

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

Minutes – Regular Meeting

August 17, 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

Richard M. Bagley, Jr. (arrived at 8:39 a.m.), Michelle T. Ferebee, James A. “Pete” Peterson, Laura S. Sandford, L. Scott Seymour, Dianne B. Suber (arrived at 8:37 a.m.) and George E. Wallace. Also present was Secretary/Treasurer Charles E. Rigney, Sr.

STAFF  
PRESENT

Terry O’Neill, Patricia Melochick, Bonnie Brown, Steven Lynch, Terri McCann, Denise Topping, Thomas O’Grady, Daniel Girouard, Michael Yaskowsky, Erica Spencer, Tanisha Golston and Teresa Hudgins

GUEST  
PRESENT

Aaru Ma’at, Hampton Redevelopment & Housing Authority

MINUTES

Chair Ferebee stated the Minutes from the July 20, 2021 Regular Meeting were distributed. A motion was made by Mr. Wallace and seconded by Ms. Sandford to approve the Minutes as presented. A roll call vote was taken which resulted as follows:

Ayes: Peterson, Sandford, Wallace, Seymour and Ferebee

Nays: None

Note: Bagley and Suber were not present for the vote

RESOLUTION  
CHAIR FEREBEE

Mr. Rigney stated this item will be deferred to the next board meeting.

HRHA  
UPDATES

Aaru Ma’at with the Hampton Redevelopment & Housing Authority provided updates on current development activities which included Asbury and Lincoln Park, Buckroe Bayfront, Pressey Otley and College Court. Dr. Suber commented about the lack of upscale neighborhoods in the City which leaves a void in the community. Mr. Bagley asked about the sales price and said, given the current market conditions, HRHA should be re-evaluating them. Mr. Rigney said Community Development is working on updating the Community Plan now and the EDA will be participating in that process. Chair Ferebee thanked Mr. Ma’at for providing the update and for working closely with the EDA and other City departments on these development opportunities. She asked staff to e-mail the presentation to the board members.

LOAN & GRANT  
REVIEW  
COMMITTEE

Chair Ferebee reported the Loan & Grant Review Committee met on August 5, 2021. There were no questions or comments on the Loan Status Report dated June 25, 2021, the Old Point Trust & Financial Services Statement of Account dated June 1, 2021 through June 30, 2021 or the Local Government Investment Pool Investor Statement for the period of June 1, 2021 to June 30, 2021. Mr. Peterson did note a difference on the LGIP account balance listed on the EDA Loan/Grant Fund Balance Sheet as of July 31, 2021. Staff will review the report and provide an update.

The Committee considered a Hampton Economic Development Grant from Hampton University for assistance with installation costs associated with the Raytheon Skyler Radar System at Harbour Centre. The Committee recommends the grant for approval in an amount not to exceed \$12,500 subject to the applicant executing a Grant Agreement within 90 days of receipt, verification of at least two bids and payable after the installation is completed. Mr. Bagley noted that the Downtown Hampton Development Partnership is also assisting with funding for this project. Since this is a motion coming from the Committee, no second is required. A roll call vote was taken which resulted as follow:

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

Nays: None

AUTHORITY  
ADVISORY  
COMMITTEE

Chair Ferebee stated the Committee met this morning to review and consider a new design submission by Craig Davis Properties for certain property located in Hampton Roads Center North which originally included residential to 30,500 square feet of retail space along Commander Shepard Boulevard and Garden Way. Q Design has reviewed the request and believes it is consistent with EDA development standards. The Committee is recommending approval of the conceptual site and building elevation drawings dated July 16, 2021 subject to all final approvals by the Community Development Department and the City Attorney's Office. 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, Peterson, Sandford, Suber, 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:

- Mr. Rigney introduced Tanisha Golston as the new Workforce Development Specialist for the department. She will be working with Erica Spencer at the WorkOne Center. Ms.

Golston gave a brief overview of her education and work experience.

- Amazon is operational at the Mercury Boulevard location and will be participating in our job fair on Wednesday at the Hampton Roads Convention Center.
- Ms. Melochick reported the Quiet Title action at the former Quality Inn site has been resolved and the Chair will be signing the new plat today. Also working on the vacation of property lines in order to make the site a more uniform parcel for future development.

Chair Ferebee asked about The Landing hotel. Mr. Rigney said the construction work is complete and they are working on the outdoor patio area. We have not received a request for the grant payment.

Mr. Seymour asked about the status of the KB Riverdale and Liberty Source agreements. Mr. Girouard said both are complete.

CLOSED  
MEETING

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 Coliseum Central, Hampton Roads Center North, the Pembroke Avenue area of the City 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 lease agreement for certain vacant property in the City. A motion was made by Mr. Bagley and seconded by Mr. Wallace to go into the Closed Meeting. A roll call vote was taken which resulted as follows:

Ayes: Bagley, Peterson, Sandford, Suber, 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. Seymour 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, Peterson, Suber, Wallace, Seymour and Ferebee

Nays: None

Note: Ms. Sandford was not present for the vote

NEW  
BUSINESS

A motion was made by Mr. Bagley and seconded by Mr. Wallace to to approve a Resolution approving a Development Agreement by and between the Economic Development Authority of the City of Hampton, Virginia and Doran Tract Building A, LLC and Doran Tract Building B, LLC, each a Virginia Limited Liability Company. A roll call vote was taken which resulted as follows:

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

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