

ECONOMIC DEVELOPMENT AUTHORITY
of the
CITY OF HAMPTON, VIRGINIA

Minutes – Regular Meeting

September 17, 2019 – 8:30 a.m.

EDA Conference Room

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 S. Sandford and L. Scott Seymour. Also present was Secretary/Treasurer Charles E. Rigney, Sr.

STAFF
PRESENT

Cheran Ivery, Patricia Melochick, Susan Borland, Steven Lynch, Daniel Girouard, Michael Yaskowsky and Teresa Hudgins

MINUTES

Chair Ferebee stated the Minutes from the August 20, 2019 meeting were distributed. A motion was made by Mr. Seymour and seconded by Mr. Peterson to approve the Minutes as presented. A roll call vote was taken which resulted as follows:

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

LOAN & GRANT
REVIEW
COMMITTEE

Chair Ferebee reported the Committee met on September 5, 2019. There were no questions on the Active Loan Status Report dated August 23, 2019 nor the Fund Balance Sheet as of August 31, 2019.

Chair Ferebee advised the Board that the Committee considered a loan application in the amount of \$125,000 from Prabin Bensam for renovations to the property located at 47 E. Queens Way. The Committee voted not to recommend the loan for approval relative to the deferred maintenance items, the analysis of financial information provided and inadequate security.

Chair Ferebee also said the Committee continues to discuss options on consolidating program funds. Mr. Bagley suggested working with local lending institutions to buy down interest rates to assist applicants with obtaining more favorable terms.

ECONOMIC
DEVELOPMENT
REPORT

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

- Working on a Site Characterization Study for HRCN
- Presented the Strategic Priorities update to City Council on September 11th
- Continue to work the EDA portion of the Project Gunsmoke development project

- Awaiting an offer letter on the EDA property from the developer for the Virginia School site
- Staff is working a lot of prospect activity
- The RFP for the Quality Inn will go out today; boarded up first two levels of the property
- Bruce Sturk is working on moving 600-800 airmen to Hampton
- The Brain Law Center has purchased the property at 27 W. Queens Way
- Mr. Rigney will be participating in the Hampton Roads Chamber of Commerce 2019 Inter-Regional Visit to the Raleigh/Durham/Research Triangle area next week
- Start Peninsula will be held at Hampton University on November 1st – November 3rd; EDA members are encouraged to attend
- There will be a home-based business conference at TNCC on March 20th

The Board members asked for a copy of the Strategic Priorities update and the list of delegates on the Raleigh/Durham trip. Mr. Rigney asked Ms. Hudgins to send the information to the members. Ms. Ferebee asked Mr. Rigney if staff could prepare a matrix of the organizations that interact or assist with development efforts. Mr. Rigney will ask staff to prepare a matrix.

RESOLUTION
USE PERMIT
POWER PLANT
PARKWAY

Ms. Melochick presented a Resolution authorizing the Chair or the Vice Chair to execute Use Permit Applications for 1972-1974 Power Plant Parkway for the Operation of Live Entertainment. This is for Guy Fieri Dive & Taco Joint. The EDA owns the property and is required by the Zoning Ordinance to sign the application evidencing its consent to the proposal. A motion was made by Mr. Campbell and seconded by Mr. Bagley to approve the Resolution as presented. A roll call vote was taken which resulted as follows:

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

CLOSED
MEETING

Chair Ferebee stated a Closed Meeting will now be held pursuant to Virginia Code §2.2-3711.A.7 for consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, where such consultation or briefing in opening meeting would adversely affect the negotiating or litigating posture of the Authority. A motion was made by Ms. Sandford and seconded by Mr. Campbell to go into the Closed Meeting. A roll call vote was taken which resulted as follows:

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

OLD
BUSINESS

Mr. Rigney said staff is working to set a date for the EDA Retreat prior to the end of the year with a smaller group from the Board meeting to select agenda topics. Also working to identify an outside facilitator. The Board members asked for a copy of the minutes from the last retreat. Ms. Hudgins will send them out.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:40 a.m.

Respectfully submitted,



Charles E. Rigney, Sr.
Secretary/Treasurer

CER/tbh