

AT A REGULAR MEETING OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF JAMES CITY, VIRGINIA, IN THE COUNTY GOVERNMENT CENTER BOARD ROOM AT 3:30 P.M. ON THE TENTH DAY OF OCTOBER, NINETEEN HUNDRED AND EIGHTY-FOUR.

1. ROLL CALL

Ms. Diane Abdelnour, Chairman
Mr. Kenneth Axtell
Mr. Paul Dresser
Mr. Harold Poulsen
Mr. John Zimmerman

OTHERS:

Mr. John E. McDonald, Secretary/Treasurer
Mr. Frank M. Morton, III, County Attorney

2. BOND CLOSING/MARKETPLACE ASSOCIATES

Mr. Charles Menges of McGuire, Woods and Battle presented to the Board the Resolution for the Industrial Development Authority for the Marketplace Associates project.

Mr. Menges, in response to questions from Mr. Dresser, indicated that the terms of the bonds were as follows:

\$2,300,000, interest at 75% of prime as determined by United Virginia Bank with monthly interest payments commencing December 1, 1984, principal payments commencing December 1, 1986, with the bonds carrying a seven-year maturity.

Mr. Menges also indicated that United Virginia Bank or its designee would act as Registrar.

Mr. Morton indicated that he had reviewed the documentation and indicated that the closing documents were in final form.

On a motion by Mr. Poulsen, seconded by Mr. Dresser, the resolution passed 4-0, with one abstention:

Ms. Abdelnour	AYE
Mr. Axtell	AYE
Mr. Dresser	AYE
Mr. Poulsen	AYE
Mr. Zimmerman	ABSTAIN

3. PRESENTATION OF SKIFFE'S CREEK DEVELOPMENT STUDY

Mr. Ralph Rognstad of the James City County Planning Department presented a summary of the County's Skiffe's Creek Development Study.

Commencing with the discussion of a regional solid waste fueled, steam-generating resource recovery facility, the County began a feasibility study of the area known as the Skiffe's Creek Development Area. One of the few undeveloped, large acreage areas of the Peninsula zoned for heavy industry, the Development Area was evaluated as a potential industrial area.

Several advantages of the area include parcel ownership, consistent land use, adjacent land uses, utilities, and zoning. Only 11 owners control 12 parcels with almost 1,100 acres in the area. The nearby Badische, HRSD, VEPCO, and Ball operations provide consistent industrial uses near the area. Across Skiffe's Creek, the area is bordered by the Newport News Oakland Industrial Park. Water, sewer and gas are readily available as is the rail spur now serving Badische. The property is zoned M-2.

The constraints to development include highways, Wetlands, Skiffe's Creek, Grove, Carter's Grove and the Oakland Park. Route 60 is inadequate both in location and in access and would be relocated. A connector highway to I-64, or at the very least to Route 143, would be necessary for ingress to the area. Wetlands areas and river and creek front protective areas are limiting factors as is the topography. Only a portion of the property is usable.

Skiffe's Creek is used as a water impoundment for the Newport News water system and protective measures for drainage, runoff and other mitigative efforts to protect the creek will be necessary. Beset by the odors of the HRSD plant and increasing traffic volume on Route 60, the Grove residential area is sensitive to any additional development of an industrial nature. Also sensitive is any proposal to develop industrial sites that may adversely affect Carter's Grove. The development plan suggests light commercial buffers for both Carter's Grove and the Grove Community.

An additional issue may involve the adjoining Oakland Farms Industrial Park. Little regional assistance would be expected for the County if Skiffe's Creek competed with Oakland. If Skiffe's Creek complimented the Oakland Park then the assistance may be more readily attainable.

One of three alternatives for the relocation of Rte. 60 was recommended in the Study, whose major recommendations were to pursue industrial uses and avoid residential and commercial development in the area; protect the River, Carter's Grove and the Skiffe's Creek Reservoir; and develop an area plan to include the Busch flyover and the realignment of 60E.

Mr. Poulsen indicated that the plan was a good one, but could be fatally flawed. Much depended on the highway department and no public control existed on the development of the privately-owned properties.

Mr. Dresser indicated that he was impressed with the efforts to do some advanced planning on reserving development areas for industry.

Mr. Rognstad indicated that it was a start. The issues raised by Mr. Poulsen were important and would have to be addressed. Copies of the report were made available to members of the Authority who were interested.

4. BOARD REQUESTS AND DIRECTIVES

Mr. McDonald indicated that each of the applicants had been advised on the Board's meetings and the requirements to submit final documentation for the Board's approval on either November 14 or December 12.

Mr. Poulsen asked whether there was any change in the prospects of closing on the Service Metals request because of the Navidyne bankruptcy. Mr. McDonald indicated that Service Metals plans to proceed with the financing and that representatives of Service Metals had advised him that Navidyne investors were working to put the firm back on its feet. Mr. McDonald had also been advised that Service Metal had hoped the Navidyne contract would be disrupted only temporarily, but even if it was a permanent failing, that Service Metals would pursue new business to offset that contract.

The formation and criteria used by the State's Small Business Authority were discussed. That agency could be a referral for most of the IDA's applications.

There being no further business, the meeting was adjourned at approximately 4:25 p.m.

John E. McDonald
Secretary

Diane L. Abdelnour
Chairman

JMcD/bkh
10650