

AGENDA

JAMES CITY COUNTY

INDUSTRIAL DEVELOPMENT AUTHORITY SPECIAL MEETING

4:00 PM, THURSDAY, JANUARY 9, 1992

BOARD ROOM, BUILDING C, 101 MOUNTS BAY ROAD

1. CALL TO ORDER
2. ROLL CALL
3. ACTION ITEMS
 - a. Williamsburg Landing Revenue Bond Amendment - F. Morton
 - b. Strawberry Plains Road Property Lease - J. Nystrom
4. REPORTS
 - a. Greystone Announcement - K. Taylor
 - b. James River Commerce Center Steering Committee - K. Taylor
 - c. Future IDA Meetings - K. Taylor
5. OTHER BUSINESS
6. ADJOURNMENT

AT A SPECIAL MEETING OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON JANUARY 9, 1992, AT 4:03 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 4:03 p.m. A roll call by Secretary Taylor identified the following members present:

Mrs. Diane Abdelnour
Mr. Ken Axtell
Mr. Joseph Cross
Mr. George Hudgins
Mr. Jon Nystrom

ALSO PRESENT

Keith A. Taylor, Secretary, IDA
David B. Norman, County Administrator, JCC
Frank M. Morton, III, County Attorney, JCC
John McDonald, Financial & Management Services, JCC
Darrell Smelcer, Williamsburg Landing
Harold Poulsen
Kenneth Burns
Mark Steinberg, The Daily Press
Darlene McCoy, Economic Development, JCC

2. ACTION ITEMS

Williamsburg Landing Revenue Bond Amendment

Darrell Smelcer of Williamsburg Landing gave an overview of the bond regulations and IRS regulations changes that require them to count the amount of arbitrage in accordance with the changes. On motion of Mr. Hudgins and seconded by Mr. Axtell, the Authority unanimously approved by voice vote the authorization of the amendment of the Indenture of Trust and the Refunding Agreement providing for the refinancing of the Williamsburg Landing facility, for which the Authority issued its revenue bonds in 1987. Mr. Morton, counsel for the Authority, viewed this as an appropriate action.

Strawberry Plains Road Property Lease

Chairman Nystrom proposed the Growers' Cooperative pay the Authority a base rent of \$300 a month with a clause that they pay the Authority as additional rent, a percentage of any 1992 profits, up to the current market rental rate. This agreement would be for one year with the total base rent, \$3,600, due up front. Chairman Nystrom then called for a motion for approval, with discussion following. Mr. Morton suggested an

amendment to the lease, stipulating a 60-day Notification of Interest for lease renewal. Mr. Morton also wanted to know the formula for determining the amount of additional rent from profits. Chairman Nystrom responded that the amount would be 10% of any net profit from the 1992 year end tax basis, not to exceed a maximum additional rent figure of \$14,400.

On motion of Mr. Cross, Mr. Hudgins seconded putting Chairman Nystrom's proposal on the floor. Chairman Nystrom then allowed brief comments from several members in the audience before the Authority resumed its discussion. Mr. Taylor reiterated that the County and the Authority have no liability for any State grants/loans to the Cooperative. Mrs. Abdelnour felt that the Authority should look for a tenant, perhaps warehousing or light industrial, that can meet the market rate for rent. Mr. Hudgins preferred to have a tenant in the building now rather than letting it be vacant. Chairman Nystrom preferred that the lease term not be longer than one year and for it to include a longer notification period. Ms. Abdelnour felt that it was fiscally irresponsible to continue to subsidize the Farmers' Market.

Chairman Nystrom called for a vote on the Strawberry Plains Road property lease extension offer to the Cooperative with the amendment of a 90-day notification of intent. The motion to approve the lease was carried on a 4-1 vote. The following roll call vote was recorded: Axtell, Cross, Hudgins and Nystrom - Aye; Abdelnour - Nay. Mr. Taylor was directed to extend this offer as a proposal to the Cooperative while Mr. Morton prepared the requisite lease agreement.

3. REPORTS

Greystone Incorporated

Mr. Taylor reported on the contract purchase by Greystone, Incorporated of the 88,000 square foot former Malcolm Industries building in Toano. He reported that initially there would be 30-35 employees with 70-75 by October and 100 employees twelve months after startup. Mr. Taylor responded to Mr. Cross' inquiry that having the building in place was a substantial positive factor for their locating to James City County, especially in light of their May startup time. Mr. Taylor responded to Mr. Axtell's query that Ellen Properties, based in Richmond, owns the building that Greystone will occupy. Mr. Taylor said that at the time, he did not have details on skill and salary levels that would make up Greystone's workforce, but that there would be a vast majority of production workers with a broad salary range.

James River Commerce Center Steering Committee

Mr. Taylor informed the Authority of the members selected by the Board of Supervisors for the James River Commerce Center Steering Committee as the following: Chairman Nystrom, Supervisor DePue, David Norman, John McDonald and Keith Taylor with John Horne and Frank Morton as ad hoc members. The steering committee will work with Williamsburg Developments Incorporated, a company formed by the Colonial Williamsburg Foundation.

He also informed the Authority that the Board unanimously approved an expedited development review process for qualifying industrial projects.

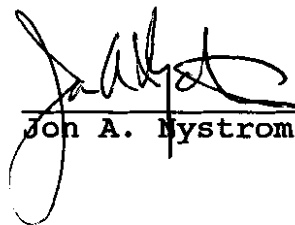
4. OTHER BUSINESS

Mr. Taylor reminded the Authority of the next regularly scheduled meeting to be held on March 11 at 4:00 p.m. He stated that there may be another IRB consideration that would require a special meeting.

Chairman Nystrom thanked the Authority members for taking the time to attend this special meeting.

5. 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 4:45 p.m.



Jon A. Nystrom, Chairman



Keith A. Taylor, Secretary