

Meeting Minutes
Virtual Meeting
ECONOMIC DEVELOPMENT AUTHORITY
January 26, 2021

At a virtual meeting of the Economic Development Authority of York County, Virginia, held on January 26, 2021, at 2:00 p.m. using the Zoom platform, those present were:

Steven A. Meade, Chairman
Harmon J. Coxton, Vice Chair
Vernard E. Lockwood, II
J. Mark Carter
John Biagas
R. Anderson Moberg

Others present:

Neil Morgan, County Administrator
Mark Bellamy, Deputy 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
Amanda R. Ridings, Coordinator of Economic Development

CALL TO ORDER

The meeting was called to order at 2:00 p.m. by Chairman Meade.

ROLL CALL

A quorum was established with six members present.

CITIZENS' COMMENT PERIOD

None.

PRESENTATIONS

**HAMPTON ROADS SMALL BUSINESS DEVELOPMENT CENTER (HRSBDC)
PRESENTATION**

Jim Carroll, Executive Director of the HRSBDC, provided an update on the 2020 activities of the HRSBDC and on the Economic Aid Act.

NEW BUSINESS

START PENINSULA ENTREPRENEURIAL PROGRAM UPDATE

Mrs. Davidson reported on the annual Start Peninsula entrepreneurial pitch competition, which was held in November 2020 via Zoom. Instead of doing just one large event, three new micro pitch events were held, leading up to the main event. The new format seemed to make it easier for people to attend. Newport News will be the host for 2021. The event will still be virtual and they will keep the micro pitch events.

Mrs. Davidson explained that every five years, the six participating Peninsula localities must execute a new Memorandum of Understanding (MOU), agreeing to continue supporting the efforts and events, both financially (subject to annual appropriations) and with staff time. The MOU has been fully vetted by the Start Peninsula Core Team, the economic development directors of the participating localities, and the locality/EDA attorneys, and is now ready for approval by each EDA.

Mrs. Davidson further explained that every five years, a new Fiscal Agent Agreement must be executed, to ensure continuity of the program's finances. The Virginia Peninsula Chamber of Commerce (VPCC) has served as Start Peninsula's fiscal agent for the past five years and wishes to continue to do so for the next five years. They have proposed a small price increase, from \$2,500 per year to \$3,500, that the Core Team and directors have agreed is reasonable. This document has also been fully vetted and is ready for approval.

Mr. Coxton motioned to approve signing the MOU and the Fiscal Agent Agreement for the Start Peninsula Program.

Mr. Biagas seconded the motion.

On roll call the vote was:

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

OLD BUSINESS

RFP FOR RIVERWALK LANDING RESTAURANT DESIGN WORK

Mr. Noel stated that he has been working with the County's purchasing department to put together a request for proposals for modifications to the Riverwalk Landing Restaurant and Water Street Grill. He explained that the EDA will need a five-person committee to review the proposals and select the firm to provide services. Three of the members would

be Mr. Bellamy, Mr. Noel, and Mr. Buffa. Mr. Noel suggested that the other two members be EDA members. He thought Mr. Biagas and Mrs. Schultz would be great representatives.

Mr. Biagas stated he would be happy to be a part of the committee.

Mr. Lockwood motioned for Mr. Biagas and Mrs. Schultz be the EDA members to stand as committee members for this Riverwalk Landing request for proposals committee.

Mr. Coxton seconded the motion.

On roll call the vote was:

Yea: (5) Coxton, Lockwood, Biagas, Carter, Meade
Nay: (0)
Recuse :(1) Moberg

NEW MATTERS

None.

FINANCIAL REPORTS

The Chairman duly noted the receipt of the November and December 2020 financial reports.

APPROVAL OF MINUTES

The minutes of the December 16, 2020, meeting of the Economic Development Authority of York County were approved by vote as follows:

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

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. Biagas 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 Neil Morgan, Mark Bellamy, Jim Barnett, Jim Noel, Melissa Davidson, and Amanda Ridings be present during the closed meeting.

Mr. Coxton seconded the motion.

On roll call the vote was:

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

The Authority entered into closed meeting at 2:46 p.m.

RETURN FROM CLOSED MEETING

The Authority returned to open meeting at 2:59 p.m.

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

Mr. Meade 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) Moberg, Biagas, Carter, Coxton, Lockwood, Meade
Nay: (0)

COUNTY ADMINISTRATOR COMMENTS

Mr. Morgan reported that he will be making a recommended budget presentation to the board in March. He is trying to get the budget back to something similar to what he recommended in March of last year. The CARES Act has helped move some money to the County's bottom line. The tourism economy has been hurt the worst. Internet sales tax has gone from 10% of our sales tax base to 20% in one year.

DIRECTOR OF ECONOMIC DEVELOPMENT COMMENTS

Mr. Noel reported that the Distinguished Business Award was cancelled this year due to Covid. The William Rogers Poor Potter award winner is Great Wolf Lodge. Over the past year and a half, they completely renovated every suite and several of their public spaces. They are number four in the county for top tax payers. Mr. Noel and Mr. Meade presented the award in person at Great Wolf Lodge.

Mr. Noel mentioned that the balance in the Capital fund is \$828,800.

Mr. Noel reported that Gerry Fay and the data center group are still attempting to finalize a contract with Dominion for the virtual building site.

Mr. Noel announced that the agent handling the leasing of the former Big K-mart off of Bypass Road indicated that they are in lease negotiations for two thirds of the spaces to Ollie's and Ashley Furniture.

ASSISTANT DIRECTOR OF ECONOMIC DEVELOPMENT COMMENTS

Mrs. Davidson reported that the Chamber's Small Business award will go to Blown Away Salon. The county will be filming a clip to package with the Poor Potter Award footage.

Mrs. Davidson stated that she had an update on the Home-based business ordinance review efforts. A committee was put together last year to review the current home-based business ordinance. The committee met for six months and came up with some really good suggestions and updates that balance the needs of the business owners and the home owners. It went to the planning commission in January and passed. The Board of Supervisors will review it in April.

Mrs. Davidson reported that the home-based business retention surveys will be going out in February. She will have feedback from those sometime in the spring.

MEMBERS' COMMENTS

Mr. Biagas reported that we need to continue working on Workforce Development because there is a severe shortage of labor.

CHAIRMAN'S COMMENTS

None.

January 26, 2021

ADJOURN

There being no further business, the Chairman adjourned the meeting at 3:24 p.m.



Steven A. Meade, Chairman

A Copy Teste:



James W. Noel, Jr., Secretary/ Treasurer