

Meeting Minutes
ECONOMIC DEVELOPMENT AUTHORITY
July 24, 2018

At a regular meeting of the Economic Development Authority of York County, Virginia, held on July 24, 2018 at 4:00 p.m. in the East Room of York Hall, 301 Main Street, Yorktown, Virginia, those present were:

R. Anderson Moberg, Chairman
Steven A. Meade, Vice-Chairman
John Biagas, Secretary
J. Mark Carter
Harmon J. Coxton
Leslie Henderson Schultz

Others present:

Neil A. Morgan, County Administrator
James Barnett, County Attorney
Justin Atkins, Assistant County Attorney
James W. Noel, Jr., Assistant Secretary and Director of Economic Development
Melissa M. Davidson, Assistant Director of Economic Development
Deborah L. Gardner, Economic Development Assistant

CALL TO ORDER

The meeting was called to order at 4:03 p.m. by Chairman Moberg.

ROLL CALL

A quorum was established with all members present with the exception of Vernard E. Lockwood, II.

ELECTION OF OFFICERS

Mr. Noel conducted the election of officers for the Economic Development Authority for the Fiscal Year 2019.

Mr. Biagas proposed the slate of officers for the FY18 as follows:

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Chairman	R. Anderson Moberg
Vice-Chairman	Steven Meade
Secretary	John Biagas
Treasurer	Vernard Lockwood, II
Assistant Secretary	James W. Noel, Jr.

By consensus of the Economic Development Authority, the proposed slate of officers for Fiscal Year 2019 was approved.

CITIZENS' COMMENT PERIOD

None.

ECONOMIC DEVELOPMENT GRANT REQUEST

MOBJACK BAY COFFEE ROASTERS

Ms. Celeste Gucanac, owner of Mobjack Bay Coffee Roasters, provided an overview of her new business that will be located on Main Street, in the Cole-Digges House. She stated they have executed a 10-year lease on the building that will be used to roast coffee beans, both for wholesale and retail sales, and to operate a petite café. Ms. Gucanac said they have substantial interior capital improvements to be made, including kitchen renovations that will take the kitchen back to a 1920's-style kitchen. She explained this grant would help with the amount of capital improvements and the improvements required by the National Park Service (NPS). Ms. Gucanac stated that all the bills, taxes and renovations are their responsibility; the NPS will cover only the exterior and the HVAC. She noted the NPS is not able to provide any significant assistance to repairs or upgrades of the building and, due to unforeseen expenses, additional approval steps were required by NPS, involving additional structural engineers and professional drawings. Ms. Gucanac stated they like to give back to the community and noted that a portion of her proceeds will go to the Chesapeake Bay restoration project.

Mr. Noel mentioned that more tourism attractions are needed 'up the hill' and stated this grant application was worthwhile because of all of the extra costs involved. He noted they also have significant insurance costs associated with the business.

Mr. Morgan noted how deserted Main Street is during certain times of the year, but stated he would like to get several park service buildings renovated and in use, even though there are no funds available for renovations from the NPS.

NEW BUSINESS

COMMITTEE APPOINTMENTS

Mr. Noel discussed openings on subcommittees of the Economic Development Authority (EDA) and EDA slots on external organizations. He asked if any of the members were interested in serving in these various roles. The following members agreed to serve on the respective committees and other organizations:

York County Comprehensive Plan Steering Committee

- Rick Moberg

Greater Williamsburg Partnership Board of Directors

- Steve Meade

Greater Williamsburg Business Incubator (Lauchpad) Board of Directors

- Leslie Schultz

Real Estate (Standing EDA Committee)

- Mark Carter
- Harmon Coxtan

Route 17 Revitalization (EDA Committee)

- Mark Carter
- Vern Lockwood

Workforce Development Committee

- Harmon Coxtan
- John Biagas

YORK RIVER COMMERCE PARK

Mr. Noel provided a graphic of 410 Old York-Hampton Highway, in the York River Commerce Park, and the discussed the proposed sale of 3.0 acres to the Marlowe We Care Co with a purchase price of \$202,500. Mr. Noel also presented a concept plan of the proposed 10,000 square foot facility and discussed Mr. Marlowe's initial plans, noting he would have the capability to double the size of the facility at some point. Mr. Noel then asked if everyone was still in favor of moving forward with the sale.

Mr. Coxtan moved to approve a Resolution for the sale of 3.0 acres in the York River Commerce Park, specifically located at 410 Old York-Hampton Highway, for the sum of \$202,500.

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On roll call the vote was:

Aye: (6) Biagas, Carter, Coxton, Meade, Schultz, Moberg
Nay: (0)

BUSCH INDUSTRIAL PARK

Mr. Noel reported on the proposed sale in the Busch Industrial Park to Southport Holdings, a/k/a Leebcor Services, a general construction company that focuses primarily on the defense industry. They would like to acquire the land to build their corporate headquarters that would be a minimum of 20,000 square feet.

Mr. Meade moved to approve the Resolution for the sale of 6.407 acres in the Busch Industrial Park, specifically 143 Stafford Court, for the sum of \$141,000.

On roll call the vote was:

Aye: (6) Carter, Coxton, Meade, Schultz, Biagas, Moberg
Nay: (0)

FINANCIALS

The Chairman duly noted the receipt of the April 2018 Financial Reports.

APPROVAL OF MINUTES

Mr. Meade moved that the minutes of the June 6, 2018 Regular Meeting be approved.

On roll call the vote was:

Yea: (4) Biagas, Coxton, Meade, Moberg
Nay: (0)
Abstention: (2) Carter, Schultz

CLOSED MEETING

The Chairman noted that it was in his judgment appropriate for the Authority to enter into closed

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meeting as authorized by the Virginia Freedom of Information Act for the purpose of Public Property and Prospective Business under Section 2.2-3711(A)(3) and (A)(5).

Mr. Coxton moved that the Authority enter into a closed meeting for the aforesaid purpose(s) and that the Authority deemed it necessary, as specified by the Virginia Freedom of Information Act, that Neil Morgan, Jim Barnett, Justin Atkins, Jim Noel, Melissa Davidson, Debbie Gardner, Evan Borders, be present during the closed meeting. This motion was seconded by Mr. Biagas and approved.

On roll call the vote was:

Yea: (6) Meade, Schultz, Biagas, Carter, Coxton, Moberg
Nay: (0)

The Authority entered into closed meeting at 4:30 p.m.

RETURN FROM CLOSED MEETING

The Authority returned to open meeting at 5:15 p.m.

ROLL CALL VOTE CERTIFYING COMPLIANCE WITH SECTION 2.2-3711.1 D OF THE CODE OF VIRGINIA

Mr. Meade moved that, to the best of each members' knowledge, only public business matters lawfully exempted from the open meeting requirements specified under the Virginia Freedom of Information Act were discussed in closed meeting, and that only such public business matters related to Public Property and Prospective Business under Section 2.2-3711(A)(3) and (A)(5) were discussed during closed meeting. Mr. Biagas seconded this motion.

The Chairman stated that if any member of the Authority believed that there was a departure from the requirements of the Virginia Freedom of Information Act, that the member was required by law to state his objection prior to the vote, indicating the substance of the departure that in his judgment had taken place. No such objection was raised. The roll call was as follows:

On roll call the vote was:

Yea: (6) Schultz, Biagas, Carter, Coxton, Meade, Moberg
Nay: (0)

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Mr. Meade moved to approve the grant request from Mobjack Bay Coffee Roasters in the amount of \$20,000 for repairs, upgrades and equipment to facilitate the opening of a new coffee roasting business and café located at 411 Main Street, Yorktown, VA 23690.

On roll call the vote was:

Yea: (6) Biagas, Carter, Coxton, Meade, Schultz, Moberg
Nay: (0)

COUNTY ADMINISTRATOR COMMENTS

Mr. Morgan elaborated on the effects of the regional tourism effort and the County's finances. He explained the significance of SB942 and its positive effects on the County assets since the two largest taxpayers, Dominion Power and Plains Oil, both are in the process of going away. He noted the additional revenue from SB942, minus a \$1.4M loss from the refinery, will be over \$3M. He explained that a big chunk of York's budget and economy is related to Williamsburg tourism and noted the new tax will help to double the amount of resources to promote tourism. Mr. Morgan further discussed tourism efforts and mentioned the creation of a new regional tourism entity that Mr. Wassmer and Ms. Noll will serve on.

Mr. Coxton asked if there was a breakdown of the residential and commercial taxes paid.

Mr. Morgan will provide those figures as a baseline and the trend to the EDA members.

DIRECTOR OF ECONOMIC DEVELOPMENT COMMENTS

Mr. Noel mentioned the presentation of the START UP Virginia proposal that will be held at the Greater Williamsburg Partnership meeting noting there is a START UP Virginia incubator in Richmond. He stated there have been discussions with William & Mary about potentially getting more involved in the incubator which has been struggling financially. Mr. Noel reported on the GO VA grant for the drone park, noting the first step is to select a legal firm for the formation of the Regional Industrial Facilities Authority. Secondly, an engineering firm will be engaged to help with construction plans for clearing the actual testing area, a testing pavilion and a 10,000 square foot facility. He stated ultimately he hoped for a light industrial park to be built there. Mr. Noel stated that he met with the Secretary of Administration that controls the property through the Department of General Services. Mr. Noel suggested to the Secretary that the state donate the land for this project but that was met with rejection; market value price was recommended from them. He has proposed to the communities involved that they add this request to their legislative packages for next General Assembly. He will also be meeting with Dubby Wynn to talk about putting pressure on the state to consider the land donation. Mr. Noel provided an update on the proposed land swap of EDA-owned

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land near Edgehill and the surplus County-owned property located at 6710 George Washington Memorial Highway, near the County's pump station. He stated the County would like the Edgehill property to be used for a drainage project and the EDA could benefit from the surplus property that could be marketed for development, noting the adjacent property owners have expressed interest in acquiring this land.

ASSISTANT DIRECTOR OF ECONOMIC DEVELOPMENT COMMENTS

Ms. Davidson provided an article on York County's business environment from InFocus Business Magazine, a national economic development publication. She discussed the Business Advisory Council, a school division initiative that meets with the Office of Economic Development and with the York County Chamber of Commerce. The goal is to bring together a group of employers to collaborate on ways to better integrate career and technical information, internships and workforce development into the schools. She noted the school division has a goal for every child that graduates, to have some sort of internship or work experience by 2020, which will be a requirement for graduation. She stated they next meet in August.

Mr. Cox noted that 84% of students go off to college or to trade schools but they don't know if they stay in school or if they return here. He stated that leaves 16 % of students that walk out the door with no jobs and no plans for additional training or certifications. He stated the businesses have difficulty finding employees. Mr. Coxton suggest at the next meeting, they should concentrate on that 16% to find out who they are and start an on-the-job training program.

Ms. Davidson reminded everyone that EDA is hosting a York County Chamber Business After Hours on August 13th at 5:30-7:30 p.m. at the Freight Shed.

MEMBERS' COMMENTS

No comments.

CHAIRMAN'S COMMENTS

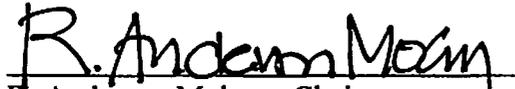
Mr. Moberg welcomed the two new EDA members, Mr. Carter and Ms. Schultz.

ADJOURN

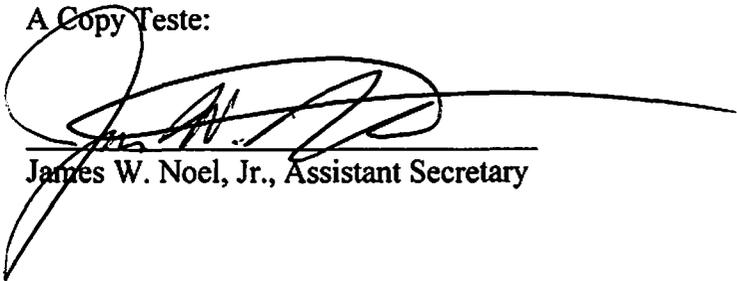
There being no further business, the Chairman adjourned the meeting at 5:45 p.m.

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(SEAL)


R. Anderson Moberg, Chairman

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James W. Noel, Jr., Assistant Secretary