

## WORK SESSION MINUTES

### **ECONOMIC DEVELOPMENT AUTHORITY OF JAMES CITY COUNTY BUILDING C CONFERENCE ROOM, 101 MOUNTS BAY ROAD 3:00 PM, TUESDAY, FEBRUARY 21, 2006**

#### **1. CALL TO ORDER**

The meeting was called to order by Chairman Hartmann at 3:09 PM.

#### **2. ROLL CALL**

A roll call identified the following members present:

Mr. Vincent Campana, Jr.  
Ms. Virginia Hartmann  
Mr. Bernard Ngo  
Mr. Mark G. Rinaldi

Mr. M. Anderson Bradshaw arrived at 3:13 PM  
Mr. Thomas G. Tingle arrived at 3:20 PM

Also Present:

Marcè Musser, EDA Recording Secretary  
Victor Reklaitis, Reporter, Daily Press  
Keith A. Taylor, EDA Secretary

Absent:

Mr. Alvin Bush  
Mr. Matthew J. Diedzic, Jr.

#### **3. DISCUSSION ITEM**

Ms. Hartmann asked Mr. Rinaldi to open the discussion on non-residential use of rural lands. Mr. Rinaldi began by calling the Directors' attention to a handout listing all James City County zoning classifications and a listing of typical uses in those classifications. He went on to explain that at a recent meeting of the Residential Use of Rural Lands Task Force, the scope of residential and non-residential use was said to be overlapping. Mr. Rinaldi stated the purpose of the discussion was to be proactive instead of reactive to there

possibly being a future task force or study group appointed by the BOS to study non-residential use of rural lands in the future.

After a brief review of the zoning classifications, Mr. Bradshaw was asked when the study results of the Residential Use of Rural Lands Task Force could be expected. Mr. Bradshaw answered that a report was expected within 4-6 weeks at most.

After further discussion, Mr. Campana asked what would be the EDA's view of a master plan for non-residential use of rural lands. He stated this should include looking at both the residential and non-residential use of rural lands side-by-side to glean a comprehensive view.

Mr. Tingle stated that a Master Plan should define rural lands 10-20 years from now and be two-fold:

- 1) A-1 and R-8 zoning should remain rural, and business uses therein should reinforce rural use, such as agribusiness and/or ecotourism;
- 2) Opportunities for more active uses in areas currently zoned rural should be viewed in light of re-zoning or further detailed zoning under present classifications.

There was further discussion on pockets of community development, support business for residential use, the definition and history of rural lands in different parts of the County, State and nation, and what the best approach to studying this issue would be.

It was the consensus of the Directors' that Ms. Hartmann call Mr. Bruce Goodson, BOS Chair, and express the EDA's interest in participating in any discussion and/or study of non-residential use of rural lands, so that the BOS is aware of the EDA's desire to be involved.

#### **4. OTHER BUSINESS**

##### **a. Business Climate Task Force**

Mr. Tingle asked the status of the Business Climate Task Force. Mr. Bradshaw explained that a memo had gone out in the BOS reading file prior to their February 14 meeting. He had brought it to the Supervisors' attention and asked that they carefully consider it before the February 28 BOS meeting.

There was brief discussion on the positions indicated for appointment to the Task Force.

Mr. Taylor stated a final memo asking the BOS to take action. along with a resolution was in the BOS packets for the February 28 BOS meeting, and that Ms. Hartmann will give a presentation at that meeting prior to the Supervisors taking action.

b. Technology Business Incubator

Mr. Taylor gave an update on the progress of the Technology Business Incubator. At its February 14 meeting, the BOS passed a resolution authorizing the County Administrator to (1) sign a lease with the Hampton Roads Technology Council for space in the Ironbound Village Government Complex for use as a Technology Business Incubator; and (2) sign the companion Management Agreement. The documents are in final draft form and are expected to be signed soon.

c. Budget Issues

Mr. Taylor reminded the Directors that with the signing of the documents for the Technology Business Incubator the EDA will have committed \$1.2 million of its funds for various projects. Mr. Ngo stated he would be working with his committee on fiscal policies and the 2007 EDA Operating Budget in the near future.

d. Economic Development Assistant Director

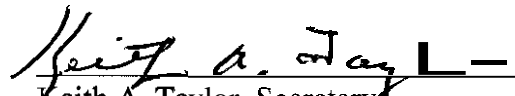
Mr. Taylor provided an update on his search for the Office of Economic Development's Assistant Director. The search committee, of which Ms. Hartmann was a part, had interviewed five candidates and chosen one, Mr. Steven T. Yavorsky. A job offer was extended to Mr. Yavorsky, who accepted and is due to start with the County March 6.

Mr. Yavorsky is a graduate of James Madison University, and wants to make economic development a career. He is presently Marketing Analyst for Hanover County's Economic Development Department. Prior to his position with Hanover County, Mr. Yavorsky was Marketing Manager for Virginia's Gateway Region, a private, non-profit economic development corporation in Petersburg. Ms. Hartmann stated that the entire committee was supportive of the decision to hire Mr. Yavorsky.

**5. ADJOURNMENT**

There being no further business, Chairman Hartmann entertained a motion by Mr. Rinaldi to adjourn. The motion was approved by unanimous voice vote, and the meeting adjourned at 4:35 PM.

  
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Virginia B. Hartmann, Chairman

  
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Keith A. Taylor, Secretary