

**MINUTES**  
**JAMES CITY COUNTY ECONOMIC DEVELOPMENT AUTHORITY**  
**REGULAR MEETING**  
**101 D Mounts Bay Road, Williamsburg, VA 23185**  
**June 18, 2019**  
**4:00 PM**

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**A. CALL TO ORDER**

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

**ADOPTED**

**B. ROLL CALL**

**JUL 16 2019**

Robin Bledsoe, Chair  
Vince Campana - arrived 4:07 PM  
Jeff Scott  
Thomas Tingle  
William Turner

Absent:

Christopher Odle  
Carlton Stockton

Also Attending:

Christopher Johnson, Economic Development Authority (EDA) Secretary  
Stephanie Lahr, EDA Fiscal Agent  
Maxwell Hlavin, EDA Counsel  
Kate Sipes, Assistant Director, Economic Development  
Scott Stevens, County Administrator

**C. APPROVAL OF MINUTES**

1. Minutes Adoption - May 21, 2019

A motion to Approve was made by William Turner; motion Passed.  
AYES: 4 NAYS: 0 ABSTAIN: 0 ABSENT: 3  
Ayes: Bledsoe, Scott, Tingle, Turner  
Absent: Campana, Odle, Stockton

**D. FINANCIAL REPORTS**

1. May 2019 Financial Reports

A motion to Approve was made by Thomas Tingle; motion Passed.  
AYES: 4 NAYS: 0 ABSTAIN: 0 ABSENT: 3  
Ayes: Bledsoe, Scott, Tingle, Turner  
Absent: Campana, Odle, Stockton

Ms. Lahr presented the revenue and expense reports.

Mr. Turner inquired about the budget for Enterprise Zone grants.

Ms. Lahr responded the grant amount was transferred from the County to the EDA each year, and the EDA in turn issued the payments to the qualifying companies.

Mr. Turner replied that he now understood why specific amounts were not reflected in the EDA's budget for the annual Enterprise Zone grants.

#### **E. CLOSED SESSION**

##### 1. Enter Closed Session

A motion to enter Closed Session was made by Robin Bledsoe; motion Passed.

AYES: 4 NAYS: 0 ABSTAIN: 1 ABSENT: 2

Ayes: Bledsoe, Scott, Tingle, Turner

Abstain: Campana (Mr. Campana also recused himself from the Closed Session discussion)

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 Thomas Tingle; motion Passed.

AYES: 4 NAYS: 0 ABSTAIN: 1 ABSENT: 2

Ayes: Bledsoe, Scott, Tingle, Turner

Abstain: Campana

#### **F. NEW BUSINESS**

##### 1. Marina Event

A motion to approve was made by William Turner; motion Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 2

Ayes: Bledsoe, Campana, Scott, Stockton, Tingle, Turner

Mr. Johnson presented a request from Billsburg Brewery to use the common area or shared area per the lease with the EDA for an event on Saturday, August 17. Mr. Johnson explained a special event application was submitted to the County in April and is being processed.

Mr. Hlavin stated the EDA should vote on the request.

2. Stream Restoration Project

Ms. Sipes informed the EDA, the Division of Stormwater and Resource Protection has applied for grant funding to construct a stream restoration project on property owned by the EDA in James River Commerce Center.

Ms. Bledsoe stated the project would enhance the EDA's property.

Mr. Hlavin indicated a third-party easement is not anticipated.

The EDA expressed support for the project and its hope that the funding requested would be awarded.

**G. OLD BUSINESS**

Mr. Johnson updated the EDA on the sale of 1716 Endeavor Drive, indicating the due diligence process is in progress and the closing is tentatively scheduled for July 31, 2019.

**H. LIAISON REPORTS**

1. BOS Liaison

For Ms. Sadler, Ms. Bledsoe welcomed the new members, Mr. Jeff Scott and Mr. Vince Campana, to the EDA.

2. Business Liaison

No update at this time.

3. Eastern Virginia Regional Industrial Facility Authority (EVRIFA)

No update at this time.

4. Finance

No update at this time.

5. GO Virginia

Mr. Tingle summarized GO Virginia for new EDA members, indicating Regions 4 and 5 from GO Virginia have created a spin-off group known as the Richmond-Virginia Beach Collaborative. Mr. Tingle informed the EDA that members of Regions 4 and 5 had participated in a bus tour of Richmond and Hampton Roads to identify regional strengths. Mr. Tingle shared the Richmond contingent seemed to learn a great deal about the quality of assets in Hampton Roads.

6. Greater Williamsburg Chamber & Tourism Alliance Sports Marketing Committee

No update at this time.

7. Greater Williamsburg Partnership (GWP)

Ms. Bledsoe reported the Memorandum of Understanding to house the GWP under the Greater Williamsburg Chamber and Tourism Alliance was now being circulated between the three localities for approval.

8. Workforce Development

Ms. Sipes shared work is ongoing between the Williamsburg-James City County School Division (WJCC) and Thomas Nelson Community College to increase dual enrollment opportunities for WJCC high school students.

9. Real Estate Holdings

No update at this time.

10. Planning Commission

No update at this time.

11. James River Commerce Center Architectural Review Board

No update at this time.

**I. DIRECTOR'S REPORT**

Mr. Johnson referred to the written report included in the packet.

Mr. Tingle noted the announcement that GWP had been awarded a Brownfields Assessment Coalition Grant by the Environmental Protection Agency (EPA) and congratulated the region on this achievement.

**J. ADJOURNMENT**

1. Adjourn until July 16, 2019

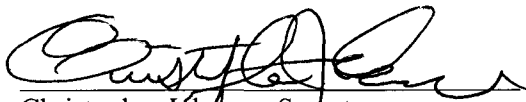
A motion to Adjourn was made by William Turner; motion Passed.

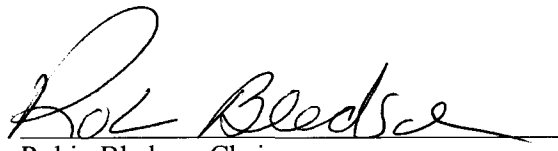
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 2

Ayes: Bledsoe, Campana, Scott, Tingle, Turner

Absent: Odle, Stockton

At approximately 5:00 p.m., Ms. Bledsoe adjourned the Authority on a motion by William Turner and a unanimous voice vote.

  
Christopher Johnson, Secretary  
Economic Development Authority

  
Robin Bledsoe, Chair  
Economic Development Authority

**RESOLUTION**

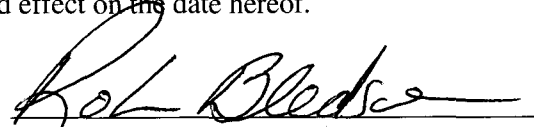
**CERTIFICATION OF CLOSED MEETING**

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.

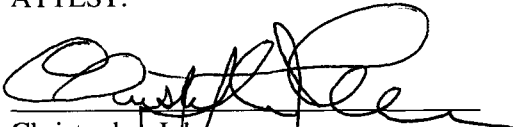
NOW, THEREFORE, BE IT RESOLVED that the Authority hereby certifies that, to the best of each member's knowledge: i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies; and ii) only such public business matters were heard, discussed, or considered by the Authority as were identified in the motion, including: (1) 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 (2) the investment of public funds for 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 (3) discussion or consideration of information subject to the exclusion in subdivision 3 of Section 2.2-3705.6 related to economic development and businesses that are considering locating or expanding in James City County pursuant to Va. Code Section 2.2-3711(A)(39); 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 June 18, 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ODLE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOCKTON	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TURNER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BLEDSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CAMPANA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SCOTT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Adopted by the Economic Development Authority of James City County, Virginia, this 18th day of June, 2019.