

MINUTES
JAMES CITY COUNTY ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
101 D Mounts Bay Road, Williamsburg, VA 23185
May 21, 2019
4:00 PM

A. CALL TO ORDER

Ms. Bledsoe called the meeting to order at 4:03 p.m.

ADOPTED

B. ROLL CALL

JUN 18 2019

Robin Bledsoe, Chair
Christopher Odle
Carlton Stockton
Thomas Tingle
William Turner

Also Attending:

Christopher Johnson, Economic Development Authority (EDA) Secretary
Stephanie Lahr, EDA Fiscal Agent
Maxwell Hlavin, EDA Counsel
Amy Jordan, Assistant Director, Economic Development
Kate Sipes, Assistant Director, Economic Development
A.K. Schultz, SVT Robotics, Inc.

C. APPROVAL OF MINUTES

1. Minutes Adoption - April 16, 2019

A motion to Approve was made by Christopher Odle; motion Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Bledsoe, Odle, Stockton, Tingle, Turner

D. FINANCIAL REPORTS

1. April 2019 Financial Reports

A motion to Approve was made by Carlton Stockton; motion Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Bledsoe, Odle, Stockton, Tingle, Turner

E. CLOSED SESSION

1. Enter Closed Session

A motion to enter Closed Session was made by Robin Bledsoe; motion Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Bledsoe, Odle, Stockton, Tingle, Turner

Ms. Bledsoe moved to go into Closed Session in accordance with the Code of Virginia for 1) the disposition of publicly held real property located at 1716 Endeavor Drive in James City County where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body pursuant to Va. Code Section 2.2-3711(A)(3); and 2) discussion concerning a prospective business or industry or the expansion of an existing

business or industry where no previous announcement has been made of the interest in locating or expanding its facilities in the community pursuant to Va. Code Section 2.2-3711(A)(5); and 3) the investment of public funds for improvements to 1716 Endeavor Drive, the renegotiation of performance grants for Modu System America, LLC and OKS International, LLC, and incentive payments to relocating or expanding companies where competition or bargaining is involved where, if made public initially, the financial interest of the EDA and the County would be adversely affected pursuant to Va. Code Section 2.2-3711(A)(6); and 4) Consultation with legal counsel retained by the EDA regarding specific legal matters related to incentives requiring the provision of legal advice by such counsel pursuant to Va. Code Section 2.2-3711(A)(8).

2. Certify Closed Session

A motion to adopt the resolution to certify the Closed Session was made by Robin Bledsoe; motion Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Bledsoe, Odle, Stockton, Tingle, Turner

3. Incentive Agreement

A motion to enter a \$50,000 performance grant based on projected revenue, projected job creation, and continued operations in James City County for five years was made by Tom Tingle; motion Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Bledsoe, Odle, Stockton, Tingle, Turner

4. Sales Agreement

A motion to approve a sales agreement for 1717 Endeavor Drive as submitted was made by Robin Bledsoe; motion Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Bledsoe, Odle, Stockton, Tingle, Turner

5. Supplemental Agreement

A motion to approve the supplemental agreement for MODU System America and OKS International, LLC as presented was made by William Turner; motion Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Bledsoe, Odle, Stockton, Tingle, Turner

F. NEW BUSINESS

1. Resolution of Appreciation

A motion to approve the Resolution of Appreciation for Ms. Robin Carson was made by Carlton Stockton; motion Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Bledsoe, Odle, Stockton, Tingle, Turner

Mr. Johnson presented a Resolution of Appreciation for Ms. Robin Carson, as previously requested by the EDA.

Mr. Tingle asked how the resolution would be presented.

Ms. Bledsoe requested the presentation be made in person, rather than mail the resolution to Ms. Carson.

2. County Email Accounts for EDA Members

Ms. Bledsoe introduced the requirements for EDA members to obtain a County email account and distributed the form requiring each member's signature.

3. EVRIFA Funding Request

A motion to support the continued participation by James City County in the Eastern Virginia Regional Industrial Facility Authority was made by Tom Tingle; motion Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Bledsoe, Odle, Stockton, Tingle, Turner

Ms. Bledsoe presented information on the Eastern Virginia Regional Industrial Facility Authority (EVRIFA), informing the EDA that an operating budget for the organization had been recently developed and was not yet approved. Ms. Bledsoe pointed out the draft budget included administrative funding, which was not initially included in the funding request when the organization was formed. Ms. Bledsoe explained that any administrative funding would need approval by the Board of Supervisors. Ms. Bledsoe continued by stating she would not support any such request and would instead recommend the County withdraw from the organization if such funding were requested.

Mr. Tingle stated the EVRIFA provides a regional funding mechanism for future projects and has been favorably received by Go Virginia Region 5. Mr. Tingle continued by stating the draft budget identified a possible \$3,000 request for administrative funding and he would not support withdrawing from the organization to avoid spending \$3,000. Mr. Tingle noted the EVRIFA could include the administrative expenses in a funding request for GO Virginia funds.

Ms. Bledsoe informed the EDA that several localities on the Southside are interested in joining the EVRIFA.

Mr. Tingle requested the EDA support continued participation in the EVRIFA.

G. OLD BUSINESS

1. EDA Vacancies

Ms. Bledsoe noted two new appointments to the EDA, Mr. Jeff Scott and Mr. Vince Campana, would be starting their terms and attending the June EDA meeting.

H. LIAISON REPORTS

2. BOS Liaison

No update at this time.

3. Business Liaison

No update at this time.

4. Eastern Virginia Regional Industrial Facility Authority (EVRIFA)

No further update.

5. Finance

No update at this time.

6. GO Virginia

Mr. Tingle referred to his written report from the May 2 meeting, which was included in the packet materials.

7. Greater Williamsburg Chamber & Tourism Alliance Sports Marketing Committee

Mr. Turner noted the Ironman competition was held locally on May 5 and was very successful with approximately 2,100 participants.

8. Greater Williamsburg Partnership

Ms. Bledsoe reported the hiring process for a new Executive Director was in progress, with a final selection anticipated in June.

9. Workforce Development

No report at this time.

10. Real Estate Holdings

Ms. Jordan reported increased activity with prospects seeking 80,000-150,000 square feet.

Ms. Jordan noted the EDA will need to proceed with the Columbia Drive and drainage projects in James River Commerce Center.

Ms. Jordan suggested an update on the marina and Ambler's property at the next Real Estate Holdings Committee meeting.

11. Planning Commission

No update at this time.

12. James River Commerce Center Architectural Review Board

No update at this time.


I. DIRECTOR'S REPORT

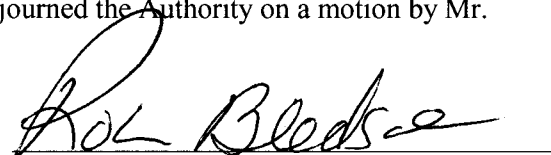
Mr. Johnson called attention to the upcoming dates of interest, noting the Ladies Professional Golf Association (LPGA) Pure Silk Championship at Kingsmill in May and the Business Appreciation Event at the Williamsburg Winery in June. Mr. Johnson also shared the new tourism video that will air on the Golf Channel during the LPGA Pure Silk Championship at Kingsmill as part of the County's sponsorship package.

J. ADJOURNMENT

1. Adjourn until June 18, 2019

At approximately 6:00 p.m., Ms. Bledsoe adjourned the Authority on a motion by Mr. Stockton and a unanimous voice vote.


Christopher Johnson, Secretary
Economic Development Authority


Robin Bledsoe, Chair
Economic Development Authority

RESOLUTION

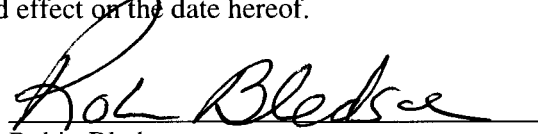
CERTIFICATION OF CLOSED MEETING

WHEREAS, the Economic Development Authority of James City County, Virginia, (the "Authority") has convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3712 of the Code of Virginia requires a certification by the Authority that such closed meeting was conducted in conformity with Virginia law.


NOW, THEREFORE, BE IT RESOLVED that the Authority hereby certifies that, to the best of each member's knowledge: i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies; and ii) only such public business matters were heard, discussed, or considered by the Authority as were identified in the motion, including: (1) the disposition of publicly held real property located at 1716 Endeavor Drive in James City County where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body pursuant to Va. Code Section 2.2-3711(A)(3); and (2) discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the interest in locating or expanding its facilities in the community pursuant to Va. Code Section 2.2-3711(A)(5); and (3) the investment of public funds for improvements to 1716 Endeavor Drive, the renegotiation of performance grants for Modu System America, LLC and OKS International, LLC, and incentive payments to relocating or expanding companies where competition or bargaining is involved where, if made public initially, the financial interest of the EDA and the County would be adversely affected pursuant to Va. Code Section 2.2-3711(A)(6); and (4) Consultation with legal counsel retained by the EDA regarding specific legal matters related to incentives requiring the provision of legal advice by such counsel pursuant to Va. Code Section 2.2-3711(A)(8).

The undersigned hereby certifies that the above resolution was duly adopted by the Directors of the Economic Development Authority of James City County, Virginia, at a meeting duly called and held on May 21, 2019 and that such resolution is in full force and effect on the date hereof.



Robin Bledsoe
Chairman, Economic Development Authority

ATTEST:


Christopher Johnson
Secretary to the EDA

	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
TINGLE	✓	_____	_____
ODLE	✓	_____	_____
STOCKTON	✓	_____	_____
TURNER	✓	_____	_____
BLEDSON	✓	_____	_____

Adopted by the Economic Development Authority of James City County, Virginia, this 21st day of May, 2019.

RESOLUTION OF APPRECIATION

MS. ROBIN D. CARSON

WHEREAS, Ms. Robin D. Carson faithfully served as a Director of the Economic Development Authority (EDA) of James City County, Virginia, with honor and integrity, from November 2011 to March 2019; and

WHEREAS, the EDA of James City County benefitted from the guidance and counsel provided by Ms. Carson; and

WHEREAS, Ms. Carson served as Vice-Chairman of the EDA on three separate occasions under the Chairmanships of Mr. Marshall Warner, Mr. Paul Gerhardt, and Mr. Thomas Tingle; and

WHEREAS, Ms. Carson represented tourism and hospitality businesses, expanding representation on the EDA to a new industry sector and bringing her expertise to EDA events like the LPGA Skybox and the annual Celebration of Business; and

WHEREAS, Ms. Carson was instrumental in the establishment of the Greater Williamsburg Partnership, representing James City County on the original board of directors, serving as Chairperson of the Strategic Planning Committee and organizing partnership meetings and other marketing events; and

WHEREAS, Ms. Carson brought her previous teaching experience to collaborate with Thomas Nelson Community College in creating ChefsGO 1.0, an original workforce program in the culinary field that also benefitted from her hospitality experience and vast network of local renowned chefs; and

WHEREAS, Ms. Carson represented the EDA on the 2035 James City County Strategic Plan Advisory Group; and

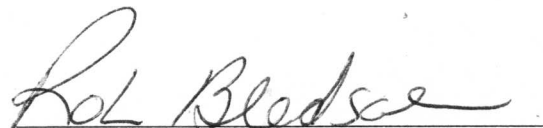
WHEREAS, throughout her period of service, Ms. Carson gave freely of her time, energy and knowledge for the betterment of James City County and its citizens.

NOW, THEREFORE, BE IT RESOLVED that the Economic Development Authority of James City County, Virginia, does hereby extend its appreciation for dedicated service to the citizens of the County to

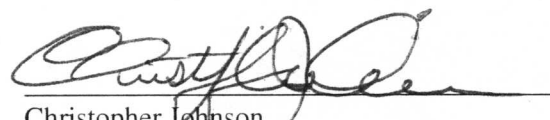
MS. ROBIN D. CARSON

BE IT FURTHER RESOLVED that the Economic Development Authority wishes to express its best wishes to Ms. Carson in her future endeavors.




Robin Bledsoe, Chairman, EDA

ATTEST:


Christopher Johnson
Secretary to the EDA