

ECONOMIC DEVELOPMENT AUTHORITY
of the
CITY OF HAMPTON, VIRGINIA

Minutes – Regular Meeting

August 16, 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

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

STAFF
PRESENT

Patricia Melochick, Terry O’Neill, Robin McCormick, Rebecca Spurrier, Thomas O’Grady, Daniel Girouard, Steven Lynch, Dominique DeBose and Teresa Hudgins

GUEST
PRESENT

Mayor Donnie Tuck

MINUTES

Chair Seymour stated the Minutes from the July 19, 2022 Regular Meeting were distributed. A motion was made by Mr. Bagley and seconded by Mr. Peterson to approve the Minutes as presented. A roll call vote was taken which resulted as follows:

Ayes: Bagley, Sandford, Wallace, Peterson and Seymour

Nays: None

LOAN & GRANT
REVIEW
COMMITTEE

Ms. Sandford reported the Loan & Grant Review Committee did not meet in August. There were no questions or comments on the EDA Loan/Grant Program Fund Balance Sheet as of July 31, 2022.

INNOVATION &
TECHNOLOGY
COMMITTEE

Mr. Bagley stated the Committee met and received an update from staff on activity at the Centers of Excellence which included an assessment of the REaKTOR prepared by Richard Antcliff. The NIA has withdrawn (for now) its funding request as a result of the departure of its consultant to the REaKTOR and the need to focus on its contract proposal with NASA. No funding request has been received from the Hampton University Severe Weather Research Center but we continue to have a strong relationship with the University and its aviation department. We will discuss the sole source consultant, Richard Antcliff, during Closed Session.

TRANSACTION
COMMITTEE

Mr. Bagley stated the Committee met and discussed proposed changes to the existing broker commission policy that was adopted in 2008. Staff reviewed other commission policies in the region and the proposed new rate is reflective of what other communities are paying. Since the Committee meeting, staff has made further revisions to the policy. The Board reviewed and discussed the commission policy further with the following changes being made by legal counsel:

Paragraph #1: Add "Hampton Redevelopment and Housing Authority"

Paragraph #2: Change "at or before the first contact..." to "within not more than thirty (30) days"

Mr. Bagley stated the new policy is still competitive for the brokerage community. Mr. Seymour added it will be incumbent upon staff to advise brokers of the policy upfront.

A motion was made by Mr. Peterson and seconded by Ms. Sandford to approve the Resolution adopting and authorizing the use of an amended and restated broker commission policy pertaining to the sale of real property controlled by the Economic Development Authority of the City of Hampton, Virginia as amended by legal counsel. A roll call vote was taken which resulted as follows:

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

ECONOMIC
DEVELOPMENT
REPORT

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

- We received notice that Fort Monroe and the Virginia School site have been included in the State's Enterprise Zone; these inclusions do not extend beyond the original 25 years. Mr. Rigney thanked Mr. Girouard for his efforts on this matter.
- The first WVS building in downtown will be ready for occupancy by mid-October and the second building will be ready by mid-December; there is 12,000 square feet of retail/commercial space on the first floor; staff is assisting with leasing efforts.
- We anticipate the Manekin project site plan being submitted by mid-September.
- Mr. Rigney thanked Mr. Lynch and city staff that worked on planning for the recent joint City Council/EDA/Planning Commission/HRHA retreat.

CLOSED
MEETING

Chair Seymour 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 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, (2) 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 final interest of the Authority would be adversely affected and (3) Virginia Code §2.2-3711.A.29 for discussion of the award of a sole source contract involving the expenditure of public funds, including interviews of bidders or offerors, and discussion of the term or scope of such contract, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Authority. A motion was made by Ms. Sandford and seconded by Mr. Wallace to go into the Closed Meeting. A roll call vote was taken which resulted as follows:

Ayes: Bagley, Sandford, 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 Mr. Bagley and seconded by Mr. Wallace to conclude the Closed Meeting and return to the Meeting. A roll call vote was taken which resulted as follows:

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

NEW
BUSINESS

Mr. Lynch reported that Venture Tours was increasing the cost of the Hampton University Pirate Shuttle from \$2,080/weekend to \$3,000/weekend. The City continues to fund this operation and is willing to do so at the increased cost. No action is required by the Board.

Mr. Bagley presented a motion out of the Transaction Committee to negotiate with Richard Antcliff as a sole source consultant to the Centers of Excellence and the Economic Development Authority of the City of Hampton, Virginia. 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, Sandford, Wallace, Peterson and Seymour

Nays: None

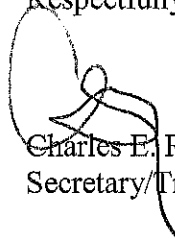
OTHER
BUSINESS

Mr. Rigney advised the Board that there was an article in the Daily Press regarding four tenants in the Wythe Creek Industrial Park that have business license and permitted use issues. Staff has met with the business owners and assisted them with compliance.

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