

Meeting Minutes
ECONOMIC DEVELOPMENT AUTHORITY
January 28, 2020

At a regular meeting of the Economic Development Authority of York County, Virginia, held on January 28, 2020, 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
Vernard E. Lockwood, II, Treasurer
John Biagas, Secretary
J. Mark Carter
Harmon J. Coxton

Others present:

James Barnett, County Attorney
Mark Bellamy, Deputy County Administrator
James W. Noel, Jr., Assistant Secretary and Director of Economic Development
Melissa M. Davidson, Assistant Director of Economic Development
Amanda R. Ridings, Coordinator of Economic Development

CALL TO ORDER

The meeting was called to order at 4:00 p.m. by Chairman Moberg.

ROLL CALL

A quorum was established with six members present.

CITIZENS' COMMENT PERIOD

NONE

PRESENTATIONS

DAVE MCCORMACK PRESENTATION

Dave McCormack of Waukeshaw Development presented an update on the new brew pub project that will be located at 7120-7124 George Washington Memorial Highway. He shared a few slides, showing elevations of the planned building, prepared by his architect,

who was also in attendance. The project plans featured a “nanawall” that opens up the entire building to the patio, fire features, and entertainment stage. The project is on schedule and they hope to open in the spring of 2021.

NEW BUSINESS

PARKWAY PRINTSHOP GRANT REQUEST

Mr. Chubb, operating partner of Parkway Printshop, presented a grant request for \$70,000 to renovate the building located at 537 Second Street in the Edge District.

Mr. Chubb stated that they are a screen printing business, currently located in York County on Lightfoot Road. They started their business in 2017 and have quickly outgrown the current location. Bringing in a younger, more modern vibe into screen printing has been really beneficial for attracting clients looking for branding assistance.

Mr. Chubb stated that the business is under contract with the owner of the property at 537 Second Street. It used to be a TV and appliance store and the building has been vacant for over five years. They are looking to put around \$400,000 into renovating the building. That will cover some large projects to include new electric, HVAC, and half the roof. They are looking to create a modern, hip industrial warehouse vibe within the space. Mr. Chubb mentioned they are looking forward to getting involved with the Edge District marketing efforts. They currently have three employees and are actively seeking a fourth. Within the first several months of opening the new building they will add two more employees. One new job will be in production and the other position will be a content creator to focus on marketing, social media, and websites. He is estimating within two years they will add four to six more employees.

MOBJACK BAY COFFEE ROASTERS GRANT REQUEST

Mrs. Gucanac, owner of Mobjack Bay Coffee Roasters, presented a grant request for \$80,000 to use towards the expansion and furnishing of a full commercial kitchen at their current location on Main Street in Historic Yorktown.

Mrs. Gucanac stated that their current kitchen is very small. It doesn't have a stove or a dishwasher. In 2018 she requested a grant for \$20,000 to help install a coffee roaster per the historic structure standards for the National Park Service. After the grant was approved, they fulfilled their obligation within three months. They have grown their gross revenue 58% since they have moved to Main Street. The wholesale business has been a huge part of their growth as well as sticking to an aggressive growth plan. They are currently cooking on a 23 inch table top oven and a two-top burner.

Mrs. Gucanac mentioned that the addition will require serious design work. The build out will have to be in conjunction with all the historic standards for the National Park Service. They have gotten the first approval from the National Park Service.

VILLAGE SHOPS AT KINGSMILL TRANSITION GRANTS

Mr. Noel reported that the Village Shops at Kingsmill have struggled for some time due to the poorly designed layout of the shopping center. The center has been acquired by a developer, who plans to construct an age-restricted apartment complex. He suggested that we offer the current tenants financial assistance of \$5,000 each if they relocate within the County. There are eight businesses that would need to move and relocate for a total of \$40,000 in funds if every tenant took advantage of the proposed program.

GREATER WILLIAMSBURG PARTNERSHIP FUNDING

Mr. Noel explained that the Greater Williamsburg Partnership is continuing to implement the German "Mittelstand" marketing program with our consultant, Pegasus. The next step is to send a business delegation from our region to meet with German companies and trade representatives in Germany. To get business people to spend a week there, we need to pay their way. The concept is to split the cost among the three localities. Our portion would be about \$15,000, which staff feels is necessary to make this program work.

Mr. Noel reported that the current cash balance in the capital fund is \$557,416. The bond fees for the fiscal year total about \$91,000 and the approved CIP funding of \$250,000 will be transferred over to the capital fund at some point as well.

Mr. Moberg suggested going through each grant request and vote on them one by one. The first one will be Parkway Printshop, requesting \$70,000.

Mr. Lockwood motioned to approve a \$50,000 grant for Parkway Printshop.

Mr. Biagas seconded the motion.

On roll call the vote was:

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

Mr. Moberg reported the next request was Mobjack Bay Coffee Roasters, requesting \$80,000.

Mr. Lockwood motioned to approve a \$50,000 grant for Mobjack Bay Coffee Roasters.

Mr. Carter seconded the motion.

On roll call the vote was:

January 28, 2020

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

Mr. Moberg reported the Village Shops at Kingsmill was the next grant. Mr. Noel suggested \$40,000.

Mr. Noel stated he feels very strongly that all eight tenants would not use the grant so it would probably be lower than \$40,000. The \$5,000 each would go towards helping them move to another York County location.

The proposed grant program failed for lack of motion from the EDA.

Mr. Moberg stated the Greater Williamsburg Partnership request to support the funding of the travel expenses for the delegation going to Germany is the next item up for discussion.

Mr. Noel stated that the full amount would be for \$15,071.50.

Mr. Biagas motioned to approve the funding for Pegasus in the amount of \$15,071.50

Mr. Coxton seconded the motion.

On roll call the vote was:

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

OLD BUSINESS

COLUMN 15 GRANT EXTENSION

Mr. Noel reported that the EDA had approved a \$20,000 grant to Kroll Coffee (Column 15), to help with roaster costs. They have leased space in James York Plaza. Their deadline for the grant obligations is coming up and they need an extension to finalize everything. Mr. Noel suggested giving them four months more to finish things up.

Mr. Biagas motioned to approve the extension of the Column 15 grant by four months.

Mr. Meade seconded the motion.

On roll call the vote was:

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

EVRIFA AND GOVA GRANT UPDATE

Mr. Noel reported that he is pleased that KDC Solar is still pursuing the project. Senators Mason and Norment put in a new budget amendment to extend the time frame through the next calendar year for the EVRIFA to acquire the fuel farm property at the same price. KDC has said they want to close by July 1 2020. The EVRIVA will own the full 432 acres and KDC will ground lease approximately 200 acres.

FINANCIAL REPORTS

The Chairman duly noted the receipt of the November and December 2019 Financial Reports.

APPROVAL OF MINUTES

The minutes of the December 10, 2019, meeting of the Economic Development Authority of York County were approved by vote as follows:

On roll call the vote was:

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

The minutes of the January 17, 2020, special meeting of the Economic Development Authority of York County were approved by vote as follows:

On roll call the vote was:

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

CLOSED MEETING

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

Mr. Meade moved that the Authority enter into a closed meeting for the aforesaid purpose and that the Authority deemed it necessary, as specified by the Virginia Freedom of Information Act, that non-members Jim Barnett, Mark Bellamy, Jim Noel, Melissa Davidson, and Amanda Ridings be present during the closed meeting.

Mr. Biagas seconded the motion.

On roll call the vote was:

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

The Authority entered into closed meeting at 5:31 p.m.

RETURN FROM CLOSED MEETING

The Authority returned to open meeting at 6:07 p.m.

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

Mr. Moberg moved that, to the best of each member's 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 under Section 2.2-3711(A)(5) were discussed during closed meeting.

The Chairman stated 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 being raised, the roll call was as follows:

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

Mr. Lockwood motioned that the EDA move forward with the purchase of approximately 23.64 acres of vacant land, located at 700 Old York Hampton Hwy. (GPIN number RO8A-160-3271) not to exceed the price of \$700,000.

Mr. Meade added with the County Attorney's approval of the purchase contract and to be executed by the Chairman.

Mr. Biagas seconded the motion.

On roll call the vote was:

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

COUNTY ADMINISTRATOR COMMENTS

DIRECTOR OF ECONOMIC DEVELOPMENT COMMENTS

Mr. Noel presented an Edge District funding update. The GWP, working with the City of Williamsburg, got a \$600,000 EPA grant to do Brownfields assessment and planning work in our three communities. The group hired Draper Aden as the lead A&E firm. Consociate Media, will be a sub-contractor under Draper Aden, will be doing the the work to brand the Edge District.

Mr. Noel presented an update on The Miller Group. They are still wrestling with our contract to acquire the 3.5 acres in Busch Industrial Park for a 20,000sq foot flex space building. The problem has been with a Dominion Virginia Power easement and what Dominion will require from them in order to use that area for parking and storage. They have come to a decision to proceed. Mr. Noel stated he is hopeful we will close in February.

ASSISTANT DIRECTOR OF ECONOMIC DEVELOPMENT COMMENTS

Mrs. Davidson mentioned there are two events coming up. The EDA's Distinguished Business Award is on Wednesday, the 19th from 6-8pm at the Freight Shed. We will be honoring Big Top Entertainment this year with the "Poor Potter Award".

Mrs. Davidson explained that the school division wanted to do a launch event for the Workforce videos that the EDA helped fund. A few of the videos will be shown to all of the parties that were involved. That event will be at 3pm on Friday, February 28th at York High in the new learning commons.

MEMBERS' COMMENTS

None.

CHAIRMAN'S COMMENTS

None.

January 28, 2020

ADJOURN

There being no further business, the Chairman adjourned the meeting at 5:28 p.m.


R. Anderson Moberg, Chairman

A Copy Teste:


James W. Noel, Jr., Assistant Secretary