

Meeting Minutes  
ECONOMIC DEVELOPMENT AUTHORITY  
December 12, 2017

At a regular meeting of the Economic Development Authority of York County, Virginia, held on December 12, 2017 at 4:00 p.m. in the Conference Room of the County Administration Center, 224 Ballard Street, Yorktown, Virginia, those present were:

R. Anderson Moberg, Chairman  
Tom Anderson, Vice-Chairman  
Vernard E. Lockwood, II, Treasurer  
John F. Biagas  
H. Junior Coxton  
Steven A. Meade

Others present:

Neil A. Morgan, County Administrator  
James Barnett, 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 4:00 p.m. by Chairman Moberg.

**ROLL CALL**

A quorum was established with all members present with the exception of Harvey Weinstein who was absent.

**CITIZENS' COMMENT PERIOD**

None.

**CLOSED MEETING**

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

December 12, 2017

meeting as authorized by the Virginia Freedom of Information Act for the purpose of Public Property Section 2.2-3711(A)(3) and Prospective Business Section 2.2-3711-(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, Jim Noel, Melissa Davidson, Debbie Gardner, Michael Maksimowicz and Chelsea Maksimowicz, be present during the closed meeting. This motion was seconded by Mr. Anderson and approved.

On roll call the vote was:

Yea: (6) Anderson, Biagas, Coxton, Lockwood, Meade, Moberg  
Nay: (0)

The Authority entered into closed meeting at 4:02 p.m.

Michael Maksimowicz and Chelsea Maksimowicz left the meeting at 4:12 p.m.

#### **RETURN FROM CLOSED MEETING**

The Authority returned to open meeting at 4:47 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 Section 2.2-3711(A)(3) and Prospective Business Section 2.2-3711-(A)(5) were discussed during closed meeting. Mr. Lockwood 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) Biagas, Coxton, Lockwood, Meade, Anderson, Moberg  
Nay: (0)

ECONOMIC DEVELOPMENT GRANT REQUESTS (closed meeting)

Mr. Noel recommended the EDA approve the grant request from Casa Pearl. He stated that because start-up restaurants typically have difficulty getting funding from banks, have tight budgets, and have to raise money from private investors, a grant from the EDA would help them raise enough funding to proceed with the project.

Mr. Anderson moved to approve a grant request from Casa Pearl Restaurant in the amount of \$12,800 from the capital fund for removal of asbestos-related materials from a former gas station located at 722 Merrimac Trail, Williamsburg, VA.

On roll call the vote was:

Yea: (6) Coxton, Lockwood, Meade, Anderson, Biagas, Moberg  
Nay: (0)

Mr. Lockwood moved to approve a grant request from Casa Pearl Restaurant in the amount of \$23,320 from the capital fund for the landscaping improvement expenses to convert a former gas station site located at 722 Merrimac Trail, Williamsburg, VA into a restaurant.

On roll call the vote was:

Yea: (6) Lockwood, Meade, Anderson, Biagas, Coxton, Moberg  
Nay: (0)

Mr. Lockwood moved to approve a Demolition Loan Program request from Casa Pearl Restaurant in the amount of \$20,000 from the capital fund for demolition removal of a canopy from a former gas station located at 722 Merrimac Trail, Williamsburg, VA.

On roll call the vote was:

Yea: (6) Meade, Anderson, Biagas, Coxton Lockwood, Moberg  
Nay: (0)

Mr. Lockwood moved to accept the counter offer made by Big Top Entertainment for the purchase of 500 Old York Hampton Highway, Yorktown, Virginia, subject to approval from Mr. Moberg and Mr. Noel of the façade.

RESOLUTION OF THE  
ECONOMIC DEVELOPMENT AUTHORITY  
OF YORK COUNTY, VIRGINIA

December 12, 2017

WHEREAS, the Economic Development Authority of York County, Virginia, proposes to sell property located at 500 Old York Hampton Highway to Big Top Entertainment, Inc.

BE IT RESOLVED that the Chairman of the Economic Development Authority is hereby authorized to execute a contract to sell property located at 500 Old York Hampton Highway located in York County, consisting of approximately 3.1 acres, to Big Top Entertainment, Inc., for a purchase price of \$200,000.00.

This transaction shall be subject to a right of repurchase in the event that the purchaser does not, within 24 months of closing, construct and obtain a certificate of occupancy for one building to be used as an office and as a warehouse for rental supplies and equipment to consist of not less than 20,000 useable square feet. Such agreement shall be approved as to form by the Authority's attorney.

BE IT FURTHER RESOLVED that the Chairman is authorized to execute a deed and such other documents, and the Assistant Secretary is authorized to do such other acts as may reasonably be required to complete closing on the transaction.

On roll call the vote was:

Yea: (6) Anderson, Biagas, Coxton Lockwood, Meade, Moberg  
Nay: (0)

## NEW BUSINESS

### OLD-YORK HAMPTON HIGHWAY

Mr. Noel explained that the Corps of Engineers wetland delineation confirmation for the 23-acre parcel at 700 Old York-Hampton Highway had expired. He further explained this was for the virtual building site and would allow Roth Environmental to obtain the necessary permits for the wetlands impact resource protection area assessment, in addition to confirmation from the Corps of Engineers, for the actual wetlands. Roth Environmental, L.L.C. has proposed \$6,400 for this work. He stated this was something needed in order to market the property and be ready should a prospect be interested.

Mr. Coxton moved to approve the wetland delineation proposal from Roth Environmental, L.L.C. in the amount of \$6,400 from the capital fund.

On roll call the vote was:

Yea: (6) Biagas, Coxton, Lockwood, Meade, Anderson, Moberg  
Nay: (0)

### ECONOMIC DEVELOPMENT GRANT REQUEST

Mr. Noel reported on Sweet Caroline's and their request for a grant in the amount \$2,100 for new signage. He stated that Sweet Caroline's had put a lot of work into the renovation of the property with a unique concept. They will be bringing customers to the store from the surrounding retirement communities. Mr. Noel further explained that the strip shopping center where Sweet Caroline's is located is so hard to find, that he is recommending the Authority help them by approving the grant request for a new sign. He noted this store has the potential to save the shopping center from going under.

Mr. Anderson moved to approve an economic development grant to Sweet Caroline's, located at 113 Palace Place, Williamsburg, VA, in the amount of \$2,100 from the capital fund for new signage.

On roll call the vote was:

Yea: (6) Coxton Lockwood, Meade, Anderson, Biagas, Moberg  
Nay: (0)

### **OLD BUSINESS**

#### GO VIRGINIA

Mr. Noel reported on the GO Virginia Initiative, and stated that the State GO Virginia Board is asking for more information on the unmanned systems proposals for land acquisition, potential brownfield issues and the status of FAA approvals. He stated they have asked the group to move forward with RIFFA (Regional Industrial Facilities Authority). Mr. Noel noted that any community in Hampton Roads could join in this venture of investing in the project and sharing in the revenues. He noted the next state Go Virginia Board meeting board is February 13, 2017 and he will attend.

#### WORKFORCE DEVELOPMENT

Mr. Noel discussed the most recent E3 meeting that included the York County School Division Superintendent and some of his staff. He noted it was the best attended E3 meeting with 16-17 representatives there who represented 13-14 companies. The school division provided an exercise to gather input from businesses on their workforce development issues. Several workforce concerns

December 12, 2017

and problems were identified and prioritized with the idea to have small groups of business leaders to work the schools to effectively address the issues. Mr. Noel hopes that means putting more staff and resources into organizing internships and apprenticeships.

Mr. Biagas mentioned that labor will become very expensive because of the lack of qualified workers in the market. He elaborated on his own business and the loss of experienced workers who often go to work for the government for better pay and benefits.

Mr. Noel said that workforce leaders are saying that companies will need employees with an educational training background ration of 1-2-7: 1) advanced degree; 2) 4-year degree; 7) certificate and 2-yr degree or a combination, or technical degree. Mr. Noel announced there will be another workforce development event on February 20th at the Freight Shed.

Ms. Davidson noted that representatives from the Peninsula Council of Workforce Development, the school board and the career technical education folks would be there on the 20th. She stated the point of this symposium is talk to the businesses about the actual programs and resources available to them.

## **FINANCIAL REPORT**

The Chairman duly noted the receipt of the June, July, August, September and October 2017 Financial Reports.

## **APPROVAL OF MINUTES**

Mr. Coxton moved that the minutes of the October 24, 2017 Regular Meeting be approved.

On roll call the vote was:

Yea: (6) Meade, Anderson, Biagas, Coxton, Moberg  
Nay: (0)  
Abstain: (1) Lockwood

## **COUNTY ADMINISTRATOR COMMENTS**

Mr. Morgan reported on statewide meetings that he recently attended with workforce development being the topic and mentioned that this is one of the State Chamber of Commerce's top priorities. He noted the power outage today in Yorktown was caused by a backhoe operator who hit a pole. The power this evening in the Administration Center is from a generator. Mr. Morgan discussed

Kingsland, a prospective project by the Williamsburg Pottery owners. He stated that this large piece of undeveloped land in the far northern portion of the County appears to have serious development interest from the Pottery, noting that it could be a significant project. Mr. Morgan mentioned the Smith property rezoning public hearing, and he thanked Mr. Biagas and Mr. Lockwood for speaking at the hearing. He explained the hearing for the \$500K homes came with much opposition, but the Board of Supervisors did approve the project. Mr. Morgan announced there is a surplus of year-end funds and the EDA will be receiving \$1 million of the surplus. (\$250K in this year's CIP, 500K that will be put in the Board's economic development reserves; \$250K will go directly into the Authority's capital fund.) He mentioned the Greater Williamsburg Partnership will be one of the topics at the BOS's February 6<sup>th</sup> work session and he would like for the Chairman and Vice-Chairman to attend the joint meeting.

### **DIRECTOR OF ECONOMIC DEVELOPMENT COMMENTS**

Mr. Noel noted that the balance in the capital fund is \$206K. He stated the \$250K will be moved over to the capital fund soon and there will be \$500K in the Board's fund for the next Route 17 acquisition. He reported meeting with Steve Spain, who expressed some interest in the lots on Route 17, and noted he is performing his due diligence on the property. Mr. Noel mentioned the airport property in the news and asked Mr. Morgan if it is part of the 200-acres that the EDA tried to acquire.

Mr. Morgan reported that the State Historic Preservation organization is seeking the airport commission's vote to authorize them to enter into discussions to convey surplus airport land, which could affect a large part of land that York County was interested in acquiring. He mentioned concerns over the future of the property and the effect on the tax rolls. He noted that Jeff Wassmer attended a Peninsula Airport Commission meeting and stated his concerns about the County's interest and the property being taken off in the tax rolls forever. Mr. Morgan stated that a Resolution to that effect was passed. He also noted that Newport News Waterworks may have interest in the property in an effort to protect the reservoir. He stated the new real estate assessments would be coming out soon.

### **ASSISTANT DIRECTOR OF ECONOMIC DEVELOPMENT COMMENTS**

Ms. Davidson announced that the date for the annual event, the Distinguished Business Affair, would be on Tuesday, February 13, 2018 from 6:00-8:00 pm at the Freight Shed. She encouraged them save the date on their calendars.

### **MEMBERS' COMMENTS**

Mr. Lockwood mentioned that some time ago, a project on the top of the hill was discussed for a

December 12, 2017

hotel/restaurant above the parking garage and asked if there would be any restrictions because of the existing restaurants. He asked if that property was restricted and, if that was something the County would like to see, then the EDA would need to look for nice restaurant developer.

Mr. Biagas stated that the owner of the Chick Fil A in Lightfoot called him about the closing of the grocery store and the possible closing of the adjacent shopping center.

Mr. Noel mentioned a discount retailer was very interested in the former Ukrops building and they were going back and forth on a lease. He stated the owner must have noticed the fixtures being moved from the former Ukrops and had some concern.

**CHAIR'S COMMENTS**

Chairman Moberg wished everyone holidays and a blessed new year.

**ADJOURN**

There being no further business, the Chairman adjourned the meeting at 5:40 p.m.

(SEAL)

  
R. Anderson Moberg, Chairman

A Copy Teste:

  
James W. Noel, Jr., Assistant Secretary