

MEETING MINUTES

**ECONOMIC DEVELOPMENT AUTHORITY (EDA)
OF JAMES CITY COUNTY
BUILDING C CONFERENCE ROOM, 101 MOUNTS BAY ROAD
3:00 PM, THURSDAY, MAY 17, 2007**

1. CALL TO ORDER

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

2. ROLL CALL

A roll call identified the following members present:

Mr. Brien R. Craft
Mr. Douglas M. Gebhardt
Ms. Virginia B. Hartmann
Mr. Mark G. Rinaldi
Mr. Thomas G. Tingle
Mr. Marshall Warner

Also Present:

Mr. James H. Bennett, Jamestown Management
Mr. M. Anderson Bradshaw, Board of Supervisors (BOS) Liaison to EDA
Mr. Larry Foster, James City Service Authority
Ms. Marcè Hunt Musser, EDA Recording Secretary
Mr. Jeremy Keeler, EDA Fiscal Agent
Ms. Sandra McNinch, Troutman Saunders
Mr. Bob Oliver, Jamestown Management
Mr. Jeff Ostenah, Anheuser-Busch
Mr. Leo Rogers, EDA General Counsel
Mr. Stephen Romeo, LandMark Design Group
Mr. Keith A. Taylor, Economic Development Director, EDA Secretary
Mr. C. Lewis Waltrip, Jamestown Management
Ms. Tara Woodruff, Accounting Supervisor
Mr. Steven T. Yavorsky, JCC Assistant Economic Development Director

Absent:

Mr. Vincent A. Campana, Jr.

3. APPROVAL OF MINUTES

Mr. Warner made a motion to accept the minutes of the March 22, 2007 EDA Meeting and April 17, 2007 Work Session. The motion was seconded by Mr. Gebhardt and passed unanimously.

4. FINANCIAL REPORTS

Mr. Keeler presented the Treasurer's and Financial Reports for March-April 2007, stating there was little activity. Bond Fee Revenue reflected annual payments by Christopher Newport University and APVA Preservation Virginia.

Mr. Rinaldi entertained a motion by Ms. Hartmann, seconded by Mr. Warner, to accept the reports as presented, which passed unanimously.

5. ACTION ITEM

Mr. Warner reviewed the process by which the County selected Goodman and Company, followed by a statement by Ms. Woodruff regarding all entities covered in the three-year contract. The EDA's portion of the contract is \$5,225, below the amount currently budgeted.

Mr. Gebhardt moved that the EDA accept the Goodman and Company contract. Ms. Hartmann seconded the motion which passed unanimously.

6. PRESENTATION

a. Industrial Revenue Bond (IRB) Presentation and Application from Anheuser-Busch Companies, Inc.

Mr. Taylor introduced Ms. McNinch, who gave a brief explanation of exempt facility industrial revenue bonds. In the case of the Anheuser-Busch application, the solid waste and wastewater facilities uses qualify for exempt facility industrial revenue bonds.

Ms. McNinch then introduced Mr. Ostenah, the engineer in charge of the project for Anheuser-Busch, who explained the project. Solid waste facilities at the brewery and wastewater facilities at Water Country need to be upgraded. Refinancing the 1997 Industrial Revenue Bond and adding approximately \$2 million in additional funds will accomplish this task.

7. PUBLIC HEARING

a. IRB Application for Anheuser-Busch Companies, Inc.

Chairman Rinaldi opened the public hearing concerning the Anheuser-Busch bond financing request. There being no member of the public appearing to speak, Chairman Rinaldi then closed the public hearing

8. ACTION ITEM

a. Industrial Revenue Bond Resolution for Anheuser-Busch Companies, Inc.

Mr. Rinaldi asked Ms. McNinch if all was in order with the Bond, to which she replied affirmatively.

Ms. Hartmann and Mr. Warner revealed that they both owned a minimal amount of Anheuser-Busch stock, which falls below the conflict of interest amount.

On a motion by Mr. Tingle and a second by Mr. Craft, the Resolution of Inducement for the Industrial Revenue Bond for Anheuser-Busch Companies, Inc. was approved by roll call vote:

Mr. Craft	Aye
Mr. Gebhardt	Aye
Ms. Hartmann	Aye
Mr. Rinaldi	Aye
Mr. Tingle	Aye
Mr. Warner	Aye

Mr. Rinaldi and Mr. Tingle thanked Mr. Ostenah, recognizing Anheuser-Busch's contributions to the community.

9. PRESENTATION

a. Possible James River Commerce Center Utility Easement/Extension

Mr. Yavorsky introduced Messrs. Oliver, Bennett and Waltrip of Jamestown Management.

Mr. Oliver explained the proposed easement across the EDA's James River Commerce Center property in order to give an alternate water source than BASF to the former Truswood property. After numerous questions and a lengthy discussion, Mr. Craft expressed the Directors' consensus that the project be approved in principal, but further information needs to be gathered and details negotiated before the project can be approved by a formal vote. Mr. Bradshaw stated he was of the opinion that the BOS would support this project.

Mr. Rogers, the OED Staff, and the client will proceed to the next level of negotiation and further information will be relayed to the Directors via email and at future EDA meetings.

10. **REPORTS**

a. BOS Liaison

Mr. Bradshaw thanked the Directors on behalf of the BOS for hosting the Business Appreciation Event at Jamestown 2007 Anniversary Weekend.

He also stated that the Comprehensive (Comp) Plan Methodology was approved by the BOS as presented, thus the EDA would not be represented by a Director on the Steering Committee. Mr. Bradshaw further stated it is the BOS's desire that the EDA be involved in all stages of the Comp Plan process, and values the Directors' opinions and input.

b. James City County Technology Incubator (JCCTI)

Mr. Craft handed out a report on the JCCTI (attached), stating he was concerned about the number of in-house clients at the Incubator. He told Directors he is looking in to how much JCCTI clients get attention as compared to Hampton Roads Technology Incubator (HRTI) clients, and what kind of expanded role Ms. Jennifer Barker, Client Relations Manager, could play in nurturing JCCTI clients. He will report back at the next EDA meeting, as well as bring the JCCTI quarterly report being prepared by Mr. Tim Early, HRTI/JCCTI Director.

c. Planning Commission

Mr. Gebhardt stated he had nothing to add to Mr. Bradshaw's explanation of the Comp Plan or any pending Planning Commission items at this time.

d. Business Climate Task Force (BCTF)

Mr. Tingle explained the Consultant Report was being reviewed by BCTF members, as well as OED staff and EDA Directors. He asked that any typographical or premise errors be brought to the BCTF's attention as soon as possible. The BCTF is still on schedule to finish their recommendations draft by September, and present it to the EDA in October and the final report to the BOS in November. Different BCTF members have been assigned the responsibility of composing portions of the report, which they are working on at this time.

Mr. Taylor shared briefly that the BCTF Sub-committee assigned with the task of reviewing internal/DMT processes has a follow up meeting scheduled.

11. **REPORTS OF ECONOMIC DEVELOPMENT STAFF**

a. Events

Mr. Taylor stated that final reports on attendance, etc. for the Business Appreciation Event at Jamestown 2007 Anniversary Weekend and the Michelob ULTRA Open at Kingsmill were not yet ready, but will be presented to the EDA at its next regular meeting. However, comments by attendees thus far had been very favorable on both events.

b. Hampton Roads Economic Development Alliance (HREDA)

1. Mr. Yavorsky attended the HREDA Defense Industry Trade Mission Tour and Briefing. A group from the United Kingdom visited Hampton Roads, toured military operations and defense contractors, and met with economic development officials. James City County attended a Monday evening reception and a Wednesday dinner.
2. Mr. Taylor shared information on his recent HREDA Marketing Mission to the CoreNet Spring Forum in Denver. Seven appointments with site location consultants were arranged by Ms. Amy Parkhurst, HREDA Vice President of Business Recruitment, all of which were successful. The appointment with one consultant resulted in a commitment by him to visit Hampton Roads for a familiarization tour in the near future.

c. Discovery II New Town Building

Mr. Taylor stated he had received some feedback from the builders on the progress of Discovery II. The building is projected to be ready for occupancy in mid-late January 2008. The Office of Economic Development is slated to move to Discovery II at that time.

12. **OTHER BUSINESS**

a. Discussion of Non-residential Uses in Rural Lands Sub-Committee

Mr. Rinaldi introduced the idea of an EDA sub-committee to investigate non-residential economic development use of rural lands. During the discussion that followed, Mr. Bradshaw stated the desire of the BOS was that the EDA investigate agri-business, as a committee to investigate non-residential uses in rural lands will be appointed by the BOS in the near future.


Mr. Tingle stated the sub-committee should be given limited instructions, as they need the freedom to investigate agri-business and choose the best path to follow according to the results of their investigation.

Discussion continued which included recommended people to serve on the sub-committee. Mr. Bradshaw and Ms. Hartmann expressed interest in serving. Mr. Rinaldi suggested other recommendations be circulated via Email to Directors in order for him to appoint the sub-committee at a future EDA meeting.


- b. Mr. Taylor announced the next EDA meeting will be its Work Session June 19. The Directors agreed further discussion and possible action on the Utility Easement and the Economic Use of Rural Lands Sub-Committee would be Work Session topics.

13. **ADJOURNMENT**

There being no further business, Chairman Rinaldi entertained a motion by Mr. Craft to adjourn, which passed unanimously. The meeting was adjourned at 5:11 PM.



Mark G. Rinaldi, Chairman



Keith A. Taylor, Secretary

**ECONOMIC DEVELOPMENT AUTHORITY
 BRIDGE BETWEEN TREASURER'S REPORT AND ACCOUNTING REPORTS
 April 30, 2007**

	Period to Date	Year To Date
Total to date disbursements per treasurer's report	\$ 18,267.10	\$ 306,559.23
Operating Expenses		
Operating Expenses from Management's Report	\$ 18,666.10	\$ 90,898.66
Accounts Payable Dominion Power		\$ 5.50
Reimbursement due to County for Small Business Assistance		\$ 32.85
Reimbursement due to County for travel and training	\$ (399.00)	\$ (307.11)
Incubator Operating Expense (Accrued)		\$ 9,166.66
Total Expenses		
Total Operating Expenses	\$ 18,267.10	\$ 99,796.56
EDA Incentives		
Renwood Farms		\$ 89,786.67
Debt Expenses Funded by JCC		
Mainland Farm		\$ 109,476.00
Incentives Funded by JCC		
Enterprise Zone Grant		
Incentives to Company		
Projects Funded by JCC		
James River Commerce Center		
Industrial Prop./ Infrastructure		\$ 7,500.00
Total Expenses for EDA Incentives	\$ -	\$ 89,786.67
Total Expenses Funded by JCC	\$ -	\$ 116,976.00
Total Expenses	\$ 18,267.10	\$ 306,559.23
Net difference Treasurer's Report and EDA Expenses	\$ -	\$ -



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yesjamescitycountyva.com

M E M O R A N D U M

To: Records Management
From: Economic Development Authority
Date: April 9, 2015
Re: IDA-EDA Minutes – March 13, 2007

Please accept this memorandum in acknowledgement that approval date for the Economic Development Authority minutes for the March 13, 2007 contained a typographical error. The date is listed as March 22, 2007 in the May 17, 2007 minutes – this date was actually March 13, 2007.

These minutes, to the best of my knowledge, are the official minutes for the March 13, 2007 Economic Development Authority meeting.

Please accept these minutes as the official record for March 13, 2007.

Robin D. Carson, Vice Chair

Russell C. Seymour, Secretary