

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

Minutes – Regular Meeting

April 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

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

STAFF
PRESENT

Brian DeProfio, Patricia Melochick, Terry O’Neill, Heather Shipe, Thomas O’Grady, Steven Lynch, Dominique DeBose, Daniel Girouard, Michael Yaskowsky and Teresa Hudgins

GUESTS
PRESENT

Mayor Donnie Tuck
Linda Smith, Clerk of Circuit Court
Amy Jordan, Hampton Roads Alliance

SWEARING IN
CEREMONY

Linda Smith, Clerk of Court for the City of Hampton, Virginia, administered the Oath of Office for reappointed EDA board members James A. Peterson and George E. Wallace.

MINUTES

Chair Seymour stated the Minutes from the March 15, 2022 Regular Meeting were distributed. A motion was made by Ms. Sandford and seconded by Dr. Suber 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 did not meet in April. There were no questions or comments on the EDA Old Point Trust & Financial Services Statement of Account dated March 1, 2022 through March 31, 2022, the Local Government Investment Pool Investor Statement for the period of March 1, 2022 – March 31, 2022 or the EDA Loan/Grant Program Fund Balance Sheet as of March 31, 2022.

AUTHORITY
ADVISORY
COMMITTEE

Mr. Seymour reported the Committee met to review the proposed building design modifications requested by Campus Parkway, LLC pertaining to the HII building at Hampton Roads Center North. The Committee forwarded its recommended design standards back to the developer for consideration. The Committee will meet again to review the revised plans. Mr. Rigney said that HII has acquired the buildings but that does not change the terms and conditions of the Development Agreement.

ECONOMIC
DEVELOPMENT
REPORT

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

- The terms of the Grant Agreement for David Fowler did not specify the lease term for a retail tenant. Mr. Fowler did secure a tenant for three years with an option to renew. The standard five-year recapture clause applies should a retail tenant not be retained.
- The Option Agreement has been received from Hampton Land Developer GP, LLC and we are making final changes to the Development Agreement. Once the project is underway it will be a two building, 510,000 square foot, \$46 million capital investment in Hampton Roads Center North.
- Mr. Rigney thanked Mr. Seymour for assisting with the 757 Makerspace ribbon cutting ceremony and thanked everyone that attended.
- The Phoebus Spring Fling and Beer Fest will be held on Saturday, April 23rd. Ms. Sandford thanked Dominique DeBose for all her hard work on this event.

CLOSED
MEETING

Chair Seymour stated the Closed Meeting portion of the meeting will be amended from what was advertised to include the Phoebus 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 Hampton Roads Center North and the Phoebus area of the City, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Authority and Virginia Code §2.2-3711.A.5 for discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facility in the community. A motion was made by Mr. Wallace and seconded by Mr. Peterson 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 Dr. Suber and seconded by Ms. Claiborne 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. Yaskowsky reported that Hampton University only received one bid for the installation of the Raytheon Skyler Radar System at Harbour Centre as opposed to two which was stipulated in the grant award.

A motion was made by Mr. Peterson and seconded by Ms. Sandford to amend the motion passed on August 17, 2021 regarding the grant award to Hampton University for assistance with installation costs associated with the Raytheon Skyler Radar System at Harbour Centre by striking the requirement that the grant award be subject to the verification of at least two bids prior to payment, and authorizing payment of the grant award based on the single bid received from the Livas Group and its partners, an experienced third party vendor, due to the uniqueness of the project and other limiting factors. Dr. Suber stated she will abstain from voting due to her relationship with Hampton University. A roll call vote was taken which resulted as follows:

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

Nays: None

Abstain: Suber

OTHER
BUSINESS

Dr. Suber asked what was Hampton's vision regarding the types of economic development projects we pursue and the general welfare of the community. She said there seems to be disjointed efforts with no initiative to create higher value housing and social development. She asked if there was a strategic initiative available. Mr. DeProfio will provide an update. Mr. Rigney will ask Mary Fugere to attend the next meeting to give an update on convention and tourism. Mr. Bagley said we should "dust off" priorities identified during the last

EDA Retreat. The Mayor stated he would like to have a joint City Council/EDA/HRHA meeting during the summer.

NEW
BUSINESS

Ms. Melochick presented amendments to the Bylaws to provide clarification regarding the timing of succession, manner for creation of Ad Hoc Committees and certain appointments and clerical revisions. A motion was made by Mr. Bagley and seconded by Dr. Suber to approve the Bylaws as presented. A roll call vote was taken which resulted as follows:

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

Nays: None

Ms. Melochick presented modifications of the Guidelines for the Economic Development Authority Community Cultural, Athletic and Visitor Attraction Grant Program. A motion was made by Mr. Peterson and seconded by Mr. Wallace to approve the modifications as presented. A roll call vote was taken which resulted as follows:

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

Nays: None

A motion was made by Mr. Peterson and seconded by Ms. Sandford to approve an Option Agreement between the Economic Development Authority of the City of Hampton, Virginia and NorthPoint Development, LLC for the sale and development of 750 Shell Road, and to authorize the Chair/Vice Chair to execute that Option Agreement subject to approval by the City Attorney Office. A roll call vote was taken which resulted as follows:

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

Nays: None

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:15 a.m.

Respectfully submitted,



Charles E. Rigney, Sr.
Secretary/Treasurer

CER/tbh