

Meeting Minutes
ECONOMIC DEVELOPMENT AUTHORITY
January 22, 2019

At a regular meeting of the Economic Development Authority of York County, Virginia, held on January 22, 2019 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
Vernard E. Lockwood, II, Treasurer
J. Mark Carter
Harmon J. 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 with the exception of Leslie Henderson Schultz.

CITIZENS' COMMENT PERIOD

None.

NEW BUSINESS

PROPERTY DONATION

Mr. Noel explained that a representative of One Thirty Four Associates, Inc. has approached the

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County about the possibility of donating their land to the County. The land is .89 acres located at 3401 Hampton Highway. He noted the parcel is zoned Limited Business and was assessed at \$200,000. Mr. Noel mentioned that Chairman Moberg would be researching the property to assess its development potential.

Mr. Coxton stated that if the property was not suitable to be developed, the owner should not have to pay taxes and suggested the EDA accept the land offer.

By consensus, the Authority recommended that staff research the property and tabled the item until the February meeting.

GREATER WILLIAMSBURG PARTNERSHIP (GWP) AND LAUNCHPAD

Mr. Noel discussed a proposal that would reorganize the GWP under the Greater Williamsburg Chamber & Tourism Alliance (GWCTA) Business Council. He mentioned that the Williamsburg City Manager prepared a white paper, budget and organizational chart for the proposed merger included in the agenda packet. Mr. Noel said the merger proposal also included separating the Launchpad from the GWP and mentioned discussions of moving the Launchpad to space owned by the College of William & Mary. This move would be in concert with a new management agreement with the Alan B. Miller Entrepreneurship Center. He stated by taking advantage of shared services, there would be a reduction in overhead and decrease each locality's annual contribution. Mr. Noel further explained that the GWCTA would soon be separated into two entities – a business division and a tourism destination marketing organization with one overarching Board of Directors.

Mr. Morgan mentioned some previous discussions he was involved in with other localities concerning the GWP and the sustainability of the organization. He stated the conclusion was all they needed to participate in the regional world without it requiring huge amounts of resources. He noted this proposal would eliminate the need for a large staffing budget because of the shared services idea. Mr. Morgan reported on discussions concerning the Hampton Roads Economic Development Authority (HREDA) and stated the City of Williamsburg, James City County and York have decided not to participate in HREDA right now. He said that they all felt like the best option is to stay with the GWP at this time.

Mr. Lockwood shared concerns over the fiscal contribution to the GWCTA and its representation of York County.

Mr. Morgan elaborated on the future of the GWCTA and its proposed smaller Board of Directors and Business Council. He advised they still have to figure out how the GWP will fit into that structure, noting it could be an advisory committee consisting of some or all of the current GWP board. For the GWP budget, he is suggesting what is proposed in the Williamsburg City Manager's proposal.

OLD BUSINESS

KROLL COFFEE, LLC (Column 15 Coffee)

Mr. Noel discussed the additional information received from Column 15 Coffee that was requested at last month's meeting. He reviewed the owners grant request of \$20,000 and noted that they do not have a lot of capital in the business. He stated their plan to locate a coffee shop in the James York Plaza would mesh nicely with the current merchants in that corridor. Mr. Noel recommended this grant be contingent upon the owners' leasing the space, the equipment purchased or leased, and a Certificate of Occupancy issued. These terms would be identified in a Performance Agreement.

Mr. Noel provided an update on Lance Zaal and King of Clubs Coffee, who was approved for a \$20,000 grant. Mr. Zaal's proposed lease fell through and he is now looking for another location.

Discussion ensued concerning the grant request.

Mr. Lockwood moved to approve the grant request from Kroll Coffee (Column 15 Coffee) in the amount of \$20,000 from the capital fund, and such grant to conform to the terms of a Performance Agreement.

On roll call the vote was:

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

GoVA UNMANNED SYSTEMS GRANT

Mr. Noel discussed a letter of support, signed by local officials from the six Peninsula localities and Gloucester, to the delegation of the General Assembly. This letter requests that the state give the Fuel Farm property to York County, so that it can be developed for a drone park. Mr. Noel stated he received affirmation from Sen. Norment who indicated he will try and assist the localities with this project. He noted there is not any actual legislation for them to act on; this would have to be done through some sort of budget amendment. Mr. Noel also mentioned several others who agreed to lobby in support of this request.

Mr. Morgan mentioned the efforts for this land acquisition have been ongoing for eighteen months with York taking the lead on the efforts, instead of it being a regional attempt. The plan was for a Peninsula-wide agency to get things going, but first the Regional Industrial Facility Authority (RIFA) had to be created. Since the property is located in the County, many looked to York to make things happen and he stated his reluctance to agree to York taking charge. He noted that now that the RIFA

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has been created, the state has issued a value on the property - \$2.1M, when they had thought all along it would be a nominal amount. Mr. Morgan explained that localities were in the process of making alternates, with York following the model that was suggested. Chairman Noll and Mark Carter are appointees and he and Mr. Noel are alternates to the RIFA. The first meeting will be in March.

Mr. Noel stated that all appointments are being made and the RIFA will soon meet. He explained the second grant phase is to have architectural and engineering services performed for the first phase of development of the facility, which is clearing a nine-acre testing area, building a testing pavilion and building a 10,000 sq. ft. building. He stated they will engage people in the unmanned industry to get input as to how the facilities can be designed to be the most effective and noted a consultant will work with the A&E firm selected. Mr. Noel reported there are six responses to the RFP bids and he will form a committee to select the firm. He stated they have 9-10 months to get the work done to meet the grant requirements.

Chairman Moberg stated at this time, he would like to submit his formal recusal from this project as he is part of a team that responded to the RFP.

MARLOWE WE CARE CO.

Ms. Davidson reminded the EDA of its approval to sell 1.99 acres of the 6.2 acre parcel at 410 Old York-Hampton Highway to Marlowe We Care Co. She noted the approved closing date had passed and she is requesting an extension of the closing date with a revised Purchase & Sale Agreement.

Mr. Barnett stated that the agreements are slightly altered due to the revised BMP Maintenance that is now included with the contract.

Mr. Meade moved to sell to Marlow Properties LLC 1.99 acres, designated as parcel B-4 on the attached plat of subdivision of parcel B, located at 410 Old York-Hampton Highway, for the sum of \$141,075.

On roll call the vote was:

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

AFFORDABLE FASTENER SUPPLY CO. (AFSCO)

Ms. Davidson noted the closing date for the sale of a 1-acre tract located at 410 Old York-Hampton Highway to Affordable Fastener Supply Co (AFSCO) had also expired and she is requesting an

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extension of the closing date with a revised Purchase & Sale Agreement. This contract will include the same revised BMP Maintenance Agreement utilized for the Marlowe sale.

Mr. Lockwood moved to sell to AFSCO a parcel designated as parcel B-2, as show on the attached plat of subdivision of parcel B, located at 410 Old York Hampton Highway, for the sum of \$66,300.

On roll call the vote was:

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

APPROVAL OF MINUTES

Mr. Coxton moved that the minutes of the December 11, 2018 Regular Meeting be approved.

On roll call the vote was:

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

COUNTY ADMINISTRATOR COMMENTS

Mr. Morgan announced that the state chapter of the Urban Land Institute is tentatively planning to hold its conference in Williamsburg and they plan to come to Yorktown for a session the afternoon of March 26, 2019. They will be in Yorktown to discuss the planning and development of Riverwalk Landing. Mr. Morgan suggested that Chairman Moberg and Mr. Carter may be interested in being part of the panel and noted that it would be impressive for the County to be featured at this conference. Mr. Morgan discussed his preliminary Capital Improvement Plan that has been submitted for the next six years. He stated he recommended \$250K in each of the six years budgets for the EDA's capital fund. He noted there's an emphasis in the plan on new facilities and mentioned because of SB942, the County is in a better position to afford the proposed CIP. Mr. Morgan stated the December year-end performance netted a positive year and, as part of year-end surplus disposition, he has recommended that the Board of Supervisors agree to move \$150K to the EDA fund. He discussed the recent purchase of the house on the hill and stated that it will be renovated and be conveyed to the County at a later date. He noted the Tourism Division of Parks & Recreation will move into the house.

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DIRECTOR OF ECONOMIC DEVELOPMENT COMMENTS

Mr. Noel reported the sale of the property to Big Top, located at 500 Old York-Hampton Highway that closed and they are moving along with construction. He reported on the proposed restaurant site on Route 17, and the good news from VDOT that they will not require the full turn lanes, that would have been costly to the buyer. He stated the property should close in the next 45-60 days. Mr. Noel mentioned the idea of branding and marketing the Merrimac Trail/Second Street corridor. This area would be referred to as the 'Edge District' since it abuts York, James City County and Williamsburg. He is in the process of organizing a meeting with the merchants in that area. Mr. Noel is suggesting seed money to help with branding and promotions in the amount of \$5,000 from each EDA and asked the members if they would support this initiative. There was general support for the concept.

ASSISTANT DIRECTOR OF ECONOMIC DEVELOPMENT COMMENTS

Ms. Davidson reminded all of the upcoming Distinguished Business Affair on February 6th from 6:00-8:00 p.m. at the Freight Shed. She stated the winner this year would be Snow Companies and encouraged all to attend.

Mr. Noel mentioned that Snow Companies was growing faster than they had anticipated and parking has become an issue. He has asked GIS to put together some maps of adjacent properties that may be used for parking. He noted Snow had mentioned parking in the Kmart shopping center and asked about the possibility of having a crosswalk. Mr. Noel asked Mr. Carter if he would agree to participate in discussions with VDOT concerning the crosswalk and Mr. Carter stated he would be happy to assist.

MEMBERS' COMMENTS

Mr. Biagas asked if there had been any change with the Peninsula Airport Commission.

Mr. Morgan reported that Gloucester requested and received a reimbursement of their RAISE contribution funds approximately \$30,000.

Mr. Biagas asked if there were any economic opportunity zones in York County.

Mr. Noel answered there were no economic opportunity zones at this time; he explained the Lackey area census tract qualified as an economic opportunity zone, but we did not pursue state designation because the area had very little commercial property.

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CHAIRMAN'S COMMENTS

None.

ADJOURN

There being no further business, the Chairman adjourned the meeting at 5:15 p.m.

(SEAL)


R. Anderson Moberg, Chairman

A Copy Teste:


James W. Noel, Jr., Assistant Secretary