

AT A MEETING OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON JUNE 13, 1991, AT 4:05 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101-C MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

1. ROLL CALL

The meeting was called to order by Chairman Nystrom at 4:05 p.m. A roll call by Secretary Taylor identified the following members present:

Mr. Axtell
Mr. Cross
Mr. Hudgins
Mr. Nystrom

ALSO PRESENT

Keith A. Taylor, Secretary, IDA
Betty S. Pettengill, Treasurer, IDA
John T.P. Horne, Manager, Development Manager
Don Davis, Planning
Sandra Barner, Planning
Gary Massie
Steve Massie

LATE ARRIVALS

Mr. Whitehorne

There being a quorum, Chairman Nystrom proceeded with the meeting.

2. APPROVAL OF MINUTES

On motion of Mr. Hudgins, seconded by Mr. Axtell, the minutes of March 13, 1991 were unanimously approved as presented by voice vote.

3. TREASURER'S REPORT

The Treasurer's Report was presented by Ms. Pettengill. On motion of Mr. Axtell, seconded by Mr. Whitehorne, the Treasurer's Report, as presented, was unanimously approved by voice vote. A copy of that report is attached.

4. REPORTS

Farmers' Market

Mr. Whitehorne reported on the business activity of the Farmers' Market. He reported that in May, their first full month of business, customer numbers were up. Their "Product

of the Month" strategy, which featured strawberries, was successful. He stated that operationally, the Farmers' Market was in the best shape it has ever been, has received a lot of local help and assistance from the Department of Agriculture. Mr. Nystrom thanked Mr. Whitehorne for his report.

CW/JCC Exchange Property Master Plan

Mr. Taylor reported that the Colonial Williamsburg Foundation and James City County have completed their involvement with the consultants that did the conceptual development plan. Their recommendations were presented to the Grove community by John Horne and Tory Gussman on May 16 and were generally well-received.

Mr. Horne showed Illustrative Master Plan drawings developed by Sasaki, depicting possible industrial and office park design and use of the 3-4 pods of developable acreage. The tidal/wetland areas are not proposed for development. Mr. Horne also pointed out the new school location for which the School Board has hired an architect. Mr. Horne related Sasaki's recommendation of heavily investing in a national/international market campaign to attract one or two large users to drive the development of the remaining areas of the park. Sasaki also recommended heavy off-site road improvements. Chairman Nystrom inquired of the cost estimates for infrastructure. Mr. Horne responded that the cost would be significant. Mr. Taylor noted that the Board of Supervisors have appropriated \$600,000 to apply against infrastructure cost for the industrial area and noted that detailed engineering and partial infrastructure should be done as soon as possible to show that the County is serious about developing an industrial park. Mr. Cross inquired about a budget for marketing. Mr. Taylor replied that right now there are funds only for capital improvements. Everyone agreed that materials are needed for VDED and VPEDC to effectively represent the project. Chairman Nystrom thanked Mr. Horne and Mr. Taylor for their report.

Chairman Nystrom's Meeting with Board Chairman Norment

Chairman Nystrom met with Board Chairman Thomas K. Norment, Jr., County Administrator David B. Norman and Mr. Taylor to establish a dialogue between the Board of Supervisors and the Authority. His objective was for the Authority to become more proactive in the County's economic development efforts. He had informed Mr. Norment of the Authority's availability for a public Comprehensive Plan worksession.

Comprehensive Plan Update

Mr. Horne displayed the revised Land Use Map proposal and distributed draft copies of the proposed Comprehensive Plan Update. The net result suggested is a large expansion of

mixed use industrial areas. Chairman Nystrom thanked Mr. Horne for his report and encouraged the Authority to read the Comprehensive Plan Update materials.

5. OTHER BUSINESS

June 27, 1991 Business Leaders' Breakfast

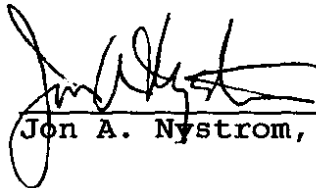
Mr. Taylor reported that Fred Minton, Executive Director of the James River Certified Development Corporation, would be the guest speaker discussing the Small Business Association 504 Loan Program. The Board of Supervisors has appropriated the money to become members of JRCDC.

Rescheduling of Next IDA Meeting to September 18, 1991

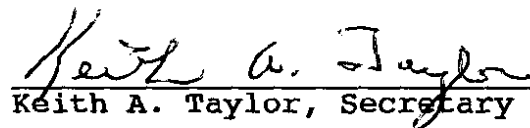
Mr. Taylor requested that the Authority reschedule the September meeting from September 11 to September 18. The Authority agreed.

6. ADJOURNMENT

There being no further business, Chairman Nystrom entertained a motion by Mr. Axtell to adjourn. The motion was seconded by Mr. Hudgins and passed unanimously by voice vote. The meeting was adjourned at 5:25 p.m.



Jon A. Nystrom, Chairman



Keith A. Taylor, Secretary

TREASURER'S REPORT
INDUSTRIAL DEVELOPMENT AUTHORITY
FY 91

<u>REVENUE SOURCE</u>	<u>COLLECTED THIS PERIOD</u>	<u>COLLECTED TO DATE</u>
Farmers Market Lease	\$ 600.00	\$ 600.00
Interest on Available Cash	<u>381.53</u>	<u>381.53</u>
Quarterly Receipts	981.53	
Fiscal Year Receipts		981.53
Funds Received from John E. McDonald		<u>29,555.93</u>
TOTAL RECEIPTS		30,537.46
DISBURSEMENTS THIS QUARTER	\$ 429.35 ⁽¹⁾	
PREVIOUS DISBURSEMENTS	<u>.00</u>	
TOTAL DISBURSEMENTS TO DATE		<u>429.25</u>
BANK BALANCE MAY 31, 1991		\$30,108.11 ⁽²⁾

(1) <u>Check #</u>	<u>Date</u>	<u>Amount</u>	<u>Written To</u>
120001	3/19/91	114.52	Kingsmill Resort & Conference Center Rampart Packaging Recognition Dinner.
120001	4/4/91	65.00	Johnson & Higgins Insurance - Property Endorsement #6.
120003	4/25/91	150.00	1991 Va. Japan Classic Recognition of Japanese Companies.

(2) \$30,108.11 and daily balance of account is invested daily with County cash balance for maximum return on available cash.

June 11, 1991

Betty S. Pettengill
Betty S. Pettengill, Treasurer