

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. Hoege called the meeting to order at 9:00 a.m. on December 13, 2024, in the EDA/IDA Board Room at 11820 Fountain Way, Suite 301, Newport News, Virginia.

Those members present were:

Howard H. Hoege III, Chair  
Alonzo R. Bell, Jr.  
Faye P. Gargiulo  
Jameka R. Johnson  
R.C. Miller  
Cathy T. Williams  
Florence G. Kingston, Secretary/Treasurer, ex-officio

Absent:

Jonathan P. Skinner, Excused

Legal Counsel:

Raymond H. Suttle, Jr.

Staff

Joy Robison, Assistant Secretary  
Jessica Jacobs, Recording Secretary

Also present:

Ralph "Bo" Clayton, Assistant City Manager  
Bob Pealo, City Attorney  
Vanessa Carter, Assistant City Attorney  
Terri Francis, Neighborhood Revitalization Coordinator, City Manager's Office  
Eoghan Miller, Chief Strategy Officer, City Manager's Office  
Sheila McAllister, Director, Planning  
Brian Swets, Assistant Director, Planning

Call to Order

Mr. Hoege opened the meeting and welcomed everyone.

Housing Study Presentation

Ms. Francis greeted the Board and introduced herself as the Neighborhood Revitalization Coordinator based out of the City Manager's Office, noting that she was previously the Neighborhood Revitalization Coordinator for the Planning Department. She stated that the City issued a Request for Proposals (RFP) for its first comprehensive housing study in May 2023, and that Urban Partners LLC was selected by the evaluation committee to conduct the study in August 2023. Ms. Francis shared that through the study, the City will have a better understanding of its existing housing inventory and community demographics, as well as a gap analysis of estimated demand for new units.

Ms. Francis stated that Newport News, as an older urban city, is lagging behind its rural/suburban peers in growth. She informed the Board that between 2017 and 2021, Newport News saw a net negative household migration, though recent data shows improvement, and that between 2010-2020 the population of Newport News grew by 3.1%, indicating a projected increase of 6,000 residents by 2050. She said that in order to meet that projected growth nearly 21,000 new housing units will be needed by 2050 consisting of 3,666 new units and 17,149 replacement units.

Ms. Francis shared another key finding from the study, that despite seemingly affordable prices, low household incomes in Newport News prevent many from affording quality housing in the current market. She said that one-in-four rental units in the City is income restricted (8,336 units), adding that although it has 13% of the region's rental units, Newport News has 22% of the income restricted supply. She said that building more income-restricted housing alone would not solve poverty or housing cost burdens, rather, it would further concentrate the region's affordable housing in Newport News.

Ms. Francis shared that the study also showed that Newport News is using flexible zoning and redevelopment opportunities to transform underutilized sites and smaller lots while preserving neighborhood character. She said that although Newport News offers diverse housing options, including single-family homes, townhomes, and multi-family apartments, the study indicated that the City's narrow lots with 19<sup>th</sup> century homes and vacated rear alleyways complicate redevelopment due to limited street parking, and that underused sites like old shopping centers and surface parking lots have strong potential for residential or mixed-use development.

Ms. Francis shared that Urban Partners LLC offered potential strategies such as investigating the feasibility of creating a municipal land bank to rehabilitate vacant, abandoned, and potentially tax-foreclosed properties; continuing to promote the redevelopment of Downtown as a vibrant, walkable, mixed-use neighborhood; encouraging the development of compact, custom narrow homes on 25-foot-wide lots; supporting zoning and land use modifications that expand and encourage “missing middle” and other diverse housing types, which reassess the impact of relevant ordinances and zoning/land use practices on housing production; reducing barriers to entry for first-time home buyers; and engaging in periodic roundtable discussions with employers, City staff, and housing professionals to understand housing needs.

Ms. Francis stated that zoning regulations were addressed and that staff will be delving deeper into suggested strategies that work for the community. She shared that the study showed that Newport News has an abundance of flexible zoning options and highlighted the diversity of the City.

Ms. Francis asked if there were any further questions, and discussion continued around the “missing middle” of homeownership, income gaps, the age of current housing options and the available land in Newport News. Chair Hoege thanked Ms. Francis and the Planning Department team for their presentation.

#### Secretary/Treasurer's Report

Mrs. Kingston stated that prior to starting the Secretary/Treasurer's report, she wanted to take a moment to acknowledge that this is the last Board meeting for three of the Board Members – Mr. Hoege, Ms. Johnson and Mr. Bell. She said that they each provided a significant service to the Board and the Newport News community, acknowledging that she and staff are very grateful for their investment of time, guidance and expertise in the variety and breadth of projects the City and staff are participating in. Mrs. Kingston said that they each have made a difference in shaping our community and driving success in the EDA and IDA's initiatives. She said that from her and the full City team, everyone wishes to extend sincere gratitude to Mr. Hoege, Ms. Johnson and Mr. Bell for their service to Newport News, adding that she knows they will each continue to positively impact the City beyond their role on this Board.

Mrs. Kingston reminded the Board that during the September Board meeting a Motion was approved to engage Kimley-Horn to undertake wetlands investigations and jurisdictional determination for the IDA-owned property at 12640 McManus Boulevard and surrounding areas in AirCommerce Park West. She said that as the Peninsula Airport Commission

begins the final phase of its Master Plan Update, which will include attracting new business into its developable acreage, the timing is good to commission Kimley-Horn to complete an extension of their wetlands delineation and jurisdictional determination work into the AirCommerce Park North acreage. She stated that she would be seeking a motion to amend Kimley-Horn Associates' contract and authorize additional funding to complete this work at the end of her report.

Mrs. Kingston stated that during the continued transition of ownership of 11006 Warwick Boulevard, S.L. Nusbaum, the EDA's management agent for the shopping center, has notified staff of an upcoming lease expiration of one of the tenants, Axsom Martial Arts. She informed the Board that since 2010, Axsom has operated out of 3,000 square feet in Suite #8, and with the current lease set to expire December 31<sup>st</sup>, the owner has requested to extend for another year. Mrs. Kingston said that, given Axsom's long-established tenancy in the space and to maintain business activity as other lease terms in the center wind down, staff recommends extending until December 31, 2025. She stated that is consistent with prior 1-year extensions between Axsom and the previous owner, and the annual rental rate is proposed to remain at \$24,750. Mrs. Kingston stated that she would be seeking a Motion to authorize the lease extension at the end of her report.

Mrs. Kingston reminded the Board that staff has been working to get underway the work for the VPCC Workforce Training Center following the Board's authorization of the design-build contract. She said that work is continuing to progress, including close coordination with VPCC on finish selections, adding that ahead of the construction start and final plan approvals, we need to subdivide 520 21<sup>st</sup> Street, in addition to vacating existing internal lot lines. She noted that the current boundary of 520 21<sup>st</sup> Street also includes the block between 19<sup>th</sup> and 21<sup>st</sup> Street, which needs to be subdivided from the overall parcel, and that staff has secured a proposal from Timmons to complete the required boundary and topographic surveys, subdivision plat and necessary easement exhibits, which will benefit not only the VPCC project, but would also be required for the future development of the block between 19<sup>th</sup> and 21<sup>st</sup> Streets. Mrs. Kingston said the total fee would be \$39,875 and that she would seek a motion at the end of her report to authorize a contract with Timmons Group for this work.

Mrs. Kingston said that on December 4<sup>th</sup> the Governor announced grant awards for the current funding round of the Port Host Communities Revitalization Fund Program, which is managed by the Virginia Department of Housing and Community Development. She said she was excited to share that \$800,000 was awarded to the EDA to support the Seafood Market project underway as part of the Choice Neighborhood Initiative (CNI). Mrs. Kingston said that WPA is finalizing design for the space now and will share more as timing gets

closer to going out to bid and soliciting an operator for the space. She stated that this particular project is much anticipated by the community and these grant funds are critical to supporting the funding layering for the project.

Mrs. Kingston reminded the Board that in November she shared that staff was submitting Boundary Amendment applications to DHCD for Newport News' Virginia Enterprise Zone #3 and #31. She said that she was pleased to report that earlier this week staff received notification that the amendment applications were approved, with the boundary changes being retroactive to January 1, 2024. Mrs. Kingston said that staff continues to maintain a strong relationship with DHCD and are appreciative of their support as we work to manage Newport News' zones to maximize the benefit to our business community. She acknowledged Mallory Butler for all of her work in preparing these time-intensive applications.

Mrs. Kingston shared that also during November staff received a request for the Industrial Development Authority to waive its right of repurchase in connection with the sale of 12610 Patrick Henry Drive, Suite F, in the Patrick Henry Commerce Center. She said that BB&B Properties, LLC intends to sell the property to Green Cloth Holdings, LLC for a purchase price of \$210,000, adding that the purchaser intends to continue using the building as general office space. Mrs. Kingston informed the Board that after receiving concurrence of Chair Hoege, the request to waive our right of repurchase for the property was approved.

Mrs. Kingston stated that the Peninsula Home-Based Business Network is still active and staff continues to keep our Newport News businesses informed about the instructive monthly sessions. She said that the Peninsula Home-Based Business Network, which is now facilitated by the Small Business Development Center (SBDC), held its annual conference on November 7<sup>th</sup> at the SBDC site on Butler Farm Road in Hampton. She added that Development staff participated as an exhibitor, displaying flyers of our various business assistance programs and engaging one-on-one with the many of the approximately 70 attendees.

Mrs. Kingston informed the Board that on December 4<sup>th</sup>, she joined Mallory Butler, Tricia Wilson, Shakir Johnson and Jared Midkiff at Work/Place, a co-working community in City Center, to offer an overview of Newport News' comprehensive menu of incentives and financial resources. She said that the audience of nearly 40 people represented established firms, as well as new companies, adding that several attendees had one-on-one conversations with staff and several took applications for our e-commerce (website) grant.



Mrs. Kingston said she was proud to inform the Board that Graphic Design USA (GDUSA) announced winners of their 61<sup>st</sup> Communications Design Awards and recognized Fourteen40 Marketing for The City of Newport News EDA 2023 Annual Report. She shared that the national competition received over 8,000 entries from marketing firms, ad and creative agencies, institutional and in-house departments, freelancers and more. Mrs. Kingston said that the award honors excellence for creative professional's work in 25 categories across print, digital and interactive media.

Mrs. Kingston stated that the Monthly Financial Statements were in Board Members' packages and noted a few highlights. She asked if Board members had any questions, and there were none.

Mrs. Kingston offered Assistant City Manager Bo Clayton the opportunity to provide comments. Mr. Clayton thanked the Board for helping to promote community engagement on the Budget Survey. He stated that the survey has received over 700 responses and would close on January 15<sup>th</sup>. Mr. Clayton invited the Board to take part in the numerous Holiday celebrations throughout the City, such as the Celebration in Lights, FrostCon and the Gingerbread Parade. Mr. Clayton thanked Mr. Hoege, Ms. Johnson and Mr. Bell for their service to the City while serving on the EDA/IDA Board of Directors.

Mr. Hoege introduced a Motion to authorize a contract amendment with Kimley Horn and Associates, Inc., for expanded wetlands delineation and jurisdictional determination in AirCommerce Park North, and additional funding in an amount not to exceed \$34,000, which includes a small contingency, subject to review and approval by IDA Legal Counsel. Mr. Bell so moved and Ms. Gargiulo seconded the motion, which passed unanimously on a roll call vote.

Mr. Hoege introduced a Motion to authorize execution of a Lease Extension Agreement by and between the EDA and Musukan, Inc., t/a Axsom Martial Arts, to continue its 3,000 square foot occupancy of Suite #8 at Warwick Village Shopping Center, located at 11006 Warwick Boulevard, through December 31, 2025, for an annual rental payment of \$24,750, or \$17.45 per square-foot, subject to review and approval by EDA Legal Counsel. Mr. Bell so moved and Ms. Gargiulo seconded the motion, which passed unanimously on a roll call vote.

Mr. Hoege introduced a Motion to authorize a contract with Timmons Group for boundary and topographic surveys and subdivision plat preparation for 520 21<sup>st</sup> Street, and funding in an amount not to exceed \$43,000, which includes a small contingency, subject to review

and approval by EDA Legal Counsel. Mr. Bell so moved and Ms. Williams seconded the motion, which passed unanimously on a roll call vote.

#### Assistant Secretary's Report

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

#### Madison Government Affairs' Consultant Report

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

At 9:52 a.m. Mr. Bell moved for the Authority to go into a closed meeting pursuant to VA Code Section §2.2-3711.A: Real Estate (3), Prospective Business (5), and Investment of Public Funds (6) 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 acquisition in the southern section of the City, a proposed property disposition in the central section of the City, and three proposed property dispositions 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 central section of the City, and two prospective businesses' unannounced expansion in the southern section of the City; and (6) 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 governmental unit would be adversely affected, the subject of which are negotiations in the southern section of the City. Ms. Johnson seconded the motion which passed unanimously on a roll call vote.

At 11:03 a.m., the EDA/IDA Board returned to open session following a certification motion by Mr. Bell, 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. Ms. Gargiulo seconded the motion which passed 5-0-1 on a roll call vote, with Ms. Williams abstaining.

Action(s) Coming Out of Closed Session

There were no motions coming out of closed session.

2510 Jefferson Avenue – Business Leases

Mrs. Kingston informed the Board that the rehabilitation of 2510 Jefferson Avenue is getting close to completion with punch list scheduled for the following week. She shared that final inspections are being secured, with the aim being to turn over the building by the end of the month. Mrs. Kingston reminded the Board that there are four units available in the building, for which the EDA would enter into individual leases with the tenants. She stated that staff received three proposals from tenants expressing interest in leasing the first-floor coffee shop space and the two second-floor office suites.

Mrs. Kingston stated the first proposal was from East End Café Coffee Shop, proposed by LaMonte Williams, and that the concept is a coffee shop providing a welcoming atmosphere for the community, featuring unique offerings such as specialty coffee, fresh bagels and to-go lunch boxes.

Mrs. Kingston shared the second proposal was from Empower All, LLC, proposed by Yugonda Sample-Jones. She stated that Empower All is a training and consulting firm that supports small businesses and entrepreneurs in driving growth through strategic engagement, workshops and grant allocation. Mrs. Kingston said that Ms. Sample-Jones would use this space for her business' office location and engaging with clients.

Mrs. Kingston shared that the third proposal was from By K Michele, LLC, proposed by Kiyah Boggs. She informed the Board that Ms. Boggs has four years of business experience in the hair/beauty industry and would be relocating her business to 2510 Jefferson Avenue.

Mrs. Kingston said that over the past month, staff has thoroughly reviewed the submitted information from the prospective businesses and believes they are well-suited to serve both residents and the local business community. She stated that the lease rates are \$850/month for the first-floor coffee shop space and \$750/month for the second-floor units, with 3% annual escalations, adding that lease terms will be for two years with a two-year renewal option. Mrs. Kingston said she is seeking authorization of the leases for these three tenants. She said that staff is excited to have tenants in place upon the building's completion and is also working on some interest for the last unit on the first floor. Mrs. Kingston said that it is a major milestone to be at this stage with this project, which is part of



the Choice Neighborhood Initiative (CNI) work. She shared that once the final touches on the building are completed and the tenants in are place, staff will work to have a ribbon cutting.

Mr. Hoege asked if there were questions, and there were none.

Mr. Hoege introduced a Motion to authorize a Commercial Lease by and between the EDA and East End Café, LLC, connected with the lease of Suite 101 at 2510 Jefferson Avenue for an initial two-year term, with one, two-year renewal option, at a rental rate of \$850 per month, with a 3% escalation annually, subject to review and approval of all documentation by EDA Legal Counsel. Mr. Bell so moved and Ms. Williams seconded the motion, which passed unanimously on a roll call vote.

Mr. Hoege introduced a Motion to authorize a Commercial Lease by and between the EDA and Empower All, LLC, connected with the lease of Suite 201 at 2510 Jefferson Avenue for an initial two-year term, with one, two-year renewal option, at a rental rate of \$750 per month, with a 3% escalation annually, subject to review and approval of all documentation by EDA Legal Counsel. Mr. Bell so moved and Ms. Williams seconded the motion, which passed unanimously on a roll call vote.

Mr. Hoege introduced a Motion to authorize a Commercial Lease by and between the EDA and By K Michele, LLC, connected with the lease of Suite 202 at 2510 Jefferson Avenue for an initial two-year term, with one, two-year renewal option, at a rental rate of \$750 per month, with a 3% escalation annually, subject to review and approval of all documentation by EDA Legal Counsel. Mr. Bell so moved and Ms. Williams seconded the motion, which passed unanimously on a roll call vote.

#### 2295 Harbor Road – Request for Proposals

Mrs. Kingston reminded the Board that earlier this year, the IDA issued a Request for Proposals (RFP) for new lessee interest in the Train Station Restaurant Space at 2295 Harbor Road. She said the RFP was timely with the growing interest in Downtown as well as desire to provide expanded quality of life benefits for residents and employees Downtown.

Mrs. Kingston shared that the RFP was issued in mid-May, with responses due in mid-June. She informed the Board that the evaluation committee included Vice Chair Williams, R.C. Miller, Bo Clayton, Darius Turner, Elizabeth McCoury and Derek Perry. Mrs. Kingston stated that after review of the proposals and interviews, the Committee recommends award

of the sublease to Forty-One on Harbor, LLC. She informed that Board that the proposal is by Antoine Bethea and recognized him as the current owner/operator of District Forty-One on Harbor Sports Bar, which has been operating since 2021. Mrs. Kingston shared the concept for Forty-One on Harbor as an affordable upscale American restaurant with plans to also provide brunch service on weekends. She recognized that the proposal acknowledges the current challenges of Downtown and what is needed to find success. Mrs. Kingston said that Mr. Bethea has a strong personnel team with significant restaurant experience. Mr. Bethea has a clear understanding of the work the EDA and the City are trying to do Downtown as well as the challenges businesses would face. Mrs. Kingston said that with the current offerings on 23<sup>rd</sup> Street and Downtown, Forty-One on Harbor will provide a new option, different from the other current offerings.

Mrs. Kingston offered Ms. Williams and Mr. Miller the opportunity to provide any comments. Ms. Williams and Mr. Miller echoed Mrs. Kingston's comments and thanked staff for their work during the RFP process.

Mrs. Kingston stated that staff has worked with Forty-One on Harbor on the sublease for the space. She informed the Board of a summary of the current terms, noting that there would be an initial 5-year term, at \$40,000/year fixed rent, with the first six months of rent abated. Mrs. Kingston shared that Mr. Bethea would have a 5-year Renewal Option at \$45,000/year fixed rent. She informed the Board that there would be a \$5,000 security deposit and that the tenant is responsible for all utilities, waste removal, etc. Mrs. Kingston further stated that the required operation would be 6 days a week, from 11:00 a.m. through at least 10:00 p.m.

Mrs. Kingston said that she is seeking approval of the evaluation committee's recommendation to select Forty-One on Harbor, LLC as the preferred subtenant, and approval of the sublease between the IDA and Forty-One on Harbor, LLC. She additionally said that staff is also coordinating and scheduling City Council approval of an extended lease between the IDA and City for the property. She informed the Board that this will be required to provide the term contemplated in the sublease with Forty-One on Harbor, adding that this will also require Board approval, which would be requested at an upcoming meeting. Mrs. Kingston said that in parallel, PMA is working to complete the remaining design for the space and will be coordinating with the new tenant to be sure it fully suits their needs. She stated that this is an exciting project and is glad it is on a track to reenergizing this waterfront restaurant Downtown.

Mr. Hoege asked if there were any questions, and there were none.

Mr. Hoege introduced a Motion to accept the recommendation of the Evaluation Committee for the RFP for the lease of 2295 Harbor Road to select Forty-One on Harbor, LLC as the desired tenant, and authorize execution of a Deed of Sublease by and between the IDA, Forty-One on Harbor, LLC and Antoine Bethea, connected with the sublease of 2295 Harbor Road for an initial five-year term, with one, five-year renewal, at a rental rate \$40,000 per year in the initial term and \$45,000 per year in the renewal term, with the first six months of rent abated, subject to review and approval of all documentation by IDA Legal Counsel, and subject to City Council approval of an extension of the term of the existing lease between the City and IDA for 2295 Harbor Road. Mr. Bell so moved and Ms. Johnson seconded the motion, which passed unanimously on a roll call vote.

#### Committee Reports

Mr. Hoege called for the Committee Reports. Ms. Williams presented the Executive Committee report, which did not require Board ratification. Mr. Miller 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.

#### Draft Resolution of Appreciation for Karen R. Wilds

Mr. Hoege informed the Board that the draft Resolution of Appreciation for Karen Wilds was sent in advance and was provided at their places, and he invited the Board to forward any input, comments or edits to Ms. Robison.

Mr. Hoege asked if Board members had any questions, and there were none. Mr. Hoege introduced a Motion to adopt the Resolution of Appreciation for Karen R. Wilds. Mr. Miller so moved and Mr. Bell seconded the motion, which passed unanimously on a roll call vote.

#### Approval of Minutes of the Regular Meeting of November 1, 2024

Mr. Hoege asked for approval of the Minutes of the Regular Meeting of November 1, 2024. Mr. Bell so moved and Ms. Williams seconded the motion, which passed unanimously on a roll call vote.

#### Unfinished Business

Mr. Hoege asked if there was any unfinished business, and there was none.

### New Business

Mrs. Kingston said that anyone visiting City Center on Saturday evenings over the past six weeks will have noticed a marked increase in police and security presence, the result of a cooperation between the Police Department, the Murphy Group, City Center businesses and Development staff. She said that additional security resources have been committed on Saturday evenings to meet recent challenges associated with large groups of teens gathering in City Center. She shared that, all by themselves, the gatherings are not a serious issue, but a small faction of these youth have been disruptive for citizens, businesses and patrons.

Mrs. Kingston shared that the City has posted no-trespassing signs at each drive-in and pedestrian entrance on the garages to warn against loitering by non-patrons. She stated that additionally, City staff has evaluated the installation of cameras within EDA-owned garages for visual deterrence and monitoring, adding that this is consistent with the other EDA-owned garages in the City including the Pearl Way (Ferguson) Garage. Mrs. Kingston stated that the City's Security Administrator, Yan Byalik, has obtained an estimate from the city's security system vendor for the installation of cameras to view all vehicle and ground-level pedestrian entrances, as well as rooftop coverage in the three EDA garages not already covered, adding that that estimate was approximately \$175,000. She stated that in the interest of protecting both EDA property and the positive perception of City Center, staff recommends pursuing this course of action as quickly as possible.

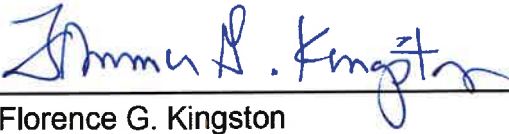
Mr. Hoege asked if there were any questions. There was discussion around police resources, the unavailability of police willing to work overtime for security of private businesses, and the lack of activities for the teenage population in the region. The Board and City staff agreed to work together to find other options for the recent challenges.

Mr. Hoege introduced a Motion to Authorize the Secretary-Treasurer to coordinate the installation of a networked video camera system in the Merchants Walk, Fountain Way and Mariners Row Garages, for a cost not to exceed \$200,000, which includes contingency, subject to review and approval of all documentation by EDA Legal Counsel. Mr. Bell so moved and Ms. Gargiulo seconded the motion, which passed unanimously on a roll call vote.

Mr. Hoege, Ms. Johnson and Mr. Bell thanked their fellow Board members for their collaboration and desire to positively impact the City. They thanked staff for their continued hard work and dedication to the City.



There being no further business to come before the Board, Mr. Hoege adjourned the meeting at 11:47 a.m.

A handwritten signature in blue ink, reading "Florence G. Kingston", written over a horizontal line.

Florence G. Kingston  
Secretary/Treasurer

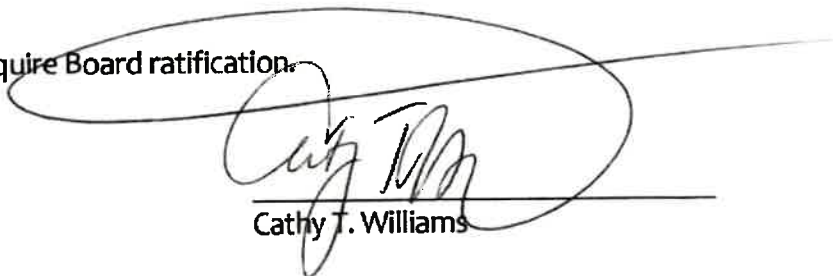


ECONOMIC DEVELOPMENT AUTHORITY  
INDUSTRIAL DEVELOPMENT AUTHORITY

TO: Board of Directors  
FROM: Chair, Executive Committee  
SUBJECT: Chair's Report  
DATE: December 13, 2024

The Executive Committee met on November 19<sup>th</sup>. All of the Committee's items were handled in closed session.

This report does not require Board ratification.



Cathy T. Williams

CTW:jer

P:\IDA\DA24-25\Board Meetings 24-25\12.2024 -  
December2024\ChairReports\ExecutiveCommitteeChair'sReport12132024.docx

Date, Time and Location: November 19, 2024, at 12:00 pm at 11820 Fountain Way, Suite 301, Newport News, VA

Members Present: Cathy Williams, Howard Hoegel, Jonathan Skinner

Members Absent: Jameka Johnson



**ECONOMIC DEVELOPMENT AUTHORITY  
INDUSTRIAL DEVELOPMENT AUTHORITY**

**TO:** Board of Directors  
**FROM:** Chair, Marketing Committee  
**SUBJECT:** Chair's Report  
**DATE:** December 13, 2024

The Marketing Committee met on November 21<sup>st</sup>. Shelly Ezanno, Superintendent of Special Events and Promotions for the City's Department of Parks and Recreation, presented the City's fall holiday special event schedule. A total of 250,000 – 300,000 people are expected to attend the series spanning the entire city, happening from November to January.

This report does not require Board ratification.

  
R.C. Miller

**RCM:mb**

P:\IDA\IDA24-25\Board Meetings 24-25\12.2024 - December 2024\Chair Reports\Marketing\Chair's Report\12132024.docx

**Date, Time and Location:** November 21, 2024, at 10:30 a.m. at 11820 Fountain Way, Suite 301, Newport News, VA

**Members Present:** R.C. Miller, Faye Gargiulo, Jonathan Skinner, JB Crowley, Ryan Sparks

**Members Absent:** Tyler Neese



ECONOMIC DEVELOPMENT AUTHORITY  
INDUSTRIAL DEVELOPMENT AUTHORITY

TO: Board of Directors

FROM: Chair, Revolving Loan Fund Committee

SUBJECT: Chair's Report

DATE: December 13, 2024

The Revolving Loan Fund Committee met on December 10<sup>th</sup>.

Staff presented five (5) Façade Improvement Grant (FIG) Program requests:

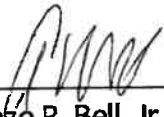
- FIG request for \$20,000 from 2601 Chestnut Ave, LLC, to include parking lot improvements and front door replacement at 2601 Chestnut Avenue.
- FIG request for \$20,000 from Mainstreet Properties Newport News, LLC, to include pressure washing, exterior painting and roof replacement at 99 Main Street.
- FIG request for \$14,675 from Newport Associates, LLC, to include canopy lighting and landscaping improvements at 151 Ottis Street.
- FIG request for \$8,130 from Boulevard Prop, LLC, to include pressure washing and exterior painting at 10359 Warwick Boulevard.
- FIG request for \$20,000 from Shivjiya, LLC, to include exterior building and roof painting at 15237 Warwick Boulevard.



Revolving Loan Fund Committee Chair's Report  
December 13, 2024  
Page 2

All FIG requests were unanimously approved.

This Report requires Board ratification.

  
\_\_\_\_\_  
Alonzo R. Bell, Jr.

ARB:tfw

P:\IDA\DA24-25\Board Meetings 24-25\12.2024\December2024\ChairReports\RevolvingLoanFundCommitteeChair'sReport12.13.2024.docx

Date, Time and Location: December 10, 2024, at 12:30p.m. at 11820 Fountain Way, Suite 301, Newport News, VA

Members Present: Alonzo Bell, John Lunsford, R.C. Miller and Sharon Owens-Clark

Members Absent: Jameka Johnson, George Knight