

AT A MEETING OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON DECEMBER 9, 1992, 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. Bartlett
Mr. Cross
Mr. Whitehorne
Mr. Nystrom

ALSO PRESENT

Keith A. Taylor, Secretary, IDA
Frank M. Morton, III, County Attorney
John T.P. Horne, Manager, Development Management
Darlene McCoy, IDA Recording Secretary
Bob Hershberger, Williamsburg Area Chamber of Commerce

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

LATE ARRIVALS

Mr. Axtell
Mr. Cross
Mr. Hudgins

2. APPROVAL OF MINUTES

On motion of Mr. Cross, seconded by Mr. Bartlett, the minutes of September 16, 1992, were unanimously approved, as presented, by voice vote.

3. TREASURER'S REPORT

The Treasurer's Report was read by Mr. Taylor. On motion of Mr. Bartlett, seconded by Mr. Cross, the Treasurer's Report, as presented, was unanimously approved by voice vote. A copy of that report is attached.

4. ACTION ITEMS

Resolution of Commendation for Former IDA Director Abdelnour

On motion of Mr. Cross, seconded by Mr. Bartlett, the Resolution of Commendation for former IDA Director Diane Abdelnour was unanimously approved by voice vote. Plans will be made to formally present the framed resolution to Mrs. Abdelnour.

Chamber of Commerce Golf Development Committee Market Analysis Funding Request

Mr. Taylor introduced Mr. Robert Hershberger, Executive Vice President of the Williamsburg Area Chamber of Commerce. Mr. Hershberger discussed a proposed feasibility study to present the economic development advantages of promoting the James City County/Williamsburg area as a golf resort destination. This venture would create jobs and generate revenue. The cost of the study would be between \$7-12,000, to be partly funded by the Chamber. Mr. Hershberger was seeking support from the private and public sectors to help fund the study. On motion of Mr. Hudgins, seconded by Mr. Whitehorne, the Authority unanimously voted to provide \$500.00 toward the golf feasibility study.

Business Incubator Feasibility Study, William and Mary Graduate Business School Intern Program Contribution Request

Mr. Taylor explained that John Campbell, a 1993 MBA candidate from the William and Mary Business School and student of Mr. Whitehorne's, has completed a Phase I study on a business incubator for James City County and is prepared to produce a Phase II implementation plan. The County has agreed to fund \$500.00. On motion of Mr. Bartlett, seconded by Mr. Cross, the Authority approved a matching \$500.00 donation toward the study, with Mr. Whitehorne abstaining from the vote.

Lease Extension Agreement, Strawberry Plains Road Property

On motion of Mr. Hudgins, seconded by Mr. Cross, the Authority unanimously voted by voice vote, to accept Addendum Two of the Strawberry Plains Road Lease Extension Agreement with the James City Growers' Cooperative, renewing the lease through January 1994, for the annual sum of \$5,400, a 50% increase versus the previous one-year extension. Discussion followed regarding the condition of the building and plans for inspection to determine extent of any deterioration.

1993 Meeting Calendar

Mr. Taylor reviewed the proposed Authority meeting calendar for 1993. On motion of Mr. Bartlett, seconded by Mr. Axtell, the Authority unanimously approved the 1993 meeting calendar presented by Mr. Taylor.

5. REPORTS

James River Commerce Center, IDA Designee

Mr. Taylor advised the Authority of the James River Commerce Center rezoning application presented to the Planning Commission and scheduled to go before the Board of Supervisors on January 4, 1993. Mr. Taylor informed the Authority that a logo design has been selected and that a promotional event will be planned for the Center, hopefully later in 1993. Mr. Taylor and Mr. Horne summarized the proffered conditions of the rezoning. Mr. Horne imparted that the Grove Interchange has been placed back on VDOT's 6-year plan. On motion of Mr. Bartlett, seconded by Mr. Axtell, the Authority unanimously approved Mr. Nystrom as the IDA's James River Commerce Center Liaison.

Strategic Plan Implementation Committee

Mr. Hudgins, Chairman of the committee, discussed changing the name of the Ambassador's program, to distinguish the County's program from the Chamber of Commerce program of the same name. The committee will compose a mission statement, and "invent the wheel" since staff research indicates that no comparable program currently exists.

Williamsburg Winery IRB

Mr. Taylor stated that Congress has not yet reinstated IRB financing legislation.

Industrial Access Road Funds

Mr. Taylor reported that Green Mount anticipates receiving approval of an access road location plan from VDOT. Mr. Taylor responded to Mr. Cross's query that adjacent acreage owned by Green Mount will serve as surety.

New Marketing Projects

Mr. Taylor distributed the new promotional brochure and labor market study for viewing and comment. Mr. Taylor discussed a

PROPOSED 1993 REGULAR MEETING CALENDAR

**INDUSTRIAL DEVELOPMENT AUTHORITY
OF JAMES CITY COUNTY, VIRGINIA**

4:00 PM, WEDNESDAY, MARCH 10, 1993

4:00 PM, WEDNESDAY, JUNE 9, 1993

4:00 PM, WEDNESDAY, SEPTEMBER 1, 1993

4:00 PM, THURSDAY, DECEMBER 16, 1993

The Industrial Development Authority reserves the right to modify this schedule as necessary. Special meetings may also need to be called as situations warrant.

Unless posted to the contrary, all meetings will be held in the Board Room of Building C, James City County Government Center, 101 Mounts Bay Road, James City County, Virginia.

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direct mail campaign for Winter 1993 to develop business leads outside of the Virginia Department of Economic Development's (VDED) efforts. He also discussed the VDED's co-op advertising opportunity for the James River Commerce Center. Mr. Taylor informed the Authority that he had a videotape of the On Line call-in program that he and Chairman Nystrom participated in for anyone who wished to view the program.

6. OTHER BUSINESS

Annual Report

Chairman Nystrom expressed his desire for the Authority to present their Annual Report to the Board of Supervisors. Mr. Taylor requested the Authority's reactions and suggestions on the draft of the report which should be available by February, 1993.

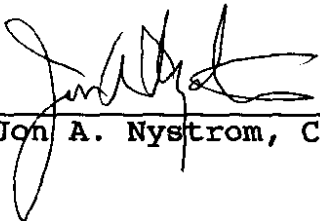
Next Business Leaders' Breakfast Meeting - January 14, 1993

Mr. Taylor encouraged the Authority to attend the January 1993 Business Leaders' Breakfast Meeting. The program will be a panel discussion presented by County staff on why James City County is a good place for business.

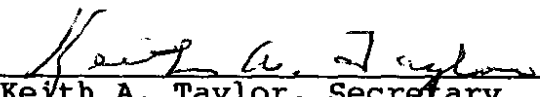
Mr. Taylor remarked that the next regularly scheduled meeting for the Authority is March 10, 1993.

7. ADJOURNMENT

There being no further business, Mr. Nystrom entertained a motion by Mr. Bartlett to adjourn. The motion was seconded by Mr. Axtell and passed unanimously by voice vote. The meeting was adjourned at 5:55 p.m.



Jon A. Nystrom, Chairman



Keith A. Taylor, Secretary