

MINUTES OF THE REGULAR MEETING OF THE
ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF NEWPORT NEWS,
VIRGINIA AND THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE
CITY OF NEWPORT NEWS, VIRGINIA

Mr. Minter called the meeting to order at 8:00 a.m. on Friday, June 1, 2018, in the EDA/IDA Board Room at Two City Center, 11820 Fountain Way, Suite 301, Newport News, Virginia.

Those members present were:

C. Gary Minter, Chair
Cassandra P. Greene, Vice Chair
Mary Aldrich
Alonzo R. Bell, Jr.
Jonathan Skinner
Jennifer Smith-Brown
Jeffrey Verhoef
Cynthia D. Rohlf, City Manager, ex-officio
Florence G. Kingston, Secretary/Treasurer, ex-officio

Absent:

None

Legal Counsel:

Raymond H. Suttle, Jr.

Staff:

Kearston Milburn, Recording Secretary
Cherry Croushore, Assistant Secretary

Also present:

Karen Wilds, Executive Director, Newport News Redevelopment and Housing Authority
Anita "A'na Grace" Abrams, CNI Neighborhood Champion
Celeita Scott, CNI Neighborhood Champion
Yugonda Sample-Jones, CNI Neighborhood Champion
Britta Ayers, Manager of Comprehensive Planning, Department of Planning
Latara Branch, Planning and Revitalization Coordinator, Department of Planning
David Freeman, Assistant to the City Manager

Also present (continued):

Collins Owens, City Attorney
Robert Pealo, Senior Assistant City Attorney
Jerri Wilson, Legislative Liaison, City Manager's Office
Olyvia Brown-Coles, Graduate Summer Intern, Department of Development

Mr. Minter opened the meeting by welcoming everyone.

Choice Neighborhoods Initiative Transformation Plan Presentation

Mr. Minter called for the Choice Neighborhoods Initiative Transformation Plan Presentation.

Ms. Ayers thanked the Board and expressed appreciation for their participation in the HUD Choice Neighborhoods Initiative (CNI) site visit and tour on May 22nd, where residents of the Marshall-Ridley Choice Neighborhood, and representatives of the City of Newport News, Newport News Redevelopment and Housing Authority (NNRHA), Hampton Roads Community Action Program (HRCAP), Newport News Public Schools, EDA and many other partners came together to demonstrate the merit of our CNI Implementation Grant Application to the HUD reviewers.

Ms. Ayers explained that CNI is focused on employment, education, health needs and physical environment needs, and that the goal was to provide the tools, services and support necessary for the people in the community.

She noted that HUD awards three types of CNI grants – Planning, Planning and Action and Implementation – and that we had previously been awarded a \$500,000 CNI Planning Grant which had provided 24 months to go through a detailed process to develop a Transformation Plan for the Marshall-Ridley CNI neighborhood. Ms. Ayers advised that a draft Transformation Plan had been submitted to HUD in December 2017 for initial review, and that staff is in the process of reviewing and addressing HUD comments to the Plan. She stated that, concurrently, we now await the news as to whether our Implementation Grant application for \$30 million, submitted to HUD in November 2017, would be approved.

Ms. Ayers used a PowerPoint presentation to illuminate the geography, demographics and basis of Newport News' CNI Transformation Plan.

Ms. Ayers said that it was critical for the Community to understand that they were the lead force in the transformation process and would set the vision and develop the strategies for implementation. She said that for the planning process, many partners were brought together such as the EDA, Habitat for Humanity, United Way of Virginia Peninsula, Boys and Girls Club, Peninsula Health District, Newport News Shipbuilding, Armada Hoffer, Christopher Newport University, Old Dominion University and several local faith-based organizations. She stated that for the implementation phase, there were now over three dozen partners including Riverside, the Free Clinic, the Grandparents Program and many others that each brought something unique to the table.

Ms. Ayers introduced Neighborhood Champion, Yugonda Sample-Jones. Ms. Sample-Jones presented the five goals of the Housing Plan component of the Transformation Plan, which included providing diverse housing types for a diverse community, integrating various housing types in an indistinguishable manner, providing affordable housing City-wide in an equitable way, increasing the rate of homeownership and fostering a community.

Neighborhood Champion Celeita Scott presented the People Plan component. She stated that the People Plan outlined eight goals including strengthening school-to-career pathways, filling in the skills gap, boosting employment opportunities, fostering resiliency and self-sufficiency, improving access to quality health services, reducing food insecurity and encouraging health living, strengthening early education programs and creating a continuum of learning. Ms. Scott highlighted the priorities of the People Plan which consisted of focusing on health education and employment, responding to resident concerns, empowering people and improving health and wellness.

Neighborhood Champion Anita "A'na Grace" Abrams presented the Neighborhood Plan, which outlined the five goals of Connectivity, Economic Development, Neighborhood Health, Safety and Sense of Place. Ms. Abrams shared with the Board a few of the Critical Community Investments (CCIs), which included expanding broadband services, residential stabilization/weatherization program, establishing a co-working space and building a multi-use path at Bates Drive.

Ms. Ayers and the three CNI Neighborhood Champions who were present, presented a CNI video that had been shown to the HUD reviewers. Ms. Ayers announced that the next steps would be to present the Transformation Plan at the City Council Public Hearing scheduled for its June 12th meeting, then submit the final form Transformation Plan, with all appendices, to the U.S. Department of Housing and Urban Development by late June for its approval.

Chair Minter and other members of the EDA Board thanked Ms. Ayers, Ms. Sample-Jones, Ms. Scott and Ms. Abrams for their presentation, and overwhelmingly commended the three Neighborhood Champions for how well they had presented and answered questions and for the very important first-hand perspective they had provided.

Secretary/Treasurer's Report

Mrs. Kingston welcomed our summer intern, Olyvia Brown-Coles. She reported that Olyvia was a graduate student at Virginia Tech pursuing Master's degrees in Public Administration and Urban and Regional Planning. She stated that Olyvia had served as a Research Assistant for the Virginia Center for Housing Research in Blacksburg. Mrs. Kingston noted that she was delighted to have Olyvia join us and looked forward to the opportunity to work with her this summer.

Mrs. Kingston announced that she had great news regarding the Seafood Industrial Park. She stated that on May 22nd, the Virginia Port Authority awarded the City a \$332,016 grant from the Commonwealth Port Fund for FY19 improvements at the Park. She said that each year the State makes available \$1M in grant funding to support capital improvement projects at publically-owned marine facilities in furtherance of commerce, and that Newport News had received the largest of eight grants awarded to localities for FY19 under this program. She stated this FY19 grant would be used to supplement a City project to refurbish and modify about half of the East Bulkhead within the Park and that this project would complement a sizable investment of \$5 million by the Park's largest employer; Fairlead Boatworks, resulting in increased boatyard activity, increased employment and increased taxable real estate and personal property tax revenue for the City. She said that together with the Virginia Port Authority's two previous awards, the City had received over \$1.3M in grant funding for this important economic engine located in Southeast Newport News.

Mrs. Kingston shared that staff attended a social media small business mixer event on May 30th, held at Beechwood Pool and Recreation Center in Denbigh and hosted by City Council Member Marcellus Harris, III. She said that over 40 attendees were provided an opportunity to hear about loans and other resources offered to small businesses. She also stated that staff had a resource table at the event and had an opportunity to not only speak individually with several attendees, but were also able to share information on our ongoing initiative providing business "office hours" in the community. She stated that it was a great opportunity to share the EDA's and City's services with small businesses, meet with individuals looking to start businesses here in Newport News and reflect our ongoing commitment to communicate about what we do.

Mrs. Kingston reported that the EDA's annual Business Appreciation Luncheon would be held at the Marriott on June 5th. She said the gathering would begin at 11:00 a.m., with food service at 11:45 a.m. She stated that she looked forward to coming together to celebrate the efforts of our businesses here in the City and appreciated our businesses choosing to call Newport News home.

Mrs. Kingston told the Board that on June 5th, she would participate on a panel discussion at Catapult – a Naval Technology Discovery-to-Deployment Forum & Expo being held at the Virginia Beach Sandler Center. She said that this two-day expo would showcase the region's technology capabilities, map them to naval warfighter needs for leading-edge innovation, describe accelerated partnering vehicles and identify naval opportunity on-ramps for regional tech talent. She explained that Catapult was a landmark event to connect Hampton Roads' academic and business tech talent pool with the renowned Naval Research Enterprise (NRE), as it serves a powerful and growing naval fleet and force. She stated that the panel discussion would offer attendees insight into what business and technology resources were available from local economic development departments, state and other allies. Mrs. Kingston advised that the EDA was a sponsor, and staff would have a booth promoting Newport News "Where Great Things Are Happening".

Mrs. Kingston asked Board Members to mark their calendars for several important events. She stated that June 20th at 4:00 p.m. would be the Ferguson Enterprises groundbreaking at City Center, and June 22nd at 12:00 p.m. would be the Fairlead Boatworks groundbreaking at Seafood Industrial Park. She noted that these events follow up previously-announced expansion projects and that staff would provide more details as we got closer to the event dates.

Mrs. Kingston informed the Board that the Monthly Financial Statements were in their packages, noting a few highlights and offering to answer questions. There were no questions.

Mrs. Kingston offered the City Manager an opportunity to comment. Ms. Rohlf advised that Council adopted the City's operating budget. She stated that the next undertaking would be preparing for the Capital Improvements Plan. She noted that the HUD visit on May 22nd for the CNI Implementation Grant was a great visit, and thanked Board and Staff for their participation. She informed the Board that the Choice Neighborhoods Initiative Transformation Plan would be presented to City Council in June and the Comprehensive Plan would be presented to City Council in July.

Ms. Rohlf announced that the City has a new Police Chief, Steve Drew. Ms. Rohlf shared that Chief Drew was previously a Deputy Chief in Richmond, Virginia and that he had over 24 years of experience in all phases of police operations. She said there had already been a meet and greet and he will officially start on July 2nd. Ms. Rohlf also stated that a lease had been secured for the Police Department's Business Relations office in City Center.

Ms. Greene congratulated Ms. Rohlf on making the front cover of the Oyster Pointer. Ms. Croushore displayed a copy of the front-page article, with cover photo, and provided the publication to Ms. Rohlf.

Mr. Minter asked if there were any additional questions for Mrs. Kingston or Ms. Rohlf. There were none.

Assistant Secretary's Report

Mr. Minter asked for the Assistant Secretary's Report. Ms. Croushore advised the Board that the Committee Meeting Schedule was in their package and noted relevant details.

Madison Government Affairs' Consultant Report

Mr. Minter advised the Board that the Madison Government Affairs Report was in written format and asked if there were any comments or questions. There were none.

At 9:14 a.m., Mr. Verhoef moved for the Authority to go into a closed meeting pursuant to VA Code Section §2.2-3711.A: Real Estate (3) and Prospective Business (5) for the following purposes and subjects: (3) Discussion or consideration of the acquisition of real property for a public purpose or of the disposition of publicly held real property where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, the subject of which is a proposed property disposition in the northern section of the City; and (5) Discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business or industry's interest in locating or expanding its facilities in the community, the subject of which is an unannounced prospective business interested in locating in the northern section of the City. Mr. Bell seconded the motion, which passed unanimously on a roll call vote.

At 9:37 a.m., the EDA/IDA Board returned to open session following a certification motion by Mr. Verhoef, in accordance with VA Code Section §2.2-3712(D) that to the best of each member's knowledge: (D) (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 meeting by the public body. Mr. Bell seconded the motion, which passed unanimously on a roll call vote.

Parking License Agreement by and between the EDA and Ferguson Enterprises, Inc. Related to Ferguson Enterprises, Inc.'s Expansion Project in City Center at Oyster Point

Mrs. Kingston reported that she and staff had been working with Ferguson on a Parking License Agreement associated with construction of its first building at City Center, which would allow Ferguson to utilize the public parking system in City Center, including the new 4th parking garage.

She reminded Board Members, that the City's offer to secure Ferguson's expansion in City Center included 25 years of free parking, which was also included in the EDA's approved Agreement of Purchase and Sale with Ferguson. She stated that the Parking License Agreement included that provision and the 25-year period would start upon the issuance of a temporary certificate of occupancy for the Phase I Building. She noted that at the end of the 25-year period, the Agreement was structured to align with the other, existing parking license agreements in City Center for items such as parking fees and operating assessments.

She stated that as with other parking license agreements for City Center, the Parking License Agreement with Ferguson grants Ferguson the ability to reserve spaces for a monthly fee and as Ferguson continues its expansion in City Center and completes additional buildings, this Agreement would be amended to include those buildings and satisfy associated parking requirements.

Mr. Minter asked for a motion to authorize that certain Parking License Agreement by and between the EDA and Ferguson Enterprises, Inc., in connection with the Phase I Building of Ferguson's expansion project in City Center at Oyster Point, subject to review and approval by EDA Legal Counsel. Mr. Bell so moved and Ms. Aldrich seconded the motion, which passed unanimously on a roll call vote.

Committee Reports

Mr. Minter called for the Committee Reports. Ms. Smith-Brown presented the Marketing Committee Report, which did not require Board ratification. Mr. Bell presented the Revolving Loan Fund Committee Report, which passed unanimously on a roll call vote.

Approval of Minutes of the Regular Meeting of May 4, 2018

Mr. Minter asked for a motion that the Minutes of the Regular Meeting of May 4, 2018 be approved. Mr. Bell so moved and Ms. Smith-Brown seconded the motion, which passed on a majority vote of six Members, Ms. Greene having abstained.

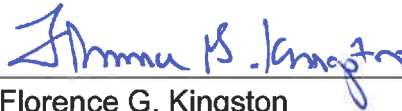
Unfinished Business

Mr. Minter asked for any unfinished business. There was none.

New Business

Mr. Minter asked for any new business. There was none.

There being no further business to come before the Board, Mr. Minter adjourned the meeting at 9:51 a.m.



Florence G. Kingston
Secretary/Treasurer



ECONOMIC DEVELOPMENT AUTHORITY
INDUSTRIAL DEVELOPMENT AUTHORITY

TO: Board of Directors
FROM: Chair, Marketing Committee
SUBJECT: Chair's Report
DATE: June 1, 2018

The Marketing Committee met on May 17th. Following introductions, Ms. Kim Lee, Communications Manager and FOIA Officer for the City, provided an overview of the Department of Communications. The overview included information on the Department's major areas of work: Administration, Graphic Design, 311 Center, and TV station.

Staff from Howell Creative Group discussed the web site and social media metrics and program. The site is most frequently visited at 3:00 p.m. and 8:00 p.m. The top categories visited were business news, the post of the Daily Press story on the new Holiday Inn/former Omni, hot properties, office hour events, and the Annual Report.

Howell staff provided information on the efforts to promote the 2017 Annual Report to include an ad on the back cover of the May 4th *Inside Business* and an electronic ad. Both ads direct the reader to the electronic version of the Report.

Following the meeting, Ms. Lee provided a tour of the Communications Department.

The report does not require Board ratification.



Jennifer Smith-Brown

JSB:mbc
Document1

Date, Time and Location: May 17, 2018 at 10:30 a.m., 2400 Washington Avenue, 6th Floor, Newport News, VA 23607

Members Present: Jennifer Smith Brown, Gary Hunter, Dan Powell

Members Absent: Mary Aldrich, Don Blankenship, Faye Gargiulo, Cassandra Greene



ECONOMIC DEVELOPMENT AUTHORITY
INDUSTRIAL DEVELOPMENT AUTHORITY

TO: Board of Directors
FROM: Chair, Revolving Loan Fund Committee
SUBJECT: Chair's Report
DATE: June 1, 2018

The Revolving Loan Fund Committee met on May 23rd.

Staff presented one Façade Improvement Grant (FIG) Program request:

- FIG request for \$14,085 from ZP & S, LLC for landscaping improvements, permanent landscape-related features and windows/doors at 15324 Warwick Boulevard.

This FIG request was unanimously approved.

Staff also provided a FIG Program update to the Committee. Before and after photos were shown of completed project properties.

This report requires Board ratification.



Alonzo R. Bell, Jr.

ARB:tfw

P:\IDA\IDA17-18\Committees\Revolving Loan\May 23 2018\RevolvingLoanFundChair'sReport06012018.docx

Date, Time and Location: May 23, 2018, at 12:30 p.m. at 11820 Fountain Way, Suite 301, Newport News, VA

Members Present: Alonzo R. Bell, Jr., C. Gary Minter, Jonathan Skinner, George B. Knight, John Lunsford and Sharon D. Owens

Members Absent: Susan Harris