

AT A SPECIAL MEETING OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON AUGUST 7, 1997, AT 8:00 A.M., IN THE JAMES CITY COUNTY CONFERENCE ROOM, 101-C MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

1. ROLL CALL

The meeting was called to order by Chairman Nystrom at 8:03 a.m. A roll call by Secretary Taylor identified the following members present:

Mr. Gilbert Bartlett  
Mr. John Berkenkamp  
Mr. Vincent Campana  
Mr. Robert Demer  
Mr. Jon Nystrom

ALSO PRESENT

Keith A. Taylor, Secretary, IDA  
Donna Christian, Recording Secretary, IDA  
Leo Rogers, Deputy County Attorney  
Perry DePue, Board of Supervisors  
Sanford Wanner, County Administrator  
William Porter, Assistant County Administrator

ABSENT

Mr. John Carmichael  
Mr. Sterling Nichols

2. PERSONNEL MATTERS

Chairman Nystrom introduced Mr. John Berkenkamp, one of the two new IDA Directors and welcomed him to the IDA.

3. PRESENTATION ITEMS

Mr. Rogers explained in detail the Mainland Farm proposed acquisition.

4. ACTION ITEMS

Mainland Farm Acquisition Resolution

Mr. Nystrom stated for the record that he is a member of the Williamsburg Land Conservancy Board of Directors. Mr. Campana and Mr. Bartlett also stated for the record that they are both members of the Williamsburg Land Conservancy. Mr. Rogers then explained the rationale behind the IDA's proposed involvement in the acquisition and sale of Mainland Farm. On a motion by Mr. Berkenkamp and a second by Mr. Bartlett, the resolution (copy attached) was unanimously approved by voice vote.

Sale of 210+/- Acres of Mainland Farm to Williamsburg Land Conservancy

On a motion by Mr. Berkenkamp and a second by Mr. Bartlett, the resolution (copy attached) was unanimously approved by voice vote.

5. Executive Session To Consider The Acquisition/Disposition of Real Property And An Economic Development Prospect

Mr. Taylor recommended that the IDA go into Executive Session pursuant to Section 2.1-344 (A) (5) of the Code of Virginia to consider acquisition/disposition of real property. On a motion made by Mr. Bartlett and seconded by Mr. Berkenkamp, and approved by unanimous voice vote, the IDA went into Executive Session.

On a motion made by Mr. Bartlett and seconded by Mr. Berkenkamp, and approve by unanimous voice vote, the IDA came out of Executive Session.

**RESOLUTION**

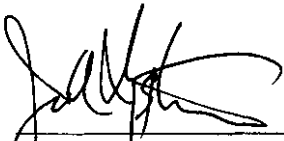
MEETING DATE: August 7, 1997

CERTIFICATION OF EXECUTIVE MEETING

WHEREAS, the Industrial Development Authority of James City County, (IDA) has convened an executive meeting on this date pursuant to an affirmative recorded vote and in Accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.1-344.1 of the Code of Virginia requires a certification by the Board that such executive meeting was conducted in conformity with Virginia law.

NOW, THEREFORE, BE IT RESOLVED that the Industrial Development Authority of James City County, hereby certifies that, to the best of each member's knowledge; (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the executive meeting to which this certification resolution applies; and (ii) only such public business matters as were identified in the motion convening the executive meeting were heard, discussed or considered by the IDA.



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Jon A. Nystrom  
Chairman, Industrial Development Authority

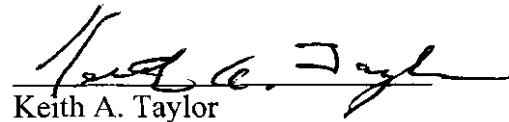
VOTE:

AYE: 5

NAY: 0

(For each nay vote, the substance of the departure from the requirements of the Act should be described)

ATTEST:



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Keith A. Taylor  
Secretary to the Industrial Development Authority

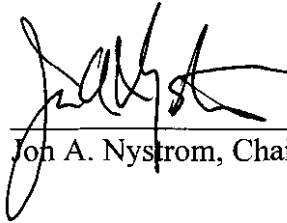
Adopted by the Industrial Development Authority of James City County, Virginia,  
this 7th day of August, 1997.

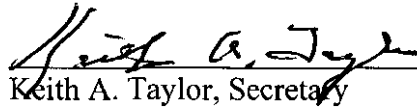
6. OTHER BUSINESS

There was no further business to discuss.

7. ADJOURNMENT

There being no further business, Chairman Nystrom entertained a motion for adjournment by Mr. Bartlett. The motion was seconded by Mr. Berkenkamp and passed unanimously by voice vote. The meeting was adjourned at 9:00a.m.

  
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Jon A. Nystrom, Chairman

  
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Keith A. Taylor, Secretary

**RESOLUTION**

**ACQUISITION OF MAINLAND FARM**

WHEREAS, the preservation of agricultural land and the preservation of the ambiance of the Jamestown area as a major tourist destination are both important economic development incentives as recognized in the County's Comprehensive Plan; and

WHEREAS, additional property is needed to help facilitate the 2007 Celebration at Jamestown; and

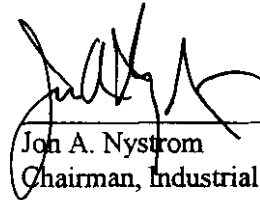
WHEREAS, the Industrial Development Authority of James City County, Virginia, (IDA) desires to purchase and Albert L. White, III, and Frances M. White, the owners of Mainland Farm, desire to sell 217± acres in exchange for \$2,250,000; and

WHEREAS, Mr. and Mrs. White desire to retain seven acres around their home for their personal use; and

WHEREAS, the IDA wishes to acquire a two year option to purchase Mainland Farm in exchange for \$330,000 which shall apply to the purchase price; and

WHEREAS, the IDA held a meeting on August 7, 1997, at 8:00 a.m., to consider this transaction.

NOW, THEREFORE, BE IT RESOLVED that the Industrial Development Authority of James City County, Virginia, authorizes and directs its Chairman to execute an option/purchase agreement to acquire 217± acres from Albert L. White, III, and Frances M. White, and such other documents as may be necessary for the IDA to acquire the property.

  
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Jon A. Nystrom  
Chairman, Industrial Development Authority

ATTEST:

  
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Keith A. Taylor  
Secretary to the Industrial Development Authority

Adopted by the Industrial Development Authority of James City County, Virginia, this 7th day of August, 1997.

VOTE:

AYE: 5

NAY: 0

mainland.res

RESOLUTION

SALE OF 210± ACRES OF MAINLAND FARM TO

WILLIAMSBURG LAND CONSERVANCY

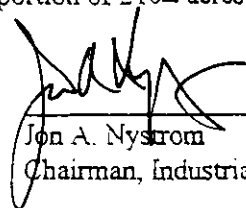
WHEREAS, Mainland Farm is one of the oldest continuously farmed properties in the United States of America; and

WHEREAS, the Industrial Development Authority of James City County, Virginia, (IDA) desires to assist the Williamsburg Land Conservancy in preserving 210± acres for farming purposes, tourism, historical significance, and for the 2007 Jamestown Celebration; and

WHEREAS, the IDA is willing to sell and the Conservancy desires to purchase 210± acres of Mainland Farm for \$2,200,000; and

WHEREAS, the IDA held a meeting on August 7, 1997, at 8:00 a.m., to consider this transaction.

NOW, THEREFORE, BE IT RESOLVED that the Industrial Development Authority of James City County, Virginia, authorizes and directs its Chairman to execute on behalf of the IDA a conditional sales contract, deed, and any other document necessary in the IDA's interest, less a reserved conservation and use easement, in all or a portion of 210± acres of Mainland Farm.



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Jon A. Nystrom  
Chairman, Industrial Development Authority

ATTEST:



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Keith A. Taylor  
Secretary to the Industrial Development Authority

Adopted by the Industrial Development Authority of James City County, Virginia, this 7th day of August, 1997.

VOTE:

AYE: 5

NAY: 0

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