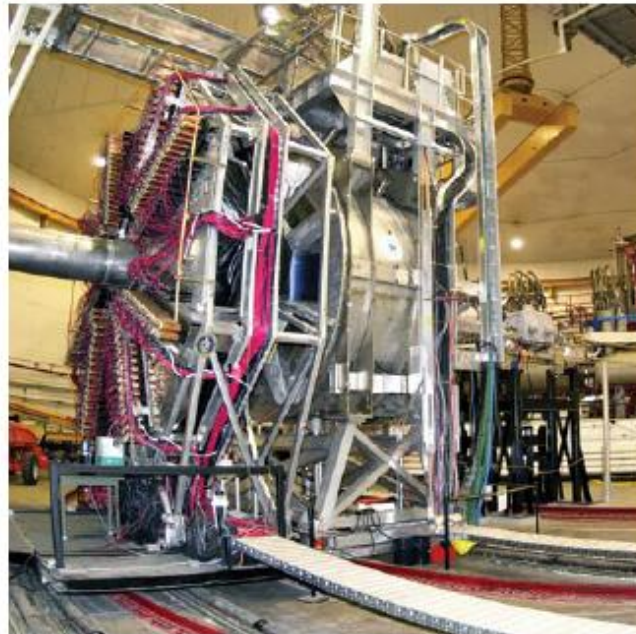




James City County

Open for business since 1607 –
now *that's* an American success story



Economic Development Authority
Presentation to the
Citizen Participation Team

July 31, 2008



Economic Development Authority

Current Members

EDA Directors

- Mark Rinaldi, Chairman
 - *The Bush Companies*
- Tom Tingle, Vice-Chairman
 - *Guernsey Tingle Architects*
- Brien Craft
 - *Wal-mart Distribution Center*
- Leanne DuBois
 - *Virginia Department of Agriculture and Consumer Services*
- Doug Gebhardt
 - *Pompei Tile, Inc.*
- Paul Gerhardt
 - *Kaufman & Canoles*
- Marshall Warner
 - *Chesapeake Bank*



Code of Virginia

“§ 15.2-4901. Purpose of chapter.

- It is the intent of the legislature by the passage of this chapter to authorize the creation of industrial development authorities by the localities in the Commonwealth so that such **authorities may acquire, own, lease, and dispose of properties and make loans to the end that such authorities may be able to promote industry and develop trade by inducing manufacturing, industrial, governmental, nonprofit and commercial enterprises and institutions of higher education ...** “



EDA Property

- James River Commerce Center
- Mainland Farm





Why Economic Development?

- Prudent Economic Development can lighten the burden on residential taxpayers by inviting business and industry to share in paying for essential infrastructure and services that local government provides
- Because most costs associated with government service delivery are ever-increasing, maintenance of the current tax base will require existing citizens and businesses to pay increasingly and disproportionately more tomorrow than they do today
- The right kinds of Economic Development provide opportunities for existing residents and their children to pursue meaningful careers locally rather than have to relocate to find quality work



2003 Comprehensive Plan

- In the 2003 Comprehensive Plan, the EDA listed the following items as goals and objectives:
 - Continue to maintain an active and effective Economic Development strategy which includes existing business retention and expansion, the formation of and assistance to new business and business recruitment
 - Promote the location of new business and industry within the County's Enterprise Zone.
 - With strong community input and the Industrial Development Authority input, as appropriate, address specific redevelopment issues and/or changes in land-use designation in the following areas: Lightfoot Area and Old Mooretown Road, Route 60 East, Eastern State Hospital, Jamestown Road, Newtown/Crossroads area, BASF property, Five Forks area



2008 Comprehensive Plan Update

- The EDA's primary interest areas for this update are structured around the findings and recommendations of the Business Climate Task Force (BCTF.)
- The EDA seeks to maintain the character and uniqueness of James City County through promoting economic growth that is context sensitive and which protects the historical, environmental, agricultural, scenic and cultural resources of JCC.



EDA Areas of Interest

- Redevelopment allows underutilized or obsolete properties to be redeployed for contemporary needs and in modern forms that are more efficient, sustainable and attractive.
- The EDA believes the County should encourage redevelopment of underutilized properties through appropriate incentives and flexible regulations.



EDA Areas of Interest

- To ensure a viable economic future for JCC, it is important to plan now for adequate office, industrial, services, retail and workforce residential lands in sufficient quantity and in the optimal locations





EDA Areas of Interest

- Without a suitable workforce to fill the jobs, the broad spectrum of economic development initiatives will fail to be realized
- A 10,000 job deficit today could grow to a 50,000 deficit in the next decade
- Well situated and designed workforce housing is increasingly vital to our future



EDA Areas of Interest

- JCC should strive for a balanced economic portfolio that can be sustained through multiple economic cycles
- In addition to supporting existing business and industry, the EDA recognizes the value of monitoring and pursuing emerging technologies that benefit from local research





EDA Areas of Interest

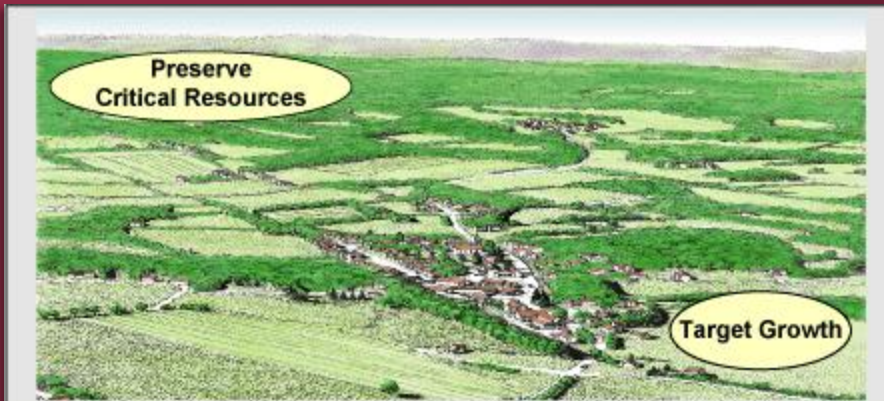
- Understanding regional drivers of economic growth, like the Port of Virginia and Homeland Security, pose both opportunities and constraints for long-term economic sustainability





EDA Areas of Interest

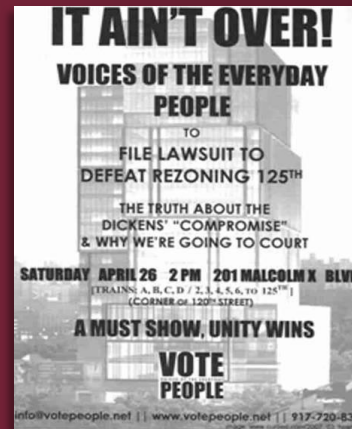
Transfer of Development Rights (TDR) should be embraced as a tool to direct growth where it is most feasible and efficient **and** as a market-based means of compensating rural property owners for preserving their lands for the benefit of all citizens



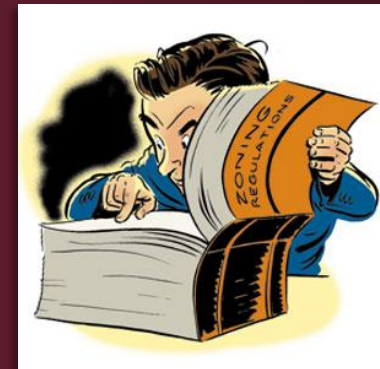


EDA Areas of Interest

- Make development decisions more predictable for both business and citizens



- Replace some SUP and rezoning vagaries with codified performance standards and expectations





Closing Thoughts

- The “Invisible Hand” is a force we must acknowledge



- Diversification, modernization and education are keys to effectively capitalizing on opportunities or niches in the global economy that exist today or emerge over time and which can establish our community as a leader in one or more sectors



Economic Development Authority

THANK YOU

for this opportunity to share our thoughts.

THANK YOU

for your service to the
Comprehensive Plan Update.