

MINUTES
JAMES CITY COUNTY ECONOMIC DEVELOPMENT AUTHORITY
REAL ESTATE HOLDINGS COMMITTEE MEETING
101 D Mounts Bay Road, Williamsburg, VA 23185
August 30, 2018
8:30 AM

A. CALL TO ORDER

At 8:31 a.m., Mr. Odle called the meeting to order

B. ROLL CALL

Christopher Odle, Chair
Robin Bledsoe
Robin Carson-absent

Amy Jordan, Economic Development Authority (EDA) Secretary
Kate Sipes, Assistant Director of Economic Development
Chris Johnson, Ombudsman
John Carnifax, Director of Parks & Recreation

C. COMMITTEE DISCUSSIONS

1. Minutes Adoption – July 19, 2018 Meeting

A motion to Approve was made by Robin Bledsoe, the motion result was Passed.
AYES: 3 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Carson, Bledsoe, Odle

2. Marina/Jamestown Beach

Mr. John Carnifax provided an overview of the draft master plan, prepared by VHB, of the marina. Mr. Carnifax underscored this plan was for the improvements to the water and marina-related amenities; the master planning for the upland areas is set to begin with an organizational meeting in September 2018.

Mr. Carnifax highlighted the following features of this proposed plan (referred to as Phase I):

- A third boat slip either open or covered, with a lift is being considered to create 110 total boat slips on site;
- Dredging and soil removal. The amount of soil to be removed would cover about four acres at a depth of 1-2 feet;
- Placing utilities underground;
- Installing a concrete walkway;
- Installing a living shoreline to replace the existing bulkhead;
- Repairs to the floating slips;
- Adding a jet ski parking area;
- Relocating the boat ramp;
- Refurbishing the parking area for marina parking;
- Adding a walking path with a waterfront overlook for pedestrians;
- Relocating the gas pumps; and
- Adding security features, including cameras and card access for the boat storage area.

Mr. Carnifax pointed out that the boat maintenance lease will remain, but could increase as a result of the improvements. He also shared the initial estimated cost of Phase I improvements was \$6 million.

Discussion followed emphasizing that Phase I did not include any improvements to the existing buildings, event spaces or non-marina parking areas. There was general consensus that the property presented tremendous opportunity, especially when Jamestown Beach Event Park and the Ambler House were taken into consideration. Many ideas were discussed around the concepts of creating a destination around the County's property, along with Jamestown Island and Jamestown Settlement; adding parking; improving connectivity for cars and pedestrians between the multiple properties and amenities; and adding amenities and opportunities for visitors.

3. Expedited Review Discussion

Mr. Odle suggested the county should consider adopting Form Based Code, as a way to eliminate the need for various committees and boards to get involved throughout the development process.

Mr. Johnson indicated the Development Review Committee (DRC) of the Planning Commission, which previously had purview over many of the actions related to a development, was now seeing fewer cases as a result to changes to the county code. He continued that the DRC now serves more as a guiding body at the beginning of the design process and an appellate body when needed near the end of the process, which is working much more efficiently. Mr. Johnson also offered that Form Based Code seems to work best in urban environments, and suggested that overlay districts may work better in the county so design parameters can be customized for various distinct areas of the county.

4. James River Commerce Center Update

Ms. Jordan shared that the drainage plans for the EDA's properties in JRCC were about 85% complete, and staff will continue to work with VHB for the final drawings and associated cost estimates for the proposed work. Ms. Jordan also shared that staff expects concepts for the shell property will be ready for the September Real Estate Committee meeting.

E. ADJOURNMENT


1. Adjourn until 8:30 a.m., on September 20, 2018

A motion to Adjourn was made by Robin Carson, the motion result was Passed.

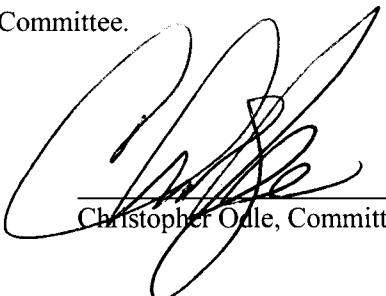
AYES: 3 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Carson, Bledsoe, Odle

At 9:54 a.m., Mr. Odle adjourned the Committee.



Amy Jordan, EDA Secretary



Christopher Odle, Committee Chair