

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

Minutes – Regular Meeting

September 15, 2020 – 8:30 a.m.

Veteran’s Conference Room

CALL  
TO ORDER

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

SWEARING IN  
CEREMONY

Linda Batchelor Smith, Clerk of the Circuit Court of the City of Hampton, Virginia administered the oath of office for Laura S. Sandford and George E. Wallace.

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, Terry O’Neill, Steve Shapiro, Steven Lynch, Susan Borland, Ashley Gilmartin, Daniel Girouard, Edwin Ward, Robin McCormick, Michael Yaskowsky and Teresa Hudgins

GUESTS  
PRESENT

Mayor Donnie Tuck  
Linda Batchelor Smith, Clerk of the Circuit Court

MINUTES

Chair Ferebee stated the Minutes from the August 18, 2020 Regular Meeting were distributed. A motion was made by Mr. Campbell and seconded by Mr. Peterson 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

Abstain: Sandford and Seymour

LOAN & GRANT  
REVIEW  
COMMITTEE

Chair Ferebee reported the Loan & Grant Review Committee met on September 3, 2020. There were no questions or comments on the Loan Status Report dated August 27, 2020.

Mr. Seymour asked about the \$75,000 pending grant to Hampton University that appears on the Loan/Grant Program Fund Balance Sheet as of August 31, 2020. Mr. Lynch said the agreement was sent to Hampton University two years ago but it was never executed. Mr. Seymour said he completely supports Hampton University; however, since the agreement has not been executed he made a motion to terminate the agreement with proper notice provided to the University. The motion was seconded by Mr. Wallace. 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 Bensam Group, Inc. for improvements to the property located at 47 E. Queens Way in the amount of \$2,520. 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 subject to the applicant being current on all City of Hampton real estate taxes. 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 Fox IV, Inc. for improvements to the property located at 13 E. Queens Way in the amount of \$2,508. 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: Bagley, Campbell, Peterson, Sandford, Wallace, Seymour and Ferebee

Nays: None

Mr. Wallace asked how much was being written off on the D & R Electronics note that was deemed "Worthless". Ms. Hudgins said the amount was \$936.

Mr. Bagley asked the Committee to consider/review the program parameters to include grants for major improvements to non-retail businesses in the Downtown and Phoebus areas.

ECONOMIC  
DEVELOPMENT  
REPORT

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

- There is an increase in new prospect activity.
- Will be setting a groundbreaking date for the WVS and VT/AREC projects soon; Mr. Rigney thanked staff for all their hard work on these two major downtown projects.

- The newly released JLARC study recommends changes to the Virginia Enterprise Zone and Jobs Investment programs; staff is reviewing and monitoring.
- The Baker's Wife storefront is in; opening scheduled for November.
- Renovations are progressing at the downtown waterfront hotel.

Mr. Campbell asked about the new Riverpointe signage. Mr. Rigney said the sign is being fabricated and he will find out if there is an install date. Mr. Campbell also asked for an update on the Sunset Creek boat ramp matter. Mr. Rigney said the Committee is meeting to consider where the new ramp should be located, what is the most viable/feasible option and, of course, the projected cost of any recommendation. This process will be wrapped up by the end of the year.

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 Hampton Roads Center North, Langley Research & Development Park and the Shell Road area, 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.4 for the protection of the privacy of individuals in personal matters not related to public business, (3) 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 and (4) Virginia Code §2.2-3711.A.19 for discussion of information subject to the exclusion in subdivision 2 or 14 of §2.2-3705.2, where discussion in an open meeting would jeopardize the safety of any person or the security of any facility, building, structure, information technology system, or software program; or discussion of reports or plans related to the security of any governmental facility, building or structure, or the safety of persons using such facility, building or structures. 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, 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. 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, Sandford, Wallace, Seymour and Ferebee

Nays: None

NEW  
BUSINESS

A motion was made by Mr. Seymour and seconded by Mr. Peterson to authorize the Chair to issue an emergency procurement memorandum in accordance with Hampton City Code 2-328 to allow for immediate commencement of the demolition of the former Quality Inn hotel and other commercial structures located at 1809 W. Mercury Boulevard; and to authorize the Chair or Vice Chair to execute a contract with East Coast Demolition for that purpose, as well as any other documents necessary to effectuate the purposes of this motions, subject to approval of the EDA's legal counsel. 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. Bagley and seconded by Ms. Sandford to enter into a sub-recipient grant agreement with the City of Hampton for the purposes of the receipt and administration of certain funds made available through, and subject to the limitations of, the CARES Act, and to authorize the Chair/Vice Chair to execute that agreement, subject to the approval of legal counsel, and to delegate the administration of that agreement and the subsequent award of grant funds to the EDA Loan & Grant Review Committee. 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. Seymour and seconded by Mr. Bagley to approve a Downtown Hampton and Phoebus Retail Incentive Grant to 1865 Brewery Company, LLC located at 9 S. Mallory Street in the amount of \$16,500 subject to staff recommendations and legal counsel's review of the business entities ownership structure. A roll call vote was taken which resulted as follows:

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

Nays: None

Mr. Rigney asked Mr. Yaskowsky to give an update on the 757 Accelerate grant submission for the GO! Virginia proposal. Mr. Yaskowsky reported 757 was seeking support from localities for the application and provided a recommendation for the EDA's consideration. A motion was made by Mr. Bagley and seconded by Ms. Sandford to commit to financial support of 757 Accelerate, Inc.'s GO! Virginia Grant application in the base amount of \$10,000 per year for each of the calendar years 2021 and 2022, with the possibility of up to an additional \$2,500 per year, the receipt of which shall be contingent upon the participation of Hampton-based businesses and/or events held in Hampton, and those other terms that may be set forth in a grant agreement; and subject to 757 Accelerate, Inc.'s actual receipt of the GO! Virginia grant; and to authorize the Chair/Vice Chair to execute a letter of support, grant agreement and any other documents that may be necessary to effectuate the purposes of this motion. A roll call vote was taken which resulted as follows:

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

Nays: None

Chair Ferebee thanked the EDA and staff for all of their hard work.

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