

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

Minutes – Regular Meeting

June 15, 2021 – 8:30 a.m.

Veteran’s Conference Room

CALL  
TO ORDER

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

DIRECTORS  
PRESENT

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

STAFF  
PRESENT

Brian DeProfio, Terry O’Neill, Patricia Melochick, Steven Lynch, Bonnie Brown, Terri McCann, Denise Topping, Thomas O’Grady, Daniel Girouard, Ana Franzoni, Ian Slingsby, Ashley Gilmartin, Michael Yaskowsky and Teresa Hudgins

Mr. Rigney introduced Mr. O’Grady as the new Senior Project Development Manager with the Economic Development Department. Mr. O’Grady gave a brief overview of his work experience.

GUESTS  
PRESENT

Mayor Donnie Tuck  
Councilman Chris Bowman  
Beau Turner, 757 MakerSpace

AMEND  
AGENDA

Chair Ferebee asked for a motion to amend the Agenda to hear an additional item under Old Business pertaining to a contract between the EDA and Weinbel Sports Surfaces, LLC at the Boo Williams Sportsplex. A motion was made by Mr. Seymour and seconded by Ms. Sandford to amend the Agenda as stated by the Chair. A roll call vote was taken which resulted as follows:

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

Nays: None

MINUTES

Chair Ferebee stated the Minutes from the May 18, 2021 Regular Meeting were distributed. A motion was made by Mr. Peterson and seconded by Mr. Campbell to approve the Minutes as presented. A roll call vote was taken which resulted as follows:

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

Nays: None

RESOLUTION  
CARLTON  
CAMPBELL

Chair Ferebee presented Mr. Campbell with a Resolution recognizing his service on the EDA board and thanked him for his contributions to the betterment of the City. A motion was made by Mr. Wallace and seconded by Mr. Peterson to approve the Resolution as presented. A roll call vote was taken which resulted as follows:

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

757  
MAKERSPACE  
PRESENTATION

Beau Turner with 757 MakerSpace, which is located in Norfolk, showed a video highlighting the operation and the type of clients currently utilizing the space. It has been in operation for eight years and is almost at capacity. Mr. Campbell said Hampton could benefit from this type of space where creativity is housed under one roof. Ms. Sandford asked if Phoebus would be a good location for this type of space. Mr. Seymour added the price point for membership is very affordable. Chair Ferebee and Ms. Sandford would like to tour the facility and asked staff to schedule a time.

LOAN & GRANT  
REVIEW  
COMMITTEE

Chair Ferebee reported the Loan & Grant Review Committee met on June 3, 2021. There were no questions or comments on the Loan Status Report dated April 30, 2021. On the EDA Loan/Grant Fund Balance Sheet as of April 30, 2021, Mr. Peterson asked about the status of the following grants:

Marina Hotel: Mr. Rigney said renovations are not complete and they have not requested the grant funds.

1865 Brewery: The owners still need to obtain a business license as well as other licenses/inspections in order to operate; they have not requested the grant funds.

Bakers Wife: Mr. Rigney said the Agreement has been executed; he will follow-up with Ms. Gilmartin for an update.

The Committee considered a Downtown Hampton & Phoebus Retail Incentive Grant from Less Than, LLC in the amount of \$2,340 for improvements to the property located at 24 S. King Street. The Committee recommends the grant for approval without the standard recapture clause or personal guaranty due to the cost and nature of the improvements. Since this is a motion coming from the Committee, no second is required. A roll call vote was taken which resulted as follow:

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

ECONOMIC  
DEVELOPMENT  
REPORT

Mr. Rigney stated the updated Status Report on EDA Actions was included in the package. He also said staff, along with Community Development, was successful in working with Craig Read on changes to his project at Langley Research & Development Park and the new tenant has executed a lease. Mr. Read was very complimentary of staff.

Mr. Seymour asked why the new Riverpointe sign was not lit. Mr. Rigney will check into this.

RESOLUTION  
2359 WEST  
PEMBROKE  
AVENUE

Mr. Girouard presented a Resolution of the Economic Development Authority of the City of Hampton, Virginia approving the acquisition of 2359 West Pembroke Avenue. Mr. Girouard stated this property is surplus property owned by the State and was formerly used by the Virginia School for the Deaf and Blind. The acquisition will enhance the development opportunities of the adjacent proposed industrial park. The purchase price is \$65,000 (based on two separate appraisals) with funding being appropriated by City Council. A motion was made by Mr. Seymour and seconded by Ms. Sandford to approve the Resolution as presented. A roll call vote was taken which resulted as follows:

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

Nays: None

RESOLUTION  
VICTORY LANE  
MOTORSPORTS

Mr. Girouard presented a Resolution of the Economic Development Authority of the City of Hampton, Virginia to approve the award of a Hampton Community Cultural Athletic and Visitor Attraction Grant to Victory Lane Motorsports, LLC. He stated the amount of the grant is \$80,000 payable in quarterly installments. Victory Lane Motorsports received the grant from FY 2016-2021. A motion was made by Mr. Campbell and seconded by Mr. Peterson to approve the Resolution as presented. A roll call vote was taken which resulted as follows:

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

Nays: None

CLOSED  
METING

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, Langley Research & Development Park, the Pembroke Avenue Corridor and the Shell Road area 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 pertaining to an existing Development Agreement. 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: 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 Ms. Sandford to conclude the Closed Meeting and return to the Meeting. A roll call vote was taken which resulted as follows:

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

Nays: None

OLD  
BUSINESS

Mr. Yaskowsky updated the Board on additional terms and clarification on the grant awarded to Kato Enterprises on October 20, 2020. After the discussion, a motion was made by Mr. Seymour and seconded by Mr. Campbell to approve the addition of the Landlord, Masari Enterprises, LLC, as a grant awardee and to set the terms for performance to be June 1, 2022 which may be extended by the Secretary to June 1, 2023 without further action of the Board with respect to the grant awarded to Kato Enterprises on October 20, 2020. A roll call vote was taken which resulted as follows:

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

Nays: None

Mr. Lynch and Ms. Melochick briefed the Board on the contract dispute as it pertains to the track replacement at the Boo Williams Sportsplex and the additional compensation being sought by the contractor, Weinbel Sports Surfaces. After the discussion, a motion was made by Mr. Peterson and seconded by Mr. Wallace to approve settlement of additional amounts due to the vendor for additional work performed pursuant to those certain contracts dated November 29, 2018 and September 17, 2019 entered into between the

Economic Development Authority of the City of Hampton, Virginia and Weinbel Sports Surfaces, LLC and Weinbel Polyurethane, LLC (the latter two companies collectively, the vendors) for the installation of a new track at the Boo Williams Sportsplex. A roll call vote was taken which resulted as follows:

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

Nays: None

A motion was made by Ms. Sandford and seconded by Mr. Campbell to approve a three month extension to the WVS Development Agreement subject to approval by the City and Housing Authority. A roll call vote was taken which resulted as follows:

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

Nays: None

NEW  
BUSINESS

Mr. Lynch presented a contract for approval for grounds maintenance and landscaping services at the former Quality Inn site. A motion was made by Mr. Seymour and seconded by Mr. Campbell to approve a Contract between the Economic Development Authority of the City of Hampton, Virginia and Gloucester Lawn Maintenance, Inc. for grounds maintenance and landscaping services at 1809 W. Mercury Boulevard (the former Quality Inn site). A roll call vote was taken which resulted as follows:

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

Nays: None

Mr. Girouard said he received a call from New Dominion Pictures asking for permission to use the lots at 42 and 50 North Mallory Street for staging, parking and other support services for filming scheduled to occur at 38 North Mallory Street. After the discussion, a motion was made by Mr. Seymour and seconded by Mr. Campbell to approve a Right of Entry for temporary use of the unimproved parcels at 42 North Mallory Street (LRSN 12001979) and 50 North Mallory Street (LRSN 1300219), commonly referred to collectively as the "Slaughter Site" for use as a staging area for certain filming to occur at 36 North Mallory Street (a property not owned by the EDA). A roll call vote was taken which resulted as follows:

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

Nays: None

Chair Ferebee said the Board needs to consider an appointment to the Peninsula Industrial Finance Corporation (“PIFC”) due to the vacancy created by the expiration of Mr. Campbell’s term. Mr. Rigney said City Council appointed Dr. Diane Suber and she will be sworn in at the next meeting. Mr. Peterson said he was willing to serve on this Committee. There were no other nominations. A motion was made by Mr. Seymour and seconded by Ms. Sandford to appoint Mr. Peterson to the PIFC. A roll call vote was taken which resulted as follows:

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

Nays: None

Chair Ferebee said the Board needs to consider an appointment of Assistant Secretary to the EDA due to the retirement of Susan Borland. Mr. Rigney recommended Michael Yaskowsky. A motion was made by Ms. Sandford and seconded by Mr. Wallace to appoint Michael Yaskowsky as Assistant Secretary. A roll call vote was taken which resulted as follows:

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

Nays: None

A motion was made by Mr. Wallace and seconded by Ms. Sandford to approve an Option Agreement between the Economic Development Authority of the City of Hampton, Virginia and Phenix Industrial Park, LLC for the sale and development of 750 Shell Road, in substantially the form presented, subject to those revisions approved by the Chair/Vice Chair, staff, legal counsel and the City. A roll call vote was taken which resulted as follows:

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

Nays: None

Ms. Melochick, prior to the next meeting, will draft a proposed Resolution to authorize the Chair/Vice Chair to act on procurement contracts approved by staff without the necessity for board action.

Chair Ferebee thanked Mr. Campbell again for his service and thanked staff for the work they continue to do.

ADJOURNMENT      There being no further business, the meeting was adjourned at  
10:30 a.m.

Respectfully submitted,



Charles E. Rigney, Sr.  
Secretary/Treasurer

CER/tbh