

Ms. Hartmann introduced Mr. Tingle as the EDA's newest Director. Mr. Tingle said he was glad to be working with the EDA and looked forward to his role as a Director.

3. PERSONNEL MATTERS

Mr. Vincent Campana, Jr
Mr. Alvin Bush

Absent:

Tara Woodruff, Accounting Supervisor
Keith A. Taylor, EDA Secretary
Courtney Rogers, Daveport and Company, LLC
Marc Musser, EDA Recording Secretary
Sue Mellett, Budget and Accounting Director
John McDonald, Financial and Management Services Manager
Steve Johnson, County and EDA Bond Counsel
Barbara Fimke, EDA Fiscal Agent
M. Anderson Bradshaw, BOS Liaison

Also Present:

Mr. Thomas G. Tingle
Mr. Mark G. Rinaldi
Mr. Bernard Ngo
Ms. Virginia Hartmann
Mr. Michael J. Diedzic, Jr.

A roll call identified the following members present:

2. ROLL CALL

The meeting was called to order by Chairman Hartmann at 3:02 PM.

1. CALL TO ORDER

3:00 PM, THURSDAY, JULY 21, 2005
BUILDING C CONFERENCE ROOM, 101 MOUNTS BAY ROAD
ECONOMIC DEVELOPMENT AUTHORITY
OF JAMES CITY COUNTY

MEETING MINUTES

School Bond Referendum. Mr. McDonald explained that this project included work that did not include this portion of the project was not included in the County's High School Bond Referendum.

Mr. Diederich asked why this portion of the project was not included in the County's High School Bond Referendum. The County bears sole financial responsibility.

Sale of the Bonds, competitively, is tentatively scheduled for August 3, 2005. There is no obligation on the part of the EDA. The County bears sole financial responsibility.

On July 12, the Board of Supervisors (BOS) approved a resolution authorizing the financing

(TNC) James City County Campuses.

Parking lot, sidewalks and site development for the Thomas Nelson Community College Competitive Sports Facility

Bike Trails

All infrastructure related to the project (roads, road extensions, sewer, etc.)

Warhill Site Improvements, using an Overall Layout Plan handout to explain the scope of the project. The project includes:

Mr. McDonald gave a brief introduction of the Lease Revenue Bond Financing for the Warhill Site Improvements, using an Overall Layout Plan handout to explain the scope of the project. The project includes:

6. ACTION ITEM

Mr. Rimaldi made a motion that the Reports be adopted as presented. Mr. Ngo seconded the motion, which passed by unanimous voice vote.

Ms. Finkle presented the Treasurer's and Financial Reports for May-June 2005. No capital improvements numbers were included, as there was no activity in those accounts. Mr. Ngo and Ms. Hartmann briefly explained financial roles and responsibilities for the benefit of new Director Tringle.

5. FINANCIAL REPORTS

On a motion by Rimaldi and a second by Diederich, the minutes of the May 19, 2005 Meeting were approved by unanimous vote.

4. APPROVAL OF MINUTES

Ms. Hartmann stated that dates conducive to all for a reception honoring retired Directors, Mr. Gil Bartlett and Mr. John Berkenkamp, had been difficult to coordinate. She asked the Directors if they wished to have two separate luncheons, one for each Mr. Bartlett and Mr. Berkenkamp, or wait until fall and have an evening reception for them together. The Directors' consensus was to wait until October and have a joint evening reception to honor Directors, co-sponsors, and recent retirees. A motion to adopt the resolution was made by Mr. Rimaldi, and seconded by Mr. Ngo. The motion passed unanimously.

Ms. Hartmann asked Mr. Taylor to read a Resolution Certificate of Appreciation honoring recently retired Director, Mr. John Berkenkamp. A motion to adopt the resolution was made by Mr. Rimaldi, and seconded by Mr. Ngo. The motion passed unanimously.

Mr. Bradshaw thanked the EDA for their positive action on the Lease Revenue Bond financing. He added that the July 12 meeting at which the BOs approved the resolution authorizing the financing was advertised by public notice, and there were opportunities

a. BOs Liaison

7. REPORTS

Mr. Driedzic	Aye	Mr. Timgle	Aye.
Ms. Hartmann	Aye	Mr. Rinaldi	Aye
Mr. Ngo	Absent	Mr. Bradshaw	

motion was seconded by Mr. Timgle and passed by the following roll call vote: Mr. Driedzic made a motion to adopt the Lease Revenue Bond Financing Resolution. The

added that this was the reason for having the bonds issued before December 31, 2005. Financing does not impact the EDA's ability to issue bonds in any way. Mr. Bradshaw manufacturing, etc.) to which the EDA would issue bonds, issuing the Lease Revenue Bond with this, because of the rules and regulations applying to businesses (501.C.3). Even bank-qualified bonds, as the Referendum put the County over the \$6,000,000 limit. Even explained that because of the High School Bond Referendum, no County agency could issue Mr. Rinaldi asked if this affects the amount of Bonds the EDA can issue. Mr. Johnson

account. Ms. Hartmann asked if the Lease Revenue Bond Financing would affect the County's recent high bond rating. Mr. Rogers explained that the Bond Rating Houses knew of the impediment Lease Revenue Bond Financing, and gave the County their high rating with this taken into consideration.

Mr. Timgle asked Mr. Johnson to explain/review the cover letter sent to the Directors with the Bond documents, which Mr. Johnson did.

Mr. Johnson explained the Bond Resolution and answered questions.

Mr. Driedzic asked again for clarification on the County's fiscal responsibility and wording in the resolution. Mr. Johnson stated that only the County's credit stands behind this transaction, and reiterated that there is no obligation on the part of the EDA.

Mr. Timgle asked if everyting on the Overall Layout Plan should say "Stadium Grade." typographical error; Phase 4 on the Overall Layout Plan should say "Stadium Grade." responsibility of the College, and not the County. He also added that there was a revenue Bond Financing. Mr. McDonald explained that the actual TNC building was the not pertinent necessarily to the new high school, so it could not be included with the High

School Bond Referendum. Those bonds sold June 8, 2005.

Mr. Taylor stated that HEREDA has scheduled a series of Red Carpet Tours next week for VEDP staff in three teams (sciences, transportation, and industry) to highlight what is of VEDP marketing staff to orient them with the area. The HEREDA has chosen to tour the

b. HEREDA

Mr. Taylor stated that there has been an increase in prospect activity over the past several months.

a. Prospect Activity

8. STAFF REPORTS

3. Mr. Rimaldi informed the EDA that the BOS will be discussing in next week's Work Session adoption of school providers at an estimated \$4000 per residence for detached and multi-family housing. He asked if the EDA had concerns on the cost as it effects economic development. Discussion followed on various issues associated with school providers. The EDA does not wish to take a position at this time.

Rimaldi commented that there were economic benefits to having limited borrow pit activity in the county. Mr. Tingue asked if the EDA traditionally got involved in these issues. Mr.

2. The two borrow pit renewal cases, USA Waste and Branscome, are coming before the Planning Commission next month. Mr. Rimaldi contacted County Staff and County Attorney for comments. Mr. Taylor added that OED Staff participated in a meeting regarding the renewal, at which time OED Staff strongly objected to any "in perpetuity" clause. Mr. Rimaldi will make recommendations to the EDA on any action needed.

1. Mr. Rimaldi reported there were no new developments in the impending Hickory Neck Memorial Park issue.

b. Planning Commission Liaison

The Planning Commission has adopted a resolution asking the BOS to initiate a study of the Toano to Anderson's Corner area. Mr. Bradshaw's feeling, at this time, is that due to the character of the Village of Toano, the study will more than likely be limited to the Toano area, and be similar in scope to the Five Forks Study. Mr. Rimaldi expressed the wishes of the EDA to be included in the Study, instead of being asked to comment on the Study after its completion. Mr. Bradshaw concurred.

for the public to speak.

(e.g., performance standards vs. list of uses zoning, ease the SUP process, etc.)
to identify ways to ease the regulatory process for economic development target projects
County Business Representatives (2-3),
County Staff Representatives (OED, DM, FMS)
Planning Commission Representative
EDA Representative
Board of Supervisors Representative
Force to consist of:
B, Parts I-2 of the Outline used at the 2004 joint BOS/EDA Work Session, a Joint Task
Ms. Hartmann then opened the discussion by bringing Directors' attention to Section 4, Item

Mr. Bradshaw concurred.
update/request session with the EDA and carries more weight if all Directors participate.
the EDA to meet in Work Session with the BOS, it is seen by the BOS as an important
BOS/EDA Work Session. Though this annual Work Session is not the only opportunity for
Ms. Hartmann began by urging all EDA Directors to attend the September 27 joint

9. DISCUSSION ITEM

discussion to clarify the issue followed.
Mr. Mark Kilduff, who has agreed to contact Mr. Taylor this week on the matter. A short
regarding the incentive grant for John Deere, Inc. presently lies with the VEDP Director,
Mr. Taylor stated that the status of the funds pursuant to the agreement with VEDP

e. VEDP Grant

in this matter. The motion was seconded by Mr. Ngo and passed unanimously.
Rinaldi made a motion that the EDA Chair be given authority to act on the EDA's behalf
explained that the exchange will give the ability to bring rail to the EDA's property. Mr.
Ms. Barmer handed out a map of the impending property exchange with Ball Metal. She

and securing funding.
River Commerce Center has been approved, and we are ready to proceed with bidding
Ms. Barmer reported that the design of the waterline along Columbia Drive in James

d. James River Commerce Center

funding will be arranged.
with the managing entity and the EDA, or the managing entity and the County, or how
decisions have not yet been made as to whether the governance agreement will be
Mr. Taylor reported that the incubator was on its way to completion. At the present time

c. Technology Business Incubator

interest to each.

5:32 PM.

There being no further business, Chairman Hartmann entertained a motion by Mr. Ngo to adjourn. The motion was approved by unanimous voice vote, and the meeting adjourned at

Virgilia B. Hartmann, Chairman

Keith A. Taylor, Secretary
K. A. T.

V. B. H.
V. B. H.

10. ADJOURNMENT

Session discussion.

Ms. Hartmann expressed a concern that the present program for the August EDA Work Session may not allow for ample time to process and finalize the joint BOS/EDA Work

to the EDA at its August Work Session.

the EDA can make meaningful progress on in the coming year under this heading and report business assistance, etc.) Mr. Rinaldi asked Mr. Bradshaw to solicit the current BOS on what under which topics can/will be added (regulatory process, Technology Incubator, small force to Enhance James City County's "Open for Business" Philosphy; Attract and Retain, After discussion, the headlining agreed upon by consensus of the Directors is: Establish a Task

in James City County, though we package our advertising as "Open for Business."

Mr. Ngo indicated that the business community is concerned that it is not easy to do business the western portion of the County will not be preserved.

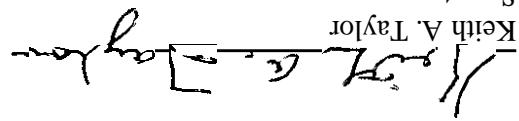
agricultural-based businesses. The fear is that if agriculture is not economically favorable, Mr. Bradshaw indicated citizens have convened to him an interest in agri-tourism or

21st day of July, 2005.

Adopted by the Economic Development Authority of James City County, Virginia, this

Secretary

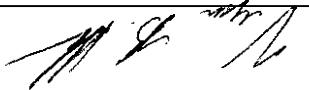
Kenith A. Taylor



ATTEST:

Economic Development Authority

Virginia D. Hartmann, Chair



NOW, THEREFORE, BE IT RESOLVED that the Economic Development Authority of James City County, Virginia, hereby extends its sincere appreciation to John Berkenkamp and recognizes his distinguished service and dedication to the County and its citizenry.

WHEREAS, John Berkenkamp consistently demonstrated those essential qualities of leadership, diplomacy, perseverance and dedication while providing exceptional service to the citizens of James City County.

WHEREAS, throughout this period of service John Berkenkamp gave freely of his time, his energy, and his knowledge for the betterment of his County, as an active member; and

WHEREAS, John Berkenkamp was instrumental in overseeing the development of the Fiscal Impact Model presently used by the Office of Economic Development and the Manager of County business and industry; and

WHEREAS, John Berkenkamp served on the County Comprehensive Plan Committee; and

WHEREAS, John Berkenkamp served as Vice Chairman of the Industrial Development Authority of James City County from July 2000 to December 2001; and

WHEREAS, John Berkenkamp served as a member of the Economic Development Authority of James City County since September 1997, and has chosen to retire from same effective June 2005;

CERTIFICATE OF APPRECIATION

RESOLUTION

Treasurer's Report-FY 05
Economic Development Authority
May - June 2005

Rev Code	Revenue Source	Prior Collections	Collected this period	Collected to Date
021-325-0100	Lease Income	\$69,347.77		
021-325-0200	Interest on Available Cash	\$44,760.80	\$13,423.21	\$58,184.01
021-325-0250	Misc Revenue	\$0.00		\$0.00
021-325-0400	Bond Fee Revenue	\$16,422.98	\$39,000.00	\$55,422.98
021-325-0500	Land Contract Payment Revenue	\$0.00		\$0.00
021-3254600	General Fund Contribution	\$131,206.09		\$131,206.09
021-325-1000	Gain/Loss on Sale	\$0.00		\$0.00
	Expense Rembursement	\$473.76		\$473.76
	Total receipts this period	\$52,423.21		\$304,634.61
	Fiscal Year Receipts			\$3,096,767.86
	Balance June 30, 2004			
	Total Receipts	\$3,401,402.47		
	Disbursements this Period	\$419.31		
	Previous Disbursements	\$210,440.98		
	Total disbursements to Date	\$210,860.29		
	Balance June 30, 2005			\$3,190,542.18

Total to date disbursements per treasurer's report	Total Capital Expenses	Total Operating Expenses	Accounts Payable Dominion Power FY04 reversed FY05	Total expenses	Net difference
\$210,860.29	\$174,768.55	\$36,086.24	\$5.50	\$210,860.29	

**ECONOMIC DEVELOPMENT AUTHORITY
BRIDGE BETWEEN TREASURER'S REPORT AND ACCOUNTING REPORTS**
JUNE 30, 2005

EXPENDITURES						
James City County						
ECONOMIC DEVELOPMENT AUTHORITY						
Ledger ID	Ledger Description	Beg Budget	May	June	Encumb	Total YTD Exp
12-JUL-05	ID: Year (2005) Period (12)					
021-010-0205	PROMOTION	\$25,000.00	\$0.00	\$300.00	\$20,416.62	\$4,583.38
021-010-0220	TRAVEL & TRAINING	\$4,000.00	\$50.18	\$0.00	\$673.35	\$3,326.65
021-010-0222	LOCAL TRAVEL	\$500.00	\$67.27	\$0.00	\$334.32	\$165.68
021-010-0232	JAMES RIVER COMMERCE CTR - OPI	\$5,000.00	\$0.00	\$0.00	\$4,586.75	\$413.25
021-010-0235	ANNUAL AUDIT	\$5,000.00	\$0.00	\$0.00	\$4,800.00	\$200.00
021-010-0245	MAINLAND FARM - OPER EXPENSES	\$4,250.00	\$5.50	\$11.00	\$4,210.58	\$39.42
021-010-0300	ADVERTISING	\$1,000.00	\$0.00	\$0.00	\$327.60	\$672.40
021-010-0319	OFFICE SUPPLIES & EQUIPMENT	\$600.00	\$0.00	\$0.00	\$737.02	(\$237.02)
021-010-0325	MISCELLANEOUS EXPENSE	\$16,869.00	\$0.00	\$0.00	\$0.00	\$16,869.00
021-010-0398	DED DISCRETIONARY EXPENDITURE	\$1,500.00	\$0.00	\$0.00	\$0.00	\$1,500.00
021-010-0600	SMBL BUSINESS ASSISTANCE	\$1,000.00	\$0.00	\$0.00	\$0.00	\$1,000.00
	Total Operating Expenses	\$64,619.00	\$122.95	\$311.00	\$36,086.24	\$28,532.76

OPERATING EXPENSES						
021-010-0205	PROMOTION	\$25,000.00	\$0.00	\$300.00	\$20,416.62	\$4,583.38
021-010-0220	TRAVEL & TRAINING	\$4,000.00	\$50.18	\$0.00	\$673.35	\$3,326.65
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021-010-0600	SMBL BUSINESS ASSISTANCE	\$1,000.00	\$0.00	\$0.00	\$0.00	\$1,000.00
	Total Operating Expenses	\$64,619.00	\$122.95	\$311.00	\$36,086.24	\$28,532.76

BALL METAL

PROPERTY LINE TO BE EXTINGUISHED -

27.38'

(Parcel A)

PROPOSED NEW PROPERTY LINE

JCC, IDA

AREA = 0.6240 ACRES
(PARCEL A)

PROPERTY LINE TO BE EXTINGUISHED -

FUTURE ROAD

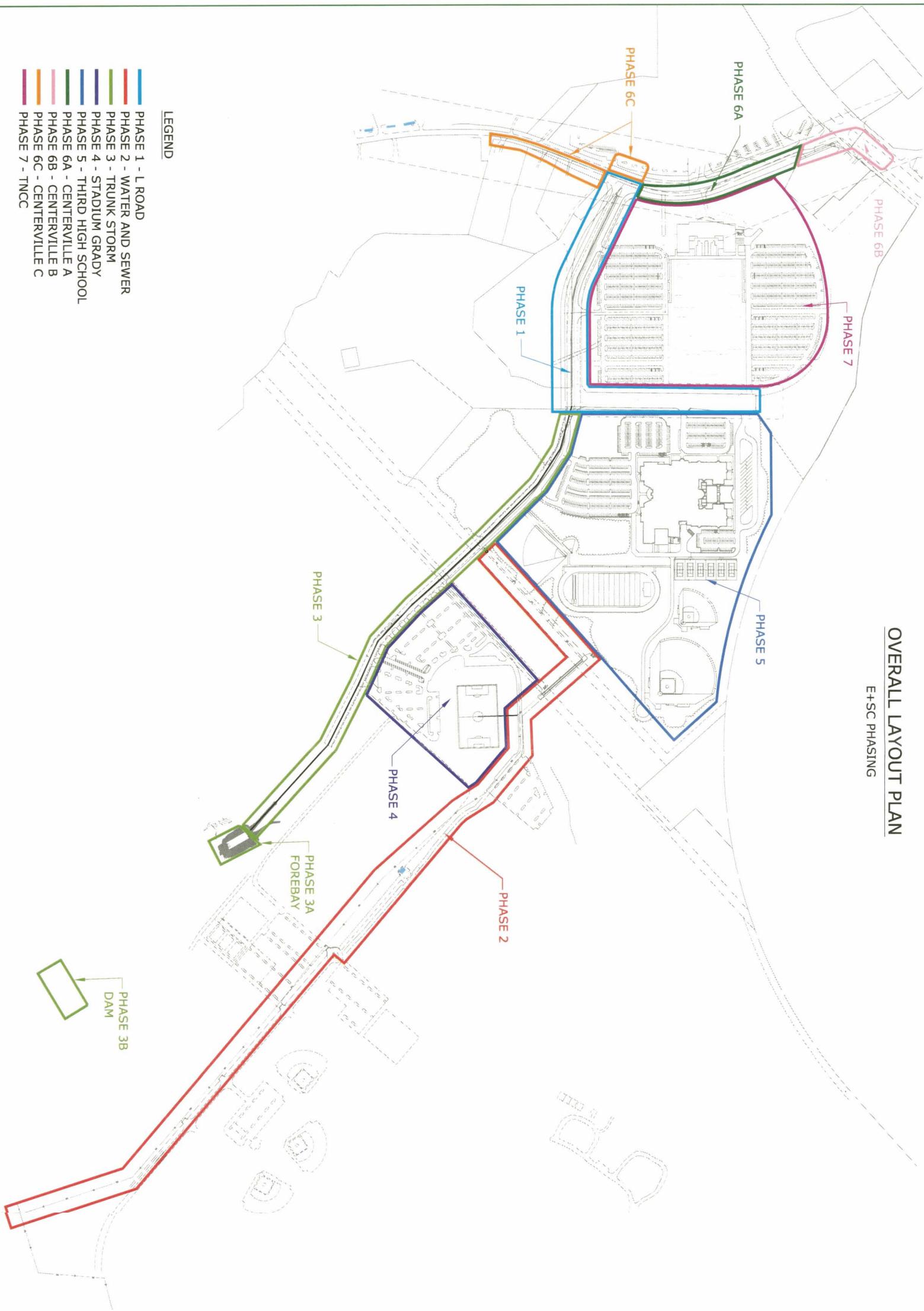
ENDEAVOR DRIVE

PROPOSED BOUNDARY LINE ADJUSTMENT
BETWEEN
BALL METAL CONTAINER CORP.
AND
INDUSTRIAL DEVELOPMENT AUTHORITY OF J.C.C.

OVERALL LAYOUT PLAN

E+SC PHASING

- LEGEND**
- PHASE 1 - L ROAD
 - PHASE 2 - WATER AND SEWER
 - PHASE 3 - TRUNK STORM
 - PHASE 4 - STADIUM GRADY
 - PHASE 5 - THIRD HIGH SCHOOL
 - PHASE 6A - CENTERVILLE A
 - PHASE 6B - CENTERVILLE B
 - PHASE 6C - CENTERVILLE C
 - PHASE 7 - TNCC



TIMMONS GROUP

WARHILL SITE ROADWAYS AND IMPROVEMENTS
JAMES CITY COUNTY, VIRGINIA

22303

N/A

OVERALL E&SC PHASING LAYOUT SHEET

YOUR VISION ACHIEVED THROUGH OURS		THIS DRAWING PREPARED AT THE CORPORATE OFFICE	
1001 Boulders Parkway, Suite 300 Richmond, VA 23225 TEL 804.200.6500 FAX 804.560.1016 www.timmons.com			
Site Development	Residential	Infrastructure	Technology
DRAWN BY	DATE	REVISION DESCRIPTION	
M/H	05/16/05		
DESIGNED BY			
CHECKED BY			
SCALE			
N/A			

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