

**MINUTES
JAMES CITY COUNTY ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING**

**March 16, 2021
4:00 PM**

**ADOPTED
APR 23 2021**

**THE MEETING WAS HELD ELECTRONICALLY PURSUANT TO THE CONTINUITY OF
GOVERNMENT ORDINANCE ADOPTED ON APRIL 14, 2020, AND READOPTED ON
SEPTEMBER 8, 2020, BY THE BOARD OF SUPERVISORS OF JAMES CITY COUNTY,
VIRGINIA.**

**THE MEETING WAS CONDUCTED VIA ZOOM WITH PUBLIC ACCESS PROVIDED
THROUGH INTERNET AUDIO AND VIDEO, AS WELL AS TELEPHONIC AUDIO.
COMMENTS ON AGENDA ITEMS WERE ACCEPTED BY EMAIL SUBMISSION TO THE
ECONOMIC DEVELOPMENT AUTHORITY (EDA) SECRETARY.**

A. CALL TO ORDER

Mr. Campana called the meeting to order at 4:00 p.m.

B. ROLL CALL

Vince Campana, Chair
Lynn Meredith
Brandon Nice
Joe Stanko
Carlton Stockton
Tom Tingle
William Turner-joined at 4:46 p.m.

Also Attending:

Sue Sadler, Board of Supervisors' Liaison to the EDA
Christopher Johnson, EDA Secretary
Jeff Wiggins, EDA Fiscal Agent
Liz Parman, EDA Counsel
Kate Sipes, Assistant Director, Economic Development
Laura Messer, Tourism and Marketing Coordinator, Economic Development
John Carnifax, Interim Assistant County Administrator
Von Gilbreath, Executive Director, Greater Williamsburg Partnership (GWP)

C. CONTINUATION OF THE ESSENTIAL FUNCTIONS OF GOVERNMENT

Resolution Adoption - EDA Electronic Meeting, March 16, 2021

A motion to Approve the Resolution was made by Carlton Stockton; motion Passed.
AYES: 6 NAYS: 0 ABSTAIN: 0 ABSENT: 1
Ayes: Campana, Meredith, Nice, Stanko, Stockton, Tingle
Absent: Turner

Mr. Campana referred to the resolution in the Agenda Packet addressing the fact that the meeting was being held in an electronic format pursuant to the Continuity of Government Ordinance adopted by the Board of Supervisors, due to social distancing guidelines issued in response to the COVID-19 outbreak.

D. APPROVAL OF MINUTES

1. Minutes Adoption - February 16, 2021

A motion to Approve was made by Lynn Meredith; motion Passed.

AYES: 6 NAYS: 0 ABSTAIN: 0 ABSENT: 1

Ayes: Campana, Meredith, Nice, Stanko, Stockton, Tingle

Absent: Turner

E. FINANCIAL REPORTS

1. February 2021 Financial Reports

A motion to Approve was made by Carlton Stockton; motion Passed.

AYES: 6 NAYS: 0 ABSTAIN: 0 ABSENT: 1

Ayes: Campana, Meredith, Nice, Stanko, Stockton, Tingle

Absent: Turner

Mr. Wiggins presented the revenue and expense reports for February 2021.

F. NEW BUSINESS

Mr. Johnson introduced Ms. Von Gilbreath, Executive Director of the GWP, who presented an update on GWP activities and introduced the Calendar Year 2020 GWP Annual Report. Ms. Gilbreath highlighted the three-pronged approach of GWP: Building Capacity, Building Strategic Partnerships, and Building Awareness.

Ms. Gilbreath invited members of the EDA to sign up to receive the quarterly newsletter from GWP and to attend the presentation, by Chmura Economics and Analytics, on March 31 of the Target Industry Update.

Ms. Sadler thanked Ms. Gilbreath for her efforts and work well done on behalf of James City County and the Greater Williamsburg region.

Multiple members of the EDA concurred with Ms. Sadler and thanked Ms. Gilbreath for the comprehensive overview of GWP's many efforts.

G. CLOSED SESSION

Enter Closed Session

A motion to enter Closed Session was made by Tom Tingle; motion Passed.

AYES: 5 NAYS: 0 ABSTAIN: 1 ABSENT: 1

Ayes: Meredith, Nice, Stanko, Stockton, Tingle

Abstain: Campana

Absent: Turner

Mr. Campana noted the next item on the agenda was the Closed Session and reminded the EDA of a previously-stated conflict. Mr. Campana asked Mr. Tingle, as Vice-Chair, to lead the Closed Session and was removed from the video discussion.

Mr. Tingle led the EDA into Closed Session in accordance with the Code of Virginia for the purposes of: (1) discussion or consideration of the disposition of publicly held real property located at 8295 Columbia Drive, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Authority pursuant to Virginia Code Section 2.2-3711(A)(3); and (2) consultation with legal counsel retained by the Authority regarding specific legal matters related to agreements and property owned by the Authority requiring the provision of legal advice by such counsel pursuant to Virginia Code Section 2.23711(A)(8).

Mr. Turner joined the meeting during Closed Session.

The EDA returned to Open Session and Mr. Campana rejoined the meeting.

Certify Closed Session

A motion to certify the Closed Session was made by Lynn Meredith; motion Passed.

AYES: 6 NAYS: 0 ABSTAIN: 1 ABSENT: 0

Ayes: Meredith, Nice, Stanko, Stockton, Tingle, Turner

Abstain: Campana

Resolution for Sale of Real Property

A motion to approve a resolution to sell real property located at 8925 Columbia Drive upon such terms and conditions as approved by the Real Estate Holdings Committee of the EDA was made by Brandon Nice. The resolution authorizes and grants the Secretary of the EDA the power to execute any and all documents necessary to execute such sale. The resolution was amended to clarify the sale pertained only to a portion of the parcel.

A motion to approve the resolution as amended was made by Brandon Nice; motion Passed.

AYES: 6 NAYS: 0 ABSTAIN: 1 ABSENT: 0

Ayes: Meredith, Nice, Stanko, Stockton, Tingle, Turner

Abstain: Campana

H. OLD BUSINESS

There were no old business items.

I. LIAISON REPORTS

Mr. Campana asked if any of the EDA Directors had a Liaison Report to offer. There were none.

J. DIRECTOR'S REPORT

Mr. Johnson referred to the Director's Report in the packet and offered to answer any questions.

Mr. Turner asked if the James City County budget would have any impact on the EDA budget.

Mr. Johnson answered that it would not, as the EDA does not receive funding as part of the County General Fund.

Mr. Johnson introduced Mr. John Carnifax, Interim Assistant County Administrator, to the EDA, informing the EDA that Mr. Carnifax may be a guest at EDA meetings for the next several months.

K. UPCOMING DATES OF INTEREST

The dates for the LPGA Pure Silk Championship at Kingsmill Resort for 2021 are May 20-23.

L. ADJOURNMENT

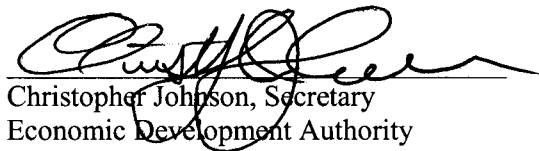
1. Adjourn until April 20, 2021

A motion to Adjourn was made by Carlton Stockton; motion Passed.

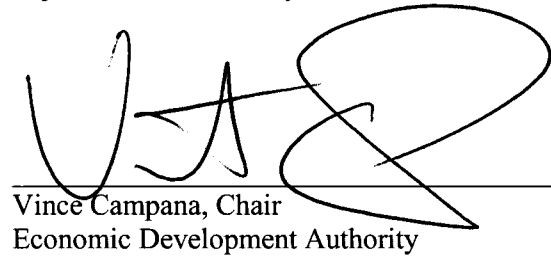
AYES: 7 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Campana, Meredith, Nice, Stanko, Stockton, Tingle, Turner

At approximately 5:15 p.m., Mr. Campana adjourned the Authority.



Christopher Johnson, Secretary
Economic Development Authority



Vince Campana, Chair
Economic Development Authority

RESOLUTION

ECONOMIC DEVELOPMENT AUTHORITY ELECTRONIC MEETING HELD
MARCH 16, 2021

WHEREAS, on March 24, 2020 the James City County Board of Supervisors (the "Board") adopted an emergency Ordinance to ensure the continuity of government in response to the coronavirus pandemic negatively affecting the health, safety, and welfare of the citizens of James City County (the "County"); and

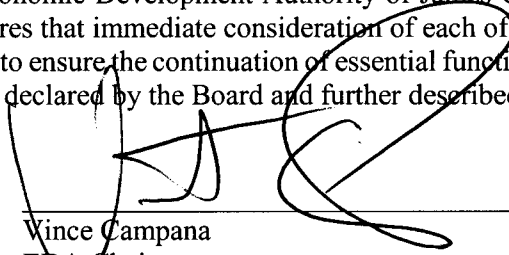
WHEREAS, on April 14, 2020 and again on September 8, 2020, the Board readopted the continuity of government Ordinance (the "Ordinance"), which, under certain circumstances, permits the Board and its subordinate boards, committees, and commissions to conduct regularly scheduled, special, or emergency meetings solely by electronic or telephonic means without a quorum of members physically present (a "Virtual Meeting"); and

WHEREAS, the James City County Economic Development Authority is a subordinate board appointed by the Board and is therefore eligible to conduct a Virtual Meeting; and

WHEREAS, the James City County Economic Development Authority desires to conduct a Virtual Meeting on March 16, 2021 at which time those items listed on the agenda attached hereto (the "Agenda") will be considered; and


WHEREAS, each of the members of the James City County Economic Development Authority have reviewed each the items listed on the Agenda and have determined that consideration of each is necessary to ensure the continuation of the essential functions of the government during the emergency described in the Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the Economic Development Authority of James City County, Virginia, hereby finds and declares that immediate consideration of each of the items set forth in the Agenda is necessary to ensure the continuation of essential functions of the government during the emergency declared by the Board and further described in the Ordinance.



Vince Campana
EDA Chairman

ATTEST:


Christopher Johnson
EDA Secretary

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
CAMPANA	<u>X</u>	___	___
MEREDITH	<u>X</u>	___	___
NICE	<u>X</u>	___	___
STANKO	<u>X</u>	___	___
STOCKTON	<u>X</u>	___	___
TINGLE	<u>X</u>	___	___
TURNER	___	___	___

Adopted by the Economic Development Authority of James City County, Virginia, this 16th day of March, 2021.

RESOLUTION

CERTIFICATION OF CLOSED MEETING


WHEREAS, on March 16, 2021 the Economic Development Authority of James City County, Virginia, (the "Authority") convened an electronic meeting pursuant to the Continuity of Government ordinance adopted by the James City County Board of Supervisors on April 14, 2020; and

WHEREAS, at such electronic meeting, the Authority convened a closed meeting 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.

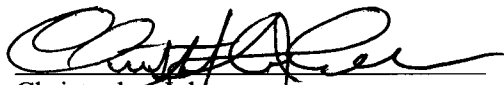
NOW, THEREFORE, BE IT RESOLVED that the Authority hereby certifies that, to the best of each member's knowledge: i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies; and ii) only such public business matters were heard, discussed, or considered by the Authority as were identified in the motion, including: (1) discussion or consideration of the disposition of publicly held real property located at 8295 Columbia Drive, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Authority pursuant to Va. Code Section 2.2-3711(A)(3); and (2) consultation with legal counsel retained by the Authority regarding specific legal matters related to agreements and property owned by the Authority 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 an electronic meeting duly called and held on March 16, 2021 and that such resolution is in full force and effect on the date hereof.



Vince Campana
Chairman, Economic Development Authority

ATTEST:



Christopher Johnson
Secretary to the EDA

	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
CAMPANA	_____	_____	<u>X</u>
MEREDITH	<u>X</u>	_____	_____
NICE	<u>X</u>	_____	_____
STANKO	<u>X</u>	_____	_____
STOCKTON	<u>X</u>	_____	_____
TINGLE	<u>X</u>	_____	_____
TURNER	<u>X</u>	_____	_____

Adopted by the Economic Development Authority of James City County, Virginia, this 16th day of March, 2021.

RESOLUTION

SALE OF REAL PROPERTY

WHEREAS, the Economic Development Authority of James City County, Virginia, (the “Authority”) owns a 69.95-acre parcel of real property located in the James River Commerce Center at 8925 Columbia Drive and further identified as James City County Real Estate Tax Map No. 5920100045 (the “Parent Tract”); and

WHEREAS, the Authority has been presented with an offer to purchase a ±58-acre portion of the Parent Tract (the “Property”) for Seven Hundred and Seventy Five Thousand Dollars (\$775,000.00) for an economic development prospect; and

WHEREAS, on March 16, 2021 the Authority convened an electronic meeting pursuant to the Continuity of Government ordinance adopted by the James City County Board of Supervisors on April 14, 2020, during which time the Authority considered such offer in a duly-convened closed session; and


WHEREAS, the Authority is of the opinion that sale of the Property is in the furtherance of the purposes of which the Authority was created; and

WHEREAS, the Authority desires to grant the Secretary of the James City County Economic Development Authority the authority to execute any and all documents necessary to sell the Property for \$775,000.00 upon such terms and conditions as may be approved by the Real Estate Committee of the Authority.

NOW, THEREFORE, BE IT RESOLVED that the Economic Development Authority of James City County, Virginia does hereby authorize and grant the Secretary of the James City County Economic Development Authority the power to execute any and all documents necessary to sell a ±58-acre portion of a parcel of real property located at 8925 Columbia Drive and further identified as a portion of James City County Real Estate Tax Map No. 5920100045 for Seven Hundred and Seventy Five Thousand Dollars (\$775,000.00) upon such terms and conditions as may be approved by the Real Estate Committee of the Authority

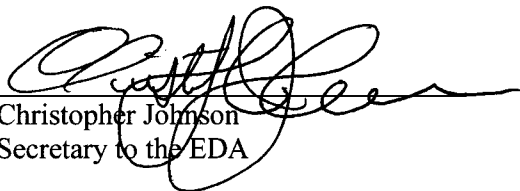
The undersigned hereby certifies that the above resolution was duly adopted by the Directors of the Economic Development Authority of James City County, Virginia, at an electronic meeting duly called and held on March 16, 2021 and that such resolution is in full force and effect on the date hereof.

[SIGNATURE PAGE FOLLOWS]


Vince Campana
Chairman, Economic Development Authority

	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
CAMPANA	_____	_____	<u>X</u>
MEREDITH	<u>X</u>	_____	_____
NICE	<u>X</u>	_____	_____
STANKO	<u>X</u>	_____	_____
STOCKTON	<u>X</u>	_____	_____
TINGLE	<u>X</u>	_____	_____
TURNER	<u>X</u>	_____	_____

ATTEST:


Christopher Johnson
Secretary to the EDA

Adopted by the Economic Development Authority of James City County, Virginia, this 16th day of March, 2021.