

## **WORK SESSION MINUTES**

### **ECONOMIC DEVELOPMENT AUTHORITY (EDA) OF JAMES CITY COUNTY (JCC) BUILDING C CONFERENCE ROOM, 101 MOUNTS BAY ROAD 3:00 PM, TUESDAY, AUGUST 21, 2007**

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

The meeting was called to order by Chairman Rinaldi at 3:04 PM.

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

A roll call identified the following members present:

Ms. Leanne DuBois  
Mr. Douglas M. Gebhardt  
Ms. Virginia B. Hartmann  
Mr. Mark G. Rinaldi  
Mr. Marshall Warner

Also Present:

Mr. M. Anderson Bradshaw, Board of Supervisors (BOS) Liaison to the EDA  
Mr. Stephen L. Johnson, EDA Bond Counsel  
Ms. Marcè Hunt Musser, Economic Development Assistant, EDA Recording Secretary  
Mr. Jeff Osterloh, Anheuser-Busch  
Mr. Leo P. Rogers, EDA General Counsel  
Mr. Keith A. Taylor, EDA Secretary  
Mr. Steven T. Yavorsky, JCC Assistant EDA Secretary

Absent:

Mr. Brien R. Craft

Late:

Mr. Thomas G. Tingle

#### **3. ACTION ITEM**

a. Industrial Revenue Bond (IRB) Closing Resolution from Anheuser-Busch Companies

Mr. Rinaldi introduced Mr. Johnson, who gave an overview of the closing resolution. For the benefit of Directors not familiar with this issue, Mr. Osterloh gave an overview of the project for which the Bond will be used.

Mr. Rinaldi asked Mr. Johnson if all was in order regarding the IRB, to which Mr. Johnson replied, "Yes, it is."

On a motion by Mr. Gebhardt and a second by Ms. Hartmann, the Closing Resolution for the Industrial Revenue Bond for Anheuser-Busch Companies, Inc. was approved by roll call vote:

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

Mr. Rinaldi thanked Mr. Osterloh and Mr. Johnson.

#### **4. DISCUSSION ITEMS**

##### **a. Economic Development Uses in Rural Lands Sub-Committee**

Mr. Rinaldi asked Ms. DuBois if she had anything to share with the EDA. Ms. DuBois stated she and Ms. Hartmann had been in conversation regarding the matter, and for the most part were still in the fact finding stage. She went on to explain the sub-committee's plan of action, seminars and workshops she is planning to attend on the subject, and asked for recommendations for others who may serve on the sub-committee.

Mr. Rinaldi asked how many people the sub-committee felt they needed. Ms. Hartmann replied that the number of people on the sub-committee would be determined by how many disciplines they find need to be represented. Once the course of investigation is determined, the sub-committee will be more focused.

Mr. Taylor asked if Ms. DuBois had any resources around the State from whom the sub-committee might gather best practices information. Ms. DuBois answered that agri-business is an open field and a somewhat new arena for the State. The State has just put new specialists in place, Community Viability Specialists, whose job it will be to look in to economic agriculture issues. For our area, the Community Viability Specialist is Jonah Vogel, with whom Ms. DuBois has already met.

Ms. DuBois went on to say that James City County is highly regarded in the State, and others are looking to the County to lead the way on economic use of rural lands. She explained the difference between our area and other rural lands in the State.

A discussion on the scope of the committee's work, definitions and avenues of investigation, taxes, etc. followed. The sub-committee will report back to the EDA at its October Work Session.

b. Comprehensive Plan Update

Mr. Rinaldi asked Mr. Bradshaw if there was anything new and where the process is at this point.

There has been no specific action brought to the BOS changing the plan adopted some months ago. County Staff is conducting two surveys. One is a phone bank survey of 1200 households. The other is a survey being mailed to 200 citizens. Mr. Rinaldi asked that OED staff secure these survey questions/materials for the Directors to review.

Mr. Taylor stated that Mr. Jose Ribeiro in the Planning Office has been assigned the task of re-writing the Economics section of the Comprehensive Plan. Mr. Ribeiro is the gentleman with whom Mr. Gebhardt and Mr. Yavorsky met some months ago to discuss the EDA's involvement in the Comprehensive Plan Update.

Mr. Rinaldi asked Mr. Bradshaw if there had been any more discussion, what is the context and how it came to pass that conservation, energy efficiency and environmentalism were added as an over-arching principal to the Comprehensive Plan. Mr. Bradshaw stated there have been no further discussions on how this will affect the process or the Comprehensive Plan update in general, but he will keep the EDA updated should this be discussed in the future.

A brief discussion followed on energy efficiency and sustainability, led by Mr. Tingle.

Mr. Rinaldi asked Mr. Taylor to briefly share the goals of the Office of Economic Development (OED). Mr. Taylor explained that in early spring he and Mr. Yavorsky did a presentation for the Planning Staff, mainly for the benefit of its new employees, in order to familiarize them with projects and processes of the OED. Other than that, the OED is trying to get the County to focus on its economic development future in regards to land availability and possible land banking. He went on to say the Business Climate Task Force (BCTF) is also reviewing this issue. Any further discussions with Planning regarding the Economics section of the Comprehensive Plan will be shared with the Directors. A short discussion on that process followed.

Mr. Tingle urged the EDA to adopt a position to be stated in public forums – general discussions, public comment groups, staff meetings, etc. A singular and consistent message is more likely to be reflected in the Comprehensive Plan. A short discussion followed on focusing in on the same issues even though it may not be the same message.

Mr. Rinaldi asked Mr. Bradshaw if the Comprehensive Plan was going to be tweaked or re-written. Mr. Bradshaw answered that this was a major re-write. A brief discussion followed on how much issues like geology should play in to this Comprehensive Plan re-write.

Mr. Tingle stated that because the way James City County's Comprehensive Plan is re-written will affect the region, particularly the City of Williamsburg and York County, executives of the Greater Williamsburg Chamber and Tourism Alliance would like to be involved in the Comprehensive Plan update process. Mr. Warner encouraged the County and the EDA to keep the Alliance involved and up to date in this process.

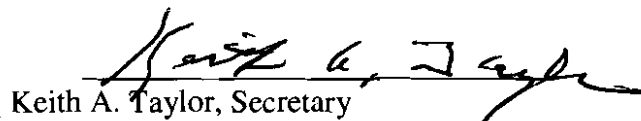
Mr. Rinaldi asked if the Hampton Roads Economic Development Alliance would be involved in the Comp Plan Process. Mr. Taylor stated that HREDA may be involved in the business attraction and retention discussions, but more than likely will only give an expert opinion.

Mr Yavorsky explained maps on display that indicated particularly zoned areas with improvement values less than \$20,000. The PSA, Comp Plan indications, etc. were indicated on the maps, along with other vital information which the EDA discussed. Implications of what was planned and already zoned were also discussed, in addition to smart growth strategy, transportation and development in the Stonehouse area.

5. **ADJOURNMENT**

There being no further business, Ms. Hartmann moved that the meeting be adjourned, which passed unanimously. The meeting was adjourned at 5:29 PM by Chairman Rinaldi.

  
Mark G. Rinaldi, Chairman

  
Keith A. Taylor, Secretary