

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

Minutes – Regular Meeting

October 20, 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, Laura Sandford, L. Scott Seymour and George E. Wallace. Also present was Secretary/Treasurer Charles E. Rigney, Sr.

STAFF
PRESENT

Brian DeProfio, Cheran Ivery, Patricia Melochick, Terry O’Neill, Steven Lynch, Ashley Gilmartin, Daniel Girouard, Terri McCann, Robin McCormick, Michael Yaskowsky and Teresa Hudgins

GUESTS
PRESENT

Mayor Donnie Tuck
Steve Mallon, Downtown Hampton Development Partnership

MINUTES

Chair Ferebee stated the Minutes from the September 15, 2020 Regular 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, Campbell, Peterson, Sandford, Wallace, Seymour and Ferebee

Nays: None

Chair Ferebee stated the Minutes from the September 22, 2020 Special 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, Sandford, Wallace, Seymour and Ferebee

Nays: None

LOAN & GRANT
REVIEW
COMMITTEE

Chair Ferebee reported the Loan & Grant Review Committee met on October 1, 2020. There were no questions or comments on the Loan Status Report dated September 28, 2020.

Mr. Seymour asked if funds were returned to the LGIP account from the CARES Act funding. Ms. Hudgins said the funds were transferred. There were no other questions or comments regarding the EDA Loan/Grant Program Fund Balance Sheet as of September 30, 2020.

The Committee considered an amendment to the Downtown Hampton and Phoebus Retail Incentive Grant Agreement with Richard Levin for 19-21 E. Mellen Street to increase the amount from \$43,910 to \$68,200 with all other terms and conditions remaining the same. The increase is attributed to costs not included in the original contractor's scope of work. Chair Ferebee said the Committee is recommending approval of the amendment to the agreement. 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

Chair Ferebee said the Committee also considered and approved a \$450,000 CARES Act grant to Boo Williams Summer League, Ltd. for operating expenses and funding of certain building modifications in an effort to protect the public from the COVID-19 virus. This does not require Board action since it delegated final approval of CARES Act grants to the Committee.

ECONOMIC DEVELOPMENT REPORT

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

- There continues to be increased prospect activity.
- Will be setting a groundbreaking date for the WVS and VT/AREC projects soon.
- WVS building permits were issued last week.
- Provided aerial photos showing construction progress at the Project Enterprise site; ad placed in Site Selection Magazine highlighting the new Unmanned Systems Center of Excellence and Hampton Roads Center North.
- Renovations are progressing at the downtown waterfront hotel; anticipate completion by year-end or shortly thereafter; will arrange a tour for the Chair and staff.

CLOSED MEETING

Chair Ferebee stated a Closed Meeting will now be held pursuant to (1) Virginia Code §2.2-3711.A.1 for discussion of the assignment, appointment, promotion, performance, demotion, salaries, disciplining or resignation of specific public officers, appointees or employees of any public body, (2) 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, (3) Virginia Code §2.2-3711.A.5 for discussion concerning a prospective business or industry or the

announcement has been made of the business' or industry's interest in locating or expanding its facility in the community and (4) 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. A motion was made by Mr. Peterson and seconded by Mr. Wallace 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 Mr. Campbell and seconded by Ms. Sandford 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

Mr. Lynch said after the Board took action to terminate the Grant Agreement with Hampton University at its last meeting, he reviewed the file and thought it would be prudent to provide a history of events. Based on the information provided, a motion was made by Mr. Peterson and seconded by Mr. Seymour to authorize the Chair or Vice Chair to execute a Grant Agreement to re-award the \$75,000 Hampton Revolving Loan and Grant Fund Economic Development Grant to Hampton University subject to the terms recommended by staff. 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 Ms. Sandford and seconded by Mr. Campbell to provide an Economic Development Grant to Kato Fastening Systems, Inc. in the amount of \$22,300 subject to a five year performance agreement. A roll call vote was taken which resulted as follows:

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

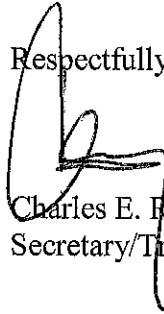
Nays: None

Abstain: Seymour

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