

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

Minutes – Regular Meeting

July 19, 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

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

STAFF
PRESENT

Steve Bond, Patricia Melochick, Bonnie Brown, Mike Hayes, Thomas O’Grady, Daniel Girouard, Steven Lynch, Michael Yaskowsky and Teresa Hudgins

GUEST
PRESENT

Amy Jordan, HREDA

AMEND
AGENDA

Chair Seymour asked for a motion to amend the published Agenda for item #2, which was a Committee report, to be an action item by the Board since the Committee did not meet this morning. A motion was made by Dr. Suber and seconded by Ms. Sandford to amend the published Agenda as stated. A roll call vote was taken which resulted as follows:

Ayes: Bagley, Claiborne, Sandford, Suber, Wallace, Peterson and Seymour

Nays: None

MINUTES

Chair Seymour stated the Minutes from the June 21, 2022 Regular Meeting were distributed. A motion was made by Mr. Peterson and seconded by Mr. Bagley to approve the Minutes as presented. A roll call vote was taken which resulted as follows:

Ayes: Bagley, Claiborne, Sandford, Suber, Wallace, Peterson and Seymour

Nays: None

LOAN & GRANT
REVIEW
COMMITTEE

Ms. Sandford reported the Loan & Grant Review Committee met on July 7, 2022. There were no questions or comments on the EDA Old Point Trust Statement of Account dated June 1, 2022 through June 30, 2022, the Local Government Investment Pool Investor Statement for the period of June 1, 2022 through June 30, 2022 or the EDA Loan/Grant Program Fund Balance Sheet as of June 30, 2022.

The Committee considered an EDA Revolving Loan & Grant Fund Façade Improvement Grant from Copeland Investment Properties, LLC in the amount of \$8,968 for improvements to the property located at 402 Aberdeen Road, Hampton, Virginia. The Committee recommends this grant for approval as presented by staff. Since this is a motion coming from the Committee, no second is required. A roll call vote was taken which resulted as follow:

Ayes: Bagley, Claiborne, Sandford, Suber, Wallace, Peterson and Seymour

Nays: None

The Committee received an update from staff on changes to the approved terms of the Kato Fasteners Economic Development Grant Agreement which the EDA approved on October 20, 2020. Although the average wages and job creation numbers were lower than represented, the company is actually eligible for a grant in the amount of \$30,500 based on our financial matrix. The Committee is recommending the Grant Agreement be amended to reflect the accurate average wages, job creation numbers and increase the grant amount to \$30,500 with all other terms and conditions remaining the same. Since this is a motion coming from the Committee, no second is required. A roll call vote was taken which resulted as follows:

Ayes: Bagley, Claiborne, Sandford, Suber, Wallace, Peterson and Seymour

Nays: None

AUTHORITY
ADVISORY
COMMITTEE

Chair Seymour stated the Committee did not meet this morning. Mr. Rigney advised the Board that staff received a revised conceptual site plan and building elevations for the development of property located in Hampton Roads Center North by Hampton Land Developer GP, LLC. This project will consist of two (2) warehouse buildings totaling 500,000 square feet. This is a permitted use in the Langley Flight Approach Zone and is the best use for this property. Ms. Sandford asked about the “perpetual care” of the buildings. Ms. Brown and Ms. Melochick said this is addressed in the Site Plan Ordinance and the Protective Covenants for the park. A motion was made by Mr. Peterson and seconded by Mr. Bagley to approve the revised plans as presented by staff. A roll call vote was taken which resulted as follows:

Ayes: Bagley, Claiborne, Sandford, Suber, Wallace, Peterson and Seymour

Nays: None

Mr. Rigney and Mr. Yaskowsky reviewed the proposed exterior building modifications submitted by Campus Parkway, LLC for a manufacturing building located in Hampton Roads Center North which would modify those originally approved on September 16, 2020 which were included as a condition of the Purchase and Sale Agreement with Campus Parkway, LLC dated September 24, 2020. A motion was made by Mr. Bagley and seconded by Ms. Sandford to delegate authority to the Directors of Economic Development and Community Development final approval of said modifications to the building owned by HII. A roll call vote was taken which resulted as follows:

Ayes: Bagley, Claiborne, Sandford, Suber, Wallace, 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:

- Staff will be presenting recommended changes to the current Commission Policy to the Transaction Committee next month.
- Staff will be meeting with the Innovation & Technology Committee next month to discuss the Centers of Excellence.
- Mr. Rigney traveled with HREDA to Montreal, Canada on a decarbonization marketing mission.
- The Chamber of Commerce is hosting an event at 757 Makerspace on July 29th if anyone would like to attend.

CLOSED MEETING

Chair Seymour 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 the Coliseum Central and Shell Road areas of the City, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Authority and (2) Virginia Code §2.2-3711.A.8 for consultation with legal counsel employed or retained by the Authority regarding specific legal matters requiring the provision of legal advice by such counsel regarding a notice of claim received related to certain EDA-owned property. A motion was made by Mr. Wallace and seconded by Dr. Suber to go into the Closed Meeting. A roll call vote was taken which resulted as follows:

Ayes: Bagley, Claiborne, Sandford, Suber, Wallace, 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 Ms. Sandford and seconded by Dr. Suber to conclude the Closed Meeting and return to the Meeting. A roll call vote was taken which resulted as follows:

Ayes: Bagley, Claiborne, Sandford, Suber, Wallace, Peterson and Seymour

Nays: None

OLD
BUSINESS

Mr. Lynch reported that the Certificate of Occupancy has been issued for the AREC building on the waterfront in downtown. If anyone would like a tour, please let him know.

OTHER
BUSINESS

Dr. Suber asked if anyone was concerned about the decline of businesses located in area malls. Mr. Rigney said this is being seen nationally as well and staff is working on a list of all retail properties in order to address opportunities/conditions. The Willow Oaks Shopping Center owner has not been doing market deals with the brokerage community and is not maintaining the property.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:55 a.m.

Respectfully submitted,


Charles E. Rigney, Sr.
Secretary/Treasurer

CER/tbh