

MEETING MINUTES

**ECONOMIC DEVELOPMENT AUTHORITY (EDA)
OF JAMES CITY COUNTY (JCC)
101-D MOUNTS BAY ROAD
WILLIAMSBURG, VA 23185
8:00 AM, THURSDAY, MAY 21, 2015**

1. CALL TO ORDER

The EDA loaded on to a bus for their sites and buildings tour. The meeting was called to order by Chair Warner at 8:12 AM.

2. ROLL CALL

A roll call identified the following members present:

Ms. Robin Carson, Vice Chair
Mr. Paul Gerhardt
Mr. Tim Harris
Mr. Stephen Montgomery
Mr. Thomas Tingle
Mr. Marshall Warner, Chair

Also Present:

Dr. John McGlennon, Board of Supervisors, EDA Liaison
Ms. Laura Messer, EDA Recording Secretary
Mr. Russell Seymour, EDA Secretary
Williamsburg Landing Bus Driver

Absent

Ms. Leanne DuBois, Director

3. DISCUSSION

Mr. Seymour provided an introduction to the agenda for the sites and buildings tour and gave the EDA a review of the materials included in the packets that each director received.

First on the agenda was reviewing the available excess land at Eastern State Hospital. The EDA discussed potential projects for the property. Mr. Gerhardt asked if there was a vision from the County for the property. Mr. Seymour stated a study had been done several years ago. Mr. Tingle said that it was the Crossroads Study and had been completed in 2008.

Mr. Seymour noted the Enterprise Zone and the potential for such a parcel if JCC was able to keep the Enterprise Zone as a tool.

Mr. Montgomery noted that a significant bridge would be needed to connect New Town to Eastern State stating that he had been a part of several discussions regarding such a project.

The EDA had a brief discussion about the history of Eastern State Hospital as well as the capacity of residents. It was noted that all of the existing buildings that are vacant do have infrastructure capabilities.

The EDA discussed the different challenges to the area including wetlands and zoning.

The EDA left the Eastern State parcel and continued to the upper part of JCC.

The EDA discussed the primary service area and noted that it may be best to have a representative from the James City Service Authority attend an upcoming meeting.

The EDA noted that Lightfoot Marketplace was still under construction and that progress had been slightly delayed by the snowy winter.

Mr. Seymour pointed out the Candy Factory stating that there were only 2 spaces left.

The EDA stopped and viewed the Colonial Heritage property. There was a brief discussion about the history of ideas on the property as well as how the Williamsburg Pottery owns the portion to the left of the Colonial Heritage site.

The EDA discussed incentives and what OED was planning for the future.

Mr. Seymour noted that a car museum project was occurring on Richmond Rd.

Mr. Seymour noted the Candle Factory and stated that a ribbon cutting had just occurred for Eelsnot Marine Coatings. The EDA discussed non-retail spaces being very profitable.

Mr. Seymour noted the buildings located near the quarry at Luckstone were on the market.

Mr. Seymour stated that JCC had no problems filling space and was often beating its competition. The issue remains lack of available space.

Mr. Seymour briefed the EDA on Hankins Industrial Park's tenants as the bus entered Hankins. Mr. Seymour noted Owens-Illinois as a participant in Manufacturing Day and Creative Cabinets as newer construction.

Mr. Seymour said there were 2 site in progress, but that most of the area was full. There was a brief discussion about what would occur if a current tenant needed more space.

The EDA briefly discussed the activity at the I-64 interchange including the front parcel that totaled space for 120K square feet.

The EDA headed to Stonehouse Commerce Park next on their tour.

The issue of water was again discussed.

Mr. Tingle noted that 2M square feet of commercial space had been approved in the original Stonehouse Master Plan.

The EDA discussed property along Six Mount Zion Rd. Mr. Harris noted that he had 10K square feet of space available and 3K square feet of office in 3601 LaGrange Parkway, a building which he is a partner.

Mr. Harris noted the lack of eateries and restaurants in Stonehouse Commerce Park and a brief discussion about food trucks occurred.

The EDA stopped at Mr. Harris' building and took a brief tour of the available space.

The EDA reboarded the bus and drove by the Kiskiak property, which is 213 acres zoned M1. There were some brief discussions about issues with utilities. Mr. Seymour said there was a 12" waterline in the area, but that there were still issues with water for this potential property.

The EDA had a brief discussion about water issues and whether they related to volume or pressure. Mr. Seymour reminded the EDA that the southern portion of JCC had good utilities including water, gas and electricity, but had transportation issues. He stated that in the upper part of JCC that there were no transportation issues, but utility issues.

The EDA discussed the costs of use of Newport News water in the upper part of JCC. Mr. Gerhardt noted that at one point he thought there was discussion of a winery on the Kiskiak property.

The EDA briefly discussed attractions including the hotels on the Richmond Rd. corridor. The EDA noted the popularity of farmer's markets and discussed corridor development and issues within the corridor.

The EDA mentioned potential uses for the property in JCC that sits near the intersection of Route 60 and Quarterpath Rd.

The EDA continued on the bus tour to James River Commerce Center (JRCC). Mr. Seymour noted the Endeavor Building (1709 Endeavor Dr.) was fully leased. He noted the properties owned by the Colonial Williamsburg Foundation.

The EDA drove to their site and exited the bus. Mr. Seymour briefed the EDA on their parcel along with Mr. Tingle, who spoke on behalf of the EDA's Real Estate Holdings Committee.

The EDA boarded the bus after reviewing the layout of their site. On the way out of JRCC, Mr. Seymour noted that the former Jeanne Reed's building was being marketed for sale.

The EDA drove down BASF Dr. and noted the wetlands as well as the former BASF rail line. The EDA commented there were a variety of businesses tucked along BASF Dr.

The EDA exited the bus and toured the former Trusswood Building, which is the only 100K square foot building of existing space in JCC. The EDA noted the poor condition of the building. The broker spoke and explained to the EDA that a small percentage of space was being leased, but the majority of the building was available. He noted that there were catacombs below the building. The EDA noticed leaking from the roof of the building.

Mr. Montgomery commented that the building was a bad representation of JCC and Mr. Seymour noted that it was a hard sell because of existing facility issues.

The EDA briefly discussed wetlands surrounding the area and questioned why BASF had picked JCC in the early 80s as a location for their operation.

The bus drove to Green Mount Industrial Park and noted the acquisition by the Peninsula Pentecostals of property across the street. The EDA discussed Walmart and the amount of square footage and that there was not developable property remaining.

Mr. Seymour discussed the transportation issues.

After circling the Walmart property, the EDA got back onto Rt. 60 and went down Blow Flats Rd. noting the variety of businesses such as Christmas Mouse, Seamen Concrete and Prism Contractor that were located in the area.

Mr. Seymour reviewed McLaws Circle including the 300 Building.

The EDA noted some existing businesses including PrintPack, Northrop Grumman Information Technology and Index AR Solutions, which was one of the newest businesses in JCC. Mr. Seymour stated that he and Ms. Sipes had begun a relationship with the company.

The EDA exited McLaws Circle and noted that the tour had been well received. Mr. Montgomery noted that he would like to have a discussion at the June meeting about conclusions from the tour.

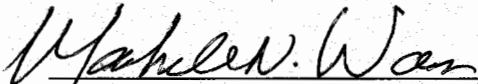
Mr. Seymour stated the FY 2016 EDA budget would be sent in the coming days.

Mr. Tingle thanked staff for their efforts to put the tour together. He said that it had allowed the EDA to see a large variety of things that they may not have realized existed in JCC.

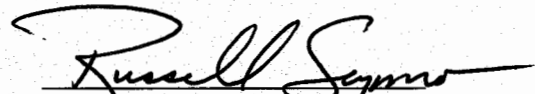
4. ADJOURNMENT

There being no other discussion, Mr. Seymour thanked everyone for their time. Mr. Tingle made a motion to adjourn, which was seconded by Mr. Gehardt. The meeting was

adjourned at 11:53 a.m.



Marshall N. Warner, Chair



Russell C. Seymour, Secretary