

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

Minutes -- Regular Meeting

June 16, 2020 – 8:30 a.m.

Veteran's Conference Room

CALL  
TO ORDER

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

DIRECTORS  
PRESENT

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

STAFF  
PRESENT

Brian DeProfio, Patricia Melochick, Bruce Sturk, Terry O'Neill, Steven Lynch, Susan Borland, Daniel Girouard, Michael Yaskowsky and Teresa Hudgins

GUESTS  
PRESENT

Mayor Donnie Tuck  
Daniel Morris - REAKTOR

AGENDA  
AMENDMENT

Vice Chair Seymour asked the Board to consider a motion to amend today's Agenda to include the KB Riverdale matter under New Business. A motion was made by Mr. Bagley and seconded by Ms. Sandford to add the item to the Agenda under New Business. A roll call vote was taken which resulted as follows:

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

MINUTES

Vice Chair Seymour stated the Minutes from the April 20, 2020 Special Meeting were distributed. A motion was made by Mr. Wallace and seconded by Mr. Campbell to approve the Minutes as presented. A roll call vote was taken which resulted as follows:

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

Vice Chair Seymour stated the Minutes from the May 19, 2020 Regular Meeting were distributed. A motion was made by Ms. Sandford and seconded by Mr. Campbell to approve the Minutes as presented. A roll call vote was taken which resulted as follows:

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

LOAN & GRANT  
REVIEW  
COMMITTEE

Vice Chair Seymour reported the Loan & Grant Review Committee met on June 4, 2020. There were no questions or comments on the Loan Status Report dated May 28, 2020. There were no questions or comments on the EDA Loan/Grant Program Fund Balance Sheet as of May 31, 2020.

The Committee considered a NASA Langley Research Center Technology Commercialization Grant application from Longbow Group, LLC in the amount of \$10,000. Mr. Yaskowsky provided an overview of the company and its mission. Mr. Seymour said the Committee is recommending the grant for approval as presented with conditions as recommended by staff. 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, Campbell, Peterson, Sandford, Wallace and Seymour  
Nays: None

The Committee considered a Hampton Revolving Loan & Grant Fund Façade Improvement Grant application from Reese Family Services for improvements to the property located at 107 Research Drive in the amount of \$10,000. Mr. Girouard provided an overview of the grant application and the improvements to be made to the property. Mr. Seymour said the Committee is recommending the grant for approval as presented with conditions recommended by staff. 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, Campbell, Peterson, Sandford, Wallace and Seymour  
Nays: None

The Committee considered a Downtown Hampton & Phoebus Retail Incentive Grant application from The Baker's Wife Bistro at 3 E. Mellen Street in the amount of \$63,000. Ms. Borland provided an overview of the grant application and the improvements to be made to the property. Mr. Seymour said the Committee is recommending the grant for approval as presented with conditions recommended by staff. 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, Campbell, Peterson, Sandford, Wallace and Seymour  
Nay: None

INCUBATOR  
COMMITTEE

Vice Chair Seymour reported the Committee met to consider a grant to the National Institute of Aerospace d/b/a REaKTOR in the amount of \$200,000. Mr. Rigney added the REaKTOR has shifted its focus to high tech companies and it has done a good job with unmanned systems, cyber and sensors as well. Mr. Bagley and Mr. Seymour both commented that they were impressed with changes being made at the center. Mr. Morris said he is working to attract seed money for clients at the center. A motion was made by Mr. Bagley and seconded by Ms. Sandford to approve the Resolution approving a grant between the Economic Development Authority of the City of Hampton, Virginia and the National Institute of Aerospace d/b/a REaKTOR to assist with the operations of a Center of Excellence. A roll call vote was taken which resulted as follows:

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

Mr. Seymour stated the Committee discussed changing the name from the "Incubator Committee" to the "Innovation and Technology Committee"

since the Committee is no longer providing incubator grants. A motion was made by Mr. Bagley and seconded by Ms. Sandford to change the name as presented. A roll call vote was taken which resulted as follows:

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

Nays: None

ECONOMIC  
DEVELOPMENT  
REPORT

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

- We closed on the Phoebus Library property and are researching options for the second floor commercial space.
- The Cooperation Agreement for the AREC transaction should be prepared in the very near future.

Mr. Seymour asked about the Marina Hotel. Mr. Rigney said staff has been in touch with Mr. Amin. He changed contractors and had to pull a new permit as well as dealing with material delays due to COVID. The hotel is open for business and they are working on the top two (2) floors.

Mr. Campbell asked for an update on Project Gunsmoke. Mr. Rigney said discussions are on-going and the lender has requested a new pro forma based on new gun control laws. We hope to have a "go-no go" decision soon.

NEW  
BUSINESS

Mr. Girouard updated the Board on the KB Riverdale signage requirement. The Agreement calls for all items to be completed by June 30, 2020. The only outstanding item is removal of the existing pylon sign and the installation of the new signage. KB Riverdale has submitted the sign package to the city and is awaiting approval. Fabrication will take six (6) weeks. Staff recommends extending the June 30<sup>th</sup> date. The Board asked why it was taking so long. Mr. O'Neill said this has been a two (2) to three (3) year process. Staff attempted to broker an agreement between the BID board and other property owners but an agreement could not be reached. The City Manager intervened, an agreement was reached and the sign design was approved. Mr. Peterson expressed his concern about extending the agreement again for the developer. Mr. Bagley said the agreement should be extended since the developer was delayed due to the City's delay in reaching an agreement on the sign ordinance. A motion was made by Mr. Bagley and seconded by Mr. Campbell to extend the deadline by 120 days with a specific no cure clause should the performance date be missed. A roll call vote was taken which resulted as follows:

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

Nays: None

CLOSED  
MEETING

Vice Chair Seymour stated a Closed Meeting will now be held pursuant to Virginia Code §2.2-3711.A.6 for discussion or consideration of the investment of public funds where competition or bargaining is involved, where, if made public initially the financial interest of the Authority would be adversely affected. 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, Wallace and Seymour  
Nays: None

CERTIFICATION  
OF CLOSED  
MEETING

Vice 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 Ferebee asked for any statements. There were none. A motion was made by Mr. Campbell and seconded by Mr. Bagley 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, Wallace and Seymour  
Nays: None

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:05 a.m.

Respectfully submitted,



Charles E. Rigney, Sr.  
Secretary/Treasurer

CER/tbh