

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

Minutes – Regular Meeting

August 18, 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 and George E. Wallace. Also present was Secretary/Treasurer Charles E. Rigney, Sr.

**STAFF
PRESENT**

Brian DeProfio, Patricia Melochick, Terry O’Neill, Steven Lynch, Susan Borland, Ashley Gilmartin, Michael Yaskowsky and Teresa Hudgins

MINUTES

Chair Ferebee stated the Minutes from the July 21, 2020 Regular Meeting were distributed. A motion was made by Mr. Campbell 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, Wallace and Ferebee
Nays: None

**LOAN & GRANT
REVIEW
COMMITTEE**

Chair Ferebee reported the Loan & Grant Review Committee met on August 13, 2020. There were no questions or comments on the Loan Status Report dated July 25, 2020. There were no questions or comments on the EDA Loan/Grant Program Fund Balance Sheet as of July 30, 2020.

The Committee considered a Hampton Revolving Loan & Grant Fund Façade Improvement Grant application from Temple I Realty, LLC for improvements to the property located at 2310 Tower Place, Suites 102-103 in the amount of \$1,696. Ms. Gilmartin provided an overview of the grant application and the improvements to be made to the property. 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: Campbell, Peterson, Wallace and Ferebee
Nays: None
Abstain: Bagley

The Committee considered a request from Michael P. Long to amend and extend the existing Downtown Hampton and Phoebus Retail Incentive Grant Agreement to increase the grant award from \$1,605 to \$1,915 and to extend the term to November 20, 2020. Ms. Borland gave a brief update on the project. Chair Ferebee said the Committee is recommending approval of the request with the condition that the landlord is not receiving repayment of the grant funds from any other source. 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, Wallace and Ferebee
Nays: None

The Committee considered an EDA Revolving Loan application from Alvin Artines Curry (Sensational Tees, LLC) in the amount of \$250,000. Ms. Gilmartin provided an overview of the loan request. Chair Ferebee stated the Committee is not recommending the loan for approval based on the absence of collateral, the risk of repayment and the current financial condition of the business. Mr. Campbell said the PIFC program might be an option for consideration. Mr. Bagley suggested working with a local bank on an interest rate buy down program. Ms. Gilmartin will follow-up with the applicant to provide other alternatives and to let him know, that should he secure a contract(s), the EDA could reconsider the request. 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, Wallace and Ferebee
Nays: None

RESOLUTION
VICTORY
LANE
MOTORSPORTS

Mr. Rigney 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. Mr. Peterson asked about the balance in the account. Mr. DeProfio said the funds in the account are used for the Victory Lane Motorsports grant, the Boo Williams Sportsplex debt service and the Aquatics Center debt service. A motion was made by Mr. Bagley and seconded by Mr. Campbell to approve the Resolution as presented. A roll call vote was taken which resulted as follows:

Ayes: Bagley, Campbell, Peterson, Wallace 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:

- Closed on the VT/AREC transaction last week; they have secured a general contractor; finalizing documents related to the federal grant; construction will be a 12-18 month process.
- Phase I of the WVS project has closed; construction should get underway shortly.
- We are touring the Marina Hotel more frequently to review progress; completing 8th and 9th floors to allow for the Hilton Tapestry flag to go on the building; the hotel is a high priority for Mr. Amin.
- Public Works has informed staff that Merchants Lane at Peninsula Town Center is now complete; Mr. O'Neill will check to see if the landscaping plan is complete.
- Met with Tabani's team to discuss other development opportunities at Peninsula Town Center.
- Hampton and Newport News submitted a joint application to the U.S. Department of Commerce for a new source of funding to assist businesses affected by COVID19; \$1.5 million was awarded and will be administered by Newport News through the PIFC program; meeting to discuss how to best deploy the funds.

Mr. Rigney asked Mr. Lynch to provide an update on the CARES funding received. Mr. Lynch reported the funds have been allocated for personal protective supplies, equipment and hazard pay related to COVID as well as assistance for existing businesses. The \$500,000 already disbursed from the EDA funds will be reimbursed. Mr. Campbell asked how many businesses have permanently closed. Mr. Rigney said we do not have a good number yet. Mr. DeProfio thanked Mr. Lynch for the work he did on this initiative. Chair Ferebee said she applauds the City and the City Manager for making this a priority and streamlining the process.

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 Phoebus, Hampton Roads Center North and the Shell Road area, 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.4 for the protection of the privacy of individuals in personal matters not related to public business. A motion was made by Mr. Wallace 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, Wallace 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 Mr. Peterson to conclude the Closed Meeting and return to the Meeting. A roll call vote was taken which resulted as follows:

Ayes: Bagley, Campbell, Peterson, Wallace and Ferebee
Nays: None

NEW
BUSINESS

A motion was made by Mr. Bagley and seconded by Mr. Campbell to dispose of up to 14.6 ± acres of property in Hampton Roads Center North for the development of a retail grocer and other complimentary retail through the exercise of one or more options the first of which shall expire not later than within 18 months after ratification of an agreement which the Chair and/or Vice Chair is authorized to execute only after approval of the terms and conditions by the EDA Transaction Committee and legal counsel. A roll call vote was taken which resulted as follows:

Ayes: Bagley, Campbell, Peterson, Wallace and Ferebee
Nays: None

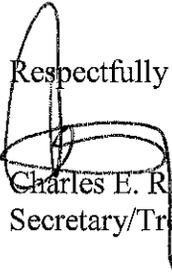
A motion was made by Mr. Bagley and seconded by Mr. Peterson to approve the Downtown Hampton and Phoebus Retail Incentive Grant application from TGC, Inc. in the amount of \$7,360 for improvements to the property located at 118 Hampton Lane subject to conditions recommended by staff. A roll call vote was taken which resulted as follows:

Ayes: Bagley, Campbell, Peterson, Wallace and Ferebee
Nays: None

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