

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

Minutes – EDA Retreat Bus Tour & Dinner

January 23, 2020 – 2:00 p.m.

EDA Conference Room

CALL
TO ORDER

Chair Ferebee called the meeting to order at 2:00 p.m.

DIRECTORS
PRESENT

Richard M. Bagley, Jr., Carlton M. Campbell, Sr., Michelle T. Ferebee, James A. "Pete" Peterson, Laura S. Sandford and George E. Wallace. Also present was Secretary/Treasurer Charles E. Rigney, Sr.

STAFF
PRESENT

Terry O'Neill, Patricia Melochick, Daniel Girouard and Teresa Hudgins

BUS TOUR

The EDA board members and staff boarded the bus at 1 Franklin Street for a tour of EDA/City/HRHA owned properties:

Pembroke & Armistead Avenue: 14 acre site owned by HRHA (former Harbor Square Apartment site); interest has been residential development (not consistent with what the City wants); urban grocery store is desired but still 1,500-2,000 units short even after the WVS development is complete.

Freeman Drive (11 acres): Owned by Cordish and planned for entertainment.

Best Site (6 acres): City Council approved an aquatics center on the site.

Coliseum Drive (19 acres): Future redevelopment site along the interstate.

Quality Inn: Clearing the site is probably the best option; obtaining quote for demolition; antenna is still on top of the building (Trish is working on a resolution).

Sportsplex: New entrance sign, HVAC and track are completed; overflow parking on City owned property will accommodate an additional 400 cars.

Wythe Creek Industrial Park: Buildings are owned by private owners/investors; mostly contractors make up the tenant mix; no available space.

Langley Research & Development Park: Drove by the 35 acres owned by the EDA; Craig Read's project fronting Magruder Boulevard and the Project Gunsmoke site. Mr. Rigney said the park needs to be rebranded with new signage; EDA needs a maintenance budget to maintain the park.

Hampton Roads Center North: The Lumen Apartment project (Craig Davis Properties) will have 300 units; continue to deal with illegal dumping at the end of Exploration Way; Capstan wants to expand and increase signage; should have all information in by February 8th for the Tier 4 "shovel ready" site designation; three (3) prospects are looking at the park for projects; there are 96 acres for a conservation easement for 10 years.

Hampton Roads Center Central: EDA owns 13 acres of mostly wetlands; located in an Enterprise Zone; significant office vacancy; Thomas Nelson Community College and the Peninsula Workforce Development Center are located here.

Hampton Roads Center South: 20% office vacancy rate; Hampton University Proton Therapy Institute, Riverside and other medical offices located in the park.

West Park: 700,000 square feet of office/warehouse space.

NetCenter: Sears building is owned by Madison Capital; exploring inside self-storage and other commercial uses; 5,000 people are currently working at the center.

Copeland Industrial Park: No EDA owned property; staff has a close working relationship with Arconic. Mr. Bagley would like for staff to stay in touch with the leadership and suggested a tour/meeting be arranged.

Virginia School Site: Demolition has started on the Old Dominion site; waiting on a term sheet for the EDA owned site.

Doran Tract: 16 acres zoned M-3; need to keep trees cleared off site.

Hampton Commerce Park: Privately owned.

Rudd Lane – AREC site.

The bus tour concluded and everyone met in the EDA Conference Room. Steven Lynch and Susan Borland joined the meeting.

Chair Ferebee thanked staff for arranging the tour and providing a summary of information on the various sites visited. She said the goal of the retreat is to come up with a two (2) year strategic plan to move the City forward.

The board reviewed the outcomes and goals from the previous retreat. Mr. Bagley noted that at the last retreat the board discussed partnering with other entities and having semi-regular meetings in order to leverage our position in the region. Also, the curb appeal in Copeland Industrial Park needs improvement.

Mr. O'Neill said he gave a Hampton Housing update to City Council yesterday which provided an overview on the housing momentum and strategic goals. Chair Ferebee asked Mr. O'Neill if he could forward the presentation to the board members.

This portion of the retreat ended and the meeting resumed at the Hampton Yacht Club for dinner. Mary Bunting, Cheran Ivery, Brian DeProfio and L. Scott Seymour joined the meeting.

Chair Ferebee thanked staff for the tour and providing the book of information for the retreat tomorrow. She said after the bus tour time was spent looking back at the last retreat. Chair Ferebee was pleased with the amount of work that has been done and said some of the outcomes are still valid. She would like to convene a meeting with HRHA to compare strategic goals and objectives for the City.

Mr. Rigney said Cathy Lewis will be the facilitator for the retreat tomorrow. We will focus on strategic priorities for the next 24 months which will target Hampton Roads Center North, the Virginia School and Crossroads sites, as well as Downtown.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:10 p.m.

Respectfully submitted,



Charles E. Rigney, Sr.
Secretary/Treasurer

CER/tbh