

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

Minutes – Annual Meeting

February 16, 2021 – 8:30 a.m. Veteran’s Conference Room & Electronically

CALL
TO ORDER

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

DIRECTORS
PRESENT

Richard M. Bagley, Jr., Carlton M. Campbell, Sr., Michelle T. Ferebee, James A. “Pete” Peterson, Laura Sandford (attended electronically), L. Scott Seymour and George E. Wallace. Also present was Secretary/Treasurer Charles E. Rigney, Sr.

STAFF
PRESENT

Patricia Melochick, Sybil Ellsworth, Dacia Walker and Teresa Hudgins (in person)

Brian DeProfio, Steven Lynch, Susan Borland, Ashley Gilmartin, Daniel Girouard, Michael Yaskowsky, Bruce Sturk, Robin McCormick and Terry O’Neill (electronically)

GUESTS
PRESENT

Mayor Donnie Tuck and Councilman Chris Bowman (electronically)

ELECTRONIC
PARTICIPATION

Ms. Sandford requested to participate electronically from her personal residence in Hampton, Virginia due to a medical condition that prevents her from physically attending the meeting. A motion was made by Mr. Seymour and seconded by Mr. Peterson to approve the request. A roll call vote was taken which resulted as follows:

Ayes: Bagley, Campbell, Peterson, Wallace, Seymour and Ferebee
Nays: None
Abstain: Sandford

MINUTES

Chair Ferebee stated the Minutes from the November 17, 2020 Regular Meeting were distributed. A motion was made by Mr. Seymour and seconded by Mr. Campbell to approve the Minutes as presented. A roll call vote was taken which resulted as follows:

Ayes: Bagley, Campbell, Peterson, Sandford, Wallace, Seymour and Ferebee
Nays: None

NOMINATING
COMMITTEE

Mr. Peterson stated the Nominating Committee met this morning and presents the following slate of officers for the 2021 calendar year:

Michelle T. Ferebee	Chair
L. Scott Seymour	Vice-Chair
Charles E. Rigney, Sr.	Secretary/Treasurer
Susan M. Borland	Assistant Secretary
Steven L. Lynch	Assistant Treasurer

Chair Ferebee entertained any other nominations from the floor. There were none. Since the motion was coming from the Committee, a roll call vote was taken which resulted as follows:

Ayes: Bagley, Campbell, Peterson, Sandford, Wallace, Seymour and Ferebee

Nays: None

FINANCIAL STATEMENTS

Sybil Ellsworth with the Finance Department presented the June 30, 2020 EDA Financial Statements. There were no questions or comments.

LOAN & GRANT REVIEW COMMITTEE

Chair Ferebee reported the Loan & Grant Review Committee did not meet in January. There were no questions or comments on the Loan Status Report dated January 29, 2021, the Old Point Statement of Account dated December 1, 2020 through December 31, 2020, the Local Government Investment Pool Investor Statement for the period of December 1, 2020 – December 31, 2020 or the EDA Loan/Grant Fund Balance Sheet as of December 31, 2020.

ECONOMIC DEVELOPMENT REPORT

Mr. Rigney stated the updated Status Report on EDA Actions was included in the package. Other items of interest:

- Demolition of the Quality Inn is scheduled for completion by the end of March.
- DHDP and the City have partnered on a study with Guernsey Tingle to identify existing infrastructure in order to expedite the development process on key projects.
- A sign is up at the AREC site identifying it as a City/EDA project.
- The downtown hotel is scheduled to reopen the beginning of March as “The Landing at Hampton Marina”; new signage is on the building; sewer line work at Bull Island is complete.
- HREDA is working with Dominion Energy on the wind power initiative to identify economic development investment, job generation and type of companies targeted.
- The Amazon project on W. Mercury Boulevard (former Kmart site) is underway; internal team meets regularly with the Amazon team. A second location on Enterprise Parkway is also being considered.
- There was an article in the Daily Press on downtown Hampton and waterfront development; Virginia Business Magazine featured the Hampton profile and there was an article in Veer Magazine highlighting Phoebus.

Mr. Seymour asked about the outstanding severe storm weather grant. Mr. Rigney said staff continues to work with the client.

Mr. Campbell asked about the committee that is looking at the Sunset boat ramp matter. Mr. Rigney said a citizen committee is meeting; however, its work and findings have been delayed due to COVID. Mr. Bagley said jobs are a compelling reason for the business expansion and the City should not be holding up Bluewater while identifying another public boat ramp site. Mr. Rigney said Bluewater is being patient. Mr. Peterson asked who served on the Committee. Mr. Rigney said he will send the list to the Board members.

Mr. Campbell inquired about future development of the former Quality Inn site. Mr. Rigney said with the building being down and the site cleared, more interested parties should look at the site.

RESOLUTION
START
PENINSULA

Mr. Girouard presented a Resolution of the Economic Development Authority of the City of Hampton, Virginia authorizing the execution of a Start Peninsula Memorandum of Understanding and a Fiscal Agency Agreement to formalize its annual participation in the Start Peninsula event. Mr. Girouard reported the events would be held virtually and provided the 2021 calendar of events. A motion was made by Mr. Bagley and seconded by Mr. Campbell to approve the Resolution as presented. A roll call vote was taken which resulted as follows:

Ayes: Bagley, Campbell, Peterson, Sandford, Wallace, Seymour and Ferebee

Nays; None

CLOSED
MEETING

Chair Ferebee stated a Closed Meeting will now be held pursuant to (1) 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 Hampton Roads Center North and the Pembroke Avenue corridor, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Authority, (2) Virginia Code §2.2-3711.A.4 for the protection of the privacy of individuals in personal matters not related to public business and (3) Virginia Code §2.2-3711.A.8 for consultation with legal counsel employed or retained by the Authority regarding specific legal matters pertaining to an existing Grant Agreement. A motion was made by Ms. Sandford and seconded by Mr. Wallace to go into the Closed Meeting. Ms. McCormick confirmed that only City staff and elected officials were participating electronically. A roll call vote was taken which resulted as follows:

Ayes: Bagley, Campbell, Peterson, Sandford, Wallace, Seymour and Ferebee

Nays: None

CERTIFICATION
OF CLOSED
MEETING

Chair Ferebee 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 Ferebee asked for any statements. There were none. A motion was made by Mr. Campbell and seconded by Mr. Wallace to conclude the Closed Meeting and return to the Meeting. A roll call vote was taken which resulted as follows:

Ayes: Bagley, Campbell, Peterson, Sandford, Wallace, Seymour and Ferebee

Nays: None

NEW
BUSINESS

A motion was made by Mr. Seymour and seconded by Ms. Sandford to deny the loan application from SK8 House VB, LLC in the amount of \$200,000 due to insufficient collateral and other risk factors associated with the request. A roll call vote was taken which resulted as follows:

Ayes: Bagley, Campbell, Peterson, Sandford, Wallace, Seymour and Ferebee

Nays: None

A motion was made by Mr. Campbell and seconded by Mr. Peterson to approve a Downtown Hampton and Phoebus Retail Incentive Grant to Clark Building, LLC in the amount of \$591 with conditions as recommended by staff. A roll call vote was taken which resulted as follows:

Ayes: Bagley, Campbell, Peterson, Sandford, Wallace, Seymour and Ferebee

Nays: None

A motion was made by Mr. Bagley and seconded by Mr. Campbell to authorize the Chair or Vice Chair to execute an agreement to accept a grant award in the amount of \$979,771.78 from the Transportation Partnership Opportunity Fund to assist in the expansion of Commander Shepard Boulevard and North Campus Parkway, subject to negotiation by staff and approval of the EDA's legal counsel. A roll call vote was taken which resulted as follows:

Ayes: Bagley, Campbell, Peterson, Sandford, Wallace, Seymour and Ferebee

Nays: None

Ms. Melochick updated the Board on the status of recapturing the Grandview Island Grill grant award in the amount of \$33,400 which was paid out in 2013. The applicants filed Chapter 13 bankruptcy and the EDA received \$2,000. The debt was discharged on January 15, 2021 and the EDA should take action to write off the debt. A motion was made by Mr. Seymour and seconded by Mr. Wallace to write off any and all amounts remaining due to the Economic Development Authority of the City of Hampton, Virginia by L & J Curtis, LLC and Larry and Jacqueline A. Curtis under that certain Grant agreement dated August 26, 2013 deemed uncollectible due to the Chapter 13 bankruptcy of the Beneficiaries. A roll call vote was taken which resulted as follows:

Ayes: Bagley, Campbell, Peterson, Sandford, Wallace, Seymour and Ferebee

Nays: None

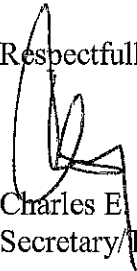
OTHER
BUSINESS

Mr. Campbell asked about the City investing in a makerspace. Mr. Seymour suggested the Incubator Committee meet to explore this opportunity. Mr. Campbell also mentioned the lack of a grocery store in downtown.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:25 a.m.

Respectfully submitted,



Charles E. Rigney, Sr.
Secretary/Treasurer

CER/tbh