



Economic Development Authority
101-D Mounts Bay Road
PO Box 8784
Williamsburg, VA 23187
P: 757-253-6607

yesjamescitycountyva.com

M E M O R A N D U M

To: Records Management
From: Economic Development Authority
Date: April 9, 2015
Re: IDA-EDA Minutes - June 19, 1985

The following minutes for the Industrial Development Authority of James City County dated June 19, 1985 were missing an approval date because the date was not listed in the August 8, 1985 meeting minutes.

These minutes, to the best of my knowledge, were approved at the August 8, 1985 Industrial Development Authority meeting and are the official minutes for the June 19, 1985 Industrial Development Authority meeting.

Please accept these minutes as the official record for June 19, 1985.

Robin D. Carson, Vice Chair

Russell C. Seymour, Secretary

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

1. ROLL CALL

Mr. Kenneth Axtell, Chairman
Ms. Diane L. Abdelnour
Mr. Jack Barnett
Mr. C. Hammond Branch
Mr. Paul Dresser
Mr. Harold N. Poulsen
Mr. John G. Zimmerman

OTHERS PRESENT

Mr. John McDonald
Mr. Frank M. Morton, III
Mr. Forrest Miller

2. MINUTES - FEBRUARY 13, 1985

On a motion by Mr. Branch, seconded by Mr. Zimmerman, the minutes were approved 7-0 on a voice vote.

3. PUBLIC HEARING, WILLIAM AND KAREN BENNETT, \$400,000 MEDICAL/OFFICE FACILITY

Mr. Axtell, Chairman, opened the public hearing.

Ms. Bergen presented the application.

Mr. Sirois, in response to questions from Mr. Poulsen and Mr. Dresser, indicated that the building was under construction and currently financed by a taxable line of credit.

Dr. Bennett indicated that he was currently leasing space from G. T. Brooks, that his would be an expanded practice, doubling in space, and that Dr. Hartman would be relocating from Chicago.

Ms. Bergen, responding to questions from Mr. Dresser, indicated that the building would be acquired as a condominium, with undivided interest in the common property. She also indicated that UVB could be the trustee of the proceeds.

In response to questions from Mr. Poulsen, Dr. Bennett indicated that he would equip 3 operatories using both the bond-financed equipment and equipment currently owned by him with a value in excess of \$100,000.

Dr. Bennett indicated, in response to Mr. Axtell, that oral surgery in the Williamsburg area was restricted to one practitioner and that much of the work was done in Denbigh. Dr. Hartman, in relocating to James City County, would be using both his operatories and those at the hospital for surgery.

Mr. Dresser commented that he saw no applicant equity in the project and asked Dr. Bennett why the I.D.A. should approve the entire \$400,000.

Dr. Bennett indicated that the proceeds would be used to enlarge his practice - a new dentist, Saturday or evenings hours (much in demand but not offered in this area), and in the relocation of an oral surgeon. He indicated that he would be unable to proceed with the expansion without I.D.A. approval of the \$400,000. He also indicated that his equity in the new building would be in the form of all of his current equipment, an investment in excess of \$100,000.

There being no other speakers, the public hearing was closed.

Ms. Abdelnour, seconded by Mr. Barnett, moved approval of the resolution.

Mr. Poulsen, seconded by Mr. Dresser, moved to amend the motion to approve \$340,000. In support of the amendment, Mr. Poulsen and Mr. Dresser expressed their reluctance to approve 100% financing.

On a roll call vote on the amendment, the amendment failed 3-3.

Ms. Abdelnour	No
Mr. Axtell	No
Mr. Barnett	No
Mr. Branch	Yes
Mr. Dresser	Yes
Mr. Poulsen	Yes
Mr. Zimmerman	Abstain

On the motion to approve the \$400,000, the motion passed 4-2.

Ms. Abdelnour	Yes
Mr. Axtell	Yes
Mr. Barnett	Yes
Mr. Branch	Yes
Mr. Dresser	No
Mr. Poulsen	No
Mr. Zimmerman	Abstain

Mr. Axtell indicated that Mr. McDonald would represent the I.D.A. at the Board of Supervisors meeting on June 24. Mr. Zimmerman, due to the fact that United Virginia Bank would finance the project, neither participated in the discussion nor the votes.

When asked by Mr. Morton, both Mr. Dresser and Mr. Poulsen indicated that their "No" votes were cast on the basis of the level of financing. Both agreed that the project was deserving of IRB financing and wished Dr. Bennett success.

4. COMMITTEE REPORTS

a. Skiffes Creek - Mr. Poulsen indicated that the task force had two meetings. The first was in preparation for a community meeting, the second a meeting with the Grove Community leaders.

After briefly describing the project, Mr. Poulsen indicated that roads were the major problem, both for the project and for the residents. Mr. Poulsen indicated that an excellent presentation by Tory Gussman, supplemented by displays of information from the original report, did produce an endorsement of the project from the Community.

Mr. Dresser indicated that the Badische problems were very much a part of the Skiffes Creek discussions. At his suggestion, with the agreement of the Board, a letter from the I.D.A. should be sent in support of the Badische position with Virginia Power.

b. Sewer Master Plan - Mr. Zimmerman indicated that there had been no meetings, therefore nothing to report.

5. REPORTS OF SECRETARY/TREASURER

Mr. McDonald indicated that he had provided written material for the Board.

In addition, he introduced Mr. Forrest Miller, appointed by the Board of Supervisors to the Authority for a four-year term beginning July 8th. Mr. McDonald indicated that the appointment was necessary because Jack Barnett had requested that he not be considered for reappointment.

The members of the Board welcomed Mr. Miller and expressed their appreciation to Jack for his service to the I.D.A. over the past six years.

Mr. McDonald then advised the Board of upcoming events sponsored by the Virginia Peninsula Economic Development Council and the Williamsburg Area Chamber of Commerce.

Ms. Abdelnour commented on the positive aspects of these programs and encouraged Board members to attend. Any fees or charges, by consensus of the Board, would be legitimate expenses for the Authority.

6. BOARD REQUESTS AND DIRECTIVES

Mr. Dresser commented on the revised population predictions for the County. The growth since 1980 has been fairly spectacular and the upgraded projections indicate a faster than expected population growth.

Mr. Zimmerman commented that he thought the I.D.A. needed more than a letter of interest from a financial institution before allocating funds. He suggested that the I.D.A. adopt the practice of other Authorities and require a firm commitment of financing from the financial institution. Mr. Poulsen made a motion to change that policy, Ms. Abdelnour seconded it and the motion passed on a 7-0 vote.

Mr. Axtell suggested cancelling the July 10th scheduled meeting. He indicated that the Board had no known business to conduct. He thanked the members of the Board for adjusting their schedules from the 12th to the 19th of June.

Mr. Zimmerman suggested the I.D.A. meet only in the event that there was official business to conduct. By consensus, the Board agreed, and the July 10th scheduled meeting was cancelled.

There being no further business, the meeting was adjourned at 4:45 p.m.

John E. McDonald
Secretary/Treasurer

Kenneth Axtell
Chairman

10720