

ECONOMIC DEVELOPMENT AUTHORITY
of the
CITY OF HAMPTON, VIRGINIA

Minutes – Regular Meeting

September 20, 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., Valda V. Claiborne, Laura S. Sandford and George E. Wallace. Also present was Secretary/Treasurer Charles E. Rigney, Sr.

STAFF
PRESENT

Mary Bunting, Brian DeProfio, Patricia Melochick, Terry O’Neill, Robin McCormick, Bonnie Brown, Donald Whipple, Thomas O’Grady, Daniel Girouard, Steven Lynch, Michael Yaskowsky and Teresa Hudgins

GUESTS
PRESENT

Mayor Donnie Tuck
Aaron Weaver, Citizen
Bob Smith, Citizen
Nancy Williams, Citizen

MINUTES

Chair Seymour stated the Minutes from the August 16, 2022 Regular Meeting were distributed. A motion was made by Mr. Peterson and seconded by Mr. Wallace to approve the Minutes as presented. A roll call vote was taken which resulted as follows:

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

Chair Seymour stated the Minutes from the August 30, 2022 Special Meeting 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, Claiborne, Sandford, Wallace, Peterson and Seymour
Nays: None

LOAN & GRANT
REVIEW
COMMITTEE

Ms. Sandford reported the Loan & Grant Review Committee met on September 1, 2022. There were no questions or comments on the EDA Loan/Grant Program Fund Balance Sheet as of August 31, 2022.

The Committee considered a request from Copeland Investment Properties, LLC to increase the grant award amount which was approved by the EDA at its August meeting from \$8,968 to \$9,469 due to increased costs. This increase is consistent with the 30% qualified expenditures. Staff also provided a summary page verifying the costs. The Committee recommends the amount be increased as stated. 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, Claiborne, Sandford, Wallace, Peterson and Seymour
Nays: None

Ms. Sandford also reported the Committee will be discussing language to include in the Guidelines or future motions to authorize staff to approve increases, up to the program guidelines, without further action from the Committee.

ECONOMIC DEVELOPMENT REPORT

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

- The Phoebus Fall Fest is October 8th
- Prospect activity is high

Mr. Rigney provided a recap of the 750 Shell Road property development and disposition which was presented as a PowerPoint presentation. He stated the developer, NorthPoint Development, is proposing two (2) speculative light industrial buildings (540,000 square feet and 300,000 square feet) which will have multiple tenants. The only access point to the site for traffic will be the intersection at Aberdeen Road (there will be only emergency vehicle access from Shell Road). The presentation showed the building elevations, trees with large buffers, soundproofing, berms and stormwater. The City of Hampton controls the 10-acre site for future recognition of the historical significance of the Virginia School.

Ms. Brown discussed proffers and how enforcement would be handled if there were any violations.

Ms. Melochick reviewed the "Acquisition Contingencies" that were also included in the presentation which were:

1. Project design approval by the EDA
2. Rezoning approval by the Planning Commission and City Council
3. 700 Shell Road purchase from Phenix Industrial
4. Pine Avenue vacation
5. Boundary line adjustment and plat approval
6. Multi parcel easement agreements
7. Site plan approval
8. Sanitary sewer agreements

9. Intersection design approval
10. Workforce development plan approval
11. Workforce area use agreement
12. SWaM participation plan approval
13. \$100,000 park donation from the developer to the City to commemorate the historic use of the property
14. Proof of project financing by the developer
15. Payment of \$2,954,700 purchase price
16. Timely acquisition (within six to nine months of execution of Development Agreement)

CLOSED
MEETING

Chair Seymour stated a Closed Meeting will now be held pursuant to 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. 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, Claiborne, 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 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, Claiborne, Sandford, Wallace, Peterson and Seymour
Nays: None

NEW
BUSINESS

Mr. Seymour asked for a motion to approve the Resolution approving a Development Agreement by and between the Economic Development Authority of the City of Hampton, Virginia and NP Hampton Commerce Center, LLC which is consistent with the presentation provided during the meeting prior to Closed Session. Mr. Wallace moved approval of the Resolution as stated by Mr. Seymour and it was seconded by Mr. Bagley. A roll call vote was taken which resulted as follows:

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

The City Manager reiterated that this matter will go before the Planning Commission in October and City Council in November.

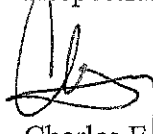
OTHER
BUSINESS

Mr. Lynch reminded the Board members that Langley Speedway has invited them out to be recognized and experience the newly installed lighting system. The dates offered are October 1st, 8th, 15th and 26th. Please let us know which date you prefer. Mr. Lynch will send an e-mail reminder.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:25 a.m.

Respectfully submitted,



Charles E. Rigney, Sr.
Secretary/Treasurer

CER/tbh