

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. Bell called the meeting to order at 8:00 a.m. on Friday, February 7, 2020, in the EDA/IDA Board Room at Two City Center, 11820 Fountain Way, Suite 301, Newport News, Virginia.

Those members present were:

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

Absent:

Jeffrey Verhoef, Excused

Legal Counsel:

C. Patrick Tench

Staff:

Joy Robison, Acting Recording Secretary
Cherry Croushore, Assistant Secretary

Also present:

Jack Hession, Madison Government Affairs

Mr. Bell opened the meeting and welcomed everyone.

Secretary/Treasurer's Report

Mrs. Kingston began her report with good news, explaining that on February 4th, Governor Northam announced three grant awards from the Port Host Communities Revitalization Fund. She said that Newport News was the recipient of a \$250,000 grant to support facility improvements at Menchville Marina. She noted that Menchville Marina was a critical component of the Virginia oyster fishery, serving as a central location on the Peninsula for seafood offloading and distribution. She advised that the planned facility improvements would build upon investments being made by the new lessee, James River Holdings, LLC, and that the Port Host Communities Revitalization Fund was created to support the strategic removal or redevelopment of port-related properties in the five Port Host Communities. She added that Norfolk and Portsmouth were also grant recipients. Mrs. Kingston stated she looked forward to continuing to work with James River Holdings to transform Menchville Marina and support the watermen and seafood businesses utilizing the marina.

Mrs. Kingston said she was very excited to present the 2019 EDA/IDA Annual Report to the Board. She said that the report was based on the Board's achievements and was a collaborative work of staff and partners at Howell Creative Group. She noted that our Annual Reports have won awards previously, and that she believed this would be another award-winning publication.

Mrs. Kingston reported that on February 1st, over 600 people attended a Transformation Event at the former K-Mart site on Oriana Road. She noted that Mayor Price began the event by operating the excavator and knocking the first hole in the building. She said that the community celebration featured music, a wrecking ball-themed bounce house for children, food trucks and most importantly, the opportunity for people to leave their mark on the building. She said that the festivities brought out young and old, and that the messages and images were inspiring and included a memorial to fallen Police Officer Katherine Thyne and also to Kobe Bryant. She stated that Police, Fire and Public Works supported the event by having a "Touch a Truck" with demonstrations of their vehicles. She advised that the demolition contractor would resume exterior demolition on February 3rd, with demolition expected to be complete in late March.

Mrs. Kingston informed the Board that another demolition project, being performed by Ritchie-Curbow Construction, was underway for the rehabilitation of 2506 Jefferson Avenue. She advised that most of the interior demolition and asbestos abatement had been

completed. She stated that parallel to the physical rehabilitation, staff was also working with the City's Purchasing Office to create a Request for Proposals for the operation and management of the coworking space, with the goal of having an operator prior to the rehabilitation completion to assist with the pre-opening work.

Mrs. Kingston advised that the START Core Team recently completed its 2019 Activity Report. She explained that following the 2018 Newport News host year at the Applied Research Center, the 2019 Main Event Pitch Competition was held at Hampton University in November, with approximately 200 weekend attendees and 27 pitch teams. She said that, additionally, the "START Survival Series" offered year-round training, educational and networking sessions monthly throughout the year to support our entrepreneurial ecosystem. She stated she looked forward to continuing START Peninsula in 2020, with the November Main Event planned for Williamsburg.

Mrs. Kingston reported that staff was invited to present at the Greater Peninsula Workforce Board Executive Committee's January meeting, and that a high-level overview of key economic development projects was presented, including items such as the Brooks Crossing Innovation and Opportunity Center, Denbigh-Warwick Area Plan and the Ferguson HQ3 project. She stated that the information was well-received by members of the Executive Committee, which included Vice Mayor Vick and Assistant City Manager Alan Archer, and that it was the first presentation in a series of economic development presentations that would be given to the Committee by localities within the workforce development area.

Mrs. Kingston informed the Board that Canon had provided notice that effective July 31, 2020, they would be vacating the 124,676-square-foot facility in Oakland Industrial Park that it had leased from the IDA for the past 23 years. She stated that staff was actively working on putting together updated information and photos of the property to use in the pursuit of another tenant to backfill the space. She said that Canon had expressed its commitment to working closely with staff in providing access needed to show the space to prospective tenants.

Mrs. Kingston informed the Board that the Monthly Financial Statements were in their packages, noting a few highlights.

Mrs. Kingston offered the City Manager an opportunity to comment. Ms. Rohlf said that she wanted to reiterate how much she appreciated the phenomenal community response and the support and assistance from around the region and state for the Police Department after

the tragic loss of Officer Thyne. She stated that she was pleased with the K-Mart Transformation Event which had really piqued the interest of the community, and she looked forward to more of these types of events throughout the City. She said that the K-Mart site, once the building was removed, offered many amenities for community gatherings including a large green area, BMP at the rear of the property and potential for walking trails. Ms. Rohlf advised that she had recently briefed City Council on a robust listing of events, activities and projects in progress and being planned, noting several examples for the Board. She noted that these City projects and initiatives would engage and benefit citizens throughout the City. Mrs. Kingston committed to highlighting some of these projects and initiatives at future Board meetings.

Mr. Bell thanked them for their reports and comments.

Assistant Secretary's Report

Mr. Bell 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. Bell asked for the Madison Government Affairs Consultant Report. Mr. Hession noted that the President planned to release his budget request on February 10th, kicking off spending negotiations with Congress for the fiscal year starting October 1st, and that once released, appropriators on Capitol Hill would start scheduling hearings to question top Trump administration officials about the funding needs of federal agencies.

Regarding defense caps, Mr. Hession said that the budget was widely expected to conform to a deal struck last summer that capped overall national defense spending at \$741 billion, a slight increase from \$738 billion this year.

Mr. Hession provided an overview of the Army Watercraft Study (AWS) & Mobility Capabilities Requirements Study (MCRS), which were directed by the Armed Services Committees in the FY 2020 National Defense Authorization Act to determine the optimum size of the Army's watercraft inventory and the Army's ability to mobilize. He said that there was concern that a reduction in funding might cause a decrease in the transportation organization and personnel at Fort Eustis.

Mr. Bell thanked Mr. Hession for his report and asked for any questions. There were none.

At 8:31 a.m., Mr. Hoege 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 southern 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 a prospective business interested in locating in the southern section of the City and an unannounced expansion of an existing business interested in locating in the central section of the City. Ms. Smith-Brown seconded the motion, which passed unanimously on a roll call vote.

At 8:51 a.m., the EDA/IDA Board returned to open session following a certification motion by Mr. Hoege, pursuant to 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. Ms. Smith-Brown seconded the motion, which passed unanimously on a roll call vote.

Committee Reports

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

FY 2021 EDA/IDA Budget

Mrs. Kingston informed the Board that at the Executive Committee meeting on January 27th she had reviewed the FY 2021 EDA/IDA Budget with Committee Members. Subsequently, it was necessary to slightly revise the budget summary due to the impact of the recent

decision by Canon to vacate its occupancy of the CITI building in Oakland Industrial Park at the end of the current lease term. Mrs. Kingston said that despite the \$403,000 impact, the total budget summary bottom line had not changed.

Mrs. Kingston then walked-through the Budget Summary before the Board, providing a review of each category and noting relevant specifics. Mrs. Kingston stated she recommended approval of the FY 2021 budget as presented. Mr. Bell asked for a motion to approve the FY 2021 EDA/IDA Budget as presented. Ms. Greene so moved and Mr. Skinner seconded the motion, which passed unanimously on a roll call vote.

Citizen Appointments to Committees

Mr. Bell advised that the Citizen Appointments to Committees for 2020 had been provided to Board Members.

Approval of Minutes of the Regular Meeting of January 10, 2020

Mr. Bell asked for a motion that the Minutes of the Regular Meeting of January 10, 2020 be approved. Ms. Greene so moved and Mr. Skinner seconded the motion, which passed unanimously on a roll call vote.

Unfinished Business

Mr. Bell asked for any unfinished business. Mrs. Kingston commended Joy Robison for her efforts filling in as Acting Recording Secretary, in addition to her regular duties.

New Business

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

Mr. Bell then adjourned the meeting at 9:14 a.m.



Florence G. Kingston
Secretary/Treasurer



ECONOMIC DEVELOPMENT AUTHORITY
INDUSTRIAL DEVELOPMENT AUTHORITY

TO: Board of Directors
FROM: Chair, Design Review Committee
SUBJECT: Chair's Report
DATE: February 7, 2020

The Design Review Committee met on January 16th. The Committee considered a request by Scotty Signs, on behalf of Extreme Restoration, Inc. and BH Commercial Holdings, LLC, for approval of a digital rendering of an internally-illuminated, building-mounted sign at 812 City Center Boulevard in Oyster Point of Newport News. Upon review, the Committee voted unanimously to recommend approval of the request, subject to all applicable City codes and regulations.

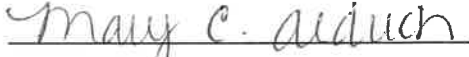
Next, the Committee considered a request by A&E Signs, on behalf of Virginia Technical Academy and the Economic Development Authority for the City of Newport News, for approval of a digital rendering of an externally-illuminated monument sign at 809 Omni Boulevard in Oyster Point of Newport News. Upon review, the Committee voted unanimously to recommend approval of the request, subject to all applicable City codes and regulations.

Finally, the Committee considered a request by Scotty Signs, on behalf of PCT, LLC, for approval of a digital rendering of an internally-illuminated monument sign at 610 Thimble Shoals Boulevard in Oyster Point of Newport News. As there is one monument-style project identification sign for the development already on the site, and the property owner expressed that the intent was to keep the existing identification sign, this request requires an exception to the limitation of one project identification sign per development within Oyster Point of Newport News.

Design Review Committee Chair's Report
February 7, 2020
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Upon review, the Committee approved the request, together with the exception, on a majority vote of seven members, with one abstention, subject to all applicable City codes and regulations.

This Report requires Board ratification.


Mary C. Aldrich

MCA:kpw

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Date, Time and Location: January 16, 2020, at 8:00 a.m. at 11820 Fountain Way, Suite 301, Newport News, VA

Members Present: Mary Aldrich, Alonzo Bell, Jr., Carl Breiner, Robert Mann, Teresa Nettles, Bryan Trainum, Sylvia Weinstein, Elizabeth Willis

Members Absent: Jonathan Skinner, Thomas Herbert



ECONOMIC DEVELOPMENT AUTHORITY
INDUSTRIAL DEVELOPMENT AUTHORITY

TO: Board of Directors
FROM: Chair, Executive Committee
SUBJECT: Chair's Report
DATE: February 7, 2020

The Executive Committee met on January 27th. The Committee received a presentation on the EDA/IDA FY 2021 Budget, which the Board will receive later in today's Agenda. Based on the presentation received, the Executive Committee is recommending approval of the Budget. Formal action on the Budget by the Board, however, will follow presentation of the Budget to the Board, rather than take the form of ratification of this item in the Executive Committee Report.

The Committee's remaining items were handled in Closed Session. This Report does not require Board ratification.



Jennifer Smith-Brown

JSB:clc

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Date, Time and Location: January 27, 2019, at 12:00 p.m. at 11820 Fountain Way, Suite 301, Newport News, VA

Members Present: Mary Aldrich, Alonzo Bell, Jennifer Smith-Brown, Jeff Verhoef

Members Absent: None



ECONOMIC DEVELOPMENT AUTHORITY
INDUSTRIAL DEVELOPMENT AUTHORITY

TO: Board of Directors
FROM: Chair, Marketing Committee
SUBJECT: Chair's Report
DATE: February 7, 2020

The Marketing Committee met on January 16th. Howell Creative Group gave a review of website and social media performance for 2019. The EDA website experienced a nearly 50% increase in site visits (over 2018), and a 150% increase in website traffic originating from social media. A more detailed report of site performance accompanies this report.

Staff distributed the 2020 meeting schedule as well as information about the holiday NlightN ARTech Lights event, rescheduled for February 7th at Brooks Crossing.

This Report does not require Board ratification.


Jeffrey C. Verhoef

CPG:rnb

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Date, Time and Location: January 16, 2020 at 10:30 a.m., 11820 Fountain Way, Suite 301, Newport News, VA 23606

Members Present: Jeff Verhoef, Cassandra Greene, Gary Hunter, Dan Powell

Members Absent: Jennifer Smith-Brown, Don Blankenship, Faye Gargiulo



ECONOMIC DEVELOPMENT AUTHORITY
INDUSTRIAL DEVELOPMENT AUTHORITY

TO: Board of Directors
FROM: Chair, Revolving Loan Fund Committee
SUBJECT: Chair's Report
DATE: February 7, 2020


The Revolving Loan Fund Committee met on January 22nd.

Staff presented two Façade Improvement Grant (FIG) Program requests:

- FIG request for \$5,503 from Comb Bay, LLC for landscape improvements and paving at 11821 Rock Landing Drive; and
- FIG request for \$20,000 from Comb Bay, LLC for exterior lighting, landscape improvements and paving at 11825 Rock Landing Drive.

Both FIG requests were approved on a majority vote of four members, with one abstention.

This Report requires Board ratification.



Cassandra P. Greene

CPG:tfw

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Date, Time and Location: January 22, 2020, at 12:30 p.m. at 11820 Fountain Way, Suite 301, Newport News, VA

Members Present: Cassandra Greene, Jonathan Skinner, Susan Harris, George Knight and John Lunsford

Members Absent: Sharon Owens