

**ECONOMIC DEVELOPMENT AUTHORITY  
of the  
CITY OF HAMPTON, VIRGINIA**

Minutes – Regular Meeting

February 15, 2022 – 8:30 a.m.

Veteran’s Conference Room

CALL  
TO ORDER

Chair Seymour called the meeting to order at 8:30 a.m.

DIRECTORS  
PRESENT

Richard M. Bagley, Jr., James A. “Pete” Peterson, Laura S. Sandford, Dianne B. Suber and L. Scott Seymour. Also present was Secretary/Treasurer Charles E. Rigney, Sr.

STAFF  
PRESENT

Brian DeProfio, Terry O’Neill, Patricia Melochick, Steven Lynch, Thomas O’Grady, Dominique DeBose, Eric Wynings, Michael Yaskowsky and Teresa Hudgins

GUESTS  
PRESENT

Mayor Donnie Tuck  
Marc Gloyefke, NorthPoint Development

MINUTES

Chair Seymour stated the Minutes from the January 18, 2022 Annual Meeting were distributed. A motion was made by Ms. Sandford and seconded by Mr. Peterson to approve the Minutes as presented. A roll call vote was taken which resulted as follows:

Ayes: Bagley, Sandford, Suber, Peterson and Seymour  
Nays: None

CIP  
PRESENTATION

Mr. DeProfio presented the approved Capital Improvement Plan for FY2022-2026 in the amount of \$291,988,492 which focuses on City Council’s strategic priorities. City Council’s strategic priorities are economic growth (6%), educated and engaged citizenry (23%), family resilience and economic empowerment, good government (37%), living with water (17%), placemaking (7%) and safe and clean community (10%). The capital budget for FY2022 is \$69.4 million. Traditional funding challenges are limited resources, unfunded federal/state mandates, maintaining existing infrastructure and limited commercial tax base.

Dr. Suber asked if there were any accompanying documents outlining the goals and objectives for each strategic priority. Mr. DeProfio said yes there is additional information which will be updated in the next few years. He will provide this information to the Board members.

LOAN & GRANT REVIEW COMMITTEE Ms. Sandford reported the Loan & Grant Review Committee did not meet in February. There were no questions or comments on the EDA Loan/Grant Program Fund Balance Sheet as of January 31, 2022.

TRANSACTION COMMITTEE Ms. Melochick reported the Transaction Committee met on February 2, 2022 to consider the second Option payment from Phenix Industrial, LLC. A Motion to agree to accept a second Option payment from Phenix Industrial, LLC and to apply it as though it had been timely paid and to allow the Option to purchase the property known as 750 Shell Road to continue, subject to all other terms and conditions as stated in the Option Agreement dated September 2, 2021 was made by the Committee. No second is required. A roll call vote was taken which resulted as follows:

Ayes: Bagley, Sandford, Suber, Peterson and Seymour  
Nays: None

ECONOMIC DEVELOPMENT REPORT Mr. Rigney reported the updated Status Report on EDA Actions was included in the package. Other items of interest:

- If anyone is interested in touring the Longbow/Hampton University facility, please let us know and we will coordinate a tour.
- The 30-day 1865 Brewing grant extension expired; the grant is no longer available to the company; their attorney did not respond to our legal counsel.
- The Department of Housing and Community Development amended the Memorandum of Understanding to pay the entire \$100,000 upfront for the 757 Makerspace grant.
- Prospect activity continues to be high.
- The Mayor presented a Proclamation to Analytical Mechanics Associates, Inc. in celebration of their 60<sup>th</sup> anniversary in the City of Hampton.

CLOSED MEETING Chair Seymour stated the Closed Meeting portion of the meeting will be amended from what was advertised to include the Downtown area of the City. Chair Seymour stated a Closed Meeting will now be held pursuant to Virginia Code §2.2-3711.A.3 for discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property in Downtown, Hampton Roads Center North and the Shell Road areas of the City, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Authority. A motion was made by Mr. Peterson and seconded by Ms. Sandford to go into the Closed Meeting. A roll call vote was taken which resulted as follows:

Ayes: Bagley, Sandford, Suber, Peterson and Seymour  
Nays: None

CERTIFICATION  
OF CLOSED  
MEETING

Chair Seymour stated it was now appropriate to take a roll call vote and that to the best of our knowledge (i) only public business matters lawfully exempted from open meeting requirements under this chapter, and (ii) only such public business matters as were identified in the motion by which the Closed Meeting was convened were heard, discussed, or considered in the Closed Meeting. Any member who believes there was a departure from the requirements of subdivisions (i) and (ii) shall so state prior to the roll call vote, indicating the substance of the departure that, in his/her judgment has taken place. Such statements shall be recorded in the Minutes. Chair Seymour asked for any statements. There were none. A motion was made by Mr. Peterson and seconded by Ms. Sandford to conclude the Closed Meeting and return to the Meeting. A roll call vote was taken which resulted as follows:

Ayes: Bagley, Sandford, Suber, Peterson and Seymour  
Nays: None

OTHER  
BUSINESS

Dr. Suber asked if there were any venues or forums that other entities can collaborate and/or be informed of the City's strategic plan so everyone is on the same page and working towards successful outcomes. Mr. Rigney said the Comprehensive Plan is being updated now and that will include input from our partners and citizens. The Mayor said he holds "town hall" style meetings to gain input from citizens and there are a number of other things the city is doing but there is always room to improve the process. He recommended having a joint City Council, HRHA and EDA meeting during June, July or August. Mr. Rigney will reach out to the Business Improvement Districts and ask them to attend an upcoming meeting to provide updates on what is happening in the Downtown and Coliseum Central areas of the City.

NEW  
BUSINESS

Mr. Lynch updated the Board on the progress at the AREC site and the request by the Foundation to extend the Time for Relocation. A motion was made by Mr. Bagley and seconded by Mr. Peterson to approve an Extension of Time for the Relocation from the Old Seafood AREC to 150 days after issuance of the Certificate of Occupancy as permitted by the Omnibus Agreement between the Economic Development Authority of the City of Hampton, Virginia and the Virginia Tech Foundation, Inc. with the effective date of August 31, 2020 for the purpose of constructing a new Virginia Tech Agricultural Research and Extension Center; and to authorize the Secretary to extend the Time for Relocation for an additional 30-day period without further action of the Board. A roll call vote was taken which resulted as follows:

Ayes: Bagley, Sandford, Suber, Peterson and Seymour  
Nays: None

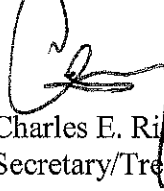
A motion was made by Dr. Suber and seconded by Ms. Sandford to approve the Resolution approving a Development Agreement by and between the Economic Development Authority of the City of Hampton, Virginia and Hampton Land Developer GP, LLC or its authorized assigns. A roll call vote was taken which resulted as follows:

Ayes: Bagley, Sandford, Suber, Peterson and Seymour

Nays: None

ADJOURNMENT      There being no further business, the meeting was adjourned at 9:50 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Charles E. Rigney, Sr.', written over a horizontal line.

Charles E. Rigney, Sr.  
Secretary/Treasurer

CER/tbh