

Meeting Notes York 2040 Committee

Wednesday, November 7, 2018 – 7:00 p.m.
York County Public Works Administration Building
105 Service Drive, Yorktown VA

Members Present: Mark Bellamy, Gregory “Skip” Brooks, Chad Green, Leigh Houghland, Montgoussaint (Montee) E. Jons, Michael King, Vivian McGettigan, Rick Moberg, Rich Myer, Sheila Myers, Jacob Rizzio, Eugene Seiter, Buddy Spencer

Staff Present: Neil Morgan, County Administrator; Susan Kassel, Director of Planning and Development Services; Timothy Cross, Deputy Director of Planning and Development Services; Amy Parker, Senior Planner; Earl Anderson, Senior Planner, Gail Whittaker, Public Information Officer

Chairman Michael King called the meeting to order at 7:00 p.m., and all those present introduced themselves. Chairman King stated that he plans to start these meetings on time so that people can get back to their homes at a reasonable time.

Chairman King introduced Neil Morgan, County Administrator, to offer remarks. Mr. Morgan thanked all of the members for volunteering to serve on the committee, stating that the Comprehensive Plan update is an important project that will have a lasting impact on the County and its citizens. He stated that as the County looks ahead to the planning horizon of 2040, everyone needs to recognize that changes will occur that cannot be predicted today. By way of illustration, he asked everyone to think back twenty-five years and identify changes that have taken place since then that could not have been anticipated at the time. Responses from the Committee included cell phones, the internet, and driverless vehicles. Mr. Morgan spoke about some of the implications of these technological advances on land use planning, noting, for example, the impact of internet sales on bricks and mortar stores. He emphasized that as important as long-range planning is, it needs to be approached with a certain amount of humility and a recognition that it will be affected by things that cannot be foreseen.

Mr. Morgan also stressed that in planning York County’s future, it should be recognized that the County is part of the Hampton Roads region and that its future will be affected by regional forces outside the County’s borders. He distributed copies of a handout with a series of charts depicting regional economic data and he spoke about some of the trends, stating that the Hampton Roads economy is driven largely by federal spending, port activity, and tourism. He noted the region’s low rate of growth in gross product compared to other comparable regions, while adding that the tourism sector is doing reasonably well. Regarding the many military and other federal facilities in the region, he stated that while they provide relatively stable employment centers, there is also an opportunity cost since they consume significant amounts of land that are not subject to local taxation. Mr. Morgan also noted that in terms of household incomes, York County is relatively affluent relative to most neighboring localities.

Lastly, Mr. Morgan spoke about long-term global trends that have been identified by a team of futurists who were commissioned to identify disruptive trends that can potentially affect local governments. He distributed handouts describing some of these “mega-trends” and noted in particular some that were identified by the Board of Supervisors as priorities. These included

energy disruption and elderly expense (highest priorities): education reform, climate change, and fiscal uncertainty (significant priorities); and citizen engagement, city-to-city collaboration, and desalinization (other priorities).

Lastly, Mr. Morgan stated that the Hampton Roads Planning District Commission recently approved a resolution acknowledging the science behind the documented sea level rise in the region and encouraging localities to adopt policies to incorporate sea level rise into their planning decisions. He commented that this will need to be incorporated into the next Comprehensive Plan, and he added that he believes there is a need for more sidewalks and bike paths that should be addressed in the Plan.

Gene Seiter commented that when he retired from the military, he and his wife did considerable research before deciding to live in this area based on many factors, including the quality of the school system, excellent health care, the low crime rate, and the cost of living. He stressed the need to recognize the County's positive attributes and retain or even strengthen them. He added, however, that he does agree that there is a need for more sidewalks and bike paths.

Chairman King expressed his agreement with Mr. Seiter's comments and added that the Committee also needs to hear from the County's younger citizens, who might have a different perspective and can offer their insight as to what can be done to make the County more attractive to people of their generation.

Buddy Spencer commented on the need to create opportunities that will allow the County to retain its best and brightest citizens.

Sheila Myers stated that she has spent time in Denver, Portland, and Seattle and that her observation is that younger people in those communities are attracted to good schools and good jobs, but that recreational amenities and quality of life are also very important to them. She stated that young people are willing to sacrifice employment opportunities for lifestyle.

Skip Brooks spoke about the Colonial Parkway, noting that years ago, when he was with the National Park Service, there was a proposal to construct a bike trail along the Parkway but it was ultimately rejected for various reasons. He stated that he would like to work to revive this idea and advance it forward.

Montee Jons spoke on the importance of mass transportation, stating that there is only so much roadway capacity that can be built and that we need to find a way to get people out of their cars. In addition, he talked about the need to take advantage of the many educational institutions in the area and to work to ensure that the curricula being taught are relevant.

Rick Moberg stated as a member of the Economic Development Authority that people need to recognize that the amount of property available for development in York County is extremely limited and that for this reason the County is not likely to attract a major industry. He stated that York County is largely a bedroom community where most residents work in another locality. With regard to attracting young people, he noted that a lot of them prefer a more urban environment.

Chairman King thanked everyone for their comments, and he thanked Mr. Morgan. He then introduced Mr. Cross to talk about the Comprehensive Plan and the staff's proposed review process.

Mr. Cross gave a slide presentation, which included an introduction to the Comprehensive Plan and an overview of the proposed review process. He explained that the Comprehensive Plan is the long-range plan for the physical development of the County and that it addresses not just land use but transportation, housing, economic development, public facilities, the environment, and historic resources. He stated that the Code of Virginia requires every locality in the state to have a Plan and to review it every five years. York County's plan, he noted, was last updated in 2013, so it is time to review and update it again. This review, he added, will be more extensive than previous reviews, providing an opportunity to take a fresh look at the issues and challenges facing the County, which are significantly different from those that the County faced in 1991 when the original Plan was adopted. Mr. Cross added that there are certain issues – such as transportation, affordable housing, sea level rise, and broadband – that the state code requires to be addressed in the Plan.

Mr. Myer commented on affordable housing, explaining the so-called “workforce housing” concept, which is based on the idea of providing housing opportunities for police, firefighters, service employees and others who often cannot afford to live in the communities they serve.

Mr. Cross then gave an overview of the staff's proposed review process and schedule, which he stated is expected to last about two years, with two rounds of public outreach meetings in the spring of 2019 and the spring of 2020. He added that there are plans to conduct a scientific survey of County residents, as has been done as part of the last few Comprehensive Plan reviews, to gauge the citizens' attitudes on various long-range planning issues. Mr. Cross noted that there is a detailed work program included in the Committee members' notebooks, and he stated that at the next meeting the staff would like to get feedback from the members after they have had a chance to review it in detail. In addition, he referred to the tentative schedule of meeting dates, stating that generally, Committee meetings will be at 7:00 p.m. on the first Wednesday of each month, which was selected based on an email poll of the membership. He noted, however, that some meetings, such as January 2 and July 3, will probably need to be rescheduled or canceled.

Chairman King asked the members to review the proposed work program and be prepared to discuss it at the next meeting, which will be on December 5. He also asked if the Public Works Multi-Purpose Room is an acceptable meeting place. Everyone agreed that it is.

Chairman King asked all the members to review their contact information on the committee roster and let the staff know of any changes.

There being no further business to discuss, the meeting was adjourned at 8:25 p.m.

Meeting Minutes
ECONOMIC DEVELOPMENT AUTHORITY
October 23, 2018

At a regular meeting of the Economic Development Authority of York County, Virginia, held on October 23, 2018 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.

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 Public Property under Section 2.2-3711(A)(3) and Prospective Business under Section 2.2-3711(A)(5).

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Mr. Meade 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, Laurie Miller and Whit Hill be present during the closed meeting. This motion was seconded by Mr. Biagas and approved.

On roll call the vote was:

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

The Authority entered into closed meeting at 4:01 p.m.

RETURN FROM CLOSED MEETING

The Authority returned to open meeting at 4:36 p.m.

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

Mr. Lockwood 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 under Section 2.2-3711(A)(3) and Prospective Business under Section 2.2-3711(A)(5) were discussed during closed meeting. Mr. Coxton 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:

On roll call the vote was:

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

PRESENTATIONS

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Ms. Davidson provided an update on the Home-Based Business (HBB) program, noting that HBB business is a growing trend worldwide. She explained that York has close to 3,000 home-based businesses which accounts for seven percent of the total business personal property and business license tax revenue. She stated the importance of providing assistance to those businesses and discussed some of the new programs offered to assist the HBBs. Ms. Davidson provided information on some of the partnerships available to those businesses and she mentioned that not many localities throughout the country offer this type of assistance at this level.

NEW BUSINESS

LOVEVA

Ms. Davidson gave an overview of a proposed new program that will complement the Authority's buy local efforts for local businesses. She explained this program is run by the Retail Alliance and noted it is well-funded and the Alliance is able to heavily promote the program. This program has three full-time staff to solicit business participation. Ms. Davidson stated the buy local website would still be kept in place, but without the database function, and the labor-intensive updating of the website would go away. Ms. Davidson explained that this proposed app-based program is GPS-based and it would let folks know about sales, events, etc. She also stated this program provides points that are redeemable at other participating retailers.

Mr. Noel further explained the proposal would be for a business to pay for this service first and then be reimbursed by the EDA for one-half of the cost. He suggested committing \$10,000 from the capital fund for this program, noting this would allow the subsidization of over 130 businesses.

Mr. Lockwood moved to approve a \$10,000 commitment from the capital fund for the LOVEVA program, to be used to fund one-half of the \$150 cost per business, noting this grant is a one time offer per business.

On roll call the vote was:

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

OLD BUSINESS

BIG TOP ENTERTAINMENT

Mr. Noel explained that Big Top's lender would not approve the financing until the site and building plans were approved, and that took longer than expected, but they now have official site and building

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plan approval and the bank has approved their loan. Mr. Noel stated they're asking for an extension through the end of the year to go to closing on the property.

Mr. Coxton moved to extend Big Top's request to close on the property located at 500 Old York-Hampton Highway until December 31, 2018.

On roll call the vote was:

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

MARLOWE WE CARE CO.

Mr. Noel reported on the sale of the lot at 410 Old York Hampton Highway. He stated that Mr. Marlowe would like to reduce the parcel to two acres rather than the three as previously approved. Mr. Noel stated the reconfiguration would leave the EDA with a desirable 2-acre parcel fronting Old York Hampton Highway and he is recommending approval of this new proposal. He stated the price per acre will remain at \$67,000.

Mr. Lockwood moved to approve the sale of the 2-acre parcel located at 410 Old York-Hampton Highway to Marlowe We Care Co. for \$67,000 per acre.

On roll call the vote was:

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

KING OF CLUBS COFFEE

Mr. Noel reminded the Authority of the presentation last month from King of Clubs Coffee. He mentioned Mr. Lockwood's request for additional financial information had been emailed to the members. Mr. Noel recommended a grant of \$20,000, and noted the same amount was recently given to Mobjack Bay Coffee Roasters. He also recommended a Performance Agreement be executed (1) to specify a three-year lease be executed for a York County location; and (2) the grant be used for capital equipment purchase.

Mr. Meade moved to approve a \$20,000 grant from the capital fund to King of Clubs Coffee to be used for a capital equipment purchase.

On roll call the vote was:

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

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Nay: (0)

WAUKESHAW DEVELOPMENT, INC.

Mr. Noel provided a proposed Resolution to approve executing a Purchase and Sale Agreement with Waukeshaw Development for the property located at 7120-7124 George Washington Memorial Highway. He noted the Agreement is consistent with the Letter of Intent and stated the owner is requesting a 180-day feasibility period instead of the original 120-day feasible period.

Mr. Biagas moved to approve the Resolution to authorize the execution of a Purchase and Sale Agreement with Waukeshaw Development for property located at 7120-7124 George Washington Memorial Highway:

RESOLUTION OF THE
ECONOMIC DEVELOPMENT AUTHORITY
OF YORK COUNTY, VIRGINIA

WHEREAS, the Economic Development Authority of York County, Virginia, proposes to sell to Waukeshaw Development, Inc., two parcels of property consisting together of approximately 1.25 acres, having the addresses of 7120 and 7124 George Washington Memorial Highway, further identified as York County GPIN Parcels R08c-1423-0127 and R08c-1361-0222, respectively; now

BE IT RESOLVED that the Chairman of the Economic Development Authority is hereby authorized to execute a contract, substantially similar in form to that presented to the Authority Board at its meeting of October 23, 2018, to sell said property to Waukeshaw Development, Inc., for a purchase price of \$400,000.00, the purchase price to be evidence by a note, forgivable upon the performance by the purchaser of certain obligations as stated in the sales agreement relating to the construction and operation of a taproom and restaurant on the subject property in accordance with the terms and conditions of the agreement.

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

APPROVAL OF MINUTES

Mr. Lockwood moved that the minutes of the September 25, 2018 Regular Meeting be approved. On roll call the vote was:

Yea: (6) Coxton, Lockwood, Biagas, Carter, Moberg
Nay: (0)
Abstention: (1) Meade

COUNTY ADMINISTRATOR COMMENTS

Mr. Morgan reported on the Hampton Roads Benchmark Study that compared Hampton Roads with others areas of the Country. He discussed the Greater Williamsburg Partnership (GWP) and noted there may be a consensus of the chairs in surrounding localities to allow the GWP to go under the Business Council of the Greater Williamsburg Chamber and Tourism Alliance (GWCTA). Mr. Morgan explained the value of having the GWP under the chamber and mentioned it would be able to retain all of its legal structure as originally created. He stated some members of the GWP Board would become members of the Business Council.

DIRECTOR OF ECONOMIC DEVELOPMENT COMMENTS

Mr. Noel reported that the William & Mary, Alan Miller Entrepreneurial School, is moving to vacant space owned by the college known as Tribe Square. The college has proposed that we relocate the Launchpad to this facility in approximately 2,300 square feet. He noted that this proposal would solve many financial problems and would enable companies to work first hand with the entrepreneurial school. Mr. Noel provided the approximate balance in the capital fund which is \$476,000 and stated, if they move forward with the pending land sales, another \$400,000 will be gained. Mr. Noel encouraged the EDA members to attend Start Peninsula, a three-day business pitch competition, now in its seventh year, which the EDA helps sponsor. He noted the guest speaker would be Jason Calacanis, one of the original angel investors of Uber.

ASSISTANT DIRECTOR OF ECONOMIC DEVELOPMENT COMMENTS

Ms. Davidson reported on the available light industrial property map requested by Mr. Coxton at the last meeting. She suggested that the Real Estate Subcommittee examine those properties on the map and narrow them down to determine which properties should be focused on.

The members were amenable to this suggestion.

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MEMBERS' COMMENTS

Mr. Biagas asked if any areas were designed as an opportunity zone, noting the tax advantages are unbelievable.

Mr. Noel explained that York County does not have any opportunity zones primarily because of York's high median household incomes.

CHAIRMAN'S COMMENTS

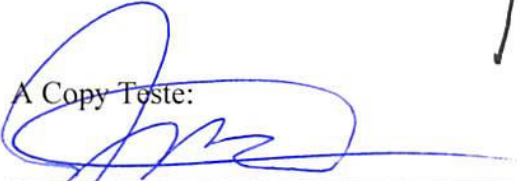
Chairman Moberg congratulated Ms. Davidson on her work on the Home-Based Business programs.

ADJOURN

There being no further business, the Chairman adjourned the meeting at 5:42 p.m.

(SEAL)


R. Anderson Moberg, Chairman

A Copy Teste:

James W. Noel, Jr., Assistant Secretary

YORK-POQUOSON
BOARD OF SOCIAL SERVICES
October 17, 2018

PRESENT: Karen Brown, Chairperson
Roy Staton, Vice-Chairperson
Melissa Magowan
Andy Engemann
Anne Smith
Madonna Kreiger
Justin Atkins, Asst. County Attorney
Brendan Hefty, Board Attorney
Kimberly Irvine, Director
Richard Verilla, Assistant Director
Jo Johnson, Assistant Director
Patti Alderman, Administrative Services Manager
Tom Little, Analyst

ABSENT: Vivian McGettigan

CALL TO ORDER:

Chairperson Brown called the meeting to order at 9:00am.

ORDERING OF THE AGENDA:

No re-ordering of the agenda.

APPROVAL OF MINUTES:

A motion was made by Andy Engemann and seconded by Roy Staton to approve the minutes of the August 15, 2018, Board meeting. All approved; motion passed.

STAFF INTRODUCTIONS:

Jo Johnson, Assistant Director, introduced the two newest staff members to the Benefit Programs Unit: Kalpana Naik and Tasha Moss. Ms. Naik will work in the

ongoing benefits unit and Ms. Moss is working primarily with the Energy Assistance program. The Board welcomed the two newest members of the staff.

NEW BUSINESS:

Ms. Irvine presented the FY20 Local Budget with a PowerPoint presentation. An overview was given by Ms. Irvine on how the budget process works, the revenue streams, and the historical and projected expenditures. The FY20 Budget presented for approval is for the local dollar match for York County and Poquoson City.

CLOSED SESSION:

A motion was made by Anne Smith and seconded by Roy Staton to move into closed session, pursuant to Section 2.2-3711(a)(1) of the Code of Virginia, to discuss a personnel issue. All approved; motion passed to go into closed session.

A motion was made by Melissa Magowan and seconded by Roy Staton to return to open session and to certify, by roll call vote, that only those matters exempt from the open meeting requirements of the Freedom of Information Act and identified in the motion to go into closed session were heard, discussed, or considered in closed session. ROLL CALL VOTE TO RECONVENE TO OPEN SESSION: Madonna Kreiger, AYE; Karen Brown; AYE; Anne Smith; AYE; Melissa Magowan; AYE; Roy Staton, AYE. Board member Andy Engemann left during the closed session before reconvening into open session. Motion approved to return to open session.

RETURN TO NEW BUSINESS:

The Director and Assistant Directors continued with the FY20 Budget presentation. A motion was made by Anne Smith to approve the request of \$2,423,322 in local dollars for FY20, and a total budget expenditure request of \$6,344,065. Melissa Magowan seconded. All approved; motion passed.

OLD BUSINESS:

FY19 Budget is progressing on schedule, and no significant items for attention.

STATISTICAL REPORTS:

No significant items to review in Statistical Reports.

STRATEGIC PLAN:

The current Strategic Plan was included in the Board books. No questions regarding the plan were heard.

MATTERS PRESENTED BY THE DIRECTOR:

Ms. Irvine requested that any Board member wanting to attend the New Board Member Training on October 25, 2018, can meet at the Agency and ride-share.

The annual Staff Retreat is on October 31, 2018, at Zion United Methodist Church in Seaford, at 8:00am. Beth Rush will work with staff on Strength Finding and team building. All Board members are invited to attend.

MATTERS PRESENTED BY THE BOARD:

Anne Smith requested information on the status of Medicaid Expansion. Ms. Johnson, Assistant Director, replied that training is going on at this point, and the Agency is preparing for the implementation of the program January 1, 2019. Information is currently being disseminated to the public through various media outlets. It is hopeful that the system for applying will mostly be via the call center or the State's benefit programs website.

ADJOURNMENT:

A motion was made by Roy Staton to adjourn. Motion was seconded by Madonna Kreiger. All approved; meeting adjourned.

NEXT MEETING: December 19, 2018.