

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

Minutes – Regular Meeting

July 21, 2020 – 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

Richard M. Bagley, Jr., 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, Patricia Melochick, Bonnie Brown, Terry O’Neill, Steven Lynch, Susan Borland, Daniel Girouard, Michael Yaskowsky and Teresa Hudgins

GUESTS  
PRESENT

Mayor Donnie Tuck  
Councilman Chris Bowman

AGENDA  
AMENDMENT

Chair Ferebee asked the Board to consider a motion to amend today’s Agenda to include a Closed Session matter pursuant to Virginia Code §2.2-3711.A.8 for consultation with legal counsel regarding an existing performance agreement and, under New Business, a matter at the Quality Inn property. A motion was made by Mr. Bagley and seconded by Mr. Campbell to add these items to the Agenda. A roll call vote was taken which resulted as follows:

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

Nays: None

MINUTES

Chair Ferebee stated the Minutes from the January 23, 2020 EDA Retreat Bus Tour and Dinner were distributed. A motion was made by Ms. Sandford and seconded by Mr. Wallace to approve the Minutes as presented. A roll call vote was taken which resulted as follows:

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

Nays: None

Chair Ferebee stated the Minutes from the January 24, 2020 EDA Retreat were distributed. A motion was made by Mr. Peterson and seconded by Ms. Sandford to approve the Minutes as presented. A roll call vote was taken which resulted as follows:

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

Nays: None

Chair Ferebee stated the Minutes from the June 16, 2020 Regular 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, Seymour and Ferebee

Nays: None

LOAN & GRANT  
REVIEW  
COMMITTEE

Chair Ferebee reported the Loan & Grant Review Committee met on July 2, 2020. There were no questions or comments on the Loan Status Report dated June 25, 2020. There were no questions or comments on the EDA Old Point Trust & Financial Services Statement of Account dated June 1, 2020 through June 30, 2020. There were no questions or comments on the EDA Local Government Investment Pool Investor Statement dated June 1, 2020 through June 30, 2020. There were no questions or comments on the EDA Loan/Grant Program Fund Balance Sheet as of June 30, 2020.

The Committee considered a NASA Langley Research Center Technology Commercialization Grant application from Advanced Aircraft Company, LLC in the amount of \$9,800. Mr. Yaskowsky provided an overview of the company and its mission. Chair Ferebee 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, Seymour and Ferebee

Nays: None

The Committee considered a Hampton Revolving Loan & Grant Fund Façade Improvement Grant application from Kleemeier & Hinshelwood, LLC for improvements to the properties located at 18, 20, 20A and 20B Research Drive in the amount of \$5,267. Mr. Girouard provided an overview of the grant application and the improvements to be made to the properties. Chair Ferebee 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, Seymour and Ferebee

Nays: None

ECONOMIC  
DEVELOPMENT  
REPORT

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

- The City Attorney's Office is finalizing the VT/AREC documents.
- The WVS site plan is approved; finalizing documents for closing.
- We toured the Marina Hotel to review progress; renovations continue but are delayed due to COVID and a new contractor. We received a request to extend the Agreement through December 31, 2020, which Mr. Rigney approved. If another extension request is received, the matter will come back to the board for consideration. We are also working with the owner on tenant sewer hookup issues in the parking garage.

CLOSED  
MEETING

Chair Ferebee stated a Closed Meeting will now be held pursuant to 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 regarding an existing Performance Agreement. A motion was made by Mr. Campbell and seconded by Mr. Wallace to go into the Closed Meeting. A roll call vote was taken which resulted as follows:

Ayes: Bagley, 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 Ms. Sandford and seconded by Mr. Campbell 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, Seymour and Ferebee

Nays: None

OLD  
BUSINESS

Ms. Melochick stated there was one minor item regarding the KB Riverdale Agreement which was discussed in Closed Session. The Agreement will be extended 120 days as previously discussed and approved by the Board at its June 16, 2020 meeting.

NEW  
BUSINESS

Mr. Lynch reported the fire alarm monitoring system at the Quality Inn was vandalized and Emergency Procurement procedures were followed in order for repairs to be made to the system. Subsequently, the fire suppression system is required to be tested to ensure it is functioning properly. Mr. Lynch stated staff is recommending termination of the existing fire alarm monitoring contract.

A motion was made by Mr. Bagley and seconded by Ms. Sandford to ratify certain actions related to the Emergency Procurement of repairs to the fire alarm and sprinkler system at the Quality Inn property and to authorize the Chair/Vice Chair to execute any additional documents necessary to effectuate the purpose of that Emergency Procurement. A roll call vote was taken which resulted as follows:

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

Nays: None

A motion was made by Mr. Wallace and seconded by Mr. Seymour to terminate the existing fire alarm monitoring contract as recommended by staff. A roll call vote was taken which resulted as follows:

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

Nays: None

Mayor Tucked asked when the building would be demolished. Ms. Melochick said the antenna remains on top of the building; however, they are working to execute an agreement with the Embassy Suites to relocate the antenna. Mr. Lynch said demolition plans are in place and staff is working with the City Manager's Office to identify a funding source. The Mayor also asked about the auction sign that is at the property. Mr. Lynch said that was posted from the auction last May. He will have the sign removed.

Mr. Lynch reported Colonial Downs Group, LLC is applying to modify the Use Permit issued for Rosie's Gaming Emporium at the Power Plant to modify the operating hours. The EDA, as property owner, is being asked to sign the application. Ms. Melochick added this does not constitute approval or support of the action requested. A motion was made by Mr. Bagley and seconded by Mr. Wallace to authorize the Chair/Vice Chair to execute the Owner Consent/Authorization necessary for Colonial Downs Group, LLC to apply to modify Use Permit Application No. 18-00007 issued for the operation of Rosie's Gaming Emporium located at 1990-1996 Power Plant Parkway. A roll call vote was taken which resulted as follows:

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

Nays: None

Note: Mr. Seymour left the meeting at 9:45 a.m. and was not present for the vote

Ms. Melochick asked the board members if they had any questions or concerns regarding the new Conflict of Interest Policy. There were no questions. She reminded them the forms are due in by August 3<sup>rd</sup> and to contact her if there are any questions.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:50 a.m.

Respectfully submitted,



Charles E. Rigney, Sr.  
Secretary/Treasurer

CER/tbh