

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

Ms. Williams called the meeting to order at 9:20 a.m. on January 10, 2025, in the EDA/IDA Board Room at 11820 Fountain Way, Suite 301, Newport News, Virginia.

Those members present were:

Cathy T. Williams, Chair
Faye P. Gargiulo
R.C. Miller
Jonathan P. Skinner
Alan Archer, City Manager, ex-officio
Florence G. Kingston, Secretary/Treasurer, ex-officio

Absent:

None

Legal Counsel:

Raymond H. Suttle, Jr.

Staff

Joy Robison, Assistant Secretary
Jessica Jacobs, Recording Secretary

Also present:

Bob Pealo, City Attorney

Call to Order

Ms. Williams opened the meeting and welcomed everyone.

Secretary/Treasurer's Report

Mrs. Kingston said she was excited to introduce Development's newest team member, Madison Hool who joined the department on December 16th as Economic Analyst. Mrs. Kingston stated that Ms. Hool is a graduate of Christopher Newport University (CNU) and a former member of CNU's Division III national championship softball team. She said that Ms. Hool brings valuable experience in data analysis and client relationship management from her work in healthcare recruiting. Mrs. Kingston said that staff is thrilled to have Madison on board and gave a special thanks to Mallory Butler and the rest of the team for stepping up and managing responsibilities while the position was vacant.

Mrs. Kingston thanked the Board Members that provided feedback on the draft EDA/IDA 2024 Annual Report staff and Fourteen40 Marketing have been working to complete. She said that she looks forward to presenting the report to City Council, and as always, staff plans to continue to use the report as a marketing tool and in strategic communications with our partners and prospects. She stated that the report is ready to print in preparation for delivery to City Council no later than its first February meeting and advised the Board that she would be seeking a Motion to approve the EDA/IDA 2024 Annual Report at the end of her report. Ms. Williams thanked Robin Boyd for her hard work and dedication helping ensure that each Annual Report is better than the last.

Mrs. Kingston shared that to support the Choice Neighborhood Initiative (CNI), the EDA entered into a purchase and sale agreement with the Newport News Redevelopment and Housing Authority (NNRHA) for the EDA-owned property required for the Downtown CNI housing site. She said that until the project was prepared to begin, staff continues to manage the property as parking supporting the Shipyard. Mrs. Kingston informed the Board that with NNRHA continuing to make progress toward the redevelopment of the Downtown CNI block, Development staff needs to begin wrapping up the parking leases affecting that property.

Mrs. Kingston said that for many years, the EDA has leased bulk parking spaces to the Shipyard for its employee parking, noting that parking on the Downtown CNI block is part of two different leases with the Shipyard.

Mrs. Kingston said that staff has worked with the Shipyard to adjust parking spaces between the two leases to provide the required spaces and maximize the ability to continue to use the Downtown CNI lot through March, with closing on the property expecting to occur in late spring/early summer 2025. She stated that in the first lease, 39 spaces will be removed from the CNI block and relocated to a nearby garage. Mrs. Kingston shared that to accommodate this, the second lease will be adjusted to relocate 39 spaces from the garage to the CNI block, with all spaces under that lease effecting the Downtown CNI block being terminated on March 31, 2025. She said that at the end of her report, she would be seeking a Motion to authorize execution of an amendment to each parking lease in order to facilitate the necessary shift and termination of parking to support development of the Downtown CNI block.

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 City Manager Alan Archer the opportunity to make comments. Mr. Archer reminded the Board that the Newport News State of the City is planned for January 30th, beginning at 5:30 p.m. He encouraged Board Members to attend the event, which is being held in the Freeman Center on the Christopher Newport University campus.

Mr. Archer expressed his desire to continue the conversation that the EDA/IDA Board has been exploring in alignment with the City's strategic priorities. He stated that City Council will have two annual retreats, with one focused on operations and budgeting, while the second retreat will focus on visioning and exploring new ideas. Mr. Archer stated that on January 9th, City Council held their first annual retreat and noted that the City's credit rating was a high priority. He informed the Board that currently the City holds an AA rating from Moody's and an AA+ with Standard and Poor's and that Council has expressed a desire to grow the wealth of the community and pursue a AAA rating. Mr. Archer stated that with the recent release of the City-Wide Housing Study Report, City staff is analyzing the findings to see how improving housing can leverage a rise in the City's credit rating.

Ms. Williams introduced a Motion to approve the the EDA/IDA 2024 Annual Report. Ms. Gargiulo so moved and Mr. Miller seconded the motion, which passed unanimously on a roll call vote.

Ms. Williams introduced a Motion to authorize execution of Amendment No. 2 to Lease by and between the EDA and Huntington Ingalls Incorporated to relocate the location of thirty-nine (39) of the 225 parking spaces provided under the Lease from the surface parking lot

located at 150 29th Street by Amendment No. 1 to the parking garage referenced in Paragraph 1.B.i. of the Lease, subject to review and approval by EDA Legal Counsel. Mr. Miller so moved and Mr. Skinner seconded the motion, which passed unanimously on a roll call vote.

Ms. Williams introduced a Motion to authorize execution of an Eighth Amendment to Parking Agreement by and between the EDA and Huntington Ingalls Incorporated to extend the Agreement term for one year beginning April 1, 2025 through March 31, 2026, to reduce the number of parking spaces allocated in the parking garage referenced in Paragraph 1.B.i. of the Lease by thirty-nine (39), and to increase the number of parking spaces allocated to the parking lot located at 150 29th Street by thirty-nine (39), with the lease and occupancy of all parking spaces located at 123 28th Street, 150 29th Street, and 2815 Washington Avenue terminating after March 31, 2025, subject to review and approval by EDA Counsel. Ms. Gargiulo so moved and Mr. Skinner seconded the motion, which passed unanimously on a roll call vote.

Assistant Secretary's Report

Ms. Williams 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

Ms. Williams 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 9:55 a.m. Mr. Skinner 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 disposition in the central section of the City and a proposed property acquisition 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 businesses interested in locating in the central section of the City, an existing business' unannounced expansion in the central section of the City, and an existing business' 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. Gargiulo seconded the motion which passed unanimously on a roll call vote.

At 10:22 a.m., the EDA/IDA Board returned to open session following a certification motion by Ms. Gargiulo, 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. Skinner seconded the motion which passed unanimously on a roll call vote.

Action(s) Coming Out of Closed Session

There were no motions coming out of closed session.

Committee Reports

Ms. Williams called for the Committee Reports. Ms. Gargiulo presented the Design Review Committee report which passed unanimously on a roll call vote.

Board Appointments to Committees

Ms. Williams stated that the 2025 Interim EDA/IDA Board Appointments were provided at each Board Member's place. She shared that once the three incoming Board members have been sworn in, new assignments would be provided.

Approval of Minutes of the Regular Meeting of December 13, 2024

Ms. Williams asked for approval of the Minutes of the Regular Meeting of December 13, 2024. Ms. Gargiulo so moved and Mr. Skinner seconded the motion, which passed unanimously on a roll call vote.

Unfinished Business

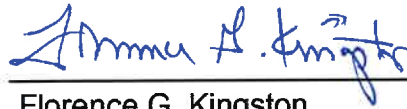
Mrs. Kingston informed the Board that Ms. Williams challenged staff to transition Board member's pre-meeting packets and documents provided at meetings to digital copies within

the first quarter. She expressed the desire for a more modern approach to streamline communication and improve efficiency. She also stated that paper copies of all documents would still be available for any Board members who wish to receive them.

New Business

Mrs. Kingston stated that she recommends updating the EDA and IDA Bylaws to reflect alignment with City Council's recent ordinance change adjusting residency requirements for appointees to City boards and commissions. She informed the Board the ordinance change was adopted to help expand the pool of eligible applicants by allowing non-residents to serve who own property in the City or who own or work for a Newport News business. She stated that staff and EDA Counsel would prepare draft Bylaws amendments to be presented for consideration at the February Board meeting.

There being no further business to come before the Board, Ms. Williams adjourned the meeting at 10:33 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: January 10, 2025

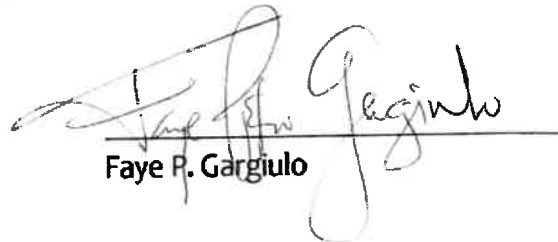
The Design Review Committee met on December 19th to consider a request by James River Signs, on behalf of Swihart Orthodontics and Mark A. Huie Pediatric Dentistry, of a sign package depicting proposed non-illuminated, building-mounted signs and monument sign replacements at 12715 McManus Boulevard in Patrick Henry CommerCenter. The Committee voted to recommend approval of the request, subject to all applicable City codes and regulations.

The Committee reviewed a request submitted by Scotty Signs on behalf of Chef's Market for approval of a signage package for illuminated, building-mounted signs at 11800 Merchants Walk in City Center at Oyster Point. The proposal included two signs on two of the building's four frontages, with one sign requiring a waiver as it exceeded the City Center Urban Design Guidelines' 45-square-foot maximum.

Following deliberation, the Committee voted to recommend approval of the signage package, with the condition that the signage for the current tenant is restricted to the two signs outlined in the submission. It was noted that the combined square footage of the two signs does not exceed the maximum allowable signage area, had the tenant opted to place signs on three frontages as permitted by right. This recommendation is contingent upon compliance with all applicable City codes and regulations.

Design Review Committee Chair's Report
January 10, 2025
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This Report requires Board ratification.



Faye P. Gargiulo

FPG:brt

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Date, Time, and Location: December 19, 2024, at 8:00 a.m. at 11820 Fountain Way, Suite 301, Newport News, VA 23606

Members Present: Faye P. Gargiulo, Alonzo Bell, Jr., Thomas P. Herbert, Teresa Nettles, Bryan Trainum, Elizabeth W. Willis, Robert D. Mann, Sylvia S. Weinstein Craft

Members Absent: Cathy T. Williams