and treatment of amortizable bond premium and the state and local tax consequences of holding such Series 2026 Bonds.]

Other Tax Matters. In addition to the matters addressed above, prospective purchasers of the Series 2026 Bonds should be aware that the ownership of tax-exempt obligations may result in collateral federal income tax consequences to certain taxpayers, including, without limitation, financial institutions, property and casualty insurance companies, S corporations, foreign corporations subject to the branch profits tax, recipients of Social Security or Railroad Retirement benefits and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry tax-exempt obligations. Prospective purchasers of the Series 2026 Bonds should consult their tax advisors as to the applicability and impact of such consequences.

The IRS has a program to audit state and local government obligations to determine whether the interest thereon is includable in gross income for federal income tax purposes. If the IRS does audit the Series 2026 Bonds, under current IRS procedures, the IRS will treat the Authority as the taxpayer, and the owners of the Series 2026 Bonds will have only limited rights, if any, to participate.

Prospective purchasers of the Series 2026 Bonds should consult their own tax advisors as to the status of interest on the Series 2026 Bonds under the tax laws of any state other than the Commonwealth.

There are many events that could affect the value, liquidity and/or marketability of the Series 2026 Bonds after their issuance, including but not limited to public knowledge of an audit of the Series 2026 Bonds by the IRS, a general change in interest rates for comparable securities, a change in federal or state income tax rates, legislative or regulatory proposals affecting state and local government securities and changes in judicial interpretation of current law. In addition, certain tax considerations relevant to owners of Series 2026 Bonds who purchase Series 2026 Bonds after their issuance may be different from those relevant to purchasers upon issuance. Neither the opinion of Bond Counsel nor this Official Statement purports to address the likelihood or effect of any such potential events or such other tax considerations, and purchasers of the Series 2026 Bonds should seek advice concerning such matters as they deem prudent in connection with their purchase of Series 2026 Bonds.

[VERIFICATION OF MATHEMATICAL COMPUTATIONS]

[The arithmetical accuracy of certain computations included in the schedules provided by the Financial Advisor on behalf of the County relating to the adequacy of the cash deposited into the Escrow Fund to make the forecasted payments of principal and interest on the Refunded Bonds on the date fixed for their redemption, and supporting the conclusion of Bond Counsel that the Series 2026 Bonds do not constitute "arbitrage bonds" under Section 148 of the Internal Revenue Code of 1986, as amended, was examined by the Verification Agent. Such computations were based solely upon assumptions and information supplied by the Financial Advisor on behalf of the County. The Verification Agent has restricted its procedures to examining the arithmetical accuracy of certain computations and has not made any study or evaluation of the assumptions and information upon which the computations are based and, accordingly, has not expressed an opinion on the data used, the reasonableness of the assumptions, or the achievability of the forecasted outcome.]

FINANCIAL ADVISOR

Davenport & Company LLC, Richmond, Virginia, serves as financial advisor to the County and has no underwriting responsibility to the Authority or the County with respect to this transaction. As financial advisor, Davenport & Company LLC has advised the County in matters relating to the planning, structuring and issuance of the Series 2026 Bonds, assisted the County with the preparation of this Official Statement and provided to the County other advice with respect to the issuance and sale of the Series 2026 Bonds. The financial advisor's fee will be paid from proceeds of the Series 2026 Bonds. Although the Financial Advisor has assisted in the preparation of the Official Statement, the Financial Advisor is not obligated to undertake, and has not undertaken to make, an independent verification or assume responsibility for the accuracy, completeness or fairness of the information contained in this Official Statement.

SALE AT COMPETITIVE BIDDING

The Series 2026 Bonds will be offered for sale at competitive bidding at ____ a.m., Eastern Time, on _____ __, 2026, unless changed pursuant to the terms of the Official Notice of Sale. A copy of the Official Notice of Sale is attached to this Preliminary Official Statement as Appendix H.

After the Series 2026 Bonds have been awarded to the winning bidder, the Authority will issue an Official Statement in final form. The Authority will deem the Official Statement final as of its date, and the Official Statement in final form will include, among other things, the identity of the winning bidder, the final principal amount as adjusted, the expected selling compensation to the winning bidder and other information on the interest rates and offering prices or yields, all as provided by the winning bidder.

CONTINUING DISCLOSURE

To permit compliance by the underwriter with the continuing disclosure requirements of the Rule, the County will execute a Continuing Disclosure Agreement (the "CDA") at closing agreeing to provide certain annual financial information and certain event notices required by the Rule. Such information will be filed through the Electronic Municipal Market Access System maintained by the Municipal Securities Rulemaking Board and may be accessed through the Internet at emma.msrb.org. As described in Appendix F, the CDA requires the County to provide only limited information at specific times, and the information provided may not be all the information necessary to value the Series 2026 Bonds at any particular time. The County may from time to time disclose certain information and data in addition to that required by the CDA. If the County chooses to provide any additional information, the County will have no obligation to continue to update such information or to include it in any future disclosure filing. Failure by the County to comply with the CDA is not an event of default under the Series 2026 Bonds or the Bond Resolution. The sole remedy for a default under the CDA is to bring an action for specific performance of the County's covenants hereunder, and no assurance can be provided as to the outcome of any such proceeding.

The County has not failed within the last five years to comply in all material respects with its previous continuing disclosure undertakings under the Rule.

MISCELLANEOUS

Any statements in this Official Statement involving matters of opinion or estimates, whether or not expressly so stated, are intended as such and not representations of fact. No representation is made that any of the estimates will be realized. Neither this Official Statement nor any statement that may have been made verbally or in writing is to be construed as a contract with the holders of the Series 2026 Bonds.

The attached Appendices are an integral part of this Official Statement and must be read together with the balance of this Official Statement.

The distribution of this Preliminary Official Statement has been duly authorized by the Authority and duly approved by the County. The Authority and the County have deemed this Preliminary Official Statement final as of its date within the meaning of the Rule, except for the omission of certain pricing and other information permitted to be omitted by the Rule.

ECONOMIC DEVELOPMENT AUTHORITY
OF JAMES CITY COUNTY, VIRGINIA

By____
Chairman

Approved:

JAMES CITY COUNTY, VIRGINIA

By____________________________
County Administrator

APPENDIX A

DEFINITIONS OF CERTAIN TERMS

APPENDIX B

SUMMARY OF THE FINANCING DOCUMENTS

APPENDIX C

JAMES CITY COUNTY, VIRGINIA

The inclusion of this information does not imply that James City County, Virginia, is legally obligated to make payments on any Bonds outstanding under the Trust Agreement, including the Series 2026 Bonds.

APPENDIX D

AUDITED FINANCIAL STATEMENTS OF THE COUNTY
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

APPENDIX E

FORM OF BOND COUNSEL OPINION

Set forth below is the proposed opinion of Hunton Andrews Kurth LLP, Richmond, Virginia, Bond Counsel. It is preliminary and subject to change prior to the delivery of the Bonds.

________, 2026

Economic Development Authority
of James City County, Virginia
Williamsburg, Virginia

Board of Supervisors of
James City County, Virginia
Williamsburg, Virginia

Economic Development Authority of
James City County, Virginia
$_______ Public Facility Revenue and Refunding Bonds
(County Government Projects), Series 2026

Ladies and Gentlemen:

We have examined the applicable law, including the Industrial Development and Revenue Bond Act (Chapter 49, Title 15.2 of the Code of Virginia of 1950, as amended) (the "Act") and certified copies of proceedings and documents relating to the organization of the Economic Development Authority of James City County, Virginia (the "Authority"), and the issuance and sale by the Authority of its $_______ Public Facility Revenue and Refunding Bonds (County Government Projects), Series 2026 (the "Series 2026 Bonds"), for the benefit of James City County, Virginia (the "County"). Reference is made to the form of the Series 2026 Bonds for information concerning their details, including payment and redemption provisions, and the proceedings pursuant to which they are issued. Terms used but not otherwise defined herein have the same meanings assigned to such terms in the Agreement of Trust dated as of June 1, 2016, as previously supplemented (the "Master Trust Agreement"), and as further supplemented by a Fifth Supplemental Agreement of Trust dated as of [______, 2026] (the "Supplemental Trust Agreement" and, together with the Master Trust Agreement, the "Trust Agreement"), all between the Authority and Wilmington Trust, National Association, as trustee (the "Trustee").

The Series 2026 Bonds are being issued pursuant to the Trust Agreement on a parity with the outstanding principal amounts of [the unrefunded portion of] the Authority's [$26,750,000 Public Facility Revenue Bonds (James City County School Project), Series 2016,] $21,015,000 Public Facility Revenue and Refunding Bonds (County Government Projects), Series 2018, $11,030,000 Public Facility Revenue Refunding Bonds (County Government Projects), Series 2021, and $69,475,000 Public Facility Revenue Bonds (County Government Projects), Series 2024 (collectively, the "Existing Parity Bonds"), in order to loan funds to the County pursuant to the terms of a Financing Agreement dated as of June 1, 2016, as previously supplemented, and as further supplemented by a Fourth Supplemental Financing Agreement dated as of [_______, 2026] (collectively, the "Financing Agreement"), all between the Authority and the County. The proceeds of such loan will be used, together with other available funds, to (a) finance costs of the Series 2026 Project (as defined in the Financing Agreement), [(b) refund [all][a portion] of the Authority's $26,750,000 Public Facility Revenue Bonds (James City County School Project), Series 2016,], (c) pay, if and as desired, interest on the Series 2026 Bonds for up to one year following completion of the Series 2026 Project, and (d) pay the related costs of issuance and refunding.

The Financing Agreement provides for the County to make Basic Payments to the Authority in amounts and on dates expected to be sufficient for payment of principal of and interest on all Bonds (including the Series 2026 Bonds) outstanding under the Trust Agreement. Pursuant to the Trust Agreement, the Authority has assigned certain of its rights under the Financing Agreement, including the right to receive Basic Payments and certain Additional Payments, to the Trustee as security for the Bonds (including the Series 2026 Bonds).

Without undertaking to verify the same by independent investigation, we have relied on [(a) computations provided to ___________, the mathematical accuracy of which was verified by them, relating to the sufficiency of the cash and or securities deposited to the escrow fund established in connection with the Series 2026 Bonds for the refunding of the Refunded 2016 Bonds to pay when due the principal of and interest thereon and the yield on the Series 2026 Bonds, and (b)] certifications by representatives of the Authority and the County as to certain facts relevant to both our opinion and requirements of the Internal Revenue Code of 1986, as amended (the "Code"). The Authority and the County have covenanted to comply with the current provisions of the Code, regarding, among other matters, the use, expenditure and investment of the proceeds of the Series 2026 Bonds and the timely payment to the United States of any arbitrage rebate amounts with respect to the Series 2026 Bonds, all as set forth in the proceedings and documents relating to the issuance of the Series 2026 Bonds (the "Covenants").

Based on the foregoing, in accordance with customary opinion practice and assuming due authorization, execution and delivery of the Documents (as hereinafter defined) by the Trustee, we are of the opinion that:

1. The Authority is a political subdivision of the Commonwealth duly created under the Act and is vested with all rights and powers conferred by the Act.

2. The Series 2026 Bonds (a) have been duly authorized and issued in accordance with the Act and constitute valid and binding limited obligations of the Authority payable as to principal, premium, if any, and interest solely from certain payments made by the County under the Financing Agreement and other funds pledged under the Trust Agreement and (b) are secured on parity with the Existing Parity Bonds and any additional bonds subsequently issued on a parity with the Series 2026 Bonds and the Existing Parity Bonds as provided in the Trust Agreement. The Series 2026 Bonds do not create or constitute a debt or pledge of the faith and credit of the Commonwealth of Virginia or any political subdivision thereof, including the Authority and the County.

3. The Trust Agreement and the Financing Agreement (collectively, the "Documents") have been duly authorized, executed and delivered, constitute valid and binding obligations of the Authority and the County, as applicable, and are enforceable against the Authority and the County in accordance with their terms. The Fifth Supplemental Trust Agreement and the Fourth Supplemental Financing Agreement are authorized or permitted by the Master Trust Agreement and comply with its terms. The undertaking by the County to make payments under the Financing Agreement is subject to and dependent upon appropriations made by the Board of Supervisors of the County from time to time of sufficient funds for such purpose. Such undertaking constitutes neither a debt of the County within the meaning of any constitutional or statutory limitation nor a liability of or a lien or charge upon funds or property of the County beyond any fiscal year for which the Board of Supervisors has appropriated moneys for such purpose.

4. The rights of holders of the Series 2026 Bonds and the enforceability of such rights, including the enforcement by the Trustee of the obligations of the Authority and the County under the Documents, as applicable, may be limited or otherwise affected by (a) bankruptcy, insolvency, reorganization, moratorium, fraudulent conveyance and other laws affecting the rights of creditors generally and (b) principles of equity, whether considered at law or in equity, and by public policy.

5. Under current law, interest on the Series 2026 Bonds (a) is not included in gross income for federal income tax purposes, (b) is not an item of tax preference for purposes of the federal alternative minimum tax, and (c) is taken into account in determining adjusted financial statement income for applicable corporations (as defined in Section 59(k) of the Code) for the alternative minimum tax imposed on such corporations. The opinions in (a) and (b) of the preceding sentence are subject to the condition that there is compliance subsequent to the issuance of the Series 2026 Bonds with all requirements of the Code that must be satisfied in order that interest on the Series 2026 Bonds not be included in gross income for federal income tax purposes. Failure by the Authority and the County to comply with the Covenants, among other things, could cause interest on the Series 2026 Bonds to be included in gross income for federal income tax purposes retroactively to their date of issue. The Authority and the County may in their discretion, but have not covenanted to, take any and all such actions as may be required by future changes in the Code and applicable regulations in order that interest on the Series 2026 Bonds remain excludable from gross income for federal income tax purposes. We express no opinion regarding other federal tax consequences of the ownership of or receipt or accrual of interest on the Series 2026 Bonds. Further, we express no opinion as to the treatment for federal

income tax purposes of any interest paid on the Series 2026 Bonds after an event of default or non-appropriation by the Board of Supervisors of the County resulting in a termination of the Financing Agreement.

6. Under current law, interest on the Series 2026 Bonds is exempt from income taxation by the Commonwealth of Virginia and any political subdivision thereof.

The opinions set forth above are based on existing law, which is subject to change. Such opinions are further based on our knowledge of facts as of the date hereof. Our services as bond counsel to the Authority have been limited to rendering the foregoing opinion based on our review of such proceedings and documents as we deem necessary to approve the validity of the Series 2026 Bonds and the tax-exempt status of interest thereon. Our services have not included financial or other non-legal advice. We express no opinion herein as to the financial resources of the Authority or the County, the ability or willingness of the County to make payments under the Financing Agreement or the accuracy or completeness of any information, including the Authority's Preliminary Official Statement dated _______, 2026, and its Official Statement dated _______, 2026, that may have been relied upon by anyone in making the decision to purchase Series 2026 Bonds. We assume no duty to update or supplement these opinions to reflect any facts or circumstances that may hereafter come to our attention or to reflect any changes in any law or the interpretation thereof that may hereafter occur or become effective.

Very truly yours,

APPENDIX F

FORM OF CONTINUING DISCLOSURE AGREEMENT

FORM OF CONTINUING DISCLOSURE AGREEMENT

This **CONTINUING DISCLOSURE AGREEMENT** dated as of ______ __, 2026 (the "Disclosure Agreement"), is executed and delivered by the Board of Supervisors of James City County, Virginia, on behalf of James City County, Virginia (the "County"), in connection with the issuance by the Economic Development Authority of James City County, Virginia (the "Issuer"), of its $_____ Public Facility Revenue and Refunding Bonds (County Government Projects), Series 2026 (the "Series 2026 Bonds"). The County hereby covenants and agrees as follows:

Section 1. Purpose. This Disclosure Agreement is being executed and delivered by the County for the benefit of the holders of the Series 2026 Bonds and in order to assist the original purchasers of the Series 2026 Bonds in complying with the provisions of Section (b)(5)(i) of Rule 15c2-12 (the "Rule") promulgated by the Securities and Exchange Commission (the "SEC") by providing certain annual financial information and material event notices required by the Rule (collectively, the "Continuing Disclosure").

Section 2. Annual Disclosure. (a) The County shall provide annually financial information and operating data in accordance with the provisions of Section (b)(5)(i) of the Rule as follows:

(i) financial statements of the County, prepared in accordance with generally accepted accounting principles; and

(ii) to the extent not included in (a)(i) above, certain operating data with respect to the County substantially of the type described in Appendix C of the Issuer's Official Statement dated _____, 2026, under the subsection "FINANCIAL INFORMATION - Operating Data."

If the financial statements filed pursuant to Section 2(a)(i) are not audited, the County shall subsequently file such statements as audited when available.

(b) The County shall file annually with the Municipal Securities Rulemaking Board ("MSRB") the financial information and operating data described in subsection (a) above (collectively, the "Annual Disclosure") no later than the March 31 following the end of the County's preceding fiscal year, commencing with the County's fiscal year ending June 30, 2026.

(c) Any Annual Disclosure may be included by specific reference to other documents previously provided to the MSRB or filed with the SEC; provided, however, that any final official statement incorporated by reference must be available from the MSRB.

(d) The County shall file with the MSRB in a timely manner the notice specifying any failure of the County to provide the Annual Disclosure by the date specified.

Section 3. Event Disclosure. The County shall file with the MSRB in a timely manner not in excess of ten business days after the occurrence of the event, notice of the occurrence of any of the following events with respect to the Series 2026 Bonds:

(a) principal and interest payment delinquencies;

(b) non-payment related defaults, if material;

(c) unscheduled draws on debt service reserves reflecting financial difficulties;

(d) unscheduled draws on any credit enhancement reflecting financial difficulties;

(e) substitution of credit or liquidity providers, or their failure to perform;

(f) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Series 2026 Bonds, or other material events affecting the tax status of the Series 2026 Bonds;

(g) modifications to rights of holders of the Series 2026 Bonds, if material;

(h) bond calls, if material, and tender offers;

(i) defeasances of all or any portion of the Series 2026 Bonds;

(j) release, substitution, or sale of property securing repayment of the Series 2026 Bonds, if material;

(k) rating changes;

(l) bankruptcy, insolvency, receivership or similar event of the County;*

(m) the consummation of a merger, consolidation, or acquisition involving the County or the sale of all or substantially all of the assets of the County, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

(n) appointment of a successor or additional trustee or the change of name of a trustee, if material;

(o) incurrence of a financial obligation (hereinafter defined) of the County, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the County, any of which affect holders of the Series 2026 Bonds, if material; and

(p) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of the financial obligation of the County, any of which reflect financial difficulties;

provided that nothing in this Section (3) shall require the County to maintain any debt service reserve, credit enhancement or credit or liquidity providers with respect to the Series 2026 Bonds or to pledge any property as security for repayment of the Series 2026 Bonds.

The term "financial obligation" means a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term "financial obligation" does not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

Section 4. Termination. The obligation of the County hereunder will terminate upon the redemption, defeasance (within the meaning of the Rule) or payment in full of all the Series 2026 Bonds.

Section 5. Amendment. The County may modify its obligations hereunder without the consent of bondholders, provided that the County receives an opinion of nationally recognized bond counsel to the effect that

* For the purposes of the event identified in Subsection (3)(l) above, the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an obligated person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the obligated person, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the obligated person.

this Disclosure Agreement as so modified complies with the Rule as it exists at the time of modification. The County shall within a reasonable time thereafter file with the MSRB a description of such modification(s).

Section 6. Defaults. (a) If the County fails to comply with any covenant or obligation regarding Continuing Disclosure specified in this Disclosure Agreement, any holder (within the meaning of the Rule) of the Series 2026 Bonds then outstanding may, by notice to the County, proceed to protect and enforce its rights and the rights of the holders by an action for specific performance of the County's covenant to provide the Continuing Disclosure.

(b) Notwithstanding anything herein to the contrary, any failure of the County to comply with any obligation regarding Continuing Disclosure specified in this Disclosure Agreement (i) shall not be deemed to constitute an event of default under the Series 2026 Bonds or the Trust Agreement (as defined in the Official Statement) providing for the issuance of the Series 2026 Bonds and (ii) shall not give rise to any right or remedy other than that described in Section 6(a) above.

Section 7. Filing Method. Any filing required hereunder shall be made by transmitting such disclosure, notice or other information in electronic format to the MSRB through the MSRB's Electronic Municipal Market Access system pursuant to procedures promulgated by the MSRB.

Section 8. Additional Disclosure. The County may from time to time disclose certain information and data in addition to the Continuing Disclosure. Notwithstanding anything herein to the contrary, the County shall not incur any obligation to continue to provide or to update such additional information or data.

Section 9. Counterparts. This Disclosure Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 10. Governing Law. This Disclosure Agreement shall be construed and enforced in accordance with the laws of the Commonwealth of Virginia.

BOARD OF SUPERVISORS OF
JAMES CITY COUNTY, VIRGINIA, ON
BEHALF OF JAMES CITY COUNTY, VIRGINIA

____
Chairman

____
County Administrator

APPENDIX G

BOOK ENTRY ONLY SYSTEM

BOOK-ENTRY ONLY SYSTEM

The description which follows of the procedures and recordkeeping with respect to beneficial ownership interests in the Series 2026 Bonds, payments of principal of and premium, if any and interest on the Series 2026 Bonds to The Depository Trust Company, New York, New York ("DTC"), its nominee, Participants or Beneficial Owners (each as hereinafter defined), confirmation and transfer of beneficial ownership interests in the Series 2026 Bonds and other bond-related transactions by and between DTC, Participants and Beneficial Owners is based solely on information furnished by DTC.

DTC will act as securities depository for the Series 2026 Bonds. The Series 2026 Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Bond certificate will be issued for each maturity of the Series 2026 Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world's largest depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants (the "Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants" and, together with the Direct Participants, the "Participants"). DTC has an S&P rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of the Series 2026 Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Series 2026 Bonds on DTC's records. The ownership interest of each actual purchaser of each Series 2026 Bond (the "Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners, however, are expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Series 2026 Bonds are to be accomplished by entries made on the books of the Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Series 2026 Bonds, except in the event that use of the book-entry system for the Series 2026 Bonds is discontinued.

To facilitate subsequent transfers, all Series 2026 Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of the Series 2026 Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Series 2026 Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Series 2026 Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holding on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

Redemption notices shall be sent to DTC. If less than all of the Series 2026 Bonds are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Series 2026 Bonds unless authorized by a Direct Participant in accordance with DTC's Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Authority or the Trustee as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Series 2026 Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Payments of principal of and premium, if any, and interest on the Series 2026 Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the Authority or the Registrar, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Authority or the Trustee subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal of and premium, if any, and interest on the Series 2026 Bonds to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Authority or the Trustee, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as securities depository with respect to the Series 2026 Bonds at any time by giving reasonable notice to the Authority or the Trustee. Under such circumstances, in the event that a successor securities depository is not obtained, Series 2026 Bond certificates will be printed and delivered.

The Authority, at the direction of the County, may decide to discontinue use of the system of book-entry transfers through DTC (or a successor securities depository). In that event, Series 2026 Bond certificates will be printed and delivered.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the Authority and the County believe to be reliable, but the Authority and the County take no responsibility for the accuracy thereof.

Neither the Authority, the County nor the Trustee has any responsibility or obligation to the Participants or the Beneficial Owners with respect to (a) the accuracy of any records maintained by DTC or any Participant; (b) the payment by any Participant of any amount due to any Beneficial Owner in respect of the principal of and premium, if any, and interest on the Series 2026 Bonds; (c) the delivery or timeliness of delivery by any Participant of any notice to any Beneficial Owner that is required or permitted under the terms of the Trust Agreement to be given to Bondholders; or (d) any other action taken by DTC, or its nominee, Cede & Co., as Bondholder, including the effectiveness of any action taken pursuant to an Omnibus Proxy.

So long as Cede & Co. is the registered owner of the Series 2026 Bonds, as nominee of DTC, references in this Official Statement to the Owners of the Series 2026 Bonds shall mean Cede & Co. and shall not mean the Beneficial Owners, and Cede & Co. will be treated as the only holder of Series 2026 Bonds for all purposes under the Trust Agreement.

The Authority may enter into amendments to the agreement with DTC or successor agreements with a successor securities depository, relating to the book-entry system to be maintained with respect to the Series 2026 Bonds without the consent of Beneficial Owners or Bondholders.

APPENDIX H

OFFICIAL NOTICE OF SALE

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INTRODUCTION

James City County, Virginia (the "County"), is the site of Jamestown, which in 1607 became the first permanent English settlement in the New World. The United States Congress called Jamestown the birthplace of Virginia and American government.

The County is conveniently located between the major metropolitan areas of Richmond and Norfolk. Adjacent to the County is the City of Williamsburg, Virginia (the "City"), home to historic Colonial Williamsburg and the College of William and Mary. As of July 1, 2025, the County is home to approximately 80,777 residents and encompasses 147 square miles, the largest land area on the Virginia peninsula. Services provided by the County include transit, law enforcement, fire protection, parks and recreation, public-private health, and social services that promote self-sufficiency.

Government Services and Facilities

The County provides a comprehensive range of local government services characteristic of its form of government under Virginia law. Although legally separate and independent, the City and the County are closely linked. The City is the County seat, and the two jurisdictions share an elected Treasurer, Clerk of the Circuit Court, Commonwealth's Attorney and Sheriff. The County and the City share a public school system and local courts. The County is also a partner in many regional entities that provide jail facilities, library system, transit system, public health services and behavioral health services. Cooperative agreements exist for fire, emergency medical, social services and recreation.

Form and Organization of Government

The County is governed by a five-member Board of Supervisors (the "Board"). Each member is elected by the voters in his or her district for a term of four years. Terms are staggered with representatives from two districts being elected one year and the other three representatives being elected two years later. At its annual organizational meeting, the Board elects a chairman and vice chairman from among the five supervisors. The Board passes all local ordinances and determines all local policies that govern the County. It appoints a County Administrator as well as most boards and commissions. It also appropriates funds for County operations and generally oversees all County functions.

The County Administrator is the chief administrative officer of the County and is responsible to the Board for executing policies established by the Board. The County Administrator acts as Clerk to the Board and handles the daily administrative operations of the County as well as its strategic planning.

In addition to the elected members of the Board, five constitutional officers are elected. These officers are the Commissioner of the Revenue, the Treasurer, the Clerk of the Circuit Court, the Commonwealth's Attorney and the Sheriff. The Treasurer, the Clerk of Circuit Court, the Commonwealth's Attorney and the Sheriff are elected jointly by the voters of the County and the City. The County and the City courts are part of the 9th Judicial District. The three judges serving the area represent Juvenile, District and Circuit Courts and are appointed by the General Assembly of Virginia. The Circuit Court Judge appoints the members of the County's Board of Zoning Appeals and members of the County's Electoral Board which, in turn, appoints the General Registrar.

The County's schools are operated by the Williamsburg-James City County School Board, which consists of two at-large members appointed by the City and five members elected by the voters of the County. The County's Board may authorize elections to add two additional members to the Williamsburg-James City County School Board. Each of the County members is elected by the voters in his or her district for a term of four years, and the terms are staggered with representatives from two districts being elected one year and the other three representatives being elected two years later.

ECONOMIC AND DEMOGRAPHIC FACTORS

Population

According to estimates by the County, the County's 2025 population was approximately 80,777. The following table presents comparative population figures for selected years.

POPULATION ESTIMATES FOR JAMES CITY COUNTY, THE COMMONWEALTH OF VIRGINIA AND THE UNITED STATES SELECTED YEARS

Year	County	Commonwealth of Virginia	United States
2000	48,102	7,079,030	281,421,906
2010	67,009	8,001,024	308,745,538
2017	74,309	8,506,433	325,719,178
2018	75,444	8,549,345	327,167,439
2019	76,633	8,598,513	328,239,523
2020	78,254	8,644,727	331,449,281
2021	78,567	8,655,608	331,893,745
2022	79,488	8,696,955	333,287,562
2023	80,678	8,729,032	334,914,896
2024	81,826	8,811,195	340,110,990
2025	80,777	8,880,107	341,784,857

Sources: 2017 - 2019 and 2021 – 2025 population figures for James City County and the Commonwealth of Virginia are from Weldon Cooper Center for Public Service; all other years are from the U.S. Department of Commerce, Bureau of the Census.

Income

Presented below are comparative tables on per capita income and median household income for selected years.

PER CAPITA INCOME

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025[(2)]
James City County[(1)]	60,937	62,182	61,906	63,896	67,529	73,815	75,579	80,283	84,453	-
Commonwealth of Virginia	52,656	54,377	56,130	58,362	61,449	67,223	69,562	73,890	77,351	80,291
United States	48,974	51,006	53,311	55,567	59,151	64,692	66,303	70,013	73,227	76,393

Source: U.S. Department of Commerce, Bureau of Economic Analysis.
(1) Numbers are for the County and the City of Williamsburg combined.
(2) Latest published information.

MEDIAN HOUSEHOLD INCOME

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024[(2)]
James City County[(1)]	$75,710	$80,226	$80,772	$83,048	$87,678	$91,675	$94,907	$100,711	$110,137	$112,920
Commonwealth of Virginia	65,015	66,149	68,766	71,564	74,222	76,398	80,615	87,249	89,931	92,090
United States	53,889	55,322	57,652	60,293	62,843	64,994	69,021	75,149	77,719	81,604

Source: James City County Annual Comprehensive Financial Report, U.S. Census Bureau.
(1) Numbers are for the County alone; they do not include the City of Williamsburg.
(2) Latest published information.

Housing and Construction Activity

As of December 31, 2025, the total number of dwelling units in the County was estimated to be 35,510, an increase of approximately 13.1% from December 31, 2015.

TOTAL DWELLING UNITS

Calendar Year	Total Unit Count
2015	31,392
2016	31,835
2017	32,357
2018	32,838
2019	33,284
2020	33,699
2021	33,771
2022	34,104
2023	34,719
2024	35,510

Source: U.S. Census Bureau.

Selected data is presented below to illustrate the level of new construction that has occurred in the County.

TOTAL NUMBER OF BUILDING PERMITS ISSUED AND VALUE

Fiscal Year	Commercial/Industrial Number of Permits	Commercial/Industrial Value	Residential Number of Permits	Residential Value	Total Number of Permits	Total Value
2016	227	$35,201,616	759	$113,133,643	986	$148,335,259
2017	196	78,253,358	868	127,815,408	1,064	206,068,766
2018	178	31,474,968	881	115,365,412	1,059	146,840,380
2019*	311	71,776,009	1,022	105,656,969	1,333	177,432,978
2020**	178	24,653,454	946	93,085,004	1,124	117,738,458
2021	104	13,110,342	1,045	110,462,392	1,149	123,572,734
2022	202	25,673,815	1,017	140,977,272	1,219	166,651,087
2023	256	95,350,379	917	123,321,907	1,173	218,672,286
2024	194	32,647,666	935	116,548,159	1,129	149,195,825
2025***	253	99,340,834	988	129,408,530	1,241	228,749,364

Source: James City County Building and Safety Permits Division

* A new permit system was put in place in fiscal year 2019 that captured additional data on permits and reviews not captured in the prior system. As a result, the number of permits and values show an increase related to this new system.

** The lower number of permits and related values in fiscal year 2020 reflect the economic impacts of the COVID-19 pandemic.

*** Data available for fiscal year 2025 through June 30, 2025.

Employment

The following table presents the employment and average weekly wages in the County for the fourth quarter of 2025.

AVERAGE EMPLOYMENT AND AVERAGE WEEKLY WAGE
Fourth Quarter 2025

Industry Group	Average Employment For Quarter[1]	Percent of Total	Weekly Wage Per Employee
Private			
Health Care and Social Assistance	4,699	19.0%	$1,144
Retail Trade	3,785	15.3	597
Accommodation and Food Services	3,014	12.2	619
Arts, Entertainment, and Recreation	2,990	12.1	439
Manufacturing	1,687	6.8	1,770
Construction	1,663	6.7	1,507
Professional, Scientific, and Technical Service	1,610	6.5	1,942
Administrative and Support and Waste Management	1,374	5.5	1,179
Other Services (except Public Administration)	981	4.0	961
Real Estate and Rental and Leasing	863	3.5	1,539
Wholesale Trade	753	3.0	1,374
Finance and Insurance	550	2.2	2,397
Educational Services	277	1.1	642
Management of Companies and Enterprises	224	0.9	2,620
Information	156	0.6	1,722
Unclassified	95	0.4	1,244
Agriculture, Forestry, Fishing and Hunting	39	0.2	439
Total Private	**24,760**	**100.0%**	
Public			
Local Government	3,626	76.4%	$1,106
State Government	1,032	21.7	1,244
Federal Government	88	1.9	1,364
Total Public	**4,746**	**100.00%**	
Total	**29,506**		

Source: Virginia Employment Commission.
(1) Data excludes self-employed persons and non-disclosed data for the following industries: Mining, Quarrying and Oil and Gas Extraction; Transportation and Warehousing; and Utilities.

The average annual unemployment rates for the County, the Commonwealth and the United States for recent years are set forth in the following table.

AVERAGE ANNUAL UNEMPLOYMENT RATES
Calendar Year

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
James City County	4.0%	3.6%	3.0%	2.7%	7.4%	4.0%	2.8%	2.7%	2.8%	-
Commonwealth of Virginia	4.0	3.6	3.0	2.8	6.5	3.9	2.7	2.7	2.9	3.4
United States	4.5	3.9	3.7	3.4	6.5	3.7	3.3	3.5	3.8	4.1

Source: Bureau of Labor Statistics.

A variety of industrial and commercial service employers are located within the County. The table below presents data regarding the major employers in the County, including the products and services they provide and the approximate number of employees.

MAJOR PRINCIPAL EMPLOYERS
Fiscal Year Ended June 30, 2025

Firm	Type of Business	Approximate Number of Employees
Busch Entertainment	Theme Parks	1,000+
Williamsburg-James City County Public Schools	Educational Institution	1,000+
James City County	Local Government	1,000+
Riverside Regional Medical Center	Healthcare	1,000+
Wal-Mart Distribution Center	Distribution	500-999
Eastern State Hospital	Hospital	500-999
Williamsburg Landing	Retirement Community/Assisted Living Facility	250-499
Anheuser-Busch Inbev	Manufacturing	250-499
Owens & Minor/AVID Medical	Healthcare Logistics	250-499
Ball Metal	Manufacturing	100-249

Source: James City County Annual Comprehensive Financial Report.

The table presented below is a summary of County taxable sales for the last ten years.

TAXABLE SALES

Fiscal Year	Taxable Sales
2016	$1,012,137,939
2017	984,305,831
2018	971,269,532
2019	965,106,640
2020	955,039,338
2021	877,233,336
2022	1,060,780,715
2023	1,127,882,325
2024	1,134,733,472
2025	1,166,938,449

Source: James City County Annual Comprehensive Financial Report.

Office of Economic Development; Economic Development Authority

The Office of Economic Development's mission is to foster development and expansion of a diversified and sustainable base of primary business and industry that will better balance the tax base, increase job opportunities and contribute positively to both the quality and standard of living in the County. The department focuses on the retention and expansion of the County's existing primary businesses and industries as well as the diversification of the local economy through the recruitment of new businesses and industries.

The Economic Development Authority of James City County, Virginia (the "Economic Development Authority") assists and supports James City County and the Office of Economic Development in fostering its goals and objectives and performs required statutory roles. The Economic Development Authority works in collaboration with a variety of organizations to strengthen the economic base in the County through efforts supporting regional business attraction and entrepreneurship. The Economic Development Authority leases space to a business at the James City County Marina and recently sold its property in the James River Commerce Center (a 219-acre industrial park) and Stonehouse Commerce Park to businesses to be utilized in future and ongoing developments.

Economic Development Highlights

CEL Critical Power ("CEL"). On November 5, 2025, Governor Glenn Youngkin announced that Dublin, Ireland based CEL, a global provider of critical power solutions, will invest over $5.25 million to establish a new state-of-the-art production facility to produce modular power distribution systems to serve strategic data center customers in the United States. The investment will create 250 new jobs in the County, rising to 500 employees by 2030. In order to assist the County with the project, the Virginia Economic Development Partnership supported the job creation with the Virginia Jobs Investment Program, which provides consultive services and funding to companies creating new jobs to support employee recruitment and training activities.

Kongsberg Defense & Aerospace Inc. ("Kongsberg"). On September 17, 2024, Governor Glenn Youngkin announced that Norway based Kongsberg, a global provider of defense and aerospace systems, will establish a 150,000-square foot manufacturing facility in the County. The building will be a state-of-the-art missile production facility to meet global demand. The facility represents a $71 million investment by Kongsberg and will create more than 180 high-paying jobs. The company will invest an additional $30 million in other costs, including engineering and software. In order to assist the County with the project, Governor Youngkin approved a $1.5 million grant from the Commonwealth's Opportunity Fund.

Anheuser-Busch opened its County operations in 1972 and has continued to invest in its facility, including modernization in 2006. Anheuser-Busch has continued to expand the number of products manufactured in the County. Currently, the facility operates in 1.2 million square feet and produces 40 different products. The brewery employs over 400 people and ships approximately 250 trucks a day. In May 2017, the company announced its plans to invest $18 million into its County facility. The investment included new technology and equipment as well as installation of new labeling machines. In September 2022, Anheuser-Busch announced a $20 million investment into its Williamsburg Brewery. Specific updates included expanding brewing capabilities, enhancing the brewery process technologies and facility renovations. In August 2024, Anheuser-Busch announced a $6.5 million investment in the facility to uphold quality standards, improve infrastructure and drive efficiency. In March 2025, Anheuser-Busch announced an additional $4.2 million investment in the Williamsburg brewery to continue to uphold industry-leading standards and drive economic growth in the Commonwealth of Virginia. The Williamsburg brewery has been a cornerstone of Anheuser-Busch's operations since 1972 with over $1.1 billion in capital investments at the facility.

Lovett Industrial is developing Lovett 64 Commerce Center, a 2.2 million-square-foot Class A business park on 328 acres in the County. The industrial park is expected to be the largest speculative industrial development completed on the I-64 corridor between Norfolk and Richmond, Virginia. Lovett acquired the site for $12 million in late April of 2023. The project is designed to accommodate tenants requiring spaces ranging from 100,000 square feet to 1,000,000 square feet. The industrial space will feature above-standards clear height, slab thickness, trailer parking, truck circulation, and site access. Planned infrastructure improvements are expected to include a major collector road along with major utility infrastructure capable of accommodating a variety of uses including advanced manufacturing as well as distribution and logistics operations.

Kingsmill Resort. In February 2023, Escalante Golf, owner of Kingsmill Resort, announced a $25 million investment in the resort's amenities, club, and guest experience over the next five years. The vision is to enhance the resort and club's status as a premier golf resort and vacation destination, offering an "ever-evolving and world-class experience" for guests, residents, and local, regional, and national membership. The proposed projects are expected to include improvements to both gatehouses and the entrance, a new Kingsmill Community Park with multiple fields for athletic competitions, covered pavilion areas for large gatherings and holiday celebrations, a dog park, and playgrounds. Also expected is an expansion of the resort's real estate footprint and roughly 240 new homes over the next 10 to 15 years.

Greater Williamsburg Sports & Events Center. The City of Williamsburg, James City County and York County have partnered to build and operate a regional sports center through the Historic Triangle Recreational Facilities Authority on property adjacent to the Colonial Williamsburg Visitor Center in the City of Williamsburg. It is projected to open in August 2026. The 200,000 square foot facility features the largest roll-out turf system in the United States and is designed to transform seamlessly for sports tournaments, corporate meetings, expos, or galas. Two-thirds of the funding for the $80 million facility is coming directly from the City of Williamsburg, with the remainder being funded through the 1% Historical Triangle Regional Sales Tax. Once completed, James City and

York Counties will split the operational costs. The sports center is designed to offer an outstanding venue for sports tourism, a multibillion-dollar industry, generating new visitors, longer stays, and return visits. The sports center will be used for local programs Mondays through Thursdays and will be open to regional and national tournaments Fridays through Saturdays.

Blaine Landing Housing Development. Norfolk-based S.L. Nusbaum Realty Co. is in the final stages of developing a 119-unit affordable apartment community in Norge. The apartment community is expected to consist of 18 one-bedroom, one-bathroom units; 77 two-bedroom, two-bathroom units; and 24 three-bedroom, two-bathroom units; and a clubhouse, fitness center and community room. The rentals will be geared toward accommodating families and individuals with an average income of 60% of the area median income, or "AMI". The 2023 AMI for the County for a family of four was $100,500, according to the U.S. Department of Housing and Urban Development.

Forest Heights and Neighbors Drive. In June 2024, the County Board approved the rezoning of approximately 16 acres for a new housing development in Lightfoot. The rezoning allows for the construction of 47 dwellings, composed of 27 single-family homes and 20 duplexes, and a playground and park. The homes are expected to range from 1,100 to 1,400 square feet, have an average of three bedrooms and two bathrooms and be sold at "affordable" prices. The target market for the units includes individuals earning between 30% and 120% of AMI. A minimum of 25% of the housing units are expected to be designated for families earning under 80% of AMI.

Tourism

The tourism industry makes a substantial contribution to the economy of the County and Virginia generally. According to the Virginia Tourism Corporation, in 2024, visitors to the Greater Williamsburg area contributed approximately $596 million to the James City County economy and almost $1.4 billion to the economy of the Greater Williamsburg area. The current hotel room inventory in the Greater Williamsburg area is approximately 6,200 with an inventory of approximately 1,500 in the County. In addition, there are multiple timeshare properties representing nearly 5,000 additional rooms in the region, with an inventory of approximately 1,250 in the County.

HOTEL ROOMS TAX RECEIPTS
Fiscal Year 2016 to Fiscal Year 2025

Fiscal Year	Total Hotel Room Tax Receipts
2016	$3,472,440
2017	3,628,872
2018	3,748,977
2019	3,715,256
2020	2,761,831*
2021	2,949,323
2022	4,376,944
2023	4,637,716
2024	4,487,601
2025	4,831,845

Source: James City County Department of Financial Management Services.
* Reduction in fiscal year 2020 receipts relates to the impact of COVID-19 on the local economy and travel.

Busch Gardens. Located in the County, Busch Gardens Williamsburg is an action-packed European adventure theme park with 17th-century charm and 21st-century technology. Spanning over 100 acres, Busch Gardens opened in 1975 and is one of the largest employers in the County. Busch Gardens has been voted Most Beautiful Theme Park 35 years in a row by the *National Amusement Park Historical Association,* and voted one of the Top 10 Best Theme Parks by *USA Today,* in 2025.

Jamestown. The County is home to the settlement at Jamestown – the first permanent English settlement in North America. Today, visitors are invited to experience the area at Historic Jamestowne and Jamestown Settlement.

Historic Jamestowne is the site of the original settlement and allows visitors to walk in the footsteps of the settlers and explore their way of life. Historic Jamestowne is jointly administered by the National Park Service and Jamestown Rediscovery and in total encompasses over 1,500 acres. Jamestown Settlement allows visitors to experience their outdoor living-history areas as well as museum gallery exhibits. At the outdoor living-history areas, costumed historical interpreters describe and demonstrate life in early seventeenth-century Jamestown. Visitors can also board a re-creation of one of the three ships that sailed from England to Virginia in 1607.

Health Care

Located in upper York County is Sentara Williamsburg Regional Medical Center, a comprehensive medical center with an Emergency Department, all private patient rooms, and an array of inpatient and outpatient services. The hospital has a cardiac catheterization lab and advanced imaging services that feature a 32-slice Computed Tomography (CT) scanner. This five-story, approximately 339,000 square foot facility adjoins the existing Geddy Outpatient Center via an enclosed connector on the first and second floors.

Riverside Doctors Hospital opened in the City of Williamsburg in May 2013. This two-story, 100,000 square foot facility includes an emergency department and is certified as a primary stroke center.

The largest non-military medical provider on the peninsula is Riverside Regional Medical Center in the City of Newport News, Virginia. This 576-bed facility offers comprehensive medical care in 29 specialties, Level II trauma care, complete cardiac care, complete cancer treatment, laser surgeries, hospice, neonatal ICU, home care and health education programs.

Other hospitals located in the area are Sentara Hampton General Hospital, Mary Immaculate Hospital, Newport News General Hospital, Riverside Rehabilitation Institute, Veteran's Administration Medical Center, McDonald Army Hospital, Langley Air Force Base Hospital, Riverside Psychiatric Institute and Eastern State Hospital. For specialized needs, such as acute care for children, serious trauma or burns, peninsula area citizens can go to Norfolk to the Children's Hospital of the King's Daughters, devoted exclusively to children, and Sentara Norfolk General Hospital, which features a Level I trauma center and Nightingale helicopter service. Virginia Commonwealth University Health System in Richmond is located just an hour's drive northwest.

Education

The Williamsburg-James City County Public Schools Division (the "Public Schools") was formed in 1954 as a joint venture of the City and County to provide quality public education to the children within the two localities. Local financing for its operating and capital budgets is governed by a contract between the two localities.

The Public Schools are managed by a School Board consisting of seven members. There are five County members who are elected by County voters for four-year terms, and the County's Board may authorize elections to add two additional members to the School Board. There are two City members of the School Board who are appointed for three-year terms by the City Council.

The School Board has the power and responsibility to set policy and ensure that the Public Schools follow state and federal guidelines. The School Board appoints the superintendent; establishes goals and adopts policies that become the basis for instructional programs in accordance with state regulations and local needs; sets student policies; manages school facilities and identifies additional facility requirements; and maintains public relations.

There are nine elementary schools, four middle schools and three high schools for the 2025-2026 school year, and preschool space is currently under construction. Summarized in the following tables are selected items of information concerning the total annual school membership (enrollment) and the percentage change.

PUBLIC SCHOOLS STUDENT POPULATION

School Year	Number of Students	Percent Change
2016-2017	11,775	1.5%
2017-2018	11,853	0.7
2018-2019	11,813	(0.3)
2019-2020	11,805	(0.1)
2020-2021	11,152	(5.9)*
2021-2022	11,322	1.5
2022-2023	11,642	2.7
2023-2024	11,694	0.4
2024-2025	11,729	0.3
2025-2026	11,477	(2.1)

Source: Williamsburg – James City County Public Schools.
* The decrease in enrollment for the 2020-2021 school year relates to the COVID-19 pandemic and resulting virtual learning environment.

Colleges and Universities

There are several colleges and universities within a short distance of the County.

The College of William and Mary, located in the City, was founded over three hundred years ago. Fall 2025 enrollment was approximately 9,600 total undergraduate and graduate students.

Hampton University, located approximately 40 miles from the County in the City of Hampton, was founded in 1868 and had a Fall 2025 enrollment of approximately 4,686 total undergraduate, graduate and professional students.

Christopher Newport University, located approximately 30 miles from the County in the City of Newport News, had a 2024-2025 academic year enrollment of approximately 4,454 students.

Virginia Peninsula Community College ("VPCC") is a two-year public college with a campus in Hampton and a campus in the County (the "James City Campus"). The James City Campus is a state-of-the-art academic, administrative, physical plant and student and faculty support facility in a three-story, 120,000 square-foot building located on 74 acres next to the Warhill High School in the County. VPCC has a Fall 2025 enrollment of approximately 6,639 full-time and part-time students across two campuses. Students can transfer class credits earned at VPCC to most four-year universities with no loss of credits.

Public Safety

Police Department. The Police Department is responsible for enforcing the law, preserving the peace, crime prevention services and animal control. The department has 110 sworn officers and annually responds to over 25,000 calls for service. The department is accredited by the Virginia Law Enforcement Professional Standards Commission, which rates agencies on over seven hundred different standards and criteria.

Fire Department. The Fire Department is responsible for providing protective action services to the citizens and visitors of James City County. Those protective services include fire protection, emergency medical services, open water and dive rescue, fire prevention, fire code enforcement, and public education. The Fire Department is also responsible for Emergency Management, which is responsible for the planning, response, and mitigation of emergency situations including natural disasters, hazardous material incidents, any instances at the Surry Nuclear Power Plant, and for overseeing the citizen emergency notification systems. The Fire Department has a staff of 141, including 135 uniformed and six civilians.

Transportation

Interstate 64 links the County with the Tidewater communities to the east and with Interstate 95 and the entire interstate corridor of the eastern seaboard to the west. The commercial and industrial areas in the County are within minutes of Interstate I-64 and within 45 minutes of Interstates I-95 and I-295.

Three international airports, all within 45 minutes of the County, provide air transportation and cargo facilities: Richmond International Airport to the west and Williamsburg/Newport News International and Norfolk International airports to the east. These airports handle international and domestic passenger flights and all-cargo flights daily. Williamsburg-Jamestown airport serves as a regional general aviation airport for turbo-prop and corporate aircraft.

The CSX rail line that passes through the County provides rail service to the County. Along with Interstate I-64, the rail line provides access to the Hampton Roads ports some 40 minutes to the east. Hampton Roads is the second largest commercial port area on the East Coast.

The Williamsburg Area Transit Authority ("WATA") is a political subdivision of the Commonwealth of Virginia created in 2008. Members include James City County, York County, the City of Williamsburg, and the Colonial Williamsburg Foundation. WATA was created to provide transportation services to the citizens and visitors of its member jurisdictions and areas owned or operated by Colonial Williamsburg. Services include bus and trolley routes throughout its member jurisdictions.

Water and Wastewater Services

The James City Service Authority (the "JCSA") is a public body politic and corporate of the Commonwealth of Virginia. The JCSA was created in 1969 by the Board of Supervisors pursuant to the Virginia Water and Sewer Authorities Act (Code of Virginia, 1950, as amended). The JCSA was created to acquire, construct, operate and maintain, to the extent determined by the JCSA to be financially feasible, an integrated water system and an integrated sewer collection system in the County. The JSCA Board of Directors is appointed by the Board of Supervisors. Since 1976, the Board of Supervisors has appointed its own members as Directors of the JCSA to coordinate more fully JCSA activities with those of the County in the planning and development of utility systems. The JCSA's General Manager serves as the Chief Executive Officer of JCSA and reports to the Board of Directors.

The Board of Supervisors has authorized water and sewer operations for the JCSA within the Primary Service Area (the "PSA") in the County. With the approval of the County, the JCSA has extended services beyond the PSA to several public sites in the County, including three public schools, Freedom Park and two major planned communities, Greensprings West and Governor's Land. The JCSA also provides water and/or sewer service to limited sections of York County and the City of Williamsburg with the concurrence of the appropriate governing bodies.

The JCSA's water system includes the central water system and Five Forks Water Treatment Facility with 10 water production facilities, and eight independent water production facilities that are located outside the PSA. There are approximately 428 miles of water transmission and distribution lines throughout the entire system. The water system facilities supply approximately 5.4 million gallons of water per day to approximately 24,606 water customers.

The JCSA's sewer system includes 77 pump stations with approximately 463 miles of sewer collection lines and 10,456 manholes. The sewer system facilities collect and move approximately 5.7 million gallons of sewage per day for approximately 26,294 sewer customers. The JCSA has no sewage treatment facilities. Sewage treatment for areas served by the JCSA, as well as for other Hampton Roads communities, is provided by the Hampton Roads Sanitation District.

Approximately 95% of customers are residential and 5% are commercial. Residential customers account for roughly 80% of billed consumption revenue for both water and sewer service.

As of June 30, 2025, the JCSA had 107 full-time employees with the responsibility to operate and maintain its utility facilities and lines. The JCSA's operating funds are self-supporting, and the JCSA receives no share of any County tax levies. The JCSA's Board of Directors has the sole power to set water and sewer utility rates. The Board of Directors adopted an inverted block or inclining rate structure in 1996 for single-family residential customers that incorporates a unit charge that increases with increasing consumption. The primary objective of the inverted block structure is to promote water conservation, particularly from large volume residential customers.

In fiscal year 2016, the Board of Directors adopted a new rate structure that included a fixed charge for water and sewer service and proposed incremental service rate increases in subsequent fiscal years to ensure the long-term financial stability of the JCSA. The goals of this initiative are to reduce revenue variability and adequately provide for both current water and wastewater operating needs and future capital infrastructure repairs, upgrades and expansion required by asset age and regulations. Fixed charges and service rates increased in fiscal year 2025 in accordance with the plan.

As a result of a comprehensive water and sewer rate study in 2020, the number and volumes of the single-family residential tiers were updated in fiscal year 2021 to reflect current usage patterns more accurately while promoting water conservation. The current structure contains four tiers sized as follows: Tier 1 (up to 4,000 gallons monthly), Tier 2 (4,001-8,000 gallons monthly), Tier 3 (8,001-12,000 gallons monthly), and Tier 4 (greater than 12,000 gallons monthly). Sewer collection charges are based on water meter readings billed at a per thousand gallon rate.

Water and sewer facility fees were updated in fiscal year 2026 as a result of the 2025 comprehensive rate study. Facility fees are charged to new development in the JCSA's service area to cover the cost of system expansion. System facility fees are assessed for major backbone infrastructure and local facility fees are assessed for smaller water distribution and sewer collection mains. The system facility fee structure is based on meter size, and the local facility fee structure is a flat charge.

JCSA's multi-year meter replacement project was completed in fiscal year 2020, which allows meter readings to be collected from a vehicle mounted mobile data collector that significantly reduces meter reading time. This operational efficiency resulted in a shift from quarterly billing to monthly billing, the benefits of which include more efficient household budgeting, more frequent and timely information on usage, and the ability to detect leaks sooner.

Modernization of the JCSA's main information technology systems was a major initiative completed in fiscal year 2025. A cloud-based enterprise software system replaced multiple separate software systems formerly used for asset management, billing, maintenance management, and work orders. This initiative improved the level of service for JCSA customers and increased the efficiency and effectiveness of field operations, business processes, data collection, data exchange, reporting, and system upgrades. The new system includes modules for customer billing, customer information, work orders, asset management, and backflow, along with a customer self-service portal.

FINANCIAL INFORMATION

Budgetary Process

The Code of Virginia requires the County Administrator to submit, for informative and fiscal planning purposes, a balanced, proposed operating budget to the Board of Supervisors at least 90 days before the beginning of each fiscal year, which commences July 1. Inclusion of any item in the proposed budget does not constitute an obligation or commitment on the part of the Board of Supervisors to appropriate funds for such item or purpose.

The budget includes a two-year financial plan for operations and a five-year plan for capital projects. Public hearings are conducted to obtain citizen comments. Prior to June 30, only the first year of the financial plan is legally enacted through passage of an Appropriations Resolution. The Appropriations Resolution places legal restrictions on expenditures at the fund and function level. The appropriation for each fund and function can be revised only by the Board; however, the County Administrator may amend the budget within functions. The School Board is authorized to transfer budgeted amounts within the Public Schools' categories. Supplemental appropriations may be made without amending the budget.

Each department is required to review its performance versus budget on a monthly basis. In addition, a formal review of actual revenues and expenses versus budget is performed and reported to the Board of Supervisors at least quarterly on a County-wide basis.

All County general fund appropriations lapse June 30.

Operating Budgets

The County has a two-year budget cycle. The first year of a two-year cycle is adopted and appropriated and the second year is adopted for planning purposes. Fiscal year 2027 is the first year of the two-year cycle. On [_________, 2026], the Board of Supervisors adopted a total budget for the fiscal year ending June 30, 2027.

The following table shows for comparative purposes the County's General Fund budgeted revenues and expenditures for fiscal years 2026 and 2027.

[to be completed once adopted]

GENERAL FUND OPERATING BUDGET
REVENUES AND EXPENDITURES

	Fiscal Year 2026 Adopted	Fiscal Year 2027 Adopted
REVENUES:		
Property Taxes	$185,653,000	
Other Local Taxes	47,445,000	
Licenses, Permits and Fees	2,018,000	
Fines and Forfeitures	189,500	
Use of Money and Property	775,000	
State	16,427,500	
Federal	9,000	
Charges for Services	9,938,000	
Miscellaneous	235,000	
Use of Fund Balance – Tax Credit	1,000,000	
Total Revenues	$263,690,000	
EXPENDITURES:		
County Operations:		
General Administration	$ 5,524,010	
Court Services	6,376,350	
Public Safety	43,392,620	
WJCC School Division	113,995,570	
Financial Administration	8,057,720	
Information Resources Management	6,931,300	
Community Development	4,727,660	
General Services	19,625,130	
Parks and Recreation	10,101,830	
Other Operations	44,957,810	
Total Expenditures	$263,690,000	

Source: James City County Department of Financial Management Services.

Five-Year Summary of Governmental Funds

The financial data shown in the following table present a summary of revenues, expenditures and other sources and uses of the County's Governmental Funds for each of the five fiscal years through the period ended

June 30, 2025. The Governmental Funds consist of the General Fund, the Capital Projects Fund, the Debt Service Fund and the Non-Governmental Funds.

This summary has been compiled from the basic financial statements of the County for Fiscal Years 2021 through 2025. Financial data for the Fiscal Year ended June 30, 2025, should be read in conjunction with the Basic Financial Statements and Notes thereto, submitted by Cherry Bekaert LLP, Richmond, Virginia, and included herein as Appendix D. Cherry Bekaert LLP has not reviewed this Appendix or the Official Statement generally or any other matters related to the issuance of the Series 2026 Bonds.

GOVERNMENTAL FUNDS
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
Fiscal Year End June 30,

	2021	**2022**	**2023**	**2024**	**2025**
REVENUES:					
General property taxes	$144,766,114	$146,502,246	$160,843,816	$163,483,990	$177,723,999
Other local taxes	29,370,617	38,372,537	46,904,944	47,641,857	49,357,244
Licenses, permits, and fees	8,354,258	10,507,338	2,227,922	2,180,688	2,139,041
Fines and forfeitures	154,314	205,478	188,209	189,877	196,181
Use of money and property	349,292	444,493	3,877,227	8,429,276	11,870,581
Charges for services	6,341,310	7,678,699	8,232,122	9,236,960	9,977,192
Miscellaneous	3,929,305	4,753,731	3,432,978	2,149,190	2,802,784
Intergovernmental	44,917,875	29,392,759	30,505,767	34,297,415	42,345,067
Total Revenues	$238,183,085	$237,857,281	$256,212,985	$267,609,253	$296,412,089
EXPENDITURES:					
General government	$ 15,239,378	$ 15,448,266	$ 16,957,522	$19,614,761	$ 22,903,885
Judicial administration	6,276,544	6,450,992	6,932,333	6,815,455	7,654,931
Public works	32,582,648	35,344,302	41,889,727	41,654,490	45,423,327
Health and welfare	8,542,554	9,858,415	11,057,736	14,125,276	14,763,664
Education	9,613,906	9,826,707	11,280,547	11,654,863	12,728,666
Parks, recreation & culture	91,265,989	80,953,282	78,622,373	82,984,327	91,312,570
Public safety	10,947,198	11,646,489	13,638,908	15,536,369	16,191,443
Community development	10,318,221	12,209,744	14,621,063	11,769,503	20,245,729
Nondepartmental	-	51,542	-	-	-
Debt service:					
Principal	12,471,271	12,408,938	12,770,426	13,060,961	15,507,023
Interest	4,655,693	4,441,433	3,927,359	3,361,275	4,508,952
Bond issuance costs	273,391	-	-	-	605,470
Lease financing	-	-	314,423	200,653	249,300
Subscription financing	-	-	687,451	760,915	1,108,911
Capital outlay [1]	13,411,798	15,893,291	12,605,501	18,256,307	31,047,509
Total Expenditures	$215,598,591	$214,533,401	$225,305,369	$239,795,155	$284,251,380
Excess (deficiency) of revenues over (under) expenditures	$ 22,584,494	$ 23,323,880	$ 30,907,616	$ 27,814,098	$ 12,160,709
Other financing sources:					
Transfers in	$ 26,987,246	$ 51,568,906	$ 45,595,301	42,411,437	69,257,041
Transfers out	(26,987,246)	(51,568,906)	(52,403,952)	(42,411,437)	(70,007,041)
Issuance of debt	11,030,000	-	-	-	69,475,000
Premiums on bonds issued	2,450,765	-	-	-	6,046,990
Proceeds from financed purchase	1,693,311	-	4,708,260	-	-
Proceeds from leases	-	62,571	510,976	16,922	312,051
Proceeds from subscriptions	-	-	2,239,151	1,476,637	1,403,871
Payment to refunded bond escrow agent	(14,297,561)	-	-	-	-
Total other financing sources	$ 876,515	$ 62,571	$ 649,736	$ 1,493,559	$ 76,487,912
Net change in fund balances	$ 23,461,009	$ 23,386,451	$ 31,557,352	$ 29,307,657	$ 88,648,621
Fund balance, beginning of year	$106,568,782	$130,029,791	$153,416,242	$184,973,594	$213,528,689
Fund balance, end of year	$130,029,791	$153,416,242	$184,973,594	$213,528,689	$302,177,310

Source: James City County, Virginia, Annual Comprehensive Financial Report
[1] Including operating transfers to capital projects.
[2] Noncapital expenditures equal total expenditures less amounts for capitalized assets on the government-wide statement of net assets.

Fiscal Year 2026 Performance To Date (Preliminary, Unaudited)

[To come]

The County anticipates that final audited financial information for Fiscal Year 2026 will be available in December 2026. Such final information may differ from the preliminary, unaudited information described above, and such differences may be material.

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Operating Data

The following table sets forth the assessed value of all taxable property in the County for each of its ten most recent fiscal years.

HISTORICAL ASSESSED VALUE
Fiscal Year 2016 to Fiscal Year 2025

Year	Total Real Property	General Personal Property	Machinery and Tools	Mobile Homes	Total Personal Property	Public Service	Total Assessed Value
2016	$11,352,153,219	$ 770,378,346	$145,094,277	$ 7,533,858	$ 923,006,481	$236,177,856	$12,511,337,556
2017	11,608,801,433	809,023,687	147,942,350	7,008,284	963,974,321	245,349,999	12,818,125,753
2018	11,797,419,633	862,391,419	151,313,988	6,377,045	1,020,082,452	247,568,334	13,065,070,419
2019	12,089,303,067	898,095,969	150,923,619	6,628,640	1,055,648,228	262,267,902	13,407,219,197
2020	12,241,257,556	895,259,839	155,315,787	7,099,488	1,057,675,114	388,057,441	13,686,990,111
2021	12,617,887,537	970,206,188	155,735,247	8,655,439	1,134,596,874	551,095,928	14,303,580,339
2022	12,762,586,854	1,060,624,768	156,981,638	9,802,261	1,227,408,667	492,067,041	14,482,062,562
2023	13,991,898,842	1,175,910,328	163,770,203	11,304,406	1,350,984,937	510,430,407	15,853,314,186
2024	14,112,129,193	1,215,404,752	166,805,897	11,970,908	1,394,181,557	459,626,490	15,965,937,240
2025	16,862,672,359	1,216,091,475	168,109,350	12,579,157	1,396,779,982	570,390,228	18,829,842,569

Source: Real Estate Assessments and Commissioner of the Revenue, James City County.

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The following table shows the County's property tax rates for each of its ten most recent fiscal years and the current fiscal year.

PROPERTY TAX RATES [1]

Fiscal Year	Real Estate	Personal Property
2016	$0.840	$4.00
2017	0.840	4.00
2018	0.840	4.00
2019	0.840	4.00
2020	0.840	4.00
2021	0.840	4.00
2022	0.840	4.00
2023	0.843	4.00
2024	0.830	4.00
2025	0.830	4.00
2026	0.830	4.00

Source: *Fiscal years 2016-2025* James City County, Virginia, Annual Comprehensive Financial Report, Year Ended June 30, 2025
Fiscal year 2026: James City County, Virginia, Budget
(1) Per $100 of assessed value.

The following table sets forth information concerning the County's general property tax collection rate for each of its ten most recent fiscal years.

GENERAL PROPERTY TAX COLLECTION RATE
Fiscal Year 2016 to Fiscal Year 2025

		Collected within the Fiscal Year of the Levy			Total Collections to Date	
Fiscal Year	Taxes Levied for the Fiscal Year	Amounts[1]	Percentage of Levy	Collections in Subsequent Years[4]	Amount	Percentage of Levy
2016	$122,616,224	$106,867,113	87.16%	$14,476,777	$121,343,890	98.96%
2017	126,902,513	109,436,232	86.24	15,895,512	125,331,744	98.76
2018	129,502,759	111,268,080	85.92	17,510,094	128,778,174	99.44
2019	133,720,786	114,672,068	85.75	16,894,911	131,566,979	98.39
2020	135,651,256	114,426,238	84.35	19,252,744	133,678,982	98.55
2021	142,108,857	120,664,965	84.91	19,196,062	139,861,027	98.42
2022	143,792,467	122,219,660	85.00	19,533,920	141,753,580	98.58
2023	160,735,079	133,520,676	83.07	24,375,831	157,896,507	98.23
2024	157,879,876	134,119,404	84.95	22,506,143	156,625,547	99.21
2025	170,820,627	146,488,166	85.76	-	146,488,166	85.76

Source: Treasurer, James City County; Annual Comprehensive Financial Report, Year Ended June 30, 2025.
(1) Collections related to fiscal year levies include the Personal Property Tax Relief Act (the "PPTRA") reductions claimed by taxpayers.

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The following tables set forth the County's ten largest taxpayers of personal property taxes and real estate taxes. The aggregate assessed personal property taxes of the ten largest personal property taxpayers represent 15.98% of the County's total personal property tax levy for fiscal year 2025. The aggregate assessed real estate taxes of the ten largest real estate taxpayers represent 8.25% of the County's total real estate tax levy for fiscal year 2025.

TEN LARGEST TAXPAYERS
(Fiscal Year 2025)

Principal Personal Property Taxpayers

Name of Business	Property Taxes Assessed	% of County Total
Anheuser-Busch, Inc.	$4,559,253	8.22%
Ball Metal Container	855,887	1.54
Cox Communications of Hampton Roads	737,558	1.33
Seaworld Parks, LLC	629,167	1.13
Owens-Brockway Glass Container	585,142	1.05
Printpack, Inc.	407,513	0.85
Wal-Mart, Inc.	325,044	0.59
Citizen Asset Finance, Inc.	275,790	0.50
HVT, Inc.	221,950	0.40
Allan Myers VA, Inc.	203,917	0.37
	$8,801,221	15.98%

Principal Real Estate Taxpayers

Name of Business	Property Taxes Assessed	% of County Total
Virginia Electric & Power Company	$ 3,498,775	2.57%
Premium Outlets of Williamsburg [1]	1,144,475	0.84
Anheuser-Busch, Inc.	1,083,272	0.79
Historic Powhatan Plantation Owners Association[2]	1038,547	0.76
Wal-Mart, Inc.	844,472	0.62
Williamsburg Landing, Inc.	836,526	0.61
Virginia Natural Gas	760,535	0.56
Vacation Village at Williamsburg[2]	716,777	0.53
Manor Club at Ford's Colony	669,853	0.49
Riverside Healthcare Assoc.	653,813	0.48
	$11,247,045	8.25%

Source: Commissioner of Revenue, James City County.

[1] Premium Outlets includes two related parties, Williamsburg Outlets, LLC and Williamsburg Mazel, LLC, which have been combined to show the value of the shopping center.

[2] Formerly known as Williamsburg Plantation Owners Association.

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Capital Improvements Program

As a part of the annual budgeting process, each year the County develops a Capital Improvements Program ("CIP") for the following five fiscal years. Only the first year of the CIP is actually appropriated. The remaining four years are included for planning purposes and are subject to revision in future years.

On [___________, 2026], the Board approved the CIP for fiscal years 2027 through 2031. The following table summarizes anticipated capital expenditures for the next five fiscal years.

[*to be completed once adopted*]

SUMMARY OF ANTICIPATED CAPITAL EXPENDITURES
FOR FISCAL YEARS ENDING JUNE 30

Description	2027	2028	2029	2030	2031	Total
Schools						
General Services						
Parks and Recreation						
Public Safety						
Library						
County Administration						
Community Development						
Other						
Total Uses						

Source: James City County Department of Financial and Management Services.

The sources of funding for the capital improvement projects are shown in the following table:

Sources of Funds	2027	2028	2029	2030	2031	Total
General Fund:						
Current year transfer						
1% Historic Triangle Sales Tax						
Cigarette Tax						
Fund Balance:						
General Fund						
WJCC Schools						
Capital Projects Fund						
Proffers						
Grants and Donations						
City of Williamsburg						
Tourism Fund						
Bond Proceeds						
Total						

Source: James City County Department of Financial and Management Services.

Outstanding Bonded Debt and Debt Service

Pursuant to the Constitution of Virginia and the Public Finance Act of 1991 (Chapter 26, Title 15.2 of the Code of Virginia of 1950, as amended), a county in Virginia is authorized to issue general obligation bonds secured by a pledge of its full faith and credit. For the payment of such bonds, the governing body of the county is required to levy, if necessary, an annual ad valorem tax on all property in the county subject to local taxation. Although the amount of bonds issued by Virginia counties is not subject to statutory limitation, counties generally are prohibited from issuing general obligation bonds unless the issuance of such bonds has been approved by public referendum.

This referendum requirement does not apply to bonds for capital projects for school purposes and sold to the Literary Fund, the Virginia Supplemental Retirement System or other state agencies prescribed by law, including the Virginia Public School Authority. The County's undertakings to make rental payments under capital and operating leases are subject to annual appropriation and do not constitute general obligation debt under the Constitution of Virginia or the Public Finance Act of 1991.

Set forth below is a statement of long-term general obligation and major capital lease indebtedness of the County at June 30, 2025, and a schedule of debt service payments:

STATEMENT OF LONG-TERM DEBT

Total Long-Term Debt as of June 30, 2025	$115,426,380

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SCHEDULE OF GENERAL FUND LONG-TERM DEBT SERVICE REQUIREMENTS*

FY	Existing Debt Principal	Existing Debt Interest	Existing Debt Total	Plus: Debt Service on Series 2026 Bonds	Total Debt Principal	Total Debt Interest	Total Debt Total
2026	$15,455,470	$5,387,589	$20,843,059				
2027	9,075,064	4,713,294	13,788,358				
2028	8,410,000	4,375,226	12,785,226				
2029	8,970,000	4,076,738	13,046,738				
2030	9,330,000	3,721,000	13,051,000				
2031	6,235,000	3,317,200	9,552,200				
2032	6,450,000	3,025,050	9,475,050				
2033	6,725,000	2,764,450	9,489,450				
2034	5,785,000	2,492,200	8,277,200				
2035	6,035,000	2,244,900	8,279,900				
2036	6,295,000	1,986,450	8,281,450				
2037	4,735,000	1,716,350	6,451,350				
2038	4,960,000	1,489,100	6,449,100				
2039	5,205,000	1,251,000	6,456,000				
2040	4,385,000	1,001,050	5,386,050				
2041	4,600,000	781,800	5,381,800				
2042	4,785,000	597,800	5,382,800				
2043	4,980,000	406,400	5,386,400				
2044	5,180,000	207,200	5,387,200				
	$127,595,534	**$45,554,797**	**$173,150,331**				

Source: James City County Department of Financial Management Services.
Note: Includes the County's general obligation/refunding bonds: Series 2011 ($330,000 principal balance outstanding as of July 1, 2025); Series 2014 ($6,330,000 principal balance outstanding as of July 1, 2025); Series 2015 ($6,135,000 principal balance outstanding as of July 1, 2025). Also includes the County's lease payments (subject to annual appropriation from the General Fund) payable to the Economic Development Authority in connection with its lease revenue/refunding bonds: Series 2014 ($1,360,000 principal balance outstanding as of July 1, 2025), Series 2015 ($4,400,000 principal balance outstanding as of July 1, 2025), Series 2016 ($17,000,000 principal balance outstanding as of July 1, 2025), Series 2018 ($14,745,000 principal balance outstanding as of July 1, 2025); Series 2021 ($8,050,000 principal balance outstanding as of July 1, 2025); Series 2024 ($67,305,000 principal balance outstanding as of July 1, 2025). Also includes the County's lease payment obligations under one financed purchase ($1,940,534 principal balance outstanding as of July 1, 2025)].
* Totals may not foot due to rounding.

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The following table shows the County's ratio of net general bonded debt to assessed value of property and net bonded debt per capita for the last ten fiscal years.

RATIO OF NET GENERAL BONDED DEBT TO ASSESSED VALUE AND NET BONDED DEBT PER CAPITA

Fiscal Year	Population[1]	Assessed Value[2]	Gross Bonded Debt[3] [4]	Less Debt Service Monies Available[5]	Net Bonded Debt	Ratio of Net Bonded Debt to Assessed Value	Net Bonded Debt Par Capita
2016	72,099	$12,511,337,556	$49,844,842	$1,219,616	$48,625,226	38.86%	$674
2017	73,189	12,818,125,753	44,155,482	1,221,521	42,933,961	33.49	587
2018	74,309	13,065,070,419	38,348,323	1,222,024	37,126,299	28.42	500
2019	75,444	13,407,219,197	33,966,163	1,226,463	32,739,700	24.42	434
2020	76,633	13,686,990,111	29,479,003	-	29,479,003	21.54	385
2021	78,317	14,303,580,339	26,481,646	-	26,481,646	18.51	338
2022	78,567	14,482,062,562	23,404,288	-	23,404,288	16.16	298
2023	79,488	15,853,314,186	20,231,931	-	20,231,931	12.76	255
2024	80,678	15,965,937,240	16,959,574	-	16,959,574	10.62	210
2025	81,826	18,829,842,569	13,617,216	-	13,617,216	7.23	166

Source: James City County Annual Comprehensive Financial Report for June 30, 2025.
(1) From Table 13 of James City County Annual Comprehensive Financial Report for June 30, 2025; based on calendar year
(2) From Table 5 of James City County Annual Comprehensive Financial Report for June 30, 2025
(3) Includes all long-term general obligation bonded debt, bond anticipation notes, and literary fund loans
(4) Includes general obligation debt payable from enterprise revenues.
(5) Debt Service Reserve Funds held by a trustee.

Other Indebtedness and Obligations

The County has no overlapping debt. The Williamsburg-James City County School Board, which is a component unit of the County according to the Government Accounting Standards Board, had no outstanding financed purchases as of June 30, 2025.

Retirement Systems

The County, the James City Service Authority and the Williamsburg-James City County Public Schools contribute to the Virginia Retirement System ("VRS"), an agent multiple-employer defined benefit pension plan.

All full-time, salaried permanent employees of the County, the JCSA and the Public Schools must participate in the VRS. Plan members are required to contribute 5% of their annual salary to the VRS. In addition, the County, the JCSA and the Public Schools are required to contribute the remaining amounts necessary to fund their participation in the VRS using the actuarial basis specified by statute and approved by the VRS Board of Trustees. The employer contribution rates for the fiscal year ended June 30, 2025 were 13.71%, 6.43% and 4.89% of annual covered payroll for the County, the JCSA and the Public Schools, respectively, resulting in contributions of $7,852,359, $447,479 and $356,880, respectively.

See note 10 of the County's audited financial statements in Appendix D for a more complete description of the County's defined pension benefit obligation as of June 30, 2025.

Post-Employment Benefits Other Than Pensions

The County, JCSA and Public Schools provide post-employment health care benefits for qualifying retired employees who are not yet eligible for Medicare through a cost-sharing, multiple-employer (for the County and JCSA) and a single-employer (for the Public Schools) defined benefit plan. The plans are administered by the County and Schools, respectively, and the benefits, benefit levels, employee contributions and employer contributions are governed by the County, JCSA and Public Schools and can be amended through their personnel manuals.

Participants must be eligible to retire under VRS and must be full-time active employees who retire directly from the County or JCSA and are at least 50 years of age with 15 years of service. Each year, retirees participating in the County or JCSA sponsored plans will be given the opportunity to change plans or drop coverage during an open enrollment period. For fiscal year 2025, the pre-Medicare retirees have a choice of two plans offered by Sentara. Dental plans are available at the retiree's cost and therefore, have no employee obligation. There is no coverage for post-Medicare retirees.

The Public Schools system provides a single-employer medical plan and a retiree health insurance premium contribution plan that covers retirees until they reach 65 years of age. There is no coverage for retirees or their spouses once they reach the age of 65 and are eligible for Medicare. Both plans were established under the authority of the Williamsburg-James City County School Board and any amendments to the plans must be approved by the School Board. The Public Schools' single-employer medical plan allows retirees under the age of 65 to remain in the same medical and dental plan as active employees if they have at last five years of service with the Public Schools and are a covered member under the plan at retirement and for at least 24 months prior to retiring. Retirees pay 100% of the premium, minus any applicable $62.50 monthly contribution. The Public Schools' plan allows eligible retirees to receive a $750 annual contribution toward their health insurance premium if they have a minimum of twelve continuous years of service. The Public Schools' current membership is 30.

Retirees contribute towards their health insurance premiums based on a blended rate and therefore, the County and Authority have an implicit obligation. Retirees pay 100% of the published rates for individual and dependent coverage until age 65. The estimated contributions are based on the implicit rate subsidy payments made during the year by the retirees.

The County, Authority and Public Schools do not intend to establish a trust to pre-fund their obligations. The anticipated growth in the net retiree healthcare OPEB liability is based on contributions to the benefit plan on a pay-as-you-go cost basis. The data has been projected into the future based on the assumption that the current active population remains constant.

In 2024, a consulting firm conducted an actuarial valuation study using the entry age normal funding method. The actuarial assumptions included calculations based on a discount rate of 3.97% for the unfunded liability, rate of inflation of 2.6%, and payroll growth of 2.85% to 1.00% for general employees and 2.25% to 1.00% for public safety employees.

At June 30, 2025, the County and JCSA's proportionate shares of the County's retiree healthcare liability were approximately $2,940,213 and $267,960, respectively. The Public Schools' net retiree healthcare OPEB liability was approximately $5,010,000 for fiscal year 2025.

The County, JCSA, and the Public Schools also participate in various cost-sharing and agent multiple-employer OPEB plans provided by VRS, including the Health Insurance Credit Program, Group Life Insurance Program, and Virginia Local Disability Program.

See note 11 of the County's audited financial statements in Appendix D for a more complete description of the County's other post-employment benefits as of June 30, 2025.

Published Financial Information

The County issues and distributes an Annual Comprehensive Financial Report on its financial operations for each fiscal year. The report covers the fiscal year ending the prior June 30. Copies of the Annual Financial Report are available to the public upon request from the Department of Financial and Management Services, 101-F Mounts Bay Road, P.O. Box 8784, Williamsburg, Virginia 23187.

In addition to the Annual Financial Report, the County also annually publishes an Adopted Budget and a five-year Capital Improvements Program. These documents are available through the Department of Financial and Management Services, 101-F Mounts Bay Road, P.O. Box 8784, Williamsburg, Virginia 23187.

OFFICIAL NOTICE OF SALE

$___________*
ECONOMIC DEVELOPMENT AUTHORITY OF JAMES CITY COUNTY, VIRGINIA
PUBLIC FACILITY REVENUE AND REFUNDING BONDS
(COUNTY GOVERNMENT PROJECTS), SERIES 2026

Electronic bids only will be received by the Economic Development Authority of James City County, Virginia (the "Authority"), in accordance with this Official Notice of Sale until ________ a.m., prevailing Eastern Time, on [________________](the "Date of Sale").

Immediately thereafter, the bids will be publicly announced, and the County Administrator of James City County, Virginia (the "County"), on behalf of the Authority, will act upon the bids by ______ p.m., prevailing Eastern Time.

Bid Submission

Solely as an accommodation to bidders, electronic bids via BIDCOMP/PARITY (the "Electronic Bidding System") will be accepted in accordance with this Official Notice of Sale. The Authority and the County are using BIDCOMP/PARITY as a communication mechanism to conduct the electronic bidding for the sale of the Authority's $___________* Public Facility Revenue and Refunding Bonds (County Government Projects), Series 2026 (the "Series 2026 Bonds"), as described herein. To the extent any instructions or directions set forth in BIDCOMP/PARITY conflict with this Official Notice of Sale, the terms of this Official Notice of Sale shall control. Each bidder submitting an electronic bid agrees (i) that it is solely responsible for all arrangements with BIDCOMP/PARITY, (ii) that BIDCOMP/PARITY is not acting as the agent of the Authority or the County, and (iii) that neither the Authority nor the County is responsible for ensuring or verifying bidder compliance with any of the procedures of BIDCOMP/PARITY. Neither the County nor the Authority assumes any responsibility for, and each bidder expressly assumes the risks of and responsibility for, any incomplete, inaccurate or untimely bid submitted by such bidder through BIDCOMP/PARITY. Each bidder shall be solely responsible for making necessary arrangements to access the Electronic Bidding System for purposes of submitting its bid in a timely manner and in compliance with the requirements of this Official Notice of Sale. Neither the Authority, the County nor the Electronic Bidding System shall have any duty or obligation to provide or assure such access to any bidder, and neither the Authority, the County nor BIDCOMP/PARITY shall be responsible for proper operation of, or have any liability for, any delays or interruptions of, or any damages caused by, BIDCOMP/PARITY. For further information about BIDCOMP/PARITY, potential bidders may contact i-Deal at 1359 Broadway, 2nd Floor, New York, New York 10018, telephone (212) 849-5021.

In the event of a malfunction of the Electronic Bidding System at _________ a.m., prevailing Eastern Time, on the Date of Sale, an attempt will be made to reschedule the bidding for _______ a.m., prevailing Eastern Time, on the Date of Sale. Should the Electronic Bidding System malfunction a second time, bidding will be rescheduled at the discretion of the County in coordination with its financial advisor, Davenport & Company LLC (the "Financial Advisor"). To the extent possible, the rescheduled bid time will be communicated to the bidders.

Each bid must be unconditional.

Change of Date and Time for Receipt of Bids

The Authority and the County expect to take bids on the Series 2026 Bonds on _________. However, the Authority and the County reserve the right to postpone the date and time established for the receipt of bids. Any such postponement will be announced by TM3 newswire, or any other such service. If the receipt of bids is postponed, any alternative date for receipt of bids will be announced via TM3 newswire, or any other such service. Any bidder must submit a sealed bid for the purchase of the Series 2026 Bonds on such alternative sale date in conformity with the

*Preliminary, subject to change.

provisions of this Official Notice of Sale, except for any changes announced via the TM3 newswire, or any other such service, as described therein.

Annual Amortization Requirements

The Series 2026 Bonds will be dated the date of their issuance (the "Dated Date"), and will mature, or be subject to mandatory sinking fund redemption, on _______ in years and amounts as follows:

Year[*]	Amount[*]	Year[*]	Amount[*]

Adjustments to Amortization Requirements

The preliminary annual amortization requirements as set forth in this Official Notice of Sale (the "Preliminary Amortization Requirements") may be revised before the receipt of bids for the purchase of the Series 2026 Bonds. Any such revisions (the "Revised Amortization Requirements") WILL BE ANNOUNCED ON THOMSON MUNICIPAL NEWS NOT LATER THAN ONE HOUR PRIOR TO THE SPECIFIED BID TIME. In the event that no such revisions are made, the Preliminary Amortization Requirements will constitute the Revised Amortization Requirements. BIDDERS SHALL SUBMIT BIDS BASED ON THE REVISED AMORTIZATION REQUIREMENTS. THE WINNING BID WILL BE DETERMINED ON THE BASIS OF THE REVISED AMORTIZATION REQUIREMENTS.

After selecting the winning bid, the County will determine each final annual amortization requirement (the "Final Amortization Requirements"). The County reserves the right, after bids are opened and prior to award, to increase or reduce the principal amount of the Series 2026 Bonds offered for sale. THE SUCCESSFUL BIDDER MAY NOT WITHDRAW ANY BID OR CHANGE THE INITIAL REOFFERING PRICES AS A RESULT OF ANY INCREASE OR REDUCTION IN THE REVISED AMORTIZATION REQUIREMENTS WITHIN THE LIMITS PROVIDED FOR IN THE PRECEDING SENTENCE. The bid price by the successful bidder (the "Bid Price") will be adjusted to reflect any adjustments in the amortization requirements of the Series 2026 Bonds. Such adjusted Bid Price will reflect changes in the dollar amount of the underwriting discount, original issue discount/premium and any applicable insurance premium, but will not change the selling compensation (including any applicable bond insurance premium) per $1,000 of par amount of Series 2026 Bonds from the selling compensation that would have been received based on the Bid Price in the winning bid and the initial reoffering prices. The interest rate for each maturity will not change. The Final Amortization Requirements and the adjusted Bid Price will be communicated to the successful bidder by _____ p.m., Richmond, Virginia time on the day following the sale.

Serial Bonds and/or Term Bonds

Bidders may provide that all of the Series 2026 Bonds be issued as serial bonds or may provide that any two or more consecutive annual principal amounts be combined into one or more term bonds with annual mandatory sinking fund redemptions in amounts as provided above. Term bonds with overlapping sinking fund installments or sinking fund installments that overlap serial bond maturities will not be permitted.

[*] Preliminary, subject to change.

Mandatory Sinking Fund Redemption

If the successful bidder designates consecutive annual principal amounts to be combined into one or more term bonds, each such term bond shall be subject to mandatory sinking fund redemption at par commencing on _______ of the first year that has been combined to form such term bond and continuing on _________ in each year thereafter until the stated maturity date of that term bond. The amount redeemed in any year shall be equal to the principal amount for such year set forth in the tables above under the caption "Annual Amortization Requirements."

Optional Redemption*

The Series 2026 Bonds maturing on or before _________, are not subject to optional redemption. The Series 2026 Bonds maturing on and after ____________, will be subject to redemption prior to maturity, at the option of the Authority upon the direction of the County, at any time on or after __________, in whole or in part (in $5,000 integrals), upon payment of _____% of the principal amount to be redeemed, plus interest accrued to the date fixed for redemption.

If less than all of the Series 2026 Bonds are called for redemption, the Series 2026 Bonds (or principal portions thereof) to be redeemed shall be selected by the Authority (at the direction of the County). If less than all of the Series 2026 Bonds of a particular maturity are called for redemption, DTC or any successor securities depository will select the particular Series 2026 Bonds within each maturity to be redeemed pursuant to its rules and procedures or, if the book-entry system is discontinued, the Series 2026 Bonds to be redeemed will be selected by the Trustee (as hereinafter defined). In either case, each portion of the $5,000 principal amount is counted as one Series 2026 Bond for such purpose. The Authority (at the direction of the County) will cause notice of the call for redemption identifying the Series 2026 Bonds or portions thereof to be redeemed to be sent by facsimile transmission, registered or certified mail or overnight express delivery, not less than 30 nor more than 60 days prior to the redemption date, to the registered owner thereof. Neither the Authority nor the County shall be responsible for mailing notice of redemption to anyone other than DTC or another qualified securities depository or its nominee unless no qualified securities depository is the registered owner of the Series 2026 Bonds. If no qualified securities depository is the registered owner of the Series 2026 Bonds, notice of redemption shall be mailed to the registered owners of the Series 2026 Bonds by the Trustee. If a portion of a Series 2026 Bond is called for redemption, a new Series 2026 Bond in principal amount equal to the unredeemed portion shall be issued to the registered owner upon the surrender thereof.

Bidding Rules; Award of Bonds

Bidders may bid only to purchase all of the Series 2026 Bonds. Bidders are invited to name the rate or rates of interest per annum that the Series 2026 Bonds are to bear in multiples of one-twentieth (1/20) or one-eighth (1/8) of one percent. All Series 2026 Bonds maturing on the same date must bear interest at the same coupon rate. Any number of coupon rates may be named provided that the highest rate of interest stated for any maturity may not exceed ___% per year and the lowest rate of interest stated for any maturity may not be less than ____% per year. In addition, the Series 2026 Bonds shall bear interest at a "true" or "Canadian" interest cost not to exceed ____% (taking into account any original issue discount or premium). No aggregate bid shall be less than par. No bid for less than ____% of the aggregate principal amount of the Series 2026 Bonds shall be considered. The underwriter's discount for the Series 2026 Bonds shall not exceed ____ basis points (___%). The County, on behalf of the Authority, reserves the right to reject any or all bids (regardless of the interest rate bid), to reject any bid not complying with this Official Notice of Sale and, so far as permitted by law, to waive any irregularity or informality with respect to any bid for the bidding process.

As promptly as reasonably possible after the bids are received, the County, on behalf of the Authority, will notify the bidder to whom the Series 2026 Bonds will be awarded, if and when such award is made. Such bidder, upon such notice, shall advise the County of the initial reoffering prices or yields to the public of each maturity of the Series 2026 Bonds. The winning bid will remain firm for a period of no less than four hours after the time specified for the opening of bids. An award of the Series 2026 Bonds, if made, will be made by the County Administrator

*Preliminary, subject to change.

within such four hour period or, with the express consent of the winning bidder, such longer time period as deemed necessary.

Unless all bids are rejected, the Series 2026 Bonds will be awarded to the bidder complying with the terms of this Official Notice of Sale and submitting a bid which provides the lowest "true" or "Canadian" interest cost to the Authority. True interest cost shall be determined for each bid by doubling the semiannual interest rate, compounded semiannually, necessary to discount the debt service payments to the Dated Date and to the price bid. If more than one bid offers the same lowest true interest cost, the successful bid will be selected by the County Administrator by lot.

Bids for the Series 2026 Bonds shall not be conditioned upon obtaining insurance or any other credit enhancement. If a bidder proposes to obtain a policy of municipal bond insurance or any other credit enhancement, any such purchase of insurance or commitment therefor shall be at the sole option and expense of the bidder, and the bidder must pay any increased costs of issuance of the Series 2026 Bonds as a result of such insurance or commitment. Any failure by the bidder to obtain such a policy of insurance shall not in any way relieve such bidder of its contractual obligations arising from the acceptance of its bid for the purchase of the Series 2026 Bonds.

Good Faith Deposit

A good faith deposit in the amount of $______ (the "Deposit") is required. The Deposit may be provided in the form of (i) a certified check upon, or a cashier's, treasurer's or official check of, a responsible banking institution, payable to the order of the Economic Development Authority of James City County, Virginia (and delivered by ___ p.m., prevailing Eastern Time, on _________, to the Financial Advisor, Davenport & Company LLC, 901 East Cary Street, 11th Floor, Richmond, Virginia 23219 (Attention: ________) or (ii) a federal funds wire transfer to be submitted to the Authority by the successful bidder not later than ____ p.m., prevailing Eastern time (the "Deposit Deadline"), on the date of sale. Option (ii) is described in more detail below. The Deposit of the successful bidder will be collected and the proceeds thereof retained by the Trustee to be applied in partial payment for the Series 2026 Bonds, and no interest will be allowed or paid upon the amount thereof; provided, however, that in the event the successful bidder shall fail to comply with the terms of its bid, the proceeds thereof will be retained as and for full liquidated damages. Any checks of the unsuccessful bidders will be returned promptly after the Series 2026 Bonds are awarded.

If a federal funds wire transfer is used, the County or the Financial Advisor shall distribute wiring instructions for the Deposit to the successful bidder upon verification of the bids submitted by the bidders and prior to the Deposit Deadline. **The award of the Series 2026 Bonds will be made promptly following the receipt of the federal funds wire.** If the Deposit is not received by the Deposit Deadline, the award of the sale of the Series 2026 Bonds to the successful bidder may be cancelled by the County Administrator in his discretion, upon the advice of the Financial Advisor, without the Authority incurring any financial liability to such bidder or any limitation whatsoever on the County's right to sell the Series 2026 Bonds to a different purchaser upon such terms and conditions as the Authority shall deem appropriate.

Book-Entry-Only System

The Series 2026 Bonds will be issued by means of a book-entry system with no distribution of physical bond certificates made to the public. One bond certificate for each maturity of the Series 2026 Bonds will be issued to The Depository Trust Company, New York, New York ("DTC"), or its nominee, and immobilized in its custody. The book-entry system will evidence beneficial ownership of the Series 2026 Bonds in principal amounts of $5,000 or multiples thereof, with transfers of beneficial ownership effected on the records of DTC and its participants pursuant to rules and procedures established by DTC and its participants. Series 2026 Bond certificates registered in the name of Cede & Co. will be deposited with DTC. Interest on the Series 2026 Bonds will be payable from their date semiannually on each _________ and _________, beginning _________, and principal of the Series 2026 Bonds will be paid annually as set forth on the preceding page to DTC or its nominee as registered owner of the Series 2026 Bonds. Transfer of principal, premium and interest payments to beneficial owners by participants of DTC will be the responsibility of such participants and other nominees of beneficial owners. Neither the Authority nor the County will be responsible or liable for maintaining, supervising or reviewing the records maintained by DTC, its participants or persons acting through such participants.

DTC may discontinue providing its services as securities depository with respect to the Series 2026 Bonds at any time by giving reasonable notice to the Authority. Under such circumstances, in the event that a successor securities depository is not obtained, Series 2026 Bond certificates are required to be prepared, executed and delivered.

The Authority (at the direction of the County) may decide to discontinue use of the system of book-entry transfers through DTC (or a successor securities depository). In that case, either a successor depository will be selected by the Authority (at the direction of the County) or Series 2026 Bond certificates will be prepared, executed and delivered.

Security

The Series 2026 Bonds will be secured by a Financing Agreement dated as of June 1, 2016, as previously supplemented (the "Master Financing Agreement"), and as further supplemented by a Fourth Supplemental Financing Agreement dated as of _________ (the "Fourth Supplemental Financing Agreement" and, together with the Master Financing Agreement, the "Financing Agreement"), all between the Authority and the County, pursuant to which the County will undertake, subject to annual appropriation by the County Board of Supervisors of sufficient funds for such purpose, to make payments to the Authority that will be sufficient to pay the principal of and interest on the Series 2026 Bonds as the same shall become due in accordance with their terms. **Neither the Series 2026 Bonds nor the Financing Agreement will constitute a debt of the County or a pledge of the faith and credit or taxing power of the County.**

The Series 2026 Bonds will be issued pursuant to the terms of the Agreement of Trust dated as of June 1, 2016, as previously supplemented (the "Master Trust Agreement"), and as further supplemented by a Fifth Supplemental Agreement of Trust dated as of **__________** (the "Fifth Supplemental Trust Agreement" and, together with the Master Trust Agreement, the "Trust Agreement"), all between the Authority and Wilmington Trust, National Association, as trustee (the "Trustee").

A more detailed description of the security for the Series 2026 Bonds is set forth in the Authority's Preliminary Official Statement dated the date hereof (the "Preliminary Official Statement").

Delivery of the Bonds

The Series 2026 Bonds will be delivered at the expense of the Authority in New York, New York, through the facilities of DTC (through its FAST Program) on or about **___________**.

Concurrently with the delivery of the Series 2026 Bonds, the successful bidder will be furnished with (1) a certificate dated the date of delivery of the Series 2026 Bonds, signed by the appropriate Authority and County officials and stating that no litigation of any kind is then pending or, to the best of their information, knowledge and belief, threatened against the Authority or the County to restrain or enjoin the issuance or delivery of the Series 2026 Bonds or the levy or collection of ad valorem taxes, over and above all other taxes authorized and without limitation as to rate or amount on all locally taxable property within the County sufficient to pay when due principal of or interest on the Series 2026 Bonds or in any manner questioning the proceedings and authority under which the Series 2026 Bonds are issued, and (2) a certificate dated the date of delivery of the Series 2026 Bonds, signed by the appropriate County officials, stating that the descriptions and statements in the Official Statement (except in the sections entitled "Litigation" and "Tax Matters" and in Appendix G and the information as to yields and CUSIP numbers on the inside cover page) on the date of the Official Statement and on the date of delivery of the Series 2026 Bonds were and are true and correct in all material respects, did not and do not contain an untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make such descriptions and statements, in light of the circumstances under which they were made, not misleading. Such certificate will also state however, that such County officials did not independently verify the information indicated in the Official Statement as having been obtained or derived from sources other than the County and its officers but that they have no reason to believe that such information is not materially accurate.

The County Attorney will also furnish to the successful bidder concurrently with the delivery of the Series 2026 Bonds a certificate dated the date of delivery of the Series 2026 Bonds, stating that the statements relating to the

County contained in the section entitled "Litigation" on the date of the Official Statement and on the date of delivery of the Series 2026 Bonds were and are true and correct in all material respects and did not and do not contain an untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make such statements, in light of the circumstances under which they were made, not misleading.

Conflict Waiver

Hunton Andrews Kurth LLP is serving as Bond Counsel in connection with the issuance and sale of the Series 2026 Bonds. By placing a bid, each bidder represents that it understands that Hunton Andrews Kurth LLP, in its capacity as Bond Counsel, represents the Authority and the County, and that, if successful, the bidder waives any conflict of interest that Hunton Andrews Kurth LLP's involvement in connection with the issuance and sale of the Series 2026 Bonds presents to the successful bidder.

Certificates of Winning Bidder

The successful bidder must, by facsimile transmission or overnight delivery received by the County within 24 hours after receipt of bids for the Series 2026 Bonds, furnish the following information to complete the Official Statement in final form, as described below:

A. The offering prices for the Series 2026 Bonds (expressed as the price or yield per maturity).

B. Selling compensation (aggregate total anticipated compensation to the underwriters expressed in dollars, based on the expectation that all Series 2026 Bonds are sold at the prices or yields described in Subpart A above).

C. The identity of the underwriters if the successful bidder is a part of a group or syndicate.

D. Any other material information necessary to complete the Official Statement in final form but not known to the County.

Prior to delivery of the Series 2026 Bonds, the successful bidder shall furnish to the Authority a certificate, in form acceptable to bond counsel, to the effect that successful bidder has complied with Rule G-37 of the Municipal Securities Rulemaking Board (the "MSRB") with respect to the Authority and County.

Certificate of Issue Price

Unless other arrangements are made with the Hunton Andrews Kurth LLP, Bond Counsel, at least 24 hours in advance of the delivery date of the Series 2026 Bonds, the successful bidder shall complete, execute and deliver to the Authority, on or before the delivery date of such Series 2026 Bonds, a certificate as to the "issue price" of the Series 2026 Bonds, substantially in the form attached hereto as Exhibit A (the "Issue Price Certificate"). In the event a successful bidder will not reoffer such Series 2026 Bonds for sale or is otherwise unable to deliver such form of certificate, the Issue Price Certificate may be modified in a manner approved by, and at the discretion of, the County (on behalf of the Authority) and Hunton Andrews Kurth LLP. Each bidder, by submitting its bid for the Series 2026 Bonds, agrees to complete, execute and deliver an Issue Price Certificate at delivery of the Series 2026 Bonds, if its bid is accepted by the County (on behalf of the Authority). It will be the responsibility of the successful bidder to institute such syndicate reporting requirements, to make such investigations, or otherwise ascertain the facts necessary to enable it to make such certificate with reasonable certainty. In addition to executing and delivering an Issue Price Certificate, the winning bidder may be required to (a) demonstrate that it has made a bona fide offering of all such Series 2026 Bonds to the public (excluding bond houses, brokers, or similar persons or organizations acting in the capacity of underwriters or wholesalers) at prices no higher than, or yields no lower than, the initial public offering prices, (b) provide an explanation of why any Series 2026 Bonds sold by the successful bidder between the Date of Sale and the date of the delivery were sold for a price higher than, or a yield lower than, the initial public offering prices, and (c) provide information regarding the initial purchasers of the Series 2026 Bonds, particularly information sufficient to enable the County (on behalf of the Authority) and Hunton Andrews Kurth LLP to determine that such purchasers are the "public." Any questions concerning the Issue Price Certificate should be directed, not later than 24 hours before the Date of Sale, to Christopher G. Kulp, of Hunton Andrews Kurth LLP, 804-788-8742.

CUSIP Numbers

It is anticipated that CUSIP identification numbers will be printed on the Series 2026 Bonds, but neither the failure to print such numbers on any Series 2026 Bond nor any error with respect thereto shall constitute cause for failure or refusal by the successful bidder thereof to accept delivery of and pay for the Series 2026 Bonds in accordance with the terms of its bid.

Official Statement

The County (on behalf of the Authority) will furnish the successful bidder, at the expense of the County, up to 200 copies of the final Official Statement within seven business days from the date of the award of the Series 2026 Bonds, as specified in Rule 15c2-12 (the "Rule") of the Securities and Exchange Commission (the "SEC") and the rules of the MSRB; provided that minor delays in furnishing such final Official Statement will not be a basis for failure to pay for and accept delivery of the Series 2026 Bonds. Additional copies will be made available at the successful bidder's request and expense. Neither the Authority nor the County assumes any responsibility or obligation for the distribution or delivery of the Official Statement to anyone other than the successful bidder.

The successful bidder, by executing the Official Bid Form, agrees to provide two copies of the Official Statement (with any required forms) to the MSRB or its designee no later than ten business days following the Date of Sale. The successful bidder shall notify the County as soon as practicable of (1) the date which is the end of the underwriting period (such "underwriting period" is described in the Rule) and (2) the date of filing of the Official Statement with the MSRB or its designee.

If the Series 2026 Bonds are awarded to a syndicate, the County (on behalf of the Authority) will designate the senior managing underwriter of the syndicate as its agent for purposes of distributing copies of the Official Statement to each participating underwriter. Any underwriter executing and delivering a bid form with respect to the Series 2026 Bonds agrees thereby that if its bid is accepted it shall accept such designation and shall enter into a contractual relationship with all participating underwriters for the purposes of assuring the receipt and distribution by each such participating underwriter of the Official Statement, unless another firm is so designated by the syndicate in writing and approved by the County.

Legal Opinion

The approving opinion of Hunton Andrews Kurth LLP, Richmond, Virginia, with respect to the Series 2026 Bonds will be furnished to the successful bidder, at the expense of the County, and will state that the Series 2026 Bonds constitute valid and binding limited obligations of the Authority payable as to both principal and interest solely from Basic Payments, certain Additional Payments (each as defined in the Financing Agreement) and other funds pledged under the Trust Agreement. The Series 2026 Bonds do not create or constitute a debt or pledge of the faith and credit of the Commonwealth of Virginia or any political subdivision thereof, including the Authority and the County.

The opinion will also state that (a) the Trust Agreement and the Financing Agreement have been duly authorized, executed and delivered by, and constitute valid and binding obligations of, the Authority and the County, as applicable, and are enforceable against the Authority and the County in accordance with their terms, (b) the County's undertaking to make Basic Payments and Additional Payments under the Financing Agreement is subject to and dependent upon the County Board making annual appropriations for such purpose, and (c) such obligation does not constitute a debt of the County within the meaning of any constitutional or statutory limitation or a liability of or a lien or charge upon funds or property of the County beyond any fiscal year for which the County Board has appropriated moneys for such purpose.

The opinion will further state that the rights of holders of the Series 2026 Bonds and the enforceability of such rights, including the enforcement by the Trustee of the obligations of the Authority and the County under the Trust Agreement and the Financing Agreement, as applicable, may be limited or otherwise affected by (a) bankruptcy, insolvency, reorganization, moratorium, fraudulent conveyance and other laws affecting the rights of creditors generally and (b) principles of equity, whether considered at law or in equity, and by public policy.

Tax Matters

The Official Statement relating to the Series 2026 Bonds contains a discussion of the effect of the Internal Revenue Code of 1986, as amended, on the exclusion from gross income of interest on the Series 2026 Bonds and a discussion of the opinion of Hunton Andrews Kurth LLP insofar as it concerns such exclusion.

Federal and State Securities Laws

No action has been taken to qualify the Series 2026 Bonds under the federal securities laws.

Continuing Disclosure

For purposes of the Rule, the County is an obligated person with respect to the Series 2026 Bonds. The County will agree, pursuant to the Continuing Disclosure Agreement, to provide certain annual financial information and operating data and notices of the occurrence of certain events, if material. A description of these undertakings is set forth in the Preliminary Official Statement for the Series 2026 Bonds and will also be set forth in the final Official Statement for the Series 2026 Bonds (See Appendix F of the Preliminary Official Statement).

Additional Information

For further information relating to the Series 2026 Bonds, the Authority and the County, reference is made to the Authority's Preliminary Official Statement. The Authority has deemed the Preliminary Official Statement to be final as of its date within the meaning of the Rule, except for the omission of certain pricing and other information permitted to be omitted pursuant to the Rule. The Official Bid Form and the Preliminary Official Statement may be obtained from the Financial Advisor, Davenport & Company LLC (telephone 804-697-2900).

ECONOMIC DEVELOPMENT AUTHORITY OF JAMES CITY COUNTY, VIRGINIA
By: Board of Supervisors of James City County, Virginia

Dated ___________.

EXHIBIT A-1

[***For use in competitive sale where at least 3 qualifying bids are received***]

PROPOSED FORM OF UNDERWRITER'S CERTIFICATE

In connection with the purchase by ______________ (the "Underwriter") of the $___________ Public Facility Revenue Bonds (County Government Projects), Series 2026 (the "Bonds"), issued and sold by the Economic Development Authority of James City County, Virginia (the "Issuer"), on the date hereof, the undersigned authorized representative of the Underwriter certifies as follows:

1. The Underwriter purchased the Bonds from the Issuer at a price of $________ (calculated as the original principal amount of $_______, [plus][less] [net] original issue [premium][discount] of $__________, and less the Underwriter's discount of $__________).

2. On ____________ (the "Sale Date"), the Underwriter made a bona fide offering of all the Bonds of each Maturity to the Public (as defined below) reflecting the following terms:

Maturity (_____)	Principal Amount	Interest Rate	Yield	Price (%)

* Yield reflects Bonds priced to the first optional call date of ____ _____.

3. As of the Sale Date, the reasonably expected initial offering prices of the Bonds to the Public are the prices (expressed as a percentage of the principal amount) listed above (the "Expected Offering Prices"). The Expected Offering Prices are the prices for the Maturities of the Bonds used by the Underwriter in formulating its bid to purchase the Bonds. Attached as Schedule I is a true and correct copy of the bid provided by the Underwriter to purchase the Bonds.

4. The Underwriter was not given the opportunity to review the other bids submitted to the Issuer prior to submitting its own bid.

5. The bid submitted by the Underwriter constituted a firm offer to purchase the Bonds.

6. All capitalized terms used but not otherwise defined herein shall have the meanings given in the Non-Arbitrage and Tax Compliance Certificate of the Issuer for the Bonds, a copy of which we have reviewed. In addition, the following capitalized terms shall have the following meanings for purposes of this Certificate:

(a) "**Maturity**" means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate Maturities.

(b) "**Public**" means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter.

(c) For purposes of this certificate a purchaser of any of the Bonds is a **"related party"** to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (A) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (B) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (C) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other).

(d) "**Underwriter**" means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

We understand that the foregoing information will be relied upon by (i) the Issuer in establishing, among other things, the "issue price" of the Bonds within the meaning of Section 1273 of the Internal Revenue Code of 1986, as amended (the "Code"), and certain other expectations with respect to the Bonds for purposes of Section 148 of the Code set forth in the Non-Arbitrage and Tax Compliance Certificate and (ii) Hunton Andrews Kurth LLP, Richmond, Virginia, in connection with rendering its opinion to the Issuer that the interest on the Bonds is not includable in gross income of the owners thereof for federal income tax purposes. The undersigned is certifying only as to facts in existence on the date hereof. Nothing herein represents the undersigned's interpretation of any laws, in particular the regulations under the Code or the application of any laws to these facts. The certifications contained herein are not necessarily based on personal knowledge, but may instead be based on either inquiry deemed adequate by the undersigned or institutional knowledge (or both) regarding the matters set forth herein. Although certain information furnished in this Certificate has been derived from other purchasers, bond houses and brokers and cannot be independently verified by us, we have no reason to believe it to be untrue in any material respect.

Dated ______________.

[Name of Winning Bidder]

By:____

Name:____

Title:____

[Attachment – Schedule I – Copy of Bid]

EXHIBIT A-2

[*For use in competitive sale where fewer than 3 qualifying bids are received*]

PROPOSED FORM OF UNDERWRITER'S CERTIFICATE

In connection with the purchase by ______________ (the "Underwriter") of the $___________ Public Facility Revenue Bonds (County Government Projects), Series 2026 (the "Bonds"), issued and sold by the Economic Development Authority of James City County, Virginia (the "Issuer"), on the date hereof, the undersigned authorized representative of the Underwriter certifies as follows:

1. The Underwriter purchased the Bonds from the Issuer at a price of $________ (calculated as the original principal amount of $_______, [plus][less] [net] original issue [premium][discount] of $__________, and less the Underwriter's discount of $__________).

2. On _____________ (the "Sale Date"), the Underwriter made a bona fide offering of all the Bonds of each Maturity to the Public (as defined below) reflecting the following terms:

Maturity (_______)	Principal Amount	Interest Rate	Yield	Price (%)

* Yield reflects Bonds priced to the first optional call date of _________.

3. (a) The Underwriter offered each Maturity of the Bonds to the Public for purchase at the respective initial offering prices listed above (the "Initial Offering Prices") on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule I.

(b) As set forth in the Official Notice of Sale, the Underwriter has agreed in writing that, (i) for each Maturity of the Bonds, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the "hold-the-offering-price rule"), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail distribution agreement shall contain the agreement of each broker dealer who is a party to the retail distribution agreement, to comply with the hold-the- offering-price rule. Pursuant to such agreement, no Underwriter (as defined below) has offered or sold any Maturity of the Bonds at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Holding Period.

(c) The Underwriter has an established industry reputation for underwriting new issuances of municipal bonds.

4. All capitalized terms used but not otherwise defined herein shall have the meanings given in the Non-Arbitrage and Tax Compliance Certificate of the Issuer for the Bonds, a copy of which we have reviewed. In addition, the following capitalized terms shall have the following meanings for purposes of this Certificate:

(a) **"Holding Period"** means for each Maturity of the Bonds, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date, or (ii) the date on which the Underwriter has sold at least 10% of each Maturity of the Bonds to the Public at prices that are no higher than the Initial Offering Price for such Maturity.

(b) "**Maturity**" means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate Maturities.

(c) "**Public**" means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter.

(d) For purposes of this certificate a purchaser of any of the Bonds is a **"related party"** to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (A) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (B) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (C) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other).

(e) "**Underwriter**" means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

We understand that the foregoing information will be relied upon by (i) the Issuer in establishing, among other things, the "issue price" of the Bonds within the meaning of Section 1273 of the Internal Revenue Code of 1986, as amended (the "Code"), and certain other expectations with respect to the Bonds for purposes of Section 148 of the Code set forth in the Non-Arbitrage and Tax Compliance Certificate and (ii) Hunton Andrews Kurth LLP, Richmond, Virginia, in connection with rendering its opinion to the Issuer that the interest on the Bonds is not includable in gross income of the owners thereof for federal income tax purposes. The undersigned is certifying only as to facts in existence on the date hereof. Nothing herein represents the undersigned's interpretation of any laws, in particular the regulations under the Code or the application of any laws to these facts. The certifications contained herein are not necessarily based on personal knowledge, but may instead be based on either inquiry deemed adequate by the undersigned or institutional knowledge (or both) regarding the matters set forth herein. Although certain information furnished in this Certificate has been derived from other purchasers, bond houses and brokers and cannot be independently verified by us, we have no reason to believe it to be untrue in any material respect.

Dated ______________.

[Name of Winning Bidder]

By:____

Name:____

Title:____

[Attachment – Schedule I – Copy of pricing wire or equivalent communication]

DEFINITIONS OF CERTAIN TERMS

"Account" means any of the various Accounts created within a Fund under the Trust Agreement.

"Additional Bonds" means any Bonds issued pursuant to the Trust Agreement and secured on an equal and ratable basis with the outstanding principal amounts of [the Series 2016 Bonds,] the Series 2018 Bonds, the Series 2021 Bonds, the Series 2024 Bonds, the Series 2026 Bonds, and any other Outstanding Bonds.

"Additional Payments" means payments made by the County pursuant to the Financing Agreement other than Basic Payments.

"Authorized Authority Representative" means any officer of the Authority.

"Authorized County Representative" means the County Administrator and such other person or persons as may be designated to act on behalf of the County by a certificate executed by the County Administrator and on file with the Trustee.

"Basic Payments" means the payments payable by the County under the Financing Agreement which payments are calculated to correspond in amount to the payments of principal and interest due on the Bonds.

"Bond" or "Bonds" means, collectively, the outstanding principal amounts of [the Series 2016 Bonds,] the Series 2018 Bonds, the Series 2021 Bonds, the Series 2024 Bonds, the Series 2026 Bonds, and any additional bonds, notes or other obligations, including any notes or other obligations issued in anticipation of bonds, notes, or other obligations as the same shall be issued from time to time pursuant to the Master Trust Agreement.

"Bond Counsel" means an attorney or a firm of attorneys nationally recognized on the subject of municipal bonds and reasonably acceptable to the Trustee.

"Bond Fund" means the Bond Fund established in the Master Trust Agreement.

"Bond Payment Date" means the date on which any payment of principal of (whether at maturity or pursuant to mandatory sinking fund redemption) or interest on any Bond is due.

"Business Day" means a day on which banking business is transacted, but not including Saturday, Sunday or legal holiday, or any day which banking institutions are authorized by law to close in the city in which the Trustee has its designated corporate trust office.

"Code" means the Internal Revenue Code of 1986, as amended, including applicable regulations, rulings and revenue procedures promulgated or applicable thereunder.

"Fiscal Year" means the twelve-month period beginning on July 1 of one year end and ending on June 30 of the following year, or such other twelve-month period as the County may select as its fiscal year.

"Government Certificates" means certificates representing proportionate ownership of Government Obligations, which Government Obligations are held by a bank or trust company organized under the laws of the United States of America or any of its states in the capacity of custodian of such certificates.

"Government Obligations" means (a) bonds, notes and other direct obligations of the United States of America, (b) securities unconditionally guaranteed as to the timely payment of principal, if applicable, and interest by the United States of America or (c) bonds, notes and other obligations issued or guaranteed as to the timely payment of principal and interest by the Rural Utilities Service (certificates of beneficial ownership), Federal Housing Administration (debentures), General Services Administration (participation certificates), U.S. Maritime Administration (guaranteed Title XI financing), U.S. Department of Housing and Urban Development (project notes and local authority bonds), provided such obligations are backed by the full faith and credit of the United States of America. Stripped securities are permitted only if stripped by the agency itself. Government Obligations may be held directly by the Trustee or in the form of securities of any open-end or closed-end management type investment company or investment trust registered under the Investment Company Act of 1940, provided that the portfolio of such investment company or investment trust is limited to Government Obligations.

“Interest Account” means the Interest Account in the Bond Fund established in the Master Trust Agreement.

“Opinion of Counsel” means an opinion of any attorney or firm of attorneys, who may be counsel for the Authority, the County or the Trustee but who shall not be a full-time employee of the Authority, the County or the Trustee.

“Outstanding” means, when used as descriptive of Bonds, that such Bonds have been authorized, issued, authenticated and delivered under the Master Trust Agreement and have not been canceled or surrendered to the Trustee for cancellation, deemed to have been paid as provided in Master Trust Agreement, have had other Bonds issued in exchange therefor or had their principal become due and moneys sufficient for their payment deposited with the Trustee as provided in the Master Trust Agreement.

In determining whether holders of a requisite aggregate principal amount of the Outstanding Bonds have concurred in any request, demand, authorization, direction, notice, consent or waiver under the Master Trust Agreement, words referring to or connoting “principal of” or “principal amount of” Outstanding Bonds shall be deemed also to be references to, to connote and to include the accreted value of Bonds of any Series as of the immediately preceding interest compounding date for such Bonds. Bonds that are owned by the County shall be disregarded and deemed not to be Outstanding for the purpose of any such determination.

“Premium Account” means the Premium Account in the Bond Fund established in the Master Trust Agreement.

“Principal Account” means the Principal Account in the Bond Fund established in the Master Trust Agreement.

“Project” or “Projects” means, individually or collectively, the Series 2026 Project (described earlier in the Official Statement) and any other project undertaken by the Authority, with the County’s consent, from time to time and identified in a Supplemental Financing Agreement, including without limitation, the financing or refinancing of the acquisition, construction, improvement or equipping of infrastructure, public facilities and other improvements and facilities permitted to be undertaken pursuant to the provisions of the Act, including any extensions, additions, replacements, equipment and appurtenances to or for the benefit of such public facilities.

“Project Fund” means the Project Fund established in the Master Trust Agreement.

“Reserve Determination Date” means (a) each interest payment date for the Bonds or (b) any other date established in writing by an Authorized County Representative for the valuation of obligations on deposit in a Series Debt Service Reserve Account.

“Series” or “Series of Bonds” means a separate series of Bonds issued under the Master Trust Agreement and a Supplemental Trust Agreement. The **“Series 2026 Bonds”** is the fifth Series of Bonds issued under the Master Trust Agreement.

“Series Debt Service Reserve Account” means any of the Series Debt Service Reserve Accounts in the Debt Service Reserve Fund established in the Master Trust Agreement. No Series Debt Service Reserve Account will be established for the Series 2026 Bonds.

“Series Debt Service Reserve Requirement” for any Series of Bonds shall have the meaning set forth in the Supplemental Trust Agreement authorizing such Series of Bonds. There is no Series Debt Service Reserve Requirement for the Series 2026 Bonds.

“Supplemental Trust Agreement” means any Supplemental Trust Agreement supplementing, amending or modifying the provisions of the Master Trust Agreement entered into by the Authority and the Trustee pursuant to the provisions of the Master Trust Agreement, including, but not limited to, the Fifth Supplemental Trust Agreement.

“Supplemental Financing Agreement” means any Supplemental Financing Agreement supplementing, amending or modifying the provisions of the Financing Agreement entered into by the Authority and the County pursuant to the provisions of the Master Trust Agreement, including, but not limited to, the Fourth Supplemental Financing Agreement.

"Term Bonds" means any Bonds stated to mature on a specified date and required to be redeemed in part prior to maturity according to a sinking fund schedule.

"Virginia Code" means the Code of Virginia of 1950, as amended.

SUMMARY OF THE FINANCING DOCUMENTS

Brief summaries of the Trust Agreement and the Financing Agreement are included in this Appendix. The summaries do not purport to be comprehensive or definitive and are qualified by references to such documents in their entirety. All capitalized terms used in this summary have the meaning set forth in the Official Statement and in Appendix A, unless otherwise indicated.

THE TRUST AGREEMENT

Establishment of Funds and Accounts. The following funds and accounts are established and utilized under the Trust Agreement:

(1) Project Fund, in which there is established the Series 2026 Project Account;

(2) Bond Fund, in which there are established a separate Interest Account, Principal Account and Premium Account and a separate subaccount in each such Account with respect to each Series of Bonds; and

(3) Debt Service Reserve Fund, in which there may be established a Series Debt Service Reserve Account for a particular Series. No such Series Account will be established for the Series 2026 Bonds.

The Trust Agreement provides that separate Accounts and subaccounts will be established for each Series of Bonds issued under the Trust Agreement.

Series 2026 Project Account. The Trustee will use money in the Series 2026 Project Account to finance the Series 2026 Project and to pay the costs of issuing the Series 2026 Bonds. The Trustee will make payments from the Series 2026 Project Account upon receipt of requisitions signed on behalf of the County providing required information with respect to the use of the amounts being requisitioned. Any balance remaining in the Series 2026 Project Account after payment of the costs of the Series 2026 Project and costs issuance of the Series 2026 Bonds will be used to pay principal of and interest on the Series 2026 Bonds or to pay all or any portion of the Cost of any other Project designated by the County and approved by Bond Counsel.

Bond Fund. The Trustee will deposit in the Bond Fund installments of all Basic Payments received by the Trustee from the County, together with other amounts transferred from the Project Fund and the Debt Service Reserve Fund (if funded) pursuant to the Financing Agreement or the Trust Agreement, that portion of any Additional Payments received by the Trustee from the County representing the amount of any redemption premium that may be payable, and any other payments transferred to the Authority or its assignee as directed by the County. The Trustee will deposit each installment and amount (a) to the applicable subaccount established in the Interest Account an amount equal to the interest due and payable on the next Bond Payment Date for the applicable Series of Bonds and (b) to the applicable subaccount established in the Principal Account an amount equal to the principal due and payable on the next Bond Payment Date for the applicable Series of Bonds, whether at maturity or pursuant to mandatory sinking fund redemption. The Trustee will deposit to the applicable subaccount established in the Premium Account any moneys received from the County to pay any premium due in connection with redeeming such Bonds pursuant to any optional redemption exercised by the Authority, at the direction of the County.

The Trustee will withdraw from the respective subaccounts within the Interest Account on each Bond Payment Date, amounts equal to the amounts of interest due with respect to the Bonds on such Bond Payment Date, and will cause the same to be applied to the payment of interest due on such Bond Payment Date. The Trustee will withdraw from the respective subaccounts within the Principal Account on each Bond Payment Date, amounts equal to the amounts of principal due with respect to the Bonds on such Bond Payment Date, and will cause the same to be applied to the payment of principal due on such Bond Payment Date. The Trustee will withdraw from the respective subaccounts within the Premium Account on each Bond Payment Date, amounts equal to the amounts of any premium due with respect to the Bonds on such Bond Payment Date, and will cause the same to be applied to the payment of any premium due on such Bond Payment Date.

In the event there are insufficient moneys in the Interest Account or the Principal Account on any Bond Payment Date to pay interest and principal due on such Bond Payment Date, the Trustee will transfer any excess amounts on deposit in the Interest Account or the Principal Account, as applicable, to the other Account in which there are insufficient moneys, being mindful of the provisos in the section ***"Parity of Bonds"*** below. The Trustee will pay from the Bond Fund when due the principal of and premium, if any, and interest on the Bonds then Outstanding and will redeem or purchase Bonds in accordance with the redemption provisions of the Bonds and the Trust Agreement.

The Trustee will provide for redemption of any Term Bonds from amounts upon deposit in the Bond Fund in accordance with the schedules set forth in the Supplemental Agreement of Trust for such Bonds; provided, however, that on or before the 70th day next preceding any such sinking fund payment date, the Authority may:

(x) deliver to the Trustee for cancellation Term Bonds required to be redeemed on such sinking fund payment date in any aggregate principal amount desired; or

(y) instruct the Trustee to apply a credit against the Authority's next sinking fund redemption obligation for any such Term Bonds that previously have been redeemed (other than through the operation of the sinking fund) and canceled but not theretofore applied as a credit against any sinking fund redemption obligation.

Upon the occurrence of any of the events described in subsections (x) or (y) above, the Trustee shall credit against the Authority's sinking fund redemption obligation on the next sinking fund payment date the amount of such Term Bonds so delivered or previously redeemed. Any principal amount of such Term Bonds in excess of the principal amount required to be redeemed on such sinking fund payment date shall be similarly credited in such order as may be determined by the Authority against future payments to the Principal Account and shall similarly reduce the principal amount of the Term Bonds of the applicable Series to be redeemed on the applicable sinking fund payment date.

Debt Service Reserve Fund. The Master Trust Agreement provides for the establishment of a Debt Service Reserve Fund and, if funded, a separate Series Debt Service Reserve Account for particular Series of Bonds. No Series Debt Service Reserve Account will be established for the Series 2026 Bonds.

Pledge of Payments and Funds. All payments received by the Trustee under the Trust Agreement (except certain payments to the Trustee for its fees and expenses) and all money in the Project Fund, the Bond Fund and the Debt Service Reserve Fund (if funded) are pledged to the payment of the principal of and interest on the Bonds, subject only to the right of the Authority to apply them to other purposes as provided in the Trust Agreement. The lien and trust created by the Trust Agreement is for the equal and ratable benefit of the holders of the Bonds and any Additional Bonds that may be issued under the Trust Agreement; *provided* that moneys in any account or subaccount of the Bond Fund relating to a particular Series of Bonds shall secure only such Bonds, moneys in any account or subaccount of the Project Fund relating to a particular Series of Bonds shall secure only such Bonds, and moneys in any account or subaccount of the Debt Service Reserve Fund relating to a particular Series of Bonds shall secure only such Bonds (unless otherwise provided in a Supplemental Trust Agreement).

Parity of Bonds. Each Series of Bonds will be issued pursuant to a Supplemental Trust Agreement and will be equally and ratably secured under the Trust Agreement, without preference, priority or distinction; *provided,* that, any lease agreement or financing lease relating to a particular Series of Bonds shall secure only such Bonds (unless otherwise provided in a Supplemental Trust Agreement), the moneys in an account of the Bond Fund, the Project Fund or the Debt Service Reserve Fund will secure only the applicable Series of Bonds to which such account relates, and, as to the Debt Service Reserve Fund, may also secure any additional Series of Bonds issued to refund the original Series of Bonds if and as provided in the respective Supplemental Agreement of Trust; and *provided further,* that any Series of Bonds may have other security pledged to its payment. In connection with the issuance of each Series of Bonds, the Trustee may create additional accounts and subaccounts within any fund or account established by the Master Trust Agreement.

Investments; Valuation. Any money held under the Trust Agreement may be invested, as directed in writing by an Authorized County Representative, in obligations or securities that are permitted for the investment of public funds under the Investment of Public Funds Act (Chapter 45, Title 2.2 of the Virginia Code), the Government Non-Arbitrage Investment Act (Chapter 47, Title 2.2 of the Virginia Code), or any successor provision of law applicable to such investments.

Any investments will be held by or under the control of the Trustee and while so held will be deemed a part of the fund in which such money was originally held. The earnings accruing on such investments, including any profit realized, will be credited to such funds, except as otherwise provided in the Trust Agreement, and any loss resulting from such investments will be charged to such funds. The Trustee will sell and reduce to cash a sufficient amount of such investments whenever the cash balance in any fund is insufficient for its purposes.

In computing the amount in any Fund or Account created by the Trust Agreement, except for the Debt Service Reserve Fund, obligations purchased as an investment of moneys therein will be valued at cost or fair market value thereof, whichever is lower, plus accrued interest. Investments in the Debt Service Reserve Fund (if funded) will be valued at least semiannually at the fair market value thereof, plus accrued interest. Such valuations for each such Fund or Account, other than the Debt Service Reserve Fund, will be made by the party holding each such Fund or Account at least annually not later than the end of each Fiscal Year and at such other times as an Authorized County Representative may direct.

Events of Default and Remedies. Each of the following is an Event of Default under the Trust Agreement: (1) default in the payment of interest on any Bond when due, (2) default in the payment of principal of or premium, if any, of any Bond when due, (3) default in the observance or performance of any other covenant, condition or agreement on the part of the Authority under the Trust Agreement or the Bonds, subject to certain rights of the Authority to notice and an opportunity to cure, and (4) any event of default under the Financing Agreement.

Remedies; Rights of Bondholders. Upon the occurrence and continuation of an Event of Default, the Trustee may (and, if requested by the holders of not less than 25% in aggregate principal amount of Bonds Outstanding and if indemnified in accordance with prevailing industry standards, will) proceed to protect and enforce the rights of the holders of the Bonds by mandamus or other suit, action or proceeding at law or in equity, including an action for specific performance of any covenant or agreement contained in the Trust Agreement; *provided*, that the Trustee will have no right or authority to declare the entire unpaid principal of and interest on the Bonds due and payable. All remedies under the Trust Agreement are cumulative.

Other than the remedies described above, no holder of any Bond will have any right to institute any action, suit or proceeding at law or in equity for the enforcement of the Trust Agreement, the execution of any of its trusts or any other remedy under it, unless (1) an Event of Default (as defined in the Trust Agreement) has occurred and is continuing and the Trustee has notice of it; (2) the holders of 25% in aggregate principal amount of Bonds then Outstanding have made written request to the Trustee and offered it reasonable opportunity either to proceed to exercise the powers granted by the Trust Agreement or to institute such action, suit or proceeding in its own name; (3) the Trustee has been indemnified as provided by the Trust Agreement; (4) the Trustee has failed or refused within a reasonable time to comply with such request; (5) no direction inconsistent with such request has been given to the Trustee by the holders of a majority in principal amount of Outstanding Bonds; and (6) notice of such action, suit or proceeding is given to the Trustee. Notwithstanding any other provision to the contrary, the holders of a majority in aggregate principal amount of Bonds Outstanding, upon compliance with the Trust Agreement's requirements as to indemnification of the Trustee, will have the right to direct all proceedings to be taken by the Trustee.

Subject to limitations set forth in the Trust Agreement, the Trustee may in its discretion, waive any Event of Default under the Trust Agreement or any action taken pursuant to such Event of Default and will do so on the request of the holders of a majority in aggregate principal amount of Bonds then Outstanding. However, no waiver will extend to any subsequent or other default or impair any right resulting from it.

Discharge of Trust Agreement. A Bond will be deemed no longer Outstanding when any such Bond has been cancelled or surrendered for cancellation or purchased by the Authority from moneys in the Bond Fund or as to any Bond not so cancelled or purchased when (i) payment of the principal and the applicable premium, plus interest to the due date thereof shall have been made or caused to be made in accordance with the terms thereof, or (ii)(A) payment of the principal and applicable premium, plus interest on such Bond to the due date thereof shall have been provided by irrevocably depositing with the Trustee (1) moneys sufficient to make such payment, (2) noncallable Government Obligations maturing as to principal and interest in such amount and at such times as will ensure the availability of sufficient moneys to make such payment, or (3) a combination of both such moneys and noncallable Government Obligations and (B) payment of all necessary and proper fees, costs and expenses of the Trustee shall have been made. Notwithstanding the foregoing, the Bonds which are to be redeemed before their maturity will be deemed paid and no longer Outstanding only if such Bonds have been irrevocably called or designated for redemption.

Supplemental Agreements of Trust. Any provision of the Trust Agreement may be modified or altered by the Authority and the Trustee, by a Supplemental Trust Agreement, upon consent of the holders of a majority in aggregate principal amount of Bonds Outstanding; *provided*, that certain amendments relating to the payment of the Bonds may be made only with the consent of all holders of the applicable Bonds.

In addition, the Authority and the Trustee may enter into supplemental agreements of trust without the consent of holders of the Bonds (1) to cure any ambiguity, formal defect or omission in the Trust Agreement; (2) to grant to or confer upon the Bondholders any additional rights, remedies, powers or authority that may lawfully be granted to or conferred on the Bondholders; (3) to modify, amend or supplement the Trust Agreement in such manner as required to permit its qualification under the Trust Indenture Act of 1939, as amended, or any similar federal statute hereafter in effect or any state securities (Blue Sky) law; (4) to add to the covenants and agreements of the Authority in the Trust Agreement other covenants and agreements to be observed by the Authority; (5) to modify the Trust Agreement as required to permit the Authority to comply with the provisions of the Code relating to the rebate requirement with respect to investment of proceeds of the Bonds, *provided* that such modification does not materially adversely affect the holders of all Bonds then Outstanding; (6) to modify the Trust Agreement in such manner as may be required to maintain any rating on any Bonds, *provided* that such amendment does not, in the opinion of the Trustee, materially adversely affect the holders of all Bonds then Outstanding; (7) to authorize the issuance of and secure one or more Series of Bonds; and (8) to modify the Trust Agreement in any manner that the Trustee concludes is not materially adverse to holders of all Bonds then Outstanding. The Authority and the Trustee may enter into certain other supplemental agreements of trust upon receiving the consent of certain percentages of holders of the Bonds. If such a Supplemental Trust Agreement will affect only one Series of Bonds, it may be necessary to seek only the consent of the holders of a majority in aggregate principal amount of that Series of Bonds.

FINANCING AGREEMENT

Agreement to Issue Series 2026 Bonds. In the Financing Agreement, the Authority agrees to issue the Series 2026 Bonds and loan the proceeds thereof to the County. The County agrees to make all Basic Payments and Additional Payments when and as the same shall become due and payable, subject to appropriation by the County Board.

Series 2026 Bonds. In order to provide funds for the Series 2026 Project [and to refund the Refunded Bonds], the Authority will agree to issue the Series 2026 Bonds bearing interest, maturing and having the other terms and provisions set forth in the Fifth Supplemental Trust Agreement.

Payments Under Financing Agreement; Subject to Appropriation. Under the Financing Agreement the County has undertaken to pay to the Authority, or its assignee, the Basic Payments set forth in the Financing Agreement. The Basic Payments are calculated to be due in such amounts and at such times as will be sufficient to pay principal of and interest on the Bonds. The County will receive a credit against its obligation to make Basic Payments to the extent there are amounts on deposit in the Bond Fund; *provided* that such amounts have not been applied previously as a credit with respect to any Basic Payment. The County also has undertaken to make Additional Payments to cover any redemption premium that may be payable on the Bonds, the reasonable fees and expenses of the Trustee, and the expenses of the Authority.

The undertaking by the County to make Basic Payments and Additional Payments is subject to appropriations being made from time to time by the County Board for such purposes. In the Financing Agreement, the County Board has directed the County Administrator or other officer charged with the responsibility for preparing the County's annual budget to include in the budget for each Fiscal Year as a single appropriation the amount of all Basic Payments and estimated Additional Payments during such Fiscal Year.

The County has the option to prepay Basic Payments at the times and amounts as necessary to exercise its option to cause the Bonds to be redeemed before maturity. Any applicable redemption premium would be paid as an Additional Payment.

Agreement to Issue Additional Bonds to Finance Additional Projects. In order to finance the costs of additional projects for the County, the Authority agrees that it will, from time to time, issue additional obligations under the Trust Agreement. Such additional projects will be financed solely from the proceeds of Bonds issued, at the request of the County, from time to time under the Trust Agreement. The obligation of the Authority to finance the costs of additional projects and to issue additional Series of Bonds will be conditioned upon compliance with the provisions of the Master Trust Agreement.

Events of Default. Events of Default under the Financing Agreement include (1) default in the due and punctual payment of a Basic Payment or an Additional Payment made to correct a deficiency in a Series Debt Service Reserve Account when the same becomes due and payable and continuation of such failure for a period of five days, or (2) failure of the County to pay when due any other payment due under the Financing Agreement (including that portion of Additional Payments allocable to any premium on the Bonds but excluding other portions of Additional Payments), or to observe and perform any covenant, condition or agreement, which failure shall continue for a period of 30 days after notice is given, with certain rights to cure as described in the Financing Agreement. Notwithstanding the foregoing, failure to make any payment due or to perform any covenant under the Financing Agreement which results from a failure of the County Board to appropriate moneys for such purposes will not constitute an Event of Default.

Remedies. If an Event of Default occurs, remedies available to the Authority are to take whatever action at law or in equity, other than to declare the entire unpaid principal balance of Basic Payments to be immediately due and payable, as may appear necessary or desirable to collect Basic Payments and Additional Payments then due or to become due, or to enforce performance and observance of any obligation, agreement or covenant of the County. An event of non-appropriation is not an Event of Default. See the section **"BONDHOLDERS' RISKS -- Non-Appropriation and Limited Remedies."**

The Financing Agreement will be reinstated and any default waived upon certain conditions, including the payment of all arrears with respect to the Bonds.

Amendments. The Financing Agreement may be supplemented, amended or modified prior to the payment of all Outstanding Bonds, only with the consent of the Trustee, given in accordance with the Master Trust Agreement.

Davenport & Company

James City County, Virginia

Plan of Finance – Series 2026 Bonds

James City County Virginia Jamestown 1607

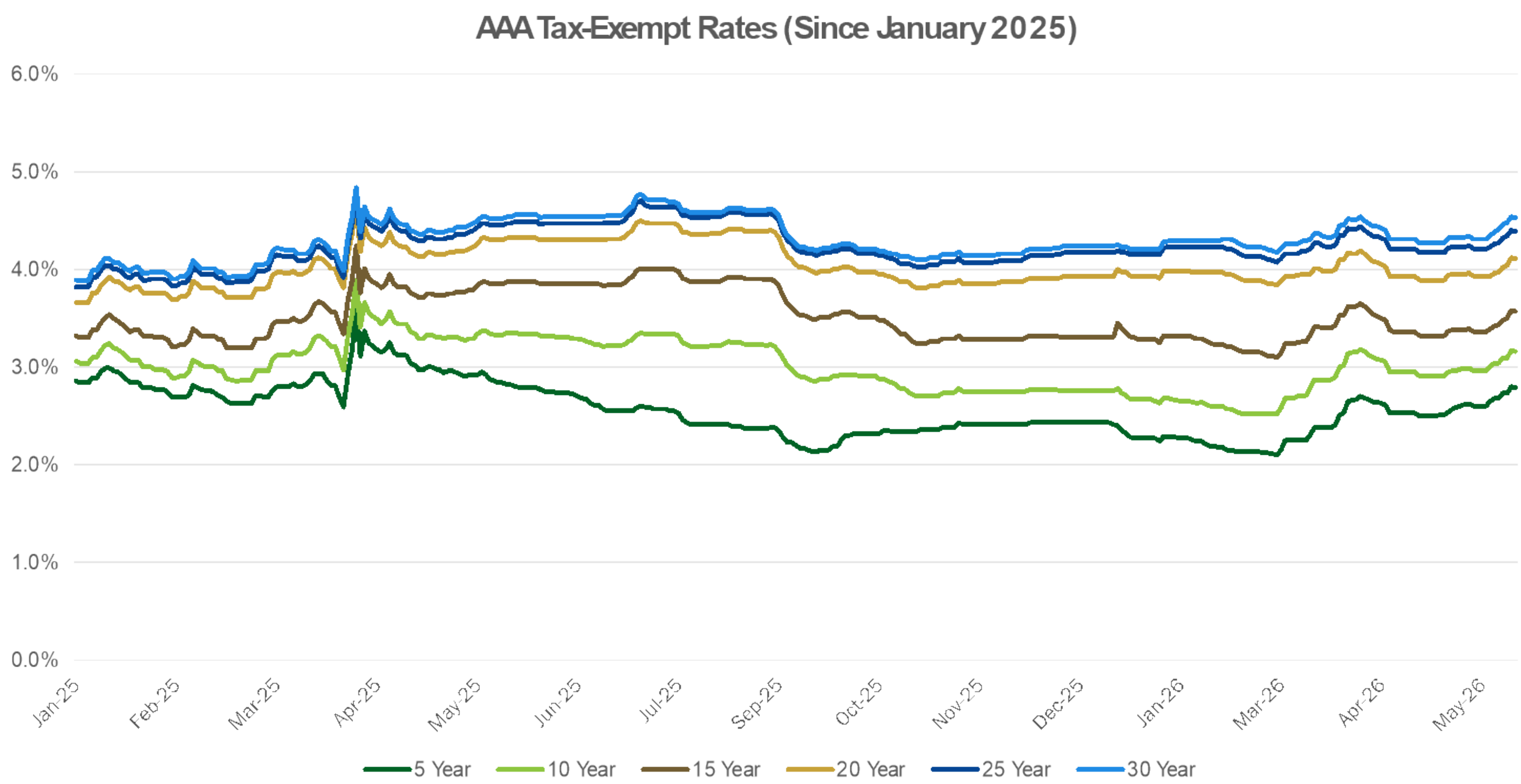
May 26, 2026

Background/Overview

- Davenport & Company LLC ("Davenport"), in our capacity as Financial Advisor to James City County (the "County"), regularly assists the County with Multi-Year Capital Planning, Financial Policy Development / Review, and securing funding for Capital Projects, among other items.
- Last fall, Davenport, in concert with County Staff, prepared and presented to the Board of Supervisors a "Capital Funding Analysis" on the County's adopted FY 2026 – FY 2030 Capital Improvement Program.
  - As part of this analysis, Davenport and County Staff identified the need to pursue a long-term borrowing for various County and School Capital Projects in the summer of calendar year 2026 (the "Series 2026 Bonds").
- In preparation for this borrowing, Davenport has been asked by County Staff to prepare a Plan of Finance that outlines (among other topics):
  - An update on the current interest rate market environment;
  - Recommended course of action for securing the Series 2026 Bonds; and
  - Projected impact of the Series 2026 Bonds on the County's Debt Service Budget and Key Debt Ratio Policies.
- This presentation does not reflect the impact of additional funding for debt service from the implementation of an admissions tax. Rather, this presentation focuses on assumptions provided in the Proposed Budget.

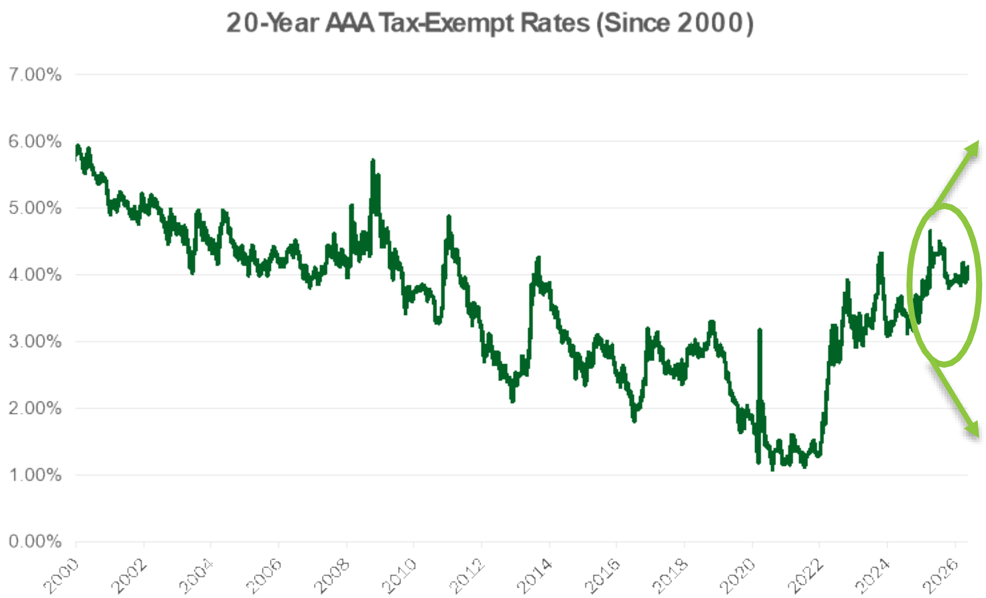
Market Update

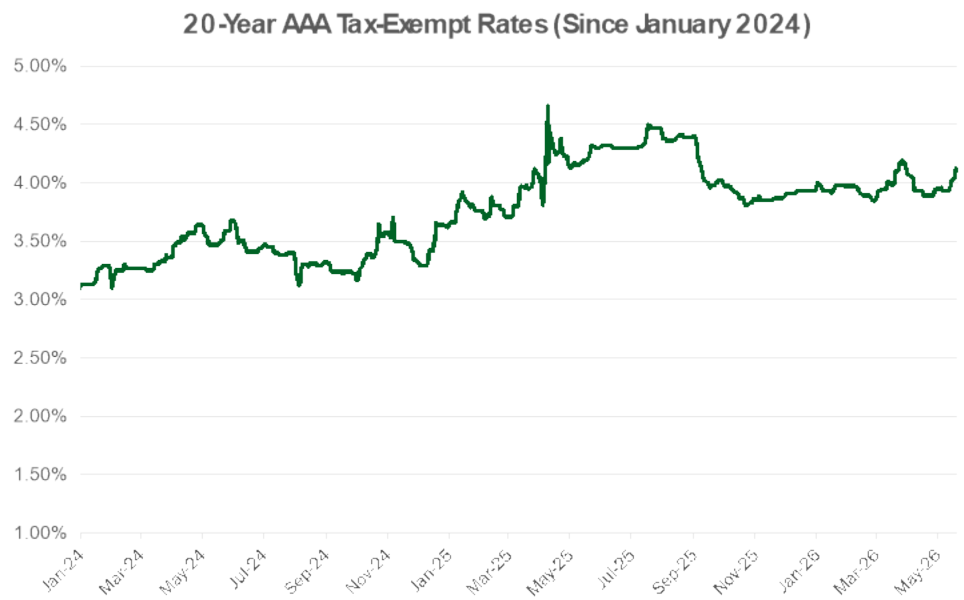
AAA Tax-Exempt Rates



Source: Thomson MMD Publication.

AAA Tax-Exempt 20-Year Interest Rate





Source: Thomson MMD Publication.

Series 2026 Bonds

Series 2026 Bonds Overview

- The County has identified the need to secure approximately **$204 million in debt funding** for various Capital Projects outlined in Fiscal Years 2026 and 2027 of the County's Capital Improvement Program.

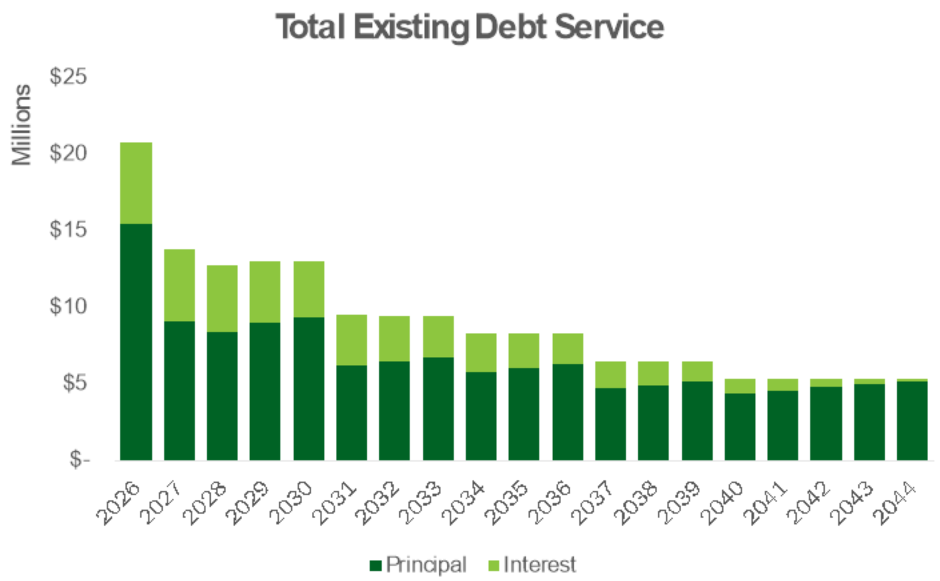
- These Capital Projects include, but are not limited to:

  1) Government Center & New Library;
  2) Public Works Administration Building;
  3) Grove Community Park;
  4) Fire Apparatus; and,
  5) School HVAC & Roof Replacements.

- On the following pages, we have provided an overview of the County's existing debt service and a recommended plan of finance for securing the $204 million in new debt funding.

Existing Debt Service

Total Existing Debt Service			
Fiscal Year	Principal	Interest	Total
2026	$ 15,455,470	$ 5,387,587	$ 20,843,057
2027	9,075,064	4,713,923	13,788,987
2028	8,410,000	4,375,225	12,785,225
2029	8,970,000	4,076,738	13,046,738
2030	9,330,000	3,721,000	13,051,000
2031	6,235,000	3,317,200	9,552,200
2032	6,450,000	3,025,050	9,475,050
2033	6,725,000	2,764,450	9,489,450
2034	5,785,000	2,492,200	8,277,200
2035	6,035,000	2,244,900	8,279,900
2036	6,295,000	1,986,450	8,281,450
2037	4,735,000	1,716,350	6,451,350
2038	4,960,000	1,489,100	6,449,100
2039	5,205,000	1,251,000	6,456,000
2040	4,385,000	1,001,050	5,386,050
2041	4,600,000	781,800	5,381,800
2042	4,785,000	597,800	5,382,800
2043	4,980,000	406,400	5,386,400
2044	5,180,000	207,200	5,387,200
Total	**$ 127,595,534**	**$ 45,555,423**	**$ 173,150,957**



Series 2026 Bonds Recommended Plan of Finance

- Based upon the current market environment and success of recent bond sales, combined with the County's strong credit ratings, Davenport recommends that the County issue the Series 2026 Bonds via a **Competitive Public Market Sale**.

- The key characteristics of a **Competitive Public Market Sale** can be summarized as follows:
  - To obtain updated Credit Ratings, Davenport and County Staff will host the National Credit Rating Agencies for **an in-person meeting and tour** of the County;
  - The bonds would be sold based upon the County's very strong credit ratings;
    - The County's issuer and general obligation ratings are currently **Aaa/AAA/AAA** from Moody's/S&P/Fitch (the highest ratings available). The Series 2026 Bonds will be an appropriation credit and will be rated one-notch lower due to the appropriation risk (i.e., **Aa1/AA+/AA+** assuming an affirmation of the County's issuer ratings).
  - A public offering document is prepared by Bond Counsel on behalf of the County;
  - The bonds are sold as a series of bonds to the investing public at prevailing interest rates;
  - Interest rates are fixed for the entire term of the loan; and,
  - The interest rate for the County would not be determined until the day the bonds are sold in the primary market (currently expected to be August 5*).

*Tentative

Projected Series 2026 Debt Service
Current Market Rates Plus 25 Basis Points

Projected Series 2026 Debt Service			
Fiscal Year	Principal	Interest	Total
2027	$ -	$ 3,804,654	$ 3,804,654
2028	2,040,000	9,330,338	11,370,338
2029	6,305,000	9,121,713	15,426,713
2030	6,625,000	8,798,463	15,423,463
2031	6,970,000	8,458,588	15,428,588
2032	7,325,000	8,101,213	15,426,213
2033	7,695,000	7,725,713	15,420,713
2034	8,095,000	7,330,963	15,425,963
2035	8,510,000	6,915,838	15,425,838
2036	8,950,000	6,479,338	15,429,338
2037	9,400,000	6,020,588	15,420,588
2038	9,885,000	5,538,463	15,423,463
2039	10,395,000	5,031,463	15,426,463
2040	10,930,000	4,498,338	15,428,338
2041	11,485,000	3,937,963	15,422,963
2042	12,075,000	3,348,963	15,423,963
2043	12,700,000	2,729,588	15,429,588
2044	13,295,000	2,129,569	15,424,569
2045	13,880,000	1,552,100	15,432,100
2046	14,475,000	949,556	15,424,556
2047	15,105,000	320,981	15,425,981
Total	**$ 196,140,000**	**$ 112,124,385**	**$ 308,264,385**

Series 2026 Bonds Summary

Sale Date:	August 5, 2026*
Closing Date:	August 19, 2026*
Interest Rates as of:	*May 20, 2026 (Plus 0.25%)*
Estimated True Interest Cost:	4.19%
Estimated All-in True Interest Cost:	4.25%

Note: Due to the premium investors pay for the County's debt, in the current market, the County is projected to be able to fund ~$204 million of Capital Projects while only issuing ~$196.1 million of principal.

*Tentative

Note: Debt service estimates are preliminary and subject to change. Series 2026 Bonds incorporate current market rates as of 5/20/2026 + 25 bps.

Projected Debt Service Impact
Current Market Rates Plus 25 Basis Points

Existing and Projected Debt Service									
	Existing Debt Service			Projected Series 2026 Debt Service			Total Debt Service		
Fiscal Year	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
2026	$ 15,455,470	$ 5,387,587	$ 20,843,057	$ -	$ -	$ -	$ 15,455,470	$ 5,387,587	$ 20,843,057
2027	9,075,064	4,713,923	13,788,987	-	3,804,654	3,804,654	9,075,064	8,518,577	17,593,641
2028	8,410,000	4,375,225	12,785,225	2,040,000	9,330,338	11,370,338	10,450,000	13,705,563	24,155,563
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Projected Debt Service Impact (cont.)
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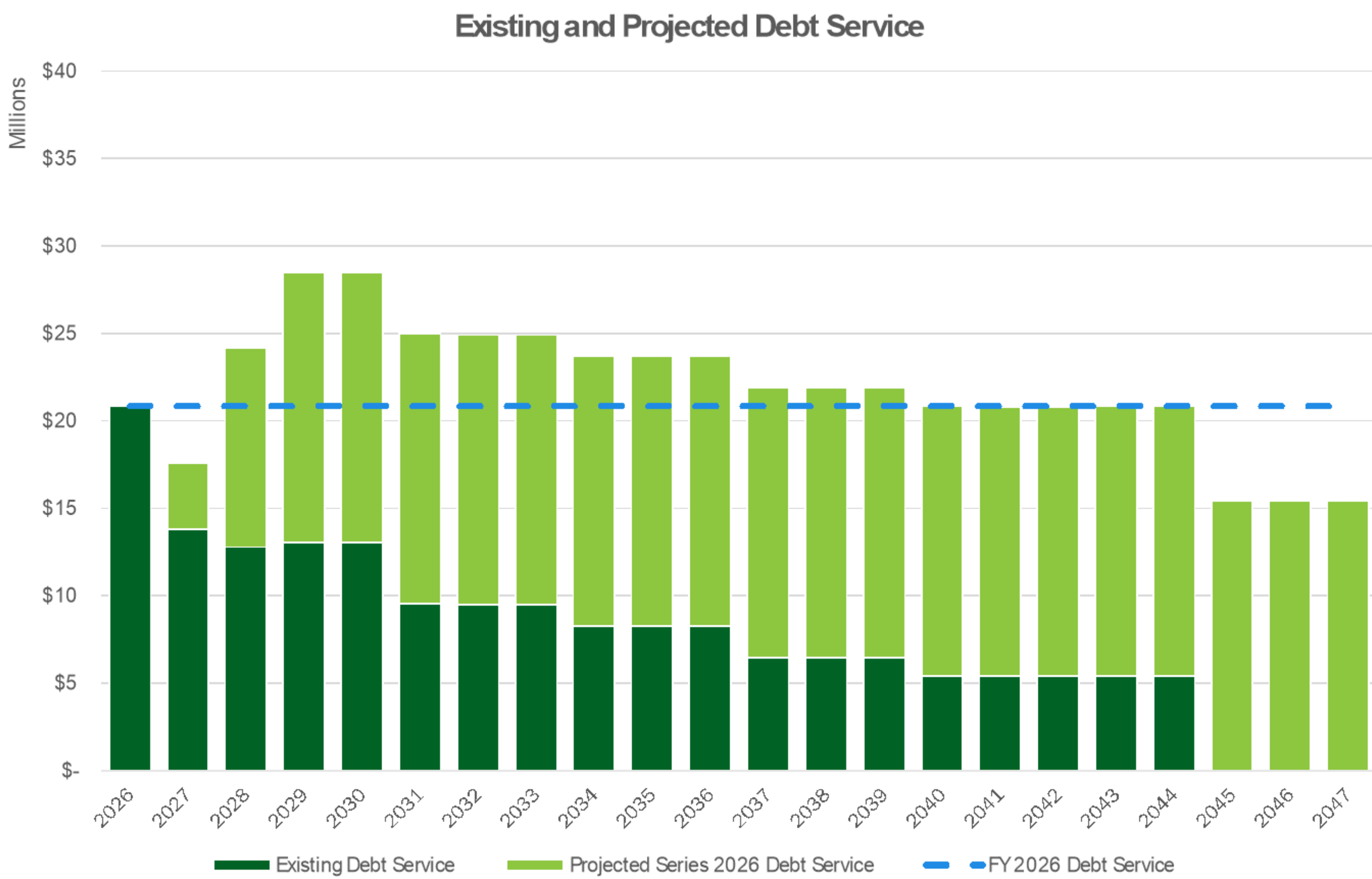

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Note: The Assessed Value incorporates Real Estate and Public Service assessments grown by 3.50% in reassessment years and 2.00% in non-reassessment years, and Personal Property assessments grown by 3.00%.
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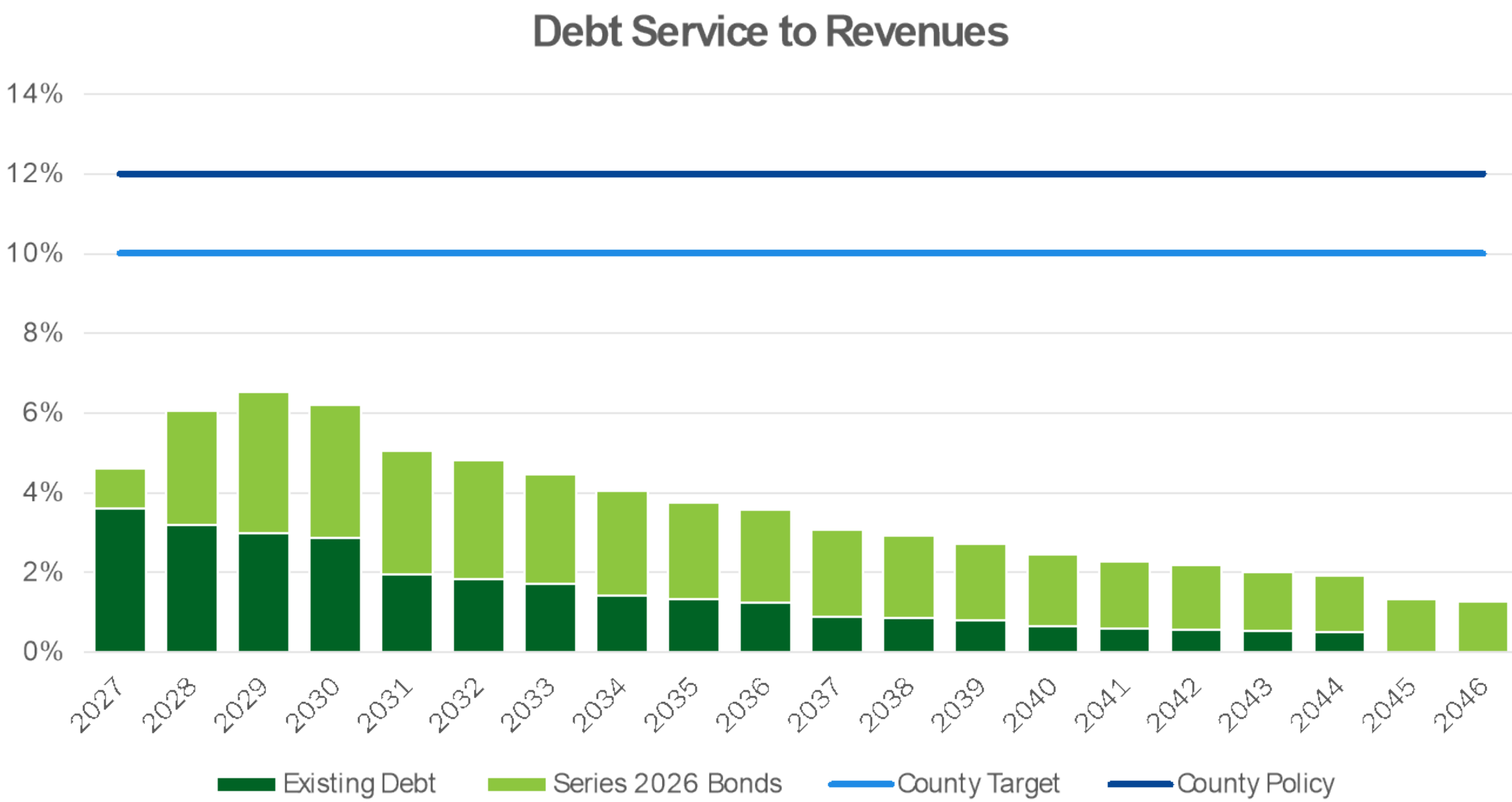

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Source: County FY27 Budget, WJCC Schools FY26 budget and County Staff.

Schedule/Next Steps

Date	Action
May 26 ✓	**<u>Board of Supervisors Meeting</u>**: ▪ Davenport presents Plan of Finance for the 2026 Bonds to the Board of Supervisors; and, ▪ Board of Supervisors considers Required Resolution(s) for adoption and approves forms of POS/Financing Documents.
June 15 – 17	In-Person Credit Rating Meetings & Tours of the County
June 16	**<u>EDA Meeting</u>**: ▪ Davenport presents Plan of Finance for the 2026 Bonds to the EDA; and, ▪ EDA considers Required Resolution(s) for adoption and approves forms of POS/Financing Documents.
August 5*	Bond Sale (final borrowing cost determined)
August 19*	Close on Series 2026 Bonds (proceeds received)

*Tentative

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Davenport & Company

James City County, Virginia

Plan of Finance – Series 2026 Bonds

James City County Virginia Jamestown 1607

May 26, 2026

Background/Overview

- Davenport & Company LLC ("Davenport"), in our capacity as Financial Advisor to James City County (the "County"), regularly assists the County with Multi-Year Capital Planning, Financial Policy Development / Review, and securing funding for Capital Projects, among other items.

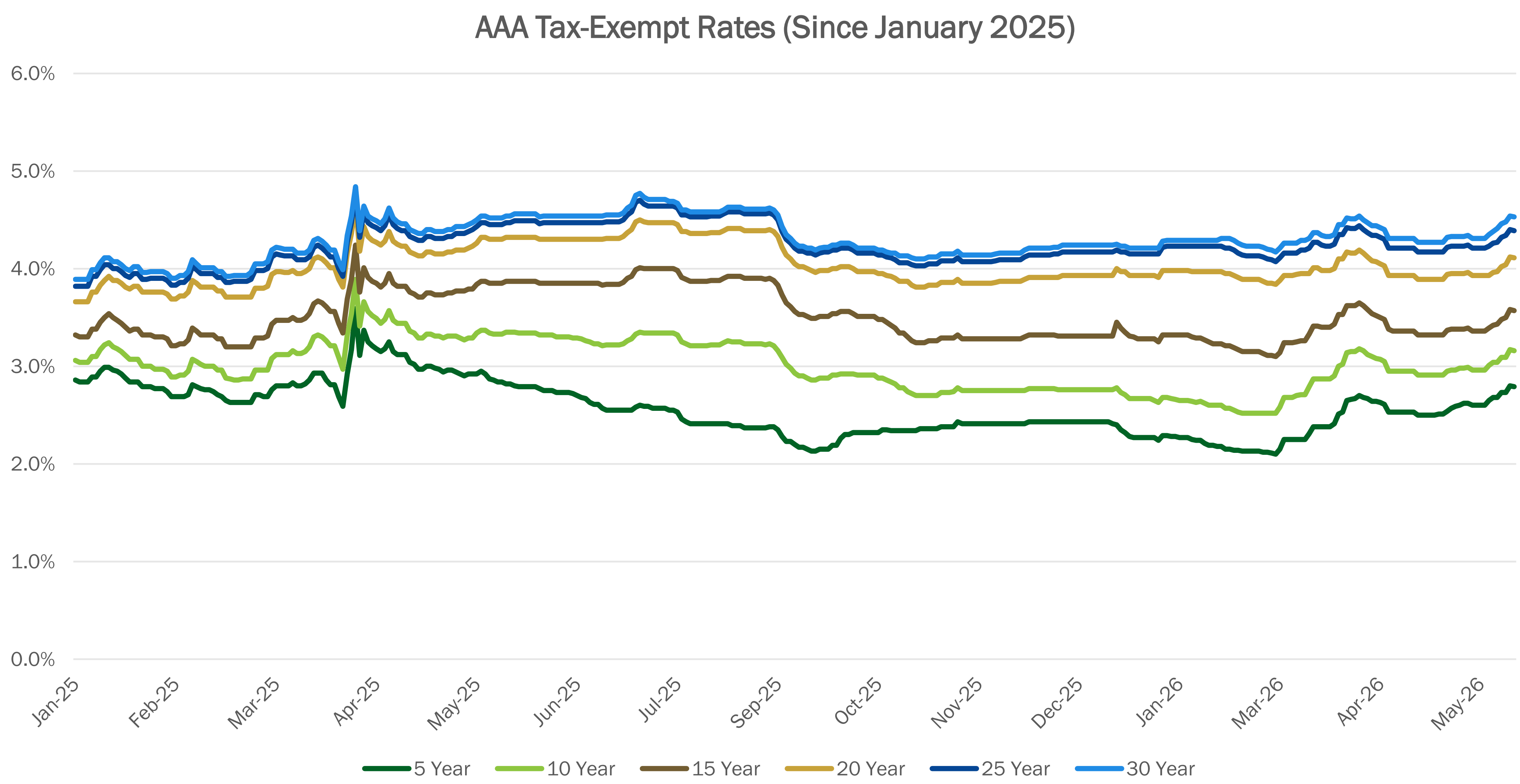
- Last fall, Davenport, in concert with County Staff, prepared and presented to the Board of Supervisors a "Capital Funding Analysis" on the County's adopted FY 2026 – FY 2030 Capital Improvement Program.
  - As part of this analysis, Davenport and County Staff identified the need to pursue a long-term borrowing for various County and School Capital Projects in the summer of calendar year 2026 (the "Series 2026 Bonds").

- In preparation for this borrowing, Davenport has been asked by County Staff to prepare a Plan of Finance that outlines (among other topics):
  - An update on the current interest rate market environment;
  - Recommended course of action for securing the Series 2026 Bonds; and
  - Projected impact of the Series 2026 Bonds on the County's Debt Service Budget and Key Debt Ratio Policies.

- This presentation does not reflect the impact of additional funding for debt service from the implementation of an admissions tax. Rather, this presentation focuses on assumptions provided in the Proposed Budget.

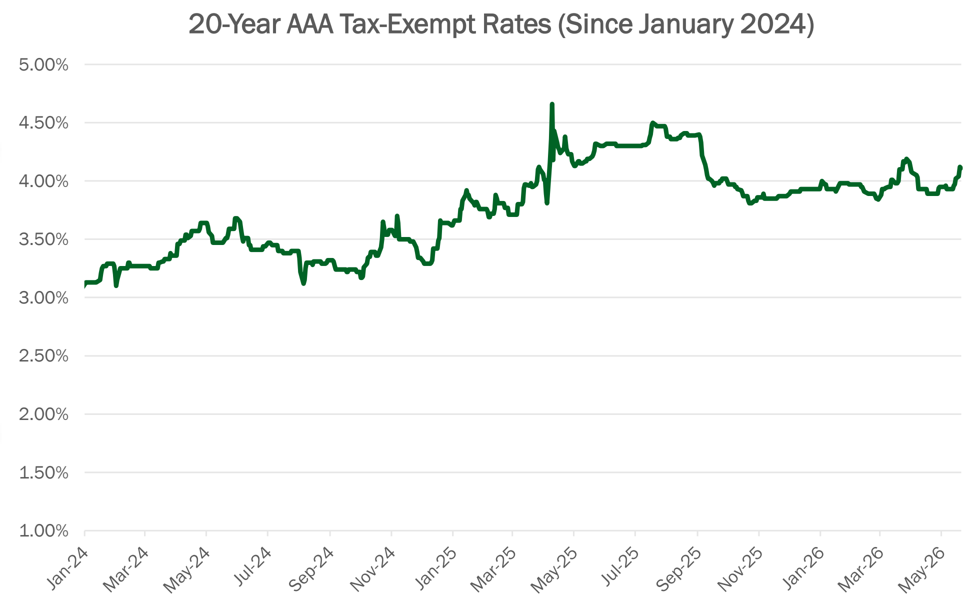
Market Update

AAA Tax-Exempt Rates



Source: Thomson MMD Publication.

AAA Tax-Exempt 20-Year Interest Rate



Source: Thomson MMD Publication.

Series 2026 Bonds

Series 2026 Bonds Overview

- The County has identified the need to secure approximately **$204 million in debt funding** for various Capital Projects outlined in Fiscal Years 2026 and 2027 of the County's Capital Improvement Program.

- These Capital Projects include, but are not limited to:

  1) Government Center & New Library;

  2) Public Works Administration Building;

  3) Grove Community Park;

  4) Fire Apparatus; and,

  5) School HVAC & Roof Replacements.

- On the following pages, we have provided an overview of the County's existing debt service and a recommended plan of finance for securing the $204 million in new debt funding.

Existing Debt Service

Total Existing Debt Service			
Fiscal Year	Principal	Interest	Total
2026	$ 15,455,470	$ 5,387,587	$ 20,843,057
2027	9,075,064	4,713,923	13,788,987
2028	8,410,000	4,375,225	12,785,225
2029	8,970,000	4,076,738	13,046,738
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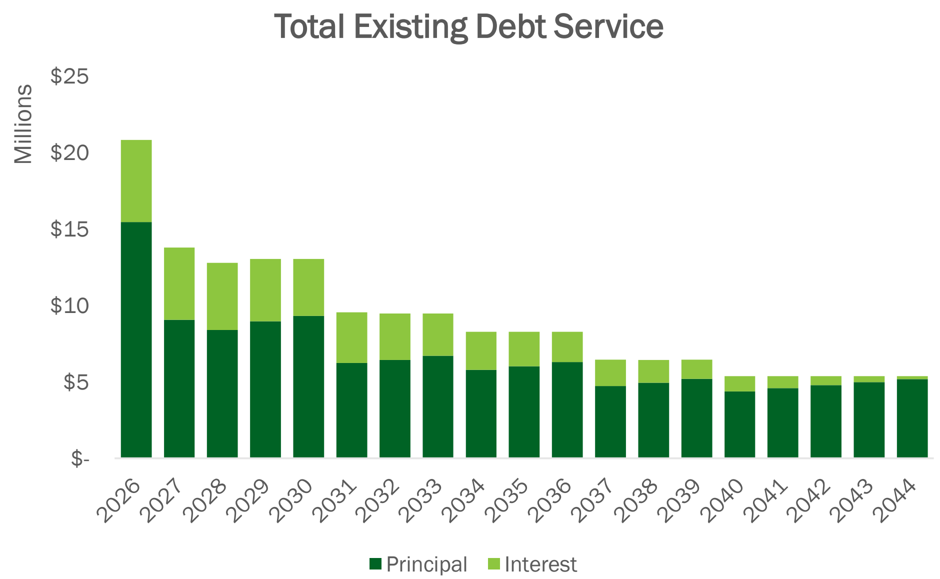

Series 2026 Bonds Recommended Plan of Finance

- Based upon the current market environment and success of recent bond sales, combined with the County's strong credit ratings, Davenport recommends that the County issue the Series 2026 Bonds via a Competitive Public Market Sale.

- The key characteristics of a Competitive Public Market Sale can be summarized as follows:

  – To obtain updated Credit Ratings, Davenport and County Staff will host the National Credit Rating Agencies for an in-person meeting and tour of the County;

  – The bonds would be sold based upon the County's very strong credit ratings;

    ➢ The County's issuer and general obligation ratings are currently Aaa/AAA/AAA from Moody's/S&P/Fitch (the highest ratings available). The Series 2026 Bonds will be an appropriation credit and will be rated one-notch lower due to the appropriation risk (i.e., Aa1/AA+/AA+ assuming an affirmation of the County's issuer ratings).

  – A public offering document is prepared by Bond Counsel on behalf of the County;

  – The bonds are sold as a series of bonds to the investing public at prevailing interest rates;

  – Interest rates are fixed for the entire term of the loan; and,

  – The interest rate for the County would not be determined until the day the bonds are sold in the primary market (currently expected to be August 5*).

*Tentative

Projected Series 2026 Debt Service
Current Market Rates Plus 25 Basis Points

Projected Series 2026 Debt Service			
Fiscal Year	Principal	Interest	Total
2027	$ -	$ 3,804,654	$ 3,804,654
2028	2,040,000	9,330,338	11,370,338
2029	6,305,000	9,121,713	15,426,713
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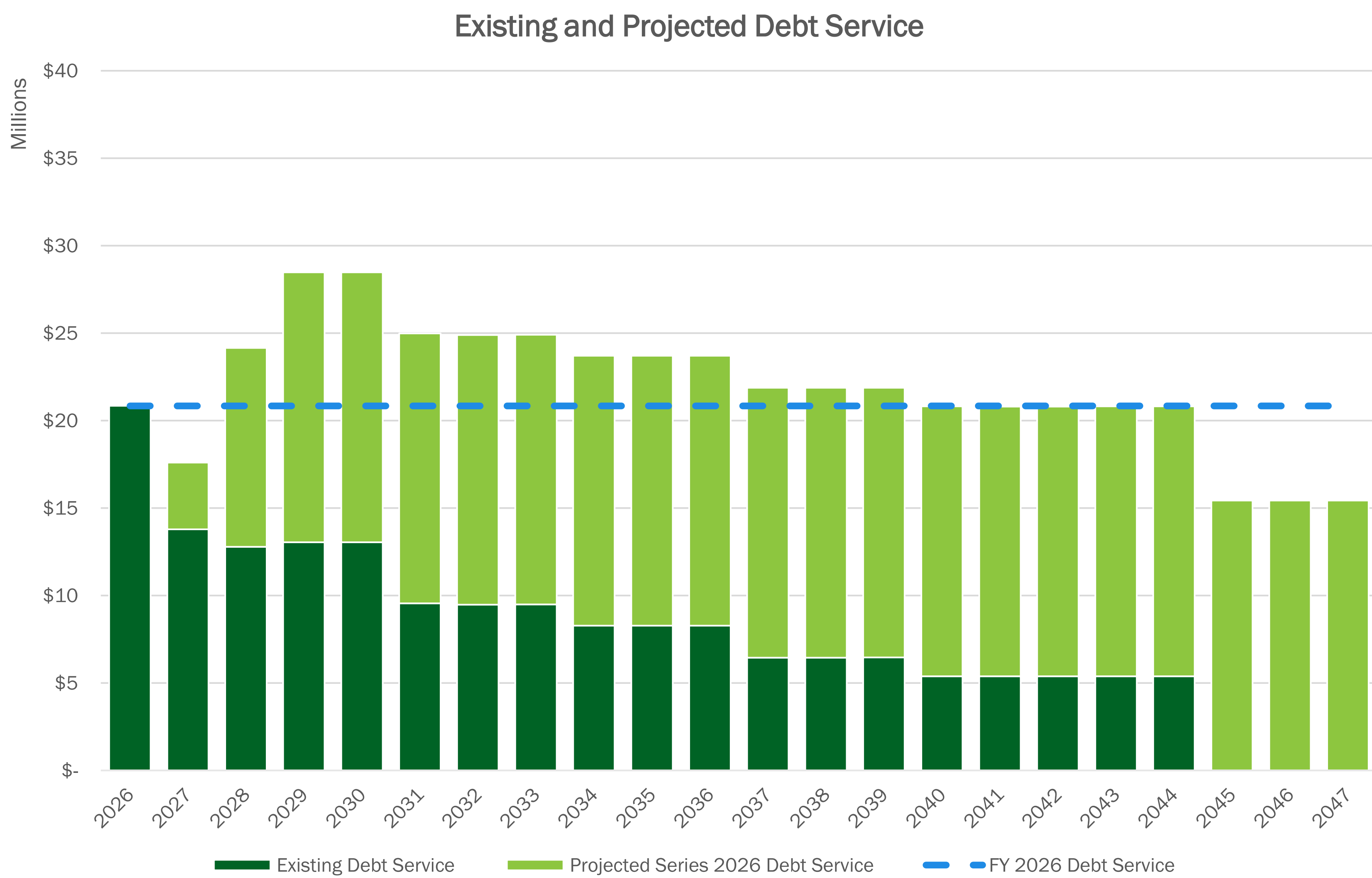

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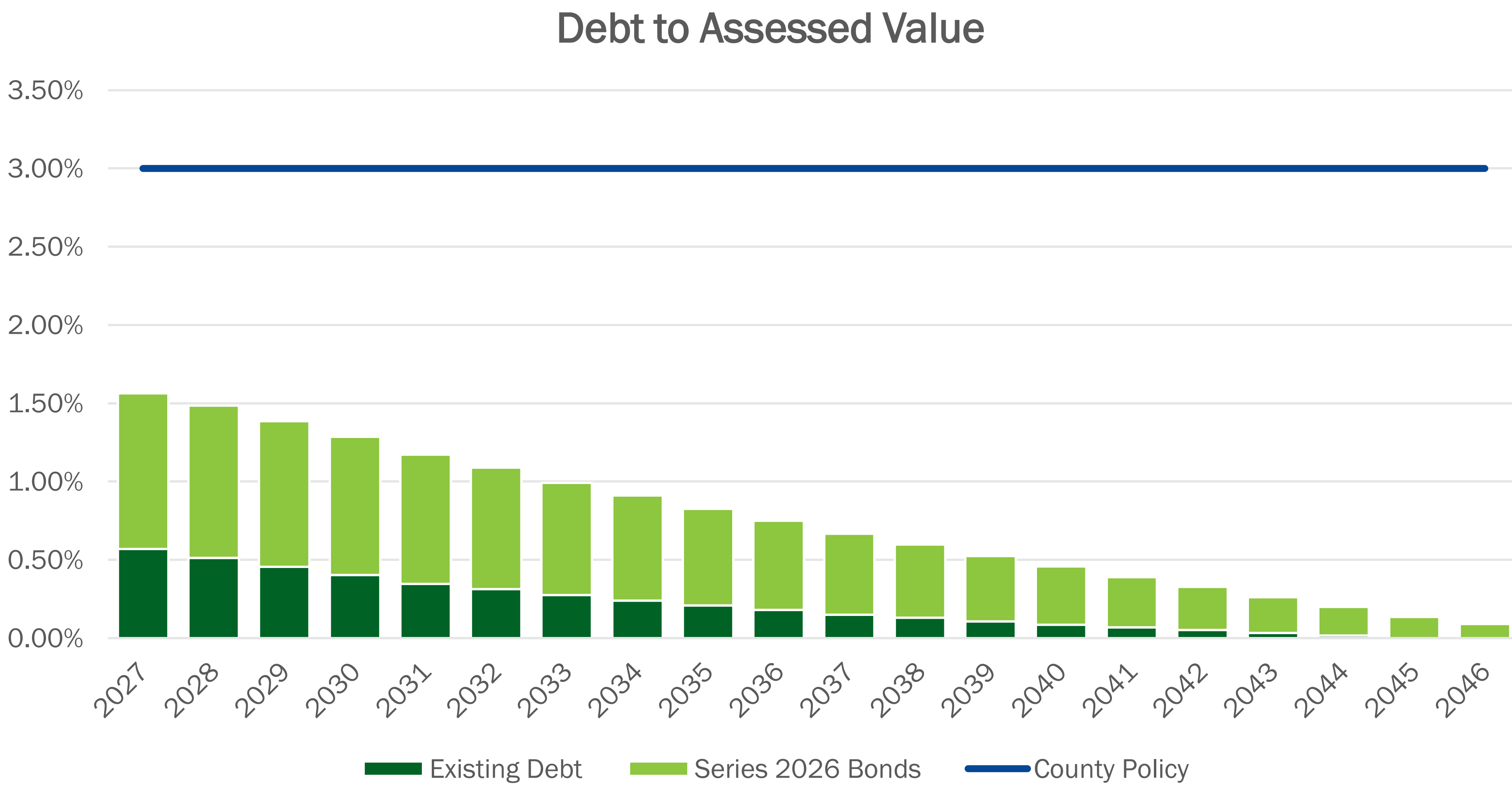

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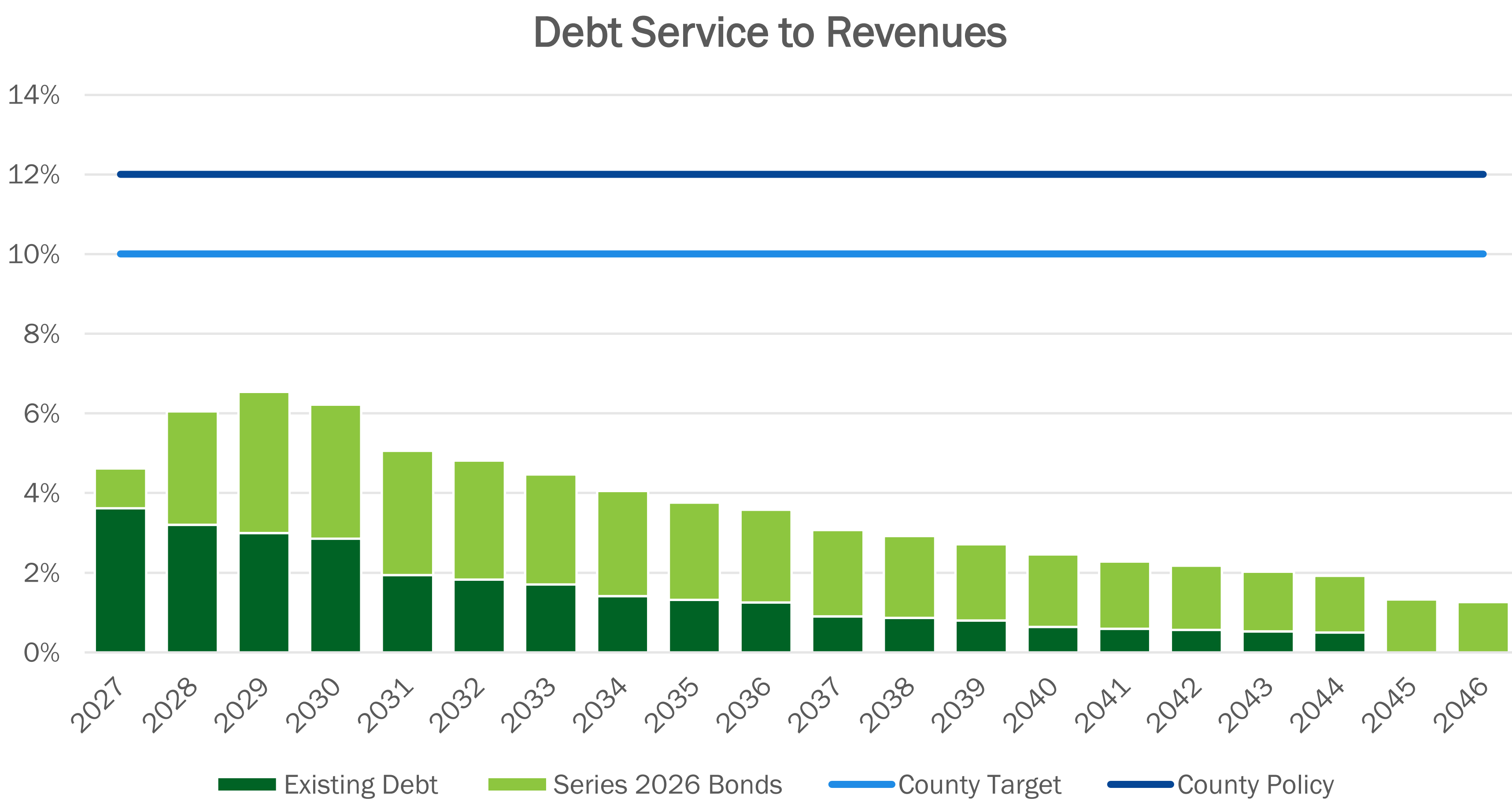

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May 26 ✓	<u>Board of Supervisors Meeting</u>: ▪ Davenport presents Plan of Finance for the 2026 Bonds to the Board of Supervisors; and, ▪ Board of Supervisors considers Required Resolution(s) for adoption and approves forms of POS/Financing Documents.
June 15 – 17	In-Person Credit Rating Meetings & Tours of the County
June 16	<u>EDA Meeting</u>: ▪ Davenport presents Plan of Finance for the 2026 Bonds to the EDA; and, ▪ EDA considers Required Resolution(s) for adoption and approves forms of POS/Financing Documents.
August 5*	Bond Sale (final borrowing cost determined)
August 19*	Close on Series 2026 Bonds (proceeds received)

*Tentative

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Version 01/01/2026 CW/AA/SG/CR/DR

ORDINANCE NO._______

AN ORDINANCE TO AMEND JAMES CITY COUNTY CODE CHAPTER 20, TAXATION, BY RENAMING ARTICLE VIII, RESERVED, TO ARTICLE VIII, ADMISSIONS TAX, AND BY ADDING SECTION 20-49. DEFINITIONS; SECTION 20-50. LEVIED; AMOUNT; SECTION 20-51. COLLECTION; SECTION 52. REPORTS AND REMITTANCES GENERALLY; SECTION 20-53. REPORTS, REMITTANCES AND DEPOSITS BY TEMPORARY OR TRANSITORY PLACES OF AMUSEMENT OR ENTERTAINMENT; SECTION 20-54. COLLECTOR'S RECORDS; SECTION 20-56. DUTY OF COLLECTOR GOING OUT OF BUSINESS; SECTION 20-57. PENALTY FOR LATE REMITTANCE OR FALSE RETURN; SECTION 20-58. PROCEDURE UPON FAILURE TO COLLECT, REPORT, ETC.; AND SECTION 20-59. VIOLATIONS OF ARTICLE.

BE IT ORDAINED by the Board of Supervisors of the County of James City, Virginia, that Chapter 20, Taxation, is hereby amended and reordained by renaming Article VIII, Reserved, to Article VIII, Admissions Tax, and by adding Section 20-49. Definitions; Section 20-50. Levied; amount; Section 20-51. Collection; Section 52. Reports and remittances generally; Section 20-53. Reports, remittances and deposits by temporary or transitory places of amusement or entertainment; Section 20-54. Collector's records; Section 20-56. Duty of collector going out of business; Section 20-57. Penalty for late remittance or false return; Section 20-58. Procedure upon failure to collect, report, etc.; and Section 20-59. Violations of article.

ARTICLE VIII. ADMISSIONS TAX

Sec. 20-49. Definitions.

The following words and phrases, when used in this article, shall, for the purposes of this article, have the following respective meanings, except where the context clearly indicates a different meaning:

Admission charge means the charge made for admission to any amusement or entertainment, or to any purchase where admission is granted to any place of amusement or entertainment as a condition of purchase, exclusive of any federal tax thereon, including a charge made for season tickets, whether obtained by contributions or subscription, a cover charge or a charge made for the use of seats or tables, reserved or otherwise, and similar accommodations in the county. When a person is admitted free and a service charge is made, the service charge shall be considered a charge for admission. For purposes of this section, any ticket or charge that grants entrance into more than one park or amusement facility when sold or issued as a single combined ticket shall be treated as an admission charge.

Charitable purpose means those purposes as set forth in Virginia Code §§ 57-48 and 64.2-100, as may be amended from time to time, and including, but not limited to, purposes in support of organizations that are classified as exempt under 26 U.S.C. §§ 501(c) or 26 U.S.C. §§ 527 and 528.

Admission charge includes any fee for admission to or use of any element of an amusement park and theme park including but not limited to the ticket price for entry to an amusement park or theme park, season tickets or subscriptions, and individual tickets for use of any element within an amusement park or theme park.

Amusement parks and theme parks means any place in the county wherein or whereat any of the following may be located, conducted, performed, exhibited and operated and for which an admission charge is made: merry-go-rounds, roller coasters, bumper cars, bumper boats, putt-putt golf, go-karts, and the like.

Sec. 20-50. Levied; amount.

Effective July 1, 2026, there is hereby imposed and levied a tax in the amount of six (6) percent of any admission charge to include:

a. Amusement parks and theme parks
b. Movie theaters

Sec. 20-51. Collection.

a. Every person receiving any payment for admission on which a tax is levied under this article shall collect the amount of such tax from the person making an admission payment, at the time of the payment of such admission. If tickets or cards of admission are issued, the tax shall be collected at the time of the issuance of such tickets or cards. The taxes required to be collected hereunder shall be deemed to be held in trust by the person required to collect the same until remitted as provided in this article.

b. The county treasurer shall have the power and the duty of collecting the taxes imposed and levied hereunder and shall cause the same to be paid into the general fund for the county.

Sec. 20-52. Reports and remittances generally.

The person collecting any tax imposed by this article shall make out a report, upon such forms and setting forth such information as the commissioner of the revenue may prescribe and require, showing the amount of admission charges collected, exclusive of the federal tax thereon, and the tax from the admissions for which he is liable, and shall sign and deliver the same to the commissioner of the revenue, with a remittance of such tax. Such report and remittance shall be made on or before the twentieth day of each month covering the amount of tax collected during the preceding month. If the remittance is by check or money order, the same shall be made payable to the treasurer of the county. All remittances received hereunder, together with copies of the reports received hereunder, by the commissioner of the revenue shall be promptly turned over to the county treasurer.

Sec. 20-53. Reports, remittances and deposits by temporary or transitory places of amusement or entertainment.

Whenever any place of amusement or entertainment of a temporary or transitory nature makes an admission charge which is subject to the tax levied by this article, the commissioner of the revenue may require the report and remittance of such tax to be made on the day following its collection, or on the day following the conclusion of a series of performances or exhibitions, or at such other reasonable time or times as he shall determine, and failure to comply with any such requirement of the commissioner of the revenue as to the report and remittance of the tax so required shall be a violation of this article.

Before any temporary or transient place of amusement or entertainment mentioned in subsection (a) above shall begin operation, and before any license shall be issued therefore, if a license is required, the person operating the same shall deposit with the county treasurer a sum of money, to be estimated by the commissioner of the revenue, sufficient to cover the tax required to be collected by such person under the provisions of this article, as security for the collection of such tax and payment thereof to the county. Such deposit shall be applied to the actual assessment. At the conclusion of such temporary or transient operation in the county, such person shall file with the commissioner of the revenue the report required by this article and pay the tax collected to the county, less the deposit if the tax collected exceeds the deposit. Upon such report being filed and payment being made, the county treasurer shall refund any excess deposit made under this section. Should any such person fail to file such report and pay such tax collected within five (5) days from the termination of the operation of such amusement or entertainment, the commissioner of the revenue may thereupon assess such person and such tax at the amount of such deposit and the county treasurer shall retain such deposit in full payment of the tax collected by and due the county by such person.

Sec. 20-54. Collector's records.

It shall be the duty of every person liable for the collection and payment to the county of any tax imposed by this article to keep and to preserve for a period of five (5) years such suitable records as may be necessary to determine the amount of such tax he may have been responsible for collecting and paying to the county to include records showing all admission charges taxable under this article, the amount charged the purchaser for each admission, the date thereof, the taxes collected thereon and the amount of tax required to be collected by this article. The commissioner of the revenue or his duly authorized agents shall have the power to examine such records at reasonable times and without unreasonable interference with the business of such person, for the purpose of administering and enforcing the provisions of this article, and to make transcripts of all or any parts thereof.

Sec. 20-56. Duty of collector going out of business.

Whenever any person required to collect and pay to the county a tax under this article shall quit business or otherwise dispose of his business, any tax payable to the county under this article shall become immediately due and payable and such person shall immediately make a report and pay the tax due.

Sec. 20-57. Penalty for late remittance, false return.

a. If any person, whose duty it is so to do, shall fail or refuse to remit to the commissioner of the revenue the tax required to be collected and paid under this article, within the time and in the amount specified in this article, there shall be added to such tax by the commissioner of the revenue a penalty in the amount of ten (10) percent or $10.00, whichever is greater, but in no event shall the penalty exceed the amount of the tax assessable. In addition, interest at the rate of ten (10) percent per annum may be computed and collected upon the taxes and penalty beginning from the date such taxes were due and payable.

b. If any person shall fail or refuse to file a report required to be filed by this article within the time specified, the commissioner of the revenue shall assess a penalty of ten percent to the tax owed for each such failure or refusal to file a report, which penalty shall become part of the tax owed at the time the penalty is assessed. No such penalty shall exceed the amount of the tax owed.

Sec. 20-58. Procedure upon failure to collect, report, etc.

a. If any person shall fail or refuse to collect the tax imposed by this article or to make, within the prescribed time, any report and remittance required by this article, the commissioner of the revenue shall proceed in such manner as he may deem best to obtain facts and information on which to base his estimate of the tax due. As soon as the commissioner of the revenue shall procure such facts and information as he is able to obtain upon which to base the assessment of any tax payable by any person who has failed or refused to collect the same and to make such report and remittance, he shall proceed to determine and assess against such person the tax and penalties provided for by this article and shall notify such person by mail of the total amount of such tax and interest and penalties; and the total amount thereof shall be payable within ten (10) days from the date of such notice. The commissioner of the revenue shall notify the treasurer of the assessment of any tax and penalties under this section within five (5) days of the expiration of the ten (10) day payment period hereinabove provided.

b. It shall be the duty of the commissioner of the revenue to ascertain the name of every person operating a place of amusement or theme park in the county, liable for the collection of the tax levied by this article, who fails, refuses or neglects to collect such tax or to make, within the time provided by this article, the report or remittances required in this article.

Sec. 20-59. Violations of article.

Any person violating or failing to comply with any of the provisions of this article shall be guilty of a Class 1 misdemeanor and each such violation or failure shall constitute a separate offense. Conviction for such violation shall not relieve any such person from the payment, collection and remittance of the tax, interest and penalties as provided in this article.

____
John J. McGlennon
Chair, Board of Supervisors

ATTEST:

____
Teresa J. Saeed
Deputy Clerk to the Board

	VOTES			
	AYE	NAY	ABSTAIN	ABSENT
WAINWRIGHT	____	____	____	____
NULL	____	____	____	____
ICENHOUR	____	____	____	____
LARSON	____	____	____	____
MCGLENNON				

Adopted by the Board of Supervisors of James City County, Virginia, this 26th day of May, 2026.

AmdChpt20AdTx-ord

ORDINANCE NO._______

AN ORDINANCE TO AMEND JAMES CITY COUNTY CODE CHAPTER 20, TAXATION, BY RENAMING ARTICLE VIII, RESERVED, TO ARTICLE VIII, ADMISSIONS TAX, AND BY ADDING SECTION 20-49. DEFINITIONS; SECTION 20-50. LEVIED; AMOUNT; SECTION 20-51. COLLECTION; SECTION 52. REPORTS AND REMITTANCES GENERALLY; SECTION 20-53. REPORTS, REMITTANCES AND DEPOSITS BY TEMPORARY OR TRANSITORY PLACES OF AMUSEMENT OR ENTERTAINMENT; SECTION 20-54. COLLECTOR'S RECORDS; SECTION 20-56. DUTY OF COLLECTOR GOING OUT OF BUSINESS; SECTION 20-57. PENALTY FOR LATE REMITTANCE OR FALSE RETURN; SECTION 20-58. PROCEDURE UPON FAILURE TO COLLECT, REPORT, ETC.; AND SECTION 20-59. VIOLATIONS OF ARTICLE.

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b. Movie theaters

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Whenever any place of amusement or entertainment of a temporary or transitory nature makes an admission charge which is subject to the tax levied by this article, the commissioner of the revenue may require the report and remittance of such tax to be made on the day following its collection, or on the day following the conclusion of a series of performances or exhibitions, or at such other reasonable time or times as he shall determine, and failure to comply with any such requirement of the commissioner of the revenue as to the report and remittance of the tax so required shall be a violation of this article.

Before any temporary or transient place of amusement or entertainment mentioned in subsection (a) above shall begin operation, and before any license shall be issued therefore, if a license is required, the person operating the same shall deposit with the county treasurer a sum of money, to be estimated by the commissioner of the revenue, sufficient to cover the tax required to be collected by such person under the provisions of this article, as security for the collection of such tax and payment thereof to the county. Such deposit shall be applied to the actual assessment. At the conclusion of such temporary or transient operation in the county, such person shall file with the commissioner of the revenue the report required by this article and pay the tax collected to the county, less the deposit if the tax collected exceeds the deposit. Upon such report being filed and payment being made, the county treasurer shall refund any excess deposit made under this section. Should any such person fail to file such report and pay such tax collected within five (5) days from the termination of the operation of such amusement or entertainment, the commissioner of the revenue may thereupon assess such person and such tax at the amount of such deposit and the county treasurer shall retain such deposit in full payment of the tax collected by and due the county by such person.

Sec. 20-54. Collector's records.

It shall be the duty of every person liable for the collection and payment to the county of any tax imposed by this article to keep and to preserve for a period of five (5) years such suitable records as may be necessary to determine the amount of such tax he may have been responsible for collecting and paying to the county to include records showing all admission charges taxable under this article, the amount charged the purchaser for each admission, the date thereof, the taxes collected thereon and the amount of tax required to be collected by this article. The commissioner of the revenue or his duly authorized agents shall have the power to examine such records at reasonable times and without unreasonable interference with the business of such person, for the purpose of administering and enforcing the provisions of this article, and to make transcripts of all or any parts thereof.

Sec. 20-56. Duty of collector going out of business.

Whenever any person required to collect and pay to the county a tax under this article shall quit business or otherwise dispose of his business, any tax payable to the county under this article shall become immediately due and payable and such person shall immediately make a report and pay the tax due.

Sec. 20-57. Penalty for late remittance or false return.

a. If any person, whose duty it is so to do, shall fail or refuse to remit to the commissioner of the revenue the tax required to be collected and paid under this article, within the time and in the amount specified in this article, there shall be added to such tax by the commissioner of the revenue a penalty in the amount of ten (10) percent or $10.00, whichever is greater, but in no event shall the penalty exceed the amount of the tax assessable. In addition, interest at the rate of ten (10) percent per annum may be computed and collected upon the taxes and penalty beginning from the date such taxes were due and payable.

b. If any person shall fail or refuse to file a report required to be filed by this article within the time specified, the commissioner of the revenue shall assess a penalty of ten percent to the tax owed for each such failure or refusal to file a report, which penalty shall become part of the tax owed at the time the penalty is assessed. No such penalty shall exceed the amount of the tax owed.

Sec. 20-58. Procedure upon failure to collect, report, etc.

a. If any person shall fail or refuse to collect the tax imposed by this article or to make, within the prescribed time, any report and remittance required by this article, the commissioner of the revenue shall proceed in such manner as he may deem best to obtain facts and information on which to base his estimate of the tax due. As soon as the commissioner of the revenue shall procure such facts and information as he is able to obtain upon which to base the assessment of any tax payable by any person who has failed or refused to collect the same and to make such report and remittance, he shall proceed to determine and assess against such person the tax and penalties provided for by this article and shall notify such person by mail of the total amount of such tax and interest and penalties; and the total amount thereof shall be payable within ten (10) days from the date of such notice. The commissioner of the revenue shall notify the treasurer of the assessment of any tax and penalties under this section within five (5) days of the expiration of the ten (10) day payment period hereinabove provided.

b. It shall be the duty of the commissioner of the revenue to ascertain the name of every person operating a place of amusement or theme park in the county, liable for the collection of the tax levied by this article, who fails, refuses or neglects to collect such tax or to make, within the time provided by this article, the report or remittances required in this article.

Sec. 20-59. Violations of article.

Any person violating or failing to comply with any of the provisions of this article shall be guilty of a Class 1 misdemeanor and each such violation or failure shall constitute a separate offense. Conviction for such violation shall not relieve any such person from the payment, collection and remittance of the tax, interest and penalties as provided in this article.

AmdChpt20AdTx-ord

ORDINANCE NO._______

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 20, TAXATION, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, BY AMENDING ARTICLE VII, TAX ON PREPARED FOOD AND BEVERAGES; SECTION 20-35, LEVY OF TAX; AMOUNT.

BE IT ORDAINED by the Board of Supervisors of the County of James City, Virginia, that Chapter 20, Taxation, is hereby amended and reordained by amending Article VII, Tax on Prepared Food and Beverages; Section 20-35, Levy of tax; amount.

Chapter 13. TAXATION

ARTICLE VII. TAX ON PREPARED FOOD AND BEVERAGES

Sec. 20-35. Levy of tax; amount.

In addition to all other taxes and fees of any kind now or hereafter imposed by law, a tax is hereby levied and imposed on the purchaser of all food served, sold or delivered for human consumption in the county in or from a restaurant, whether prepared in such restaurant or not, or prepared by a caterer. The rate of this tax shall be ~~four~~ six percent of the amount paid for such food. In the computation of this tax, any fraction of $0.005 or more shall be treated as $0.01.

BE IT FURTHER ORDAINED that this Ordinance shall be made effective January 1, 2027.

____
John J. McGlennon
Chair, Board of Supervisors

ATTEST:

____
Teresa J. Saeed
Deputy Clerk to the Board

VOTES	AYE	NAY	ABSTAIN	ABSENT
WAINWRIGHT	____	____	____	____
NULL	____	____	____	____
ICENHOUR	____	____	____	____
LARSON	____	____	____	____
MCGLENNON				

Adopted by the Board of Supervisors of James City County, Virginia, this 26th day of May, 2026.

AmdChpt20Tax-ord

FY2027 Budget Adoption & Approval of Ordinances

Business Meeting

May 26, 2026

Adjustments to the Proposed Budget

- **Real Estate Tax Credit**
  - One-time credit of $0.02 per $100 assessed value
  - Total savings to taxpayers = $3.65 million
  - Funded through use of Fund Balance
- **Meals Tax – 6% Rate**
  - Effective January 1, 2027 (moved from July 1, 2026 in Proposed Budget)
  - Reduction to FY2027 Revenue = ($1.0) million
- **Admissions Tax**
  - *Option 1* – No or Delayed Implementation
  - *Option 2* – Implementation July 1, 2026

Option 1 – No Admissions Tax

Adjustments to FY2027 Proposed Budget for FY2027 Adopted Budget		
General Fund		
		Revenues
Beginning Balance	$	281,500,000
Adjustments for $0.02 Tax Credit:		
General Property Taxes		(3,650,000)
Fund Balance		3,650,000
Adjustment to Meals Tax Effective Date		(1,000,000)
Total Revenues	**$**	**280,500,000**
		Expenditures
Beginning Balance	$	281,500,000
Reduce Transfer to Capital Projects Fund		(1,200,000)
Increase to Contingency		200,000
Total Expenditures	**$**	**280,500,000**
Capital Projects Fund		
		Revenues
Beginning Balance	$	132,377,000
Reduction to Transfer from General Fund		(1,200,000)
Total Revenues	**$**	**131,177,000**
		Expenditures
Beginning Balance	$	132,377,000
Reductions to WJCC School Projects		(369,000)
Reductions to County Projects		(831,000)
Total Expenditures	**$**	**131,177,000**

Option 2 – With Admissions Tax

- Not approved by State in time for inclusion in the Proposed Budget
- Rate can be up to 10%
- Recommend:
  - Apply to amusement and theme parks and movie theaters only
  - Rate at 6%
  - Effective date of July 1, 2026
  - Earmark for debt service and/or capital

Option 2 – With Admissions Tax

Adjustments to FY2027 Proposed Budget for FY2027 Adopted Budget		
General Fund		
		Revenues
Beginning Balance	$	281,500,000
Adjustments for $0.02 Tax Credit:		
General Property Taxes		(3,650,000)
Fund Balance		3,650,000
Adjustment to Meals Tax Effective Date		(1,000,000)
Implementation of Admissions Tax		5,000,000
Total Revenues	**$**	**285,500,000**
		Expenditures
Beginning Balance	$	281,500,000
Personnel Adjustments:		
Firefighter - CONECT Program (1.0 FTE)		92,000
Police Training Specialist (Part-Time)		62,000
Stormwater - Watershed Planner (1.0 FTE)		146,000
Increase to Contingency		200,000
Increase to Transfer to Debt Service Fund (net)		3,500,000
Total Expenditures	**$**	**285,500,000**
Debt Service Fund		
		Revenues
Beginning Balance	$	25,042,500
Increase in Transfer from General Fund (net)		3,500,000
Total Revenues	**$**	**28,542,500**
		Expenditures
Beginning Balance	$	25,042,500
Adjustment for Increase in Transfer from General Fund (net)		3,500,000
Total Expenditures	**$**	**28,542,500**

Adjustments to FY2028 Proposed Plan for FY2028 Adopted Plan		
General Fund		
		Revenues
Beginning Balance	$	288,450,000
Adjustment for Admissions Tax		5,000,000
Total Revenues	**$**	**293,450,000**
		Expenditures
Beginning Balance	$	288,450,000
Personnel Adjustments		
Firefighter - CONECT Program (1.0 FTE)		92,000
Police Training Specialist (Part-Time)		62,000
Stormwater - Watershed Planner (1.0 FTE)		146,000
Increase to Contingency		200,000
Increase to Transfer to Debt Service Fund (net)		4,500,000
Total Expenditures	**$**	**293,450,000**
Debt Service Fund		
		Revenues
Beginning Balance	$	26,542,500
Increase in Transfer from General Fund (net)		4,500,000
Total Revenues	**$**	**31,042,500**
		Expenditures
Beginning Balance	$	26,542,500
Adjustment for Increase in Transfer from General Fund (net)		4,500,000
Total Expenditures	**$**	**31,042,500**

FY2027 Budget Adoption & Approval of Ordinances

Business Meeting

May 26, 2026

M E M O R A N D U M

DATE: May 26, 2026

TO: The Board of Supervisors

FROM: Sharon B. McCarthy, Director of Financial and Management Services

SUBJECT: Fiscal Year 2027 Budget Appropriation

Attached is a resolution to appropriate the Fiscal Year (FY) 2027 Budget. The resolution reflects the County Administrator's Proposed Budget and the changes made by the Board at the Budget meetings.

The attached errata sheet details these changes, including a reduction in Real Estate Tax revenue and use of Fund Balance in the amount of $3.65 million to provide a $0.02 tax credit in FY 2027.

SBM/ap
FY27BdgtAppn-mem

Attachment

R E S O L U T I O N

FISCAL YEAR 2027 BUDGET APPROPRIATION

WHEREAS, the County Administrator has prepared a Proposed Budget for the fiscal year beginning July 1, 2026, and ending June 30, 2027, and a five-year Capital Improvement Program, four years of which are for information and fiscal planning purposes only; and

WHEREAS, it is now necessary to appropriate funds to carry out the activities proposed therein for the fiscal year beginning July 1, 2026, and ending June 30, 2027, and to set tax rates on real estate, tangible personal property, and machinery and tools, to provide certain revenue in support of those appropriations.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of James City County, Virginia, that:

1. The following amounts are hereby appropriated in the Fiscal Year (FY) 2027 General Fund for the offices and activities in the amounts as shown below:

GENERAL FUND REVENUES:	
General Property Taxes	$192,620,000
Other Local Taxes	52,655,000
Licenses, Permits, and Fees	2,011,000
Fines and Forfeitures	623,000
Use of Money and Property	935,000
Commonwealth	16,712,000
Federal Government	10,000
Charges for Services	9,981,500
Miscellaneous	235,000
Other Financing Sources	140,000
Recovered Costs	927,500
Fund Balance - Tax Credit	3,650,000
Total Revenues	$280,500,000
Fund Balance - Transfer to Capital Projects Fund	2,000,000
Total Revenues and Other Funding Sources	$282,500,000
GENERAL FUND EXPENDITURES:	
General Administration	$5,737,080
Court Services	6,966,870
Public Safety	45,851,450
Contribution to Williamsburg-James City County (WJCC) Schools - Operations	104,549,760
Contribution to WJCC Schools - Debt Service	9,075,850
Financial Administration	9,465,260
Information Resources Management	7,878,210
Community Development	4,946,610
Public Works	20,089,530
Parks & Recreation	10,801,790
Contributions to Agencies	16,343,530
Transfers to Other Funds	37,794,060
Nondepartmental	1,000,000
Total Expenditures	$280,500,000
Fund Balance - Transfer to Capital Projects Fund	2,000,000
Total Expenditures and Other Funding Sources	$282,500,000

The appropriation for education includes $104,549,760 as a local contribution to the WJCC Schools operations, of which $104,500,000 represents the County's contribution directly to the Schools and $49,760 represents the County's payment of compensation to the School Board.

2. That the tax rates be set for the amounts shown below and revenues appropriated in the following classifications:

TAX RATES:

Real Estate on each $100 assessed value	$0.80
Tangible Personal Property on each $100 assessed value	$4.00
Machinery and tools on each $100 assessed value	$4.00
Boats, weighing 5 tons or more, on each $100 assessed value	$1.00
Boats, weighing less than 5 tons, on each $100 assessed value	$3.50

3. That the following amounts are hereby appropriated in other budgets in FY 2027 for the activities in the amounts as shown below:

CAPITAL PROJECTS FUND:

Revenues:

Transfer from General Fund	$14,075,000
General Fund - Fund Balance (WJCCS Surplus)	2,000,000
Capital Projects - Fund Balance	1,575,050
Other	1,347,950
Bond Proceeds	112,179,000
Total Capital Projects Fund Revenues	$131,177,000

Expenditures:

County	$120,431,000
Schools	10,746,000
Total Capital Projects Fund Expenditures	$131,177,000

DEBT SERVICE FUND:

Revenues:	$25,042,500
Expenditures:	$25,042,500

TOURISM INVESTMENT FUND:

Revenues:	$3,411,000
Expenditures:	$3,411,000

VIRGINIA PUBLIC ASSISTANCE FUND:

Revenues:	$9,281,580
Expenditures:	$9,281,580

HOUSING AND NEIGHBORHOOD DEVELOPMENT FUND:

Revenues:	$4,856,720
Expenditures:	$4,856,720

COLONIAL COMMUNITY CORRECTIONS FUND:

Revenues:	$1,659,970
Expenditures:	$1,659,970

SPECIAL PROJECTS/GRANTS FUND:

Revenues:	$2,787,240
Expenditures:	$2,787,240

4. The County Administrator or his/her designee be authorized to adjust the appropriation for the 3/5 Room Tax dollar per dollar for any amount collected over or below the original appropriation amount.

5. The County Administrator or his/her designee be authorized to adjust the appropriation for the Additional $2 per Night Room Tax dollar per dollar for any amount collected over or below the original appropriation amount.

6. The County Administrator or his/her designee be authorized to adjust the appropriation for the Historic Triangle 1% Sales Tax dollar per dollar for any amount collected over or below the original appropriation amount.

7. The County Administrator or his/her designee be authorized to adjust the appropriation for the Cigarette Tax dollar per dollar for any amount collected over or below the original appropriation amount.

8. The County Administrator or his/her designee be authorized to adjust the appropriation for the Spay or Neuter funding from the Commonwealth dollar per dollar for any amount collected over or below the original appropriation amount.

9. The County Administrator be authorized to transfer funds and personnel from time to time within and between the offices and activities delineated in this resolution when deemed in the best interest of the County to carry out the work of the County as approved by the Board of Supervisors during the coming fiscal year.

10. Subject to projected expenditure savings, the County Administrator be authorized to provide staff a leave payout for vacation or paid time off leave and to set parameters on the amounts for which staff would be eligible, including the transfer of budgets within and between offices and activities delineated in this resolution.

11. The County Administrator be authorized to transfer up to $100,000 per occurrence from the Contingency balance to one or more appropriation categories. No more than one transfer may be made for the same item causing the need for a transfer unless the total amount to be transferred for the item does not exceed $100,000. Total transfers for the year are not to exceed the amount budgeted for Contingency.

12. The County Administrator be authorized to increase appropriations for non-budgeted revenue that may occur during the fiscal year as follows:

    a) Insurance recoveries received for damage to any County property, including vehicles, for which County funds have been expended to make repairs or purchase a replacement; and

b) Refunds or reimbursements made to the County for which the County has expended funds directly related to that refund or reimbursement.

13. The County Administrator be authorized to adjust the appropriations for grants in the applicable fund (General Fund, Capital Projects Fund, Virginia Public Assistance Fund, Housing and Neighborhood Development Fund, Colonial Corrections Fund, and Special Projects/Grants Fund), as applicable if and when additional federal, state, and/or local funds become available or are reduced, not to exceed $50,000 for each individual grant, unless the terms of the grant or program require specific actions by the Board of Supervisors.

14. The County Administrator be authorized to adjust the appropriations for the Constitutional Officers (Commonwealth Attorney, Clerk of Court, Sheriff, Treasurer, and Commissioner of the Revenue), as applicable if and when additional funding from the State Compensation Board becomes available or is reduced, not to exceed $50,000 by Constitutional Officer, to be expended in accordance with guidelines as established by the state government.

15. The County Administrator be authorized to administer the County's Personnel Policy and Pay Plan as previously adopted by the Board of Supervisors.

16. All outstanding encumbrances, Capital Projects, Grants, and Special Projects in all County funds at June 30, 2026, shall be an amendment to the FY 2027 budget, and appropriated to the FY 2027 budget to the same department and account for which they were encumbered in the previous year.

17. The County Administrator or his/her designee be authorized to make expenditures from the Donation Trust Fund for the specified reasons for which the fund was established. In no case shall the expenditure exceed the available balance in the fund as verified by the Treasurer.

18. The County Administrator or his/her designee be authorized to appropriate a budget for Chesapeake Bay Mitigation, the Virginia Forfeited Asset Sharing Program, Opioid Settlement funding and the Virginia Department of Fire Programs Aid to Localities Program in the Special Projects/Grants Fund dollar per dollar with funding received for these purposes.

19. The County Administrator or his/her designee be authorized to assign fund balance as necessary for uses consistent with the County's fiscal policies.

20. The Board of Supervisors of James City County, Virginia, hereby adopts the following FY2028 budgets for the purposes of future financial and operational planning:

General Fund	$288,450,000
Capital Projects	99,787,000
Debt Service	26,542,500
Tourism Investment	3,510,000
Virginia Public Assistance	9,321,580
Housing and Neighborhood Development	4,955,530
Colonial Community Corrections	1,664,490
Special Projects/Grants	2,804,460

BE IT FURTHER RESOLVED by the Board of Supervisors of James City County, Virginia, that:

21. The Board finds that a surplus of real property tax revenues existed in the County's fiscal year ended June 30, 2025 (the "Surplus").

22. Pursuant to section 15.2-2511.1 of the *Code of Virginia*, 1950, as amended, and section 20-27.1(b) of the James City County Code, the Board desires to return up to three million six hundred fifty thousand dollars of the Surplus to taxpayers by granting a one-time tax credit of the equivalent of two cents per one hundred dollars (2¢/$100) of the assessed value of real property during the County's 2027 Fiscal Year.

23. That the one-time tax credit permitted hereunder will be derived from the County's General Fund Unassigned Fund Balance and adopted and appropriated as part of the County's 2027 Fiscal Year budget resolution, herein.

24. That the County Administrator is authorized and directed to confer with the Commissioner of the Revenue, the Treasurer, the County's financial advisors, and County staff to prepare a resolution setting forth in detail the process by which this tax credit will be implemented. This resolution should be presented to the Board as soon as possible but not later than November 1, 2026.

____
John J. McGlennon
Chair, Board of Supervisors

ATTEST:

____
Teresa J. Saeed
Deputy Clerk to the Board

	VOTES AYE	NAY	ABSTAIN	ABSENT
WAINWRIGHT	____	____	____	____
NULL	____	____	____	____
ICENHOUR	____	____	____	____
LARSON	____	____	____	____
MCGLENNON	____	____	____	____

Adopted by the Board of Supervisors of James City County, Virginia, this 26th day of May, 2026.

FY27BdgtAppn-res

Adjustments to FY2027 Proposed Budget for FY2027 Adopted Budget

General Fund

	Revenues
Beginning Balance	$ 281,500,000
Adjustments for $0.02 Tax Credit:	
General Property Taxes	(3,650,000)
Fund Balance	3,650,000
Adjustment to Meals Tax Effective Date	(1,000,000)
Total Revenues	**$ 280,500,000**

	Expenditures
Beginning Balance	$ 281,500,000
Reduce Transfer to Capital Projects Fund	(1,200,000)
Increase to Contingency	200,000
Total Expenditures	**$ 280,500,000**

Capital Projects Fund

	Revenues
Beginning Balance	$ 132,377,000
Reduction to Transfer from General Fund	(1,200,000)
Total Revenues	**$ 131,177,000**

	Expenditures
Beginning Balance	$ 132,377,000
Reductions to WJCC School Projects	(369,000)
Reductions to County Projects	(831,000)
Total Expenditures	**$ 131,177,000**

Adjustments to FY2028 Proposed Plan for FY2028 Adopted Plan

General Fund

	Revenues
Beginning Balance	$ 288,450,000
Total Revenues	**$ 288,450,000**

	Expenditures
Beginning Balance	$ 288,450,000
Total Expenditures	**$ 288,450,000**

Capital Projects Fund

	Revenues
Beginning Balance	$ 99,787,000
Total Revenues	**$ 99,787,000**

	Expenditures
Beginning Balance	$ 99,787,000
Total Expenditures	**$ 99,787,000**

Adjustments to FY2027 Proposed Budget for FY2027 Adopted Budget		
Debt Service Fund		
		Revenues
Beginning Balance	$	25,042,500
Total Revenues	**$**	**25,042,500**
		Expenditures
Beginning Balance	$	25,042,500
Total Expenditures	**$**	**25,042,500**
Tourism Investment Fund		
		Revenues
Beginning Balance	$	3,411,000
Total Revenues	**$**	**3,411,000**
		Expenditures
Beginning Balance	$	3,411,000
Total Expenditures	**$**	**3,411,000**
Virginia Public Assistance Fund		
		Revenues
Beginning Balance	$	9,281,580
Total Revenues	**$**	**9,281,580**
		Expenditures
Beginning Balance	$	9,281,580
Total Expenditures	**$**	**9,281,580**
Housing & Neighborhood Development Fund		
		Revenues
Beginning Balance	$	4,856,720
Total Revenues	**$**	**4,856,720**
		Expenditures
Beginning Balance	$	4,856,720
Total Expenditures	**$**	**4,856,720**
Colonial Community Corrections Fund		
		Revenues
Beginning Balance	$	1,659,970
Total Revenues	**$**	**1,659,970**
		Expenditures
Beginning Balance	$	1,659,970
Total Expenditures	**$**	**1,659,970**
Special Projects/Grants Fund		
		Revenues
Beginning Balance	$	2,787,240
Total Revenues	**$**	**2,787,240**
		Expenditures
Beginning Balance	$	2,787,240
Total Expenditures	**$**	**2,787,240**

Adjustments to FY2028 Proposed Plan for FY2028 Adopted Plan		
Debt Service Fund		
		Revenues
Beginning Balance	$	26,542,500
Total Revenues	**$**	**26,542,500**
		Expenditures
Beginning Balance	$	26,542,500
Total Expenditures	**$**	**26,542,500**
Tourism Investment Fund		
		Revenues
Beginning Balance	$	3,510,000
Total Revenues	**$**	**3,510,000**
		Expenditures
Beginning Balance	$	3,510,000
Total Expenditures	**$**	**3,510,000**
Virginia Public Assistance Fund		
		Revenues
Beginning Balance	$	9,321,580
Total Revenues	**$**	**9,321,580**
		Expenditures
Beginning Balance	$	9,321,580
Total Expenditures	**$**	**9,321,580**
Housing & Neighborhood Development Fund		
		Revenues
Beginning Balance	$	4,955,530
Total Revenues	**$**	**4,955,530**
		Expenditures
Beginning Balance	$	4,955,530
Total Expenditures	**$**	**4,955,530**
Colonial Community Corrections Fund		
		Revenues
Beginning Balance	$	1,664,490
Total Revenues	**$**	**1,664,490**
		Expenditures
Beginning Balance	$	1,664,490
Total Expenditures	**$**	**1,664,490**
Special Projects/Grants Fund		
		Revenues
Beginning Balance	$	2,804,460
Total Revenues	**$**	**2,804,460**
		Expenditures
Beginning Balance	$	2,804,460
Total Expenditures	**$**	**2,804,460**

M E M O R A N D U M

DATE: May 26, 2026

TO: The Board of Supervisors

FROM: Sharon B. McCarthy, Director of Financial and Management Services

SUBJECT: Fiscal Year 2027 Budget Appropriation

Attached is a resolution to appropriate the Fiscal Year (FY) 2027 Budget. The resolution reflects the County Administrator's Proposed Budget and the changes made by the Board at the Budget meetings.

The attached errata sheet details these changes, including the implementation of an Admissions Tax and a reduction in Real Estate Tax revenue and use of Fund Balance in the amount of $3.65 million to provide a one-time $0.02 tax credit in FY 2027.

SBM/tm
FY27BdgtAppn2-mem

Attachment

R E S O L U T I O N

FISCAL YEAR 2027 BUDGET APPROPRIATION

WHEREAS, the County Administrator has prepared a Proposed Budget for the fiscal year beginning July 1, 2026, and ending June 30, 2027, and a five-year Capital Improvement Program, four years of which are for information and fiscal planning purposes only; and

WHEREAS, it is now necessary to appropriate funds to carry out the activities proposed therein for the fiscal year beginning July 1, 2026, and ending June 30, 2027, and to set tax rates on real estate, tangible personal property, and machinery and tools, to provide certain revenue in support of those appropriations.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of James City County, Virginia, that:

1. The following amounts are hereby appropriated in the Fiscal Year (FY) 2027 General Fund for the offices and activities in the amounts as shown below:

GENERAL FUND REVENUES:	
General Property Taxes	$192,620,000
Other Local Taxes	57,655,000
Licenses, Permits, and Fees	2,011,000
Fines and Forfeitures	623,000
Use of Money and Property	935,000
Commonwealth	16,712,000
Federal Government	10,000
Charges for Services	9,981,500
Miscellaneous	235,000
Other Financing Sources	140,000
Recovered Costs	927,500
Fund Balance - Tax Credit	3,650,000
Total Revenues	$285,500,000
Fund Balance - Transfer to Capital Projects Fund	2,000,000
Total Revenues and Other Funding Sources	$287,500,000
GENERAL FUND EXPENDITURES:	
General Administration	$5,737,080
Court Services	6,966,870
Public Safety	46,005,450
Contribution to Williamsburg-James City County (WJCC) Schools - Operations	104,549,760
Contribution to WJCC Schools - Debt Service	9,075,850
Financial Administration	9,465,260
Information Resources Management	7,878,210
Community Development	4,946,610
Public Works	20,235,530
Parks & Recreation	10,801,790
Contributions to Agencies	16,343,530
Transfers to Other Funds	42,494,060
Nondepartmental	1,000,000
Total Expenditures	$285,500,000
Fund Balance - Transfer to Capital Projects Fund	2,000,000
Total Expenditures and Other Funding Sources	$287,500,000

The appropriation for education includes $104,549,760 as a local contribution to the WJCC Schools operations, of which $104,500,000 represents the County's contribution directly to the Schools and $49,760 represents the County's payment of compensation to the School Board.

2. That the tax rates be set for the amounts shown below and revenues appropriated in the following classifications:

TAX RATES:

Real Estate on each $100 assessed value	$0.80
Tangible Personal Property on each $100 assessed value	$4.00
Machinery and tools on each $100 assessed value	$4.00
Boats, weighing 5 tons or more, on each $100 assessed value	$1.00
Boats, weighing less than 5 tons, on each $100 assessed value	$3.50

3. That the following amounts are hereby appropriated in other budgets in FY 2027 for the activities in the amounts as shown below:

CAPITAL PROJECTS FUND:

Revenues:

Transfer from General Fund	$15,275,000
General Fund - Fund Balance (WJCC Surplus)	2,000,000
Capital Projects - Fund Balance	1,575,050
Other	1,347,950
Bond Proceeds	112,179,000
Total Capital Projects Fund Revenues	$132,377,000

Expenditures:

County	$121,262,000
Schools	11,115,000
Total Capital Projects Fund Expenditures	$132,377,000

DEBT SERVICE FUND:

Revenues:	$28,542,500
Expenditures:	$28,542,500

TOURISM INVESTMENT FUND:

Revenues:	$3,411,000
Expenditures:	$3,411,000

VIRGINIA PUBLIC ASSISTANCE FUND:

Revenues:	$9,281,580
Expenditures:	$9,281,580

HOUSING AND NEIGHBORHOOD DEVELOPMENT FUND:

Revenues:	$4,856,720
Expenditures:	$4,856,720

COLONIAL COMMUNITY CORRECTIONS FUND:

Revenues:	$1,659,970
Expenditures:	$1,659,970

<u>SPECIAL PROJECTS/GRANTS FUND</u>:

Revenues:	$2,787,240
Expenditures:	$2,787,240

4. The County Administrator or his/her designee be authorized to adjust the appropriation for the 3/5 Room Tax dollar per dollar for any amount collected over or below the original appropriation amount.
5. The County Administrator or his/her designee be authorized to adjust the appropriation for the Additional $2 per Night Room Tax dollar per dollar for any amount collected over or below the original appropriation amount.
6. The County Administrator or his/her designee be authorized to adjust the appropriation for the Historic Triangle 1% Sales Tax dollar per dollar for any amount collected over or below the original appropriation amount.
7. The County Administrator or his/her designee be authorized to adjust the appropriation for the Cigarette Tax dollar per dollar for any amount collected over or below the original appropriation amount.
8. The County Administrator or his/her designee be authorized to adjust the appropriation for the Spay or Neuter funding from the Commonwealth dollar per dollar for any amount collected over or below the original appropriation amount.
9. The County Administrator be authorized to transfer funds and personnel from time to time within and between the offices and activities delineated in this resolution when deemed in the best interest of the County in order to carry out the work of the County as approved by the Board of Supervisors during the coming fiscal year.
10. Subject to projected expenditure savings, the County Administrator be authorized to provide staff a leave payout for vacation or paid time off leave and to set parameters on the amounts for which staff would be eligible, including the transfer of budgets within and between offices and activities delineated in this resolution.
11. The County Administrator be authorized to transfer up to $100,000 per occurrence from the Contingency balance to one or more appropriation categories. No more than one transfer may be made for the same item causing the need for a transfer unless the total amount to be transferred for the item does not exceed $100,000. Total transfers for the year are not to exceed the amount budgeted for Contingency.
12. The County Administrator be authorized to increase appropriations for non-budgeted revenue that may occur during the fiscal year as follows:
    a) Insurance recoveries received for damage to any County property, including vehicles, for which County funds have been expended to make repairs or purchase a replacement; and
    b) Refunds or reimbursements made to the County for which the County has expended funds directly related to that refund or reimbursement.
13. The County Administrator be authorized to adjust the appropriations for grants in the applicable fund (General Fund, Capital Projects Fund, Virginia Public Assistance Fund, Housing and Neighborhood Development Fund, Colonial Corrections Fund, and Special Projects Fund), as applicable if and when additional federal, state, and/or local funds become available or are reduced, not to exceed $50,000 for each individual grant, unless the terms of the grant or program require specific actions by the Board of Supervisors.

14. The County Administrator be authorized to adjust the appropriations for the Constitutional Officers (Commonwealth Attorney, Clerk of Court, Sheriff, Treasurer, and Commissioner of the Revenue), as applicable if and when additional funding from the State Compensation Board becomes available or is reduced, not to exceed $50,000 by Constitutional Officer, to be expended in accordance with guidelines as established by the state government.
15. The County Administrator be authorized to administer the County's Personnel Policy and Pay Plan as previously adopted by the Board of Supervisors.
16. All outstanding encumbrances, Capital Projects, Grants, and Special Projects in all County funds at June 30, 2026, shall be an amendment to the FY 2027 budget, and appropriated to the FY 2027 budget to the same department and account for which they were encumbered in the previous year.
17. The County Administrator or his/her designee be authorized to make expenditures from the Donation Trust Fund for the specified reasons for which the fund was established. In no case shall the expenditure exceed the available balance in the fund as verified by the Treasurer.
18. The County Administrator or his/her designee be authorized to appropriate a budget for Chesapeake Bay Mitigation, the Virginia Forfeited Asset Sharing Program, Opioid Settlement funding and the Virginia Department of Fire Programs Aid to Localities Program in the Special Projects/Grants Fund dollar per dollar with funding received for these purposes.
19. The County Administrator or his/her designee be authorized to assign fund balance as necessary for uses consistent with the County's fiscal policies.
20. The Board of Supervisors of James City County, Virginia, hereby adopts the following FY 2028 budgets for the purposes of future financial and operational planning:

General Fund	$293,450,000
Capital Projects	99,787,000
Debt Service	31,042,500
Tourism Investment	3,510,000
Virginia Public Assistance	9,321,580
Housing and Neighborhood Development	4,955,530
Colonial Community Corrections	1,664,490
Special Projects/Grants	2,804,460

BE IT FURTHER RESOLVED by the Board of Supervisors of James City County, Virginia, that:

21. The Board finds that a surplus of real property tax revenues existed in the County's fiscal year ended June 30, 2025 (the "Surplus").
22. Pursuant to section 15.2-2511.1 of the *Code of Virginia*, 1950, as amended, and section 20-27.1(b) of the James City County Code, the Board desires to return up to three million six hundred fifty thousand dollars of the Surplus to taxpayers by granting a one-time tax credit of the equivalent of two cents per one hundred dollars (2¢/$100) of the assessed value of real property during the County's 2027 Fiscal Year.
23. That the one-time tax credit permitted hereunder will be derived from the County's General Fund Unassigned Fund Balance and adopted and appropriated as part of the County's 2027 Fiscal Year budget resolution, herein.

24. That the County Administrator is authorized and directed to confer with the Commissioner of the Revenue, the Treasurer, the County's financial advisors, and County staff to prepare a resolution setting forth in detail the process by which this tax credit will be implemented. This resolution should be presented to the Board as soon as possible but not later than November 1, 2026.

____
John J. McGlennon
Chair, Board of Supervisors

ATTEST:

____
Teresa J. Saeed
Deputy Clerk to the Board

	VOTES AYE	NAY	ABSTAIN	ABSENT
McGLENNON	____	____	____	____
LARSON	____	____	____	____
ICENHOUR	____	____	____	____
NULL	____	____	____	____
WAINWRIGHT	____	____	____	____

Adopted by the Board of Supervisors of James City County, Virginia, this 26th day of May, 2026.

FY27BdgtAppn2-res

Adjustments to FY2027 Proposed Budget for FY2027 Adopted Budget

General Fund

	Revenues
Beginning Balance	$ 281,500,000
Adjustments for $0.02 Tax Credit:	
General Property Taxes	(3,650,000)
Fund Balance	3,650,000
Adjustment to Meals Tax Effective Date	(1,000,000)
Implementation of Admissions Tax	5,000,000
Total Revenues	**$ 285,500,000**

	Expenditures
Beginning Balance	$ 281,500,000
Personnel Adjustments:	
Firefighter - CONECT Program (1.0 FTE)	92,000
Police Training Specialist (Part-Time)	62,000
Stormwater - Watershed Planner (1.0 FTE)	146,000
Increase to Contingency	200,000
Increase to Transfer to Debt Service Fund	3,500,000
Total Expenditures	**$ 285,500,000**

Capital Projects Fund

	Revenues
Beginning Balance	$ 132,377,000
Total Revenues	**$ 132,377,000**

	Expenditures
Beginning Balance	$ 132,377,000
Total Expenditures	**$ 132,377,000**

Adjustments to FY2028 Proposed Plan for FY2028 Adopted Plan

General Fund

	Revenues
Beginning Balance	$ 288,450,000
Adjustment for Admissions Tax	5,000,000
Total Revenues	**$ 293,450,000**

	Expenditures
Beginning Balance	$ 288,450,000
Personnel Adjustments	
Firefighter - CONECT Program (1.0 FTE)	92,000
Police Training Specialist (Part-Time)	62,000
Stormwater - Watershed Planner (1.0 FTE)	146,000
Increase to Contingency	200,000
Increase to Transfer to Debt Service Fund	4,500,000
Total Expenditures	**$ 293,450,000**

Capital Projects Fund

	Revenues
Beginning Balance	$ 99,787,000
Total Revenues	**$ 99,787,000**

	Expenditures
Beginning Balance	$ 99,787,000
Total Expenditures	**$ 99,787,000**

Adjustments to FY2027 Proposed Budget for FY2027 Adopted Budget

Debt Service Fund		
		Revenues
Beginning Balance	$	25,042,500
Increase in Transfer from General Fund		3,500,000
Total Revenues	**$**	**28,542,500**
		Expenditures
Beginning Balance	$	25,042,500
Adjustment for Increase in Transfer from General Fund		3,500,000
Total Expenditures	**$**	**28,542,500**
Tourism Investment Fund		
		Revenues
Beginning Balance	$	3,411,000
Total Revenues	**$**	**3,411,000**
		Expenditures
Beginning Balance	$	3,411,000
Total Expenditures	**$**	**3,411,000**
Virginia Public Assistance Fund		
		Revenues
Beginning Balance	$	9,281,580
Total Revenues	**$**	**9,281,580**
		Expenditures
Beginning Balance	$	9,281,580
Total Expenditures	**$**	**9,281,580**
Housing & Neighborhood Development Fund		
		Revenues
Beginning Balance	$	4,856,720
Total Revenues	**$**	**4,856,720**
		Expenditures
Beginning Balance	$	4,856,720
Total Expenditures	**$**	**4,856,720**
Colonial Community Corrections Fund		
		Revenues
Beginning Balance	$	1,659,970
Total Revenues	**$**	**1,659,970**
		Expenditures
Beginning Balance	$	1,659,970
Total Expenditures	**$**	**1,659,970**
Special Projects/Grants Fund		
		Revenues
Beginning Balance	$	2,787,240
Total Revenues	**$**	**2,787,240**
		Expenditures
Beginning Balance	$	2,787,240
Total Expenditures	**$**	**2,787,240**

Adjustments to FY2028 Proposed Plan for FY2028 Adopted Plan

Debt Service Fund		
		Revenues
Beginning Balance	$	26,542,500
Increase in Transfer from General Fund		4,500,000
Total Revenues	**$**	**31,042,500**
		Expenditures
Beginning Balance	$	26,542,500
Adjustment for Increase in Transfer from General Fund		4,500,000
Total Expenditures	**$**	**31,042,500**
Tourism Investment Fund		
		Revenues
Beginning Balance	$	3,510,000
Total Revenues	**$**	**3,510,000**
		Expenditures
Beginning Balance	$	3,510,000
Total Expenditures	**$**	**3,510,000**
Virginia Public Assistance Fund		
		Revenues
Beginning Balance	$	9,321,580
Total Revenues	**$**	**9,321,580**
		Expenditures
Beginning Balance	$	9,321,580
Total Expenditures	**$**	**9,321,580**
Housing & Neighborhood Development Fund		
		Revenues
Beginning Balance	$	4,955,530
Total Revenues	**$**	**4,955,530**
		Expenditures
Beginning Balance	$	4,955,530
Total Expenditures	**$**	**4,955,530**
Colonial Community Corrections Fund		
		Revenues
Beginning Balance	$	1,664,490
Total Revenues	**$**	**1,664,490**
		Expenditures
Beginning Balance	$	1,664,490
Total Expenditures	**$**	**1,664,490**
Special Projects/Grants Fund		
		Revenues
Beginning Balance	$	2,804,460
Total Revenues	**$**	**2,804,460**
		Expenditures
Beginning Balance	$	2,804,460
Total Expenditures	**$**	**2,804,460**