

MINUTES
REAL ESTATE HOLDINGS COMMITTEE
of the
JAMES CITY COUNTY ECONOMIC DEVELOPMENT AUTHORITY
Offices of Kauffman & Canoles, 4801 Courthouse Street, Suite 300
Williamsburg, VA 23188
July 11, 2017
8:00 AM

A. Call to Order

B. Roll Call

Robin Carson – Absent
Paul Gerhardt
Christopher Odle, Chairman

Also Present:

Amy Jordan, EDA Secretary
Teresa Fellows, EDA Recording Secretary
Carroll Collins, Kimley-Horn & Associates
Ron Kagawa, Kimley-Horn & Associates
Mike Casey, Kimley-Horn & Associates

C. Approval of Minutes from June 7, 2017

A motion to Approve was made by Mr. Gerhardt and the motion result was Passed.
AYES: 2 NAYS: 0 ABSTAIN: 0 ABSENT: 1
Ayes: Gerhardt, Odle
Absent: Carson

Mr. Odle gave a brief overview of the discussion held at the June 7, 2017, Real Estate Meeting including next steps for the EDA-owned parcel at the James River Commerce Center (JRCC).

Ms. Jordan explained that staff is in the process of soliciting proposals for the wetlands delineation and other environmental permitting. She also noted that there is no broadband or fiber running to the JRCC, which could limit the opportunities to attract advanced manufacturing to the center. Staff has begun soliciting proposals for getting broadband or fiber run to the center and will update the Committee at a later date.

D. Kimley-Horn Discussion on Abilities through On-Call Contract & Discuss Options for JCC Marina

Mr. Odle briefly discussed the County's view of the JCC Marina area. While the Shaping Our Shores document shows large amounts of retail and residential, the County views the area as more of a community asset. He briefly described a park-like setting that other localities have done with their waterfront property, which seems to be more along the lines of what the County is envisioning.

Ms. Jordan stated that Kimley-Horn & Associates was invited to this meeting because the County has them through On-Call Contract and they have done some other engineering work at the Marina and are familiar with the property. She thought it would be good to bring them in to discuss what services might be needed out there and what they could provide through their On-Call services. She also noted that she had recently met with staff from the Jamestown-Yorktown Foundation, Jamestown Settlement and the

National Park Service. Everyone is on board with making the whole area as a very interactive space that is a destination for people to come and spend all day.

Carroll Collins, Project Manager at Kimley-Horn & Associates, introduced his colleagues Ron Kagawa and Mike Casey, both of whom are landscape architects. Mr. Kagawa stated that one of the first things he noticed when he walked the area is that the everyday user does not see boundary lines, so it is important that the area is seamless and that it all works together. He stated that they determined from their site visit that there are three tiers of things that need to be done. Tier 1 includes fixing critical infrastructure and some of the small things that can be done quickly, like signage. Tier 2 and Tier 3 would include the larger projects that involve design and implementation.

Mr. Odle stated that from his discussion with County Administration, his understanding is that they want something done sooner rather than later. So a three- to five-year plan is not feasible. Things need to move forward quickly. The economic impact of the space is irrelevant at this point; creating a sense of place and something that benefits the community is what is important. He stated that there needs to be a shift in the focus to the next generation. There are many young people that have no inclination to live here after college, and we need to begin to look at how to develop places that appeal to the next generation.

General discussion ensued regarding the slope and topography of the land, and the potential development opportunities, including a boutique hotel, restaurants with alfresco dining and green space or a park space. It was noted that there are employees working at Jamestown Settlement all year long that could be potential customers as well as all the traffic that drives by the property going to and coming off the Ferry. The realignment of the entrance to line up with the Colonial Parkway was also discussed. It was restated that the focus is on the 10-acre parcel at the Marina that the EDA owns. Obviously, the rest of the property is owned by the County and thought needs to be given to how it works with the rest of the area, but ultimately the EDA is focused on the Marina property.

Ms. Jordan stated that there are several uses for the property that must be accommodated. The boat repair needs to be available on-site, but it does not necessarily have to stay in the place that it is now. There must be a new bathhouse with restrooms and showers. There needs to be a marina service building, which either will be used by Parks & Recreation, or if the running of the Marina is contracted out, then those operations would operate out of that building. There will be a need for a new tasting room once the old building comes down. The new tasting room could be added onto the warehouse building to be something else entirely. We also know that we need to have some type of restaurant or alfresco dining, so those are the things that we know we need, and then there are the other things that have been discussed like an amphitheater. Parking needs will have to be addressed as well.

General discussion ensued about the two boathouses, the Marina store and the harbormaster. Dry storage was discussed as well, since the boathouses affect the view of the river. Mr. Gerhardt recommended putting dry storage off to the side somewhere, which could also accommodate the store and harbormaster. The buildings should be skinned or designed in such a way as to blend in with the area.

Discussion ensued regarding the parcel above the EDA controlled area, the RPA areas and the other land and environmental restrictions. Discussion also covered potential avenues for funding and the long-term operation of the Marina.

Going forward, it was recommended that a plan be formulated for the items that we know need to be accommodated. From there, perhaps the Tier 2 plan is for the park or amphitheater space. Looking into acquiring the parcel above would be a long-range goal. A shared parking agreement with the Jamestown-Yorktown Foundation would be a good parking solution for the short term.

E. Adjournment

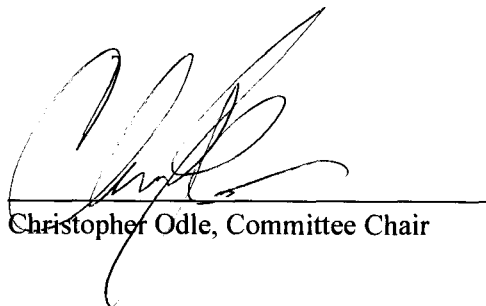
A motion to Adjourn was made by Mr. Gerhardt and the motion result was Passed.

AYES: 2 NAYS: 0 ABSTAIN: 0 ABSENT: 1

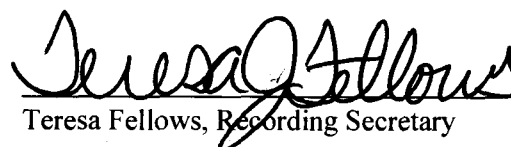
Ayes: Gerhardt, Odle

Absent: Carson

At 9:24 a.m., Mr. Odle adjourned the Committee.



Christopher Odle, Committee Chair



Teresa Fellows, Recording Secretary