

Meeting Minutes  
ECONOMIC DEVELOPMENT AUTHORITY  
February 27, 2018

At a regular meeting of the Economic Development Authority of York County, Virginia, held on February 27, 2018 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  
Steven A. Meade, Vice-Chairman  
Harvey Weinstein, Secretary  
Vernard E. Lockwood, II, Treasurer  
Tom Anderson  
John F. Biagas  
H. Junior Coxton

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.

**CITIZENS' COMMENT PERIOD**

None.

**NEW BUSINESS**

**LAND EXCHANGE**

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Mr. Noel discussed the possible land exchange of EDA-owned property, located at 9219 George Washington Memorial Highway, for the County-owned property located at 5751 George Washington Memorial Highway. The County-owned parcel contains a pump station with a great deal of surplus land. The parcel will have to be subdivided before it can be exchanged. He stated these two properties were close in valuation, but noted the EDA would probably realize more money, by selling the residue pump station property than by selling the parcel currently owned. He noted that the owners of the adjacent land have expressed interest in acquiring this property.

Mr. Anderson moved to approve the land exchange, between the County of York and the Economic Development Authority, which would allow the even swap of property owned by the EDA at 9219 George Washington Memorial Highway and property owned by the County at 5751 George Washington Memorial Highway. The EDA will pay for subdividing the pump station parcel.

On roll call the vote was:

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

#### CHEFSGO 1.0

Mr. Noel explained that this program in the Greater Williamsburg area had been successful in training future chefs in the culinary field which leads them to jobs later on. He stated the request is for \$5,000 to help fund 15 students to train and qualify for chef positions. He noted that Riverwalk Restaurant is involved in this program and that Thomas Nelson Community College has formally become involved. Mr. Noel recommended support of the request, noting this could be the last year of the request, since it will most likely fall under the state tuition assistance for certificate programs in the future.

Mr. Lockwood moved to approve the \$5,000 from the capital account for sponsorship of the ChefGo 1.0 program.

On roll call the vote was:

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

Mr. Biagas arrived at 4:09 p.m.

#### OLD BUSINESS

GO VIRGINIA (GO VA)

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Mr. Noel stated the six Peninsula localities working with Reinvent Hampton Roads were approved for a \$150,000 grant, with a matching stipulation of \$150,000, for the Unmanned Systems Testing Demonstration Facility proposal. He noted that two tasks have to be accomplished for this grant (1) form the Regional Industrial Facilities Authority (RIFA); (2) have the engineers work completed for Phase 1 of the project. Mr. Noel suggested engaging a legal consulting firm to help with these tasks and noted the Peninsula Chamber Foundation has agreed to be the fiscal agent until the RIFA is formed. He explained that Phase 1 includes clearing the six acre test area; constructing a pavilion and constructing a 10,000 sq/ft flex building.

Mr. Noel stated he hoped to get the final engineering plans completely done with the first grant award money, and then they would move to the next step of applying for more money to actually fund the construction process. He stated the RIFA will be initially comprised of the six Peninsula communities, and Gloucester. He noted that the program is being administered by the state Department of Housing & Community Development.

Mr. Morgan discussed the significance of the six Peninsula localities that are involved in this project and mentioned there was strong support at the Peninsula Mayors & Chairs meeting, who were ready to support the venture even if there was no GO VA grant. He expanded on how the RIFA could be used to acquire and develop properties like the airport surplus land, or if Colonial Williamsburg decided to sell the property at Camp Peary. He mentioned that Hampton Roads Planning District Commission has an exercise to identify large, shovel-ready sites all around the region.

Mr. Noel stated that when the RIFA is formed, it will be beneficial for adjoining localities to have a shovel-ready site if all the localities share the cost, noting it would be easier to get something done. He stated that, if they could ever get to the point where they join together and bought a site and controlled the pricing and got it shovel ready, they would be incredibly competitive for some really good economic development projects.

Mr. Coxton asked who would serve on the RIFA board.

Mr. Noel stated the RIFA rules are imbedded in the state code and each locally are equally represented.

Mr. Morgan said that he would want to appoint people that are already involved, not additional people that are not familiar with the RIFA.

### **CLOSED MEETING**

The Chairman noted that it was in his judgment appropriate for the Authority to enter into closed meeting as authorized by the Virginia Freedom of Information Act for the purpose of prospective business under Section 2.2-3711(A)(5).

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Mr. Anderson 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, be present during the closed meeting. This motion was seconded by Mr. Lockwood and approved.

On roll call the vote was:

Yea: (7) Lockwood, Meade, Weinstein, Anderson, Biagas, 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 4:52 p.m.

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

Mr. Coxton 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 prospective business were discussed during closed meeting. Mr. Meade 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: (7) Meade, Weinstein, Anderson, Biagas, Coxton, Lockwood, Moberg  
Nay: (0)

### **FINANCIALS**

The Chairman duly noted the receipt of the November and December 2017 Financial Reports.

**APPROVAL OF MINUTES**

Mr. Coxtan moved that the minutes of the December 12, 2017 Regular Meeting be approved.

On roll call the vote was:

Yea: (6) Anderson, Biagas, Coxtan, Lockwood, Meade, Moberg  
Nay: (0)  
Abstention: (1) Weinstein

**COUNTY ADMINISTRATOR COMMENTS**

Mr. Morgan mentioned that Mr. Meade represented the EDA at the February Board of Supervisors' Work Session and, in addition to GO VA, there was an open discussion about regional economic development possibilities. The apparent majority of the Board agreed to continue in the Greater Williamsburg Partnership (GWP) for another fiscal year. He stated the expectation was that the GWP report regularly to the Historic Triangle Collaborative, where there are elected officials and leadership from other major institutions in Greater Williamsburg and there was also a general desire to pursue other localities for membership in the GWP. Mr. Morgan stated that on March 20<sup>th</sup>, he will be recommending the FY19 budget to the BOS, with a Public Hearing in April, and a vote to be taken on May 1, 2018. He stated he will not be recommending any tax or fee changes in the budget. He noted the tax increase last year has put the County in a much better fiscal position this year, so he is able to recommend additional funding for schools, some compensation increases for staff, and adding a few more public safety employees. He also stated it had been a better year with health care and he did not see any employee health care increases. Mr. Morgan mentioned the biggest long-term challenge was funding the capital budget. He stated that in the County facility space study, there is a substantial underinvestment in County facilities and he has added a significant dollar place holder in the out years in the CIP. He mentioned the proposed sales tax surcharge for the Greater Williamsburg tourism funding fix and explained how significant that is for the County. He explained under the formula, it would be a one-cent sales tax surcharge and one-half of that money would go to WADMAC, or whatever the successor organization would be called. That would double the Greater Williamsburg's tourism promotions fund and would alleviate the need for the Williamsburg Chamber to solicit funding from the locality. He explained the new tax, which would require Williamsburg to roll back the recently approved tax increases for the most part, and commit to not imposing new ones for a number of years. In exchange for that, it would spread out the cost of tourism promotion over the larger population base of the two counties. The other fifty percent collected by each locality would go to the Counties' general fund as part of the budget, and for York County, that would be approximately \$4M. Mr. Morgan reported that the proposed tax has passed the Senate, passed the House Finance Committee, but was opposed by Delegate Pogge. All other local delegates and senators are in support. He reported on the reorganization of the County government, noting Mark Carter's retirement after April. He explained that Mark Bellamy, Director

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of Public Works, will become Deputy County Administrator; Brian Woodward, Deputy Director of Public Works, will become the Director of Public Works; the Divisions of Building Services, Development Services and Planning, which all report to Mark Carter, will now be combined to create the Department of Planning & Development Services, of which Susan Kassel will become the Director; Tim Cross will become the Deputy Director; that department will report to Mark Bellamy.

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

Mr. Noel reported that the Snow Companies were acquired by Omnicom Group and stated that company basically does the same thing that Snow does, but on a broader scale as they are a huge healthcare, public relations and marketing firm. He stated they are planning a grand opening later when the weather is better. He noted they virtually saved the former the Waller Mill Office Building and the new company would allow them to expand and grow even more. Mr. Noel mentioned he had invited David Denny, the acting interim Director of the Greater Williamsburg Partnership, to come to the April EDA meeting and provide an update. He reported on a prospect that Mr. Denny had brought in, which is a consulting firm that connects American communities with German communities, in an effort to attract mid-size German companies. Mr. Noel acknowledged the asset that Mark Carter has become to him and the County, and suggested that the EDA do something to honor Mr. Carter for his commitment to economic development in York.

Mr. Morgan suggested a Resolution to document specific contributions that Mr. Carter worked on towards positive economic development and to have the Resolution framed.

By consensus, the EDA agreed to allow Mr. Noel to spend the necessary funds to have the Resolution matted and framed.

Mr. Noel continued by saying that he and Mr. Morgan wanted to begin reaching out to shopping center owners who could be affected by an increase in online shopping. They would like to get their views on what to do with the centers in the future and to explore how the County might be able to assist with this transition. He suggested perhaps it would be to move from retail to office space, or assembly space. Mr. Noel noted that he received the contract and deposit from Big Top Entertainment and Casa Pearl is moving forward with their restaurant plans.

Mr. Lockwood suggested looking at other areas of the Country to see how they have handled similar situations with vacant shopping centers.

Discussion ensued on what types of entities could backfill vacant stores in shopping centers.

Mr. Morgan mentioned the space study and noted there would be a need for temporary space for County employees when offices are being renovated. He suggested perhaps those temporary uses could be a good fit for both the County and the shopping center owners.

**ASSISTANT DIRECTOR OF ECONOMIC DEVELOPMENT COMMENTS**

Ms. Davidson reported on the Distinguished Business Affair on February 13 and noted it was one of the best attended events held by the EDA. She mentioned that this year the Greater Williamsburg Chamber & Tourism Alliance gave an award, The Lafayette Award, for best place-making business, which was the American Revolution Museum. The York County Chamber of Commerce gave out the Pete Sterrett Small Business of the Year Award to Walsh Electric, and the EDA presented the Poor Potter Award to Marina Electrical Equipment. Ms. Davidson reported on the Workforce Symposium that was a joint initiative with representatives from TNCC, VEDP, Peninsula Workforce Development, and had over 60 folks attending. She reported on the goal of the schools is to have new programs around 2021, such as all students that come out of York County schools will have some sort of mentorship opportunity, on-the-job training, or some sort of similar program before they can graduate. Ms. Davidson then provided a copy of the Business Retention Survey that was sent out February 12, 2018. She will provide a report on the survey in a few months. She announced the Home-Based Business Lunch & Learn Series that would begin in March and noted the new location at Colonial Harbor on Ft. Eustis Blvd. She noted there this program has had good attendance and that over 170 attended in 2017.

**MEMBERS' COMMENTS**

Mr. Lockwood recommended the EDA do a better job of recognizing sponsors at the Distinguished Business Affair and suggested perhaps a slide show that rolls with their names listed.

Mr. Coxton referred to the workforce development seminar and stated there is not a lot of communication between the schools and the businesses.

Mr. Anderson suggested a nice plaque for Mark Carter should be considered.

Mr. Morgan mentioned that Mr. Carter's name will be added to the County Administrator's award.

Mr. Meade mentioned comments at the Distinguished Business Affair made by Bob Dively, who said in all of his business dealings throughout the years; Jim Noel has been the only economic development person to ever reach out to help. Mr. Meade thanked Mr. Noel for his service.

Mr. Coxton asked if they could take the last 6-acre piece of property the EDA owns and break in into lots, suggesting 1 or 2 acre parcels.

Mr. Biagas asked how long the Power Station is projected to stay open.

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Mr. Morgan said that it had about an 18-month life span. He also stated Dominion was submitting requests to keep it open until the new line across the James River was operational. He had also heard talk of it being converted to a gas turbine.

Mr. Biagas stated that they need to stay on top of Dominion regarding their plans for closing the Yorktown facility. He stated the County should press them on repurposing the Yorktown facility in a manner that provides significant revenue for York County.

Discussion ensued on the proposed Atlantic pipeline and the possibility that it would provide enough gas to support converting the Yorktown Station to gas turbines.

**CHAIRMAN'S COMMENTS**

Mr. Moberg reiterated Mr. Meade's comments and he stated he heard many positives comments about the Distinguished Business Affair.

**ADJOURN**

There being no further business, the Chairman adjourned the meeting at 5:41 p.m.

(SEAL)

  
R. Anderson Moberg, Chairman

A Copy Teste:

  
James W. Noel, Jr., Assistant Secretary