

MINUTES OF THE ANNUAL 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 9:00 a.m. on November 7, 2025, in the EDA/IDA Board Room at 11820 Fountain Way, Suite 300, Newport News, Virginia.

Those members present were:

Cathy T. Williams, Chair
Xavier Beale
Daniel L. Chenoweth
Faye P. Gargiulo
Nicole R. Guajardo, Ph.D.
R.C. Miller
Jonathan P. Skinner, Vice Chair
Florence G. Kingston, Secretary/Treasurer, ex-officio

Absent:

None

Legal Counsel:

Raymond H. Suttle, Jr.

Staff

Jessica Jacobs, Recording Secretary

Also present:

Mayor Philip Jones
Vice-Mayor Curtis Bethany
Ralph "Bo" Clayton, Deputy City Manager
James "Jim" Brigham, Chief of Staff, Mayor's Office
Bob Pealo, City Attorney
Adriana Jimenez, Assistant City Attorney
Kim Bracy, Communications and Media Relations Manager
Jerri Wilson, Intergovernmental Affairs Manager

Call to Order

Ms. Williams opened the meeting and welcomed everyone.

Public Comment

Mrs. Kingston reminded the Board that the EDA/IDA Board meetings are public meetings, noting that while there are occasionally resident and general public attendees, there is not a designated forum within the meetings to receive any public comments. She stated that in order to address this, a new standing item at the beginning of the agenda has been added to provide an opportunity for any Public Comment, similar to City Council and other public meetings. Mrs. Kingston said that she and Ms. Williams want to continue to reinforce transparency and direct engagement with our residents, business community and any other members of the public, noting that this is a positive move to provide opportunity for sharing thoughts with the Board.

Ms. Williams stated that she was excited to see the Board continue to evolve and enhance community transparency. She noted that, in alignment with City Council standards, public comments must relate specifically to EDA/IDA matters and be limited to four minutes.

Ms. Williams asked whether any members of the public wished to provide comments.

Yugonda Sample-Jones introduced herself and thanked the Board for the opportunity to speak. She said that she appreciated the EDA/IDA Board furthering their transparency. Ms. Sample-Jones thanked Tricia Wilson and Darius Turner for their continued support and efforts with local businesses within the Southeast Community.

EDA/IDA FY2025 Audit Presentation

Mr. Sheth was introduced as a CPA of Cherry Bekaert Advisory, LLP, and outlined the firm's audit team and criteria used in the audit. He detailed the services provided by his firm, which included an audit of the EDA/IDA's financial statements for fiscal year 2025, applying Governmental Accounting Standards Board (GASB) standards, as well as compliance testing with the Auditor of Public Accounts' Specifications for Authorities, Boards and Commissions. Mr. Sheth stated that the firm had issued an unmodified opinion of the financial statements, which was the best result an organization can receive from its auditor, meaning that the statements were fairly presented in all material aspects and in accordance with generally accepted accounting principles. He noted that there were no difficulties encountered in performing the audit, and that the audit results were a testament to the

professional accounting methods and financial practices of the Board's staff. He welcomed questions from the Board, and there were none.

Ms. Williams introduced a Motion to accept the FY2025 EDA/IDA Audit as presented. Dr. Guajardo so moved, and Mr. Beale seconded the motion, which passed unanimously on a roll call vote.

The Offices @ Two Five & J – Policy Modifications

Mr. Perry informed the Board that staff had the opportunity to discuss proposed policy modifications for The Offices @ Two Five & J (The Offices) with the Executive Committee at its September meeting and some of that dialogue was shared through the Chair's Report during the October Board meeting. He reminded the Board that the EDA has entered into a new five-year contract with TruPoint Solutions, a successor entity to Point Management Group, who managed the space on behalf of the EDA for the first five-year term. Mr. Perry explained that during the original set up of the facility, the EDA adopted an Operating and Pricing Policy that not only established rates for the facility, but also policies around term limits on office spaces, noting that the original goal for the facility was to reduce barriers to access and provide low-cost business space within the community.

Mr. Perry shared that staff and TruPoint worked to complete a comparative pricing analysis with similar facilities across the region in addition to evaluating operation of the space for any other modifications that would support its management of the space and benefit to the businesses located there. Mr. Perry noted that after the analysis and discussion with Executive Committee, staff recommended adjusting rates for most spaces upward slightly, aligning continued accessibility with competitiveness of other facilities in the region. He detailed the rate changes that will go into effect March 1, 2026, and the policy change stating that the 2-year limit would only apply to the private offices, and noted that all other elements of the policy would remain the same.

Mr. Perry said that staff are continuing to work with the City's Engineering team to evaluate potential for additional office space on the second floor, as well as a projected cost to determine if that is something we want to continue to pursue. He said that The Offices continues to be an important resource in the community and staff are working closely with TruPoint to enhance operations and maximize value to both the tenants and entrepreneurs.

Ms. Williams asked if there were any questions, and there were none.

Ms. Williams introduced a Motion to authorize revisions to the Operating and Pricing Policy for The Offices @ Two Five & J as presented, with the pricing revisions to be effective March 1, 2026. Mr. Miller so moved and Dr. Guajardo seconded the motion, which passed unanimously on a roll call vote.

The EDGE Summit Debrief and Assessment

Mrs. Kingston shared that staff have had the opportunity to do some additional review and assessment of the NN EDGE Summit held on October 1st and 2nd and begin on next steps. She said that by all accounts, the event was a success and achieved its intended purpose. She noted that the NN EDGE Summit drew strong interest from both local and regional development partners in seeing development opportunities and potential in Newport News, with over 160 attendees at the event. Mrs. Kingston highlighted that the program for the event was effective in helping attendees appreciate Newport News' opportunities in a new light. She shared that many participants commented that the tours helped them "see the City differently" and get a clearer understanding of how active redevelopment efforts fit into a broader strategy for economic growth.

Mrs. Kingston stated that positive feedback from staff debriefs and comments received post-event, indicated that the Summit's structure supported meaningful engagement rather than passive attendance, and that for those that stayed, the breakout sessions provided a forum for more personalized engagement and dialogue. Mrs. Kingston noted that the quality and professionalism of the event materials, site boards and décor also received positive feedback. She said that several participants shared with staff that the event and tours helped counter outdated perceptions of Newport News, highlighting the city's momentum and new activity occurring across the City.

Mrs. Kingston shared that based on feedback and staff discussion, there were some areas that may be improved upon including expanding the target audience for the outreach, as well as streamlining of day-of coordination and logistics.

Mrs. Kingston said that after transitioning past the event, staff have been working on post-event engagement with attendees. She shared that a survey was distributed to all registrants during the prior week to capture additional feedback on the event experience. and that staff are looking forward to obtaining that feedback as we examine how to evolve NN EDGE and marketing of EDA opportunities.

Mrs. Kingston stated that there have also been a number of attendees that have reached out after event to talk more about the projects of interest to them and staff have been

responding to those inquiries as well. She expressed the desire to continue to leverage the marketing collateral developed for the NN EDGE Summit, including the nnisyouredge.com platform and its digital property summaries. Mrs. Kingston said that the website has been updated to provide the event materials, and Fourteen40 is working on updates to the website to adapt it to the marketing of opportunities and posting of solicitations versus an event landing page.

Mrs. Kingston stated that staff has also initiated development of the Request for Proposals (RFPs) for various properties, sharing that the Greek Church and West Avenue Library are expected to be advertised by the end of the year, while the Chase Packaging site, Sherwood Site and Denbigh-Warwick Site will follow in 2026, with a need for some clarity and direction from City Council on desired end uses. Mrs. Kingston said that for AirCommerce Park and Carleton Advanced Manufacturing Site are still undergoing due diligence activities, including change of zoning, and that staff continues to market these properties for prospect development.

Mrs. Kingston supplied additional details for the other development opportunities presented at the Summit. She noted finally that the City Center Expansion Area and the Superblock are strategic property assemblages in Oyster Point and Downtown, respectively. She explained that for each of these properties, there needs to be clear vision and direction on desired end use and development before initiating any kind of public solicitation. Mrs. Kingston said that looking ahead, the success of this inaugural event provides a strong foundation for what could become an ongoing initiative. She said that staff is exploring options for what shape NN EDGE could take going forward, especially related to enhanced marketing for the upcoming solicitations over the coming months. She stated that staff are keeping busy with this line of work, and that the EDGE Summit has already proven to be a valuable vehicle for storytelling, relationship-building, and repositioning Newport News in the eyes of the development community.

Ms. Williams thanked Mrs. Kingston for her informative report. She thanked Mayor Jones, City staff and the Development team for their dedication to ensuring that the event was successful and shared that the CEO of Ferguson Enterprises, Kevin Murphy, was very pleased and encouraged by the event.

Mr. Chenoweth stated that the event felt very focused on certain aspects of development and asked that future events include more strategic partners. He highlighted Jefferson Lab and Tech Center, explaining the greater opportunity to show the support that can be received within the City and the resources available to businesses. Mrs. Kingston agreed that this could be beneficial for future events.

Mayor Jones said the Summit was an amazing high-energy event that put Newport News on the map. He said that he has recently spoken with Governor-elect Spanberger, who is excited for the optimism of energy within the Peninsula. Mr. Skinner stated that timing the release of RFPs with future Summits could level the playing field and provide greater energy for the sites.

Secretary/Treasurer's Report

Mrs. Kingston reminded the Board that Chris Morello had been serving as Interim Executive Director of the Newport News-Williamsburg Airport. She said she was excited to share that Mr. Morello has been officially named Executive Director by the Peninsula Airport Commission, which was effective on October 28th. Mrs. Kingston stated that she and staff are excited to keep working closely with him in his new capacity to showcase the airport and AirCommerce Park as key assets supporting the community's economic growth.

Mrs. Kingston said that she is pleased to welcome Hosh Weekes, recently hired as Development's Business Development Specialist, responsible for business assistance activities, loan origination and loan and grant program management. She said that Mr. Weekes will also provide support to Tricia Wilson in the administration of business loan programs and small business activities. Mrs. Kingston shared that Mr. Weeks holds a master's degree in business administration and a bachelor's degree in communications and business. She said that he has previous banking and community development experience as well as investment and financial analysis experience.

Mrs. Kingston shared that as staff continues to manage the tenancy of 11006 Warwick Boulevard (Warwick Village Shopping Center), the EDA's management agent, S.L. Nusbaum, has notified staff of upcoming lease expirations of two of the tenants – Axsom Martial Arts and Stylez Unique Barber. She shared that Axsom Martial Arts has operated out of 3,000 square feet in Suite #8 since 2010 and the current lease extension, which was authorized by the EDA last year, is set to expire December 31st, noting that the owner has requested to extend the lease for another six months, through June 30, 2026. Mrs. Kingston said that the renewal would include a 3% increase, with the total rent amount of \$12,746.28 to be collected over the 6-month term.

Mrs. Kingston stated that the second lease is with Stylez Unique Barber, operating out of Suite #6 since 2022. She said that Stylez is currently on a month-to-month term and has requested to enter into an extension through June 30, 2026. Mrs. Kingston informed the Board that a 3% increase in rent for the 1,400 square-foot space totaling \$10,262.56 will go into effect for the period of December 1, 2025 through June 30, 2026.

Mrs. Kingston said that given the redevelopment timeline for the shopping center, there is opportunity to accommodate the short-term continuation of both tenancies, and staff recommends proceeding with the proposed extensions. She said that she would be seeking a Motion to authorize both lease extensions at the end of her report.

Mrs. Kingston stated that as the development of the Virginia Peninsula Community College Workforce Center continues, one of the coordination items has been with Waterworks on the location of water lines and meters necessary to provide service to the new building. She informed that Board that because some of the infrastructure will be on EDA property, Waterworks requires an easement granting rights to access and maintain its equipment. She said that staff has coordinated with Waterworks and W.M. Jordan on the design for the easement, and Mr. Suttle has drafted the instrument conveying the rights, noting that the 16-foot x10-foot easement will be located on EDA-owned 520 21st Street. She stated that she would seek a Motion at the end of her report to authorize the Deed of Easement.

Mrs. Kingston reminded the Board that the Cities of Newport News and Hampton, in cooperation with the Hampton Roads Alliance, previously won a GO Virginia Planning Grant for a Beyond Visual Line of Site (BVLOS) Key Site at Newport News/Williamsburg Airport (PHF). She noted the next step, informed the Board that staff have applied for a GO Virginia BVLOS Implementation Grant, noting that this new effort is being led by the NNEDA and the City of Newport News Dept of Development, with support from the City of Hampton, Hampton Roads Alliance, and Hampton Roads Executive Roundtable.

Mrs. Kingston said that staff have renamed this initiative the Hampton Roads Mobility Innovation Center (MIC), and expanded the scope to include both crewed and uncrewed systems that will integrate technologies across all types of aerial systems, platforms and infrastructure to further position Hampton Roads at the forefront of next generation air mobility. Mrs. Kingston stated that the MIC will serve as a dedicated hub for FAA-compliant BVLOS testing, advanced workforce development, and innovation driven research and development.

Mrs. Kingston shared that the applicant for the Implementation Grant is the EDA, and the grant application was presented to the GO Virginia Region 5 Hampton Roads Council on October 30th, where it received unanimous support to move forward to the GO Virginia State Council for review and approval. She said that staff will present this proposal to the review committee for the State Board on November 12th, with the GO Virginia State Board scheduled to meet on December 9th. Mrs. Kingston said that staff will provide updates as the application consideration progresses.

Mrs. Kingston reminded the Board that staff has been actively working on proposed incentive amendments to the Expansion/Relocation Cost Reduction (ERCR) incentive and the Partial Refund of the Business, Professional, and Occupational License (BPOL) Fee and Local Gas and Electric Taxes. She shared that on October 28th, City Council approved the submission of the application, which has since been submitted to DHCD. Mrs. Kingston stated that staff expect to receive approval by year-end and will provide an update once there has been an update regarding the application.

Mrs. Kingston noted that on Thursday, October 23rd, The Monument Companies hosted a ribbon cutting to celebrate the completion of Shipyard Flats, the historic rehabilitation of 2800 Washington Avenue in Downtown Newport News. She stated that, formerly home to the Montgomery Ward and W.T. Grant department stores and later leased to Newport News Shipbuilding, the adaptive reuse and historic rehabilitation of the building now features 91 modern apartments and 3,000 square feet of commercial space. Mrs. Kingston said that The Monument Companies was selected by the Newport News Economic Development Authority through a competitive RFP process, and this project represents a major milestone in the City's ongoing Downtown revitalization efforts.

Mrs. Kingston complemented her very busy staff who have been active over the past month with a number of marketing missions and community and business outreach events:

- The 2025 Home-Based Business Conference was just held November 6th at the Virginia Peninsula Workforce Development Center on Butler Farm Road in Hampton. Tricia Wilson and Hosh Weekes represented Development and participated as exhibitors, sharing information about the EDA's business assistance programs and engaging one-on-one with attendees.
- In early October, Mallory Butler attended Area Development Magazine's Women in Economic Development Forum in Chicago. The 3-day event was limited to just 145 economic developers and featured presentations, panel discussions, and round table conversations with 20 of the country's most experienced and well-regarded female site selection consultants representing clients in the advanced manufacturing, aviation and aerospace, food and beverage processing, and technology industries.
- On Saturday, October 11th, Development staff assisted with the grand opening and ribbon cutting ceremony for Aux Delices second Newport News location at 1405A Kiln Creek Parkway. The French inspired eatery features authentic French crepes by Madame Michel and artisan ice cream made fresh daily.
- On Friday, October 24th, Development staff assisted with the grand opening and ribbon cutting ceremony for Green Clean Express Auto Wash located at 14260 Warwick Boulevard. The adaptive reuse of a vacant Rite-Aid provides residents with a fast, high-quality, and environmentally friendly carwash experience.

- On Friday, October 24th, Councilman Cleon Long was on-hand to celebrate the grand opening and ribbon cutting ceremony for Tailored Smoke Cigar Lounge located at 605 Pilot House Drive.
- Development staff assisted the Downtown Newport News Merchants and Neighbors Association with their Annual Fall Festival at the James A. Fields House on Saturday, October 25th.
- On Saturday, November 1st, the City hosted iNNoX Zone: Newport News Exchange, a civic innovation experience designed to get input shaping the City's future. Development staff helped support stations about economic mobility and visioning for Downtown.

Mrs. Kingston reported that it was time again for this year's START Peninsula final Pitch Competition championship event, noting that the virtual event (via Zoom) event will be held on November 12th from 6 p.m. to 8 p.m. She stated that the Championship will showcase a wide range of businesses ideas ranging from a teleoperated robotic nurse to specialized AI-powered lighting devices. She said that Start Peninsula continues to be Hampton Roads' essential launchpad for innovation, guiding entrepreneurs into the region's vibrant startup ecosystem.

Mrs. Kingston shared that the Active Projects/Partnerships and Incentive Agreements Tracking sheets were in Board Members' packages, noted a few details and offered to answer any questions. Mrs. Williams thanked Mrs. Kingston for her report and asked if there were any questions. There were none.

Mrs. Kingston said that the Monthly Financial Statements were in Board Members' packages, noted a few details and offered to answer any questions. Mrs. Williams thanked Mrs. Kingston for her report and asked if there were any questions. There were none.

Ms. Williams 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 June 30, 2026, including a 3% increase in the rental rate, subject to review and approval by EDA Legal Counsel. Ms. Garguilo so moved and Mr. Beale seconded the motion, which passed unanimously on a roll call vote.

Ms. Williams introduced a Motion to authorize execution of a Lease Extension Agreement by and between the EDA and Precision Cuts, LLC, t/a Stylez Unique Barber, to continue its 1,400 square-foot occupancy of Suite #6 at Warwick Village Shopping Center, located at 11006 Warwick Boulevard, through June 30, 2026, including a 3% increase in the rental

rate, subject to review and approval by EDA Legal Counsel. Mr. Chenoweth so moved and Dr. Guajardo seconded the motion, which passed unanimously on a roll call vote.

Ms. Williams introduced a Motion to authorize a Deed of Easement for Water Pipeline to Newport News Waterworks necessary for locating, placing, laying and maintaining water mains, pipes, laterals and appurtenances through, along and under a certain strip of land sixteen feet in width and ten feet, more or less in length, situated on 520 21st Street, as required to accommodate the development of the Virginia Peninsula Community College Workforce Center, subject to review and approval of all necessary documents by EDA legal counsel. Dr. Guajardo so moved and Mr. Chenoweth seconded the motion, which passed unanimously on a roll call vote.

Mrs. Kingston asked Deputy City Manager, Bo Clayton, for any comments he may have for the Board. Mr. Clayton informed that Board that during the October 28th City Council meeting, the FY27 budget was presented. He noted that there will be upcoming work sessions with a focus on refining the budget from February-May.

Mr. Clayton addressed the government shutdown and informed the Board that the City is prepared to fund SNAP, TANF and Medicaid through November, which totals \$7.6M. He noted that as well as the shutdown, the Hampton Roads region will also feel the effects of a cargo operation shutdown due to labor strikes happening at the Port. Mr. Clayton shared that there are many federal workers in Newport News, and the City is looking at options to help lessen the financial burden of those citizens impacted. He said that both Waterworks and HRSD have suspended shutoffs for the duration of the shutdown. Mr. Clayton noted that foodbanks are stretched thin and encouraged those that can help to do so.

Assistant Secretary's Report

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

Madison Government Associates' Consultant Report

Ms. Williams advised the Board that the Madison Government Associates Report was in written format and asked if Board members had any comments or questions. There were none.

Closed Session

At 10:11 a.m., Mr. Miller moved for the Authority to go into a closed meeting pursuant to VA Code Section §2.2-3711.A: Appointments (1), Real Estate (3) and Prospective Business (5) for the following purposes and subjects: (1) Discussion, consideration, or interviews of prospective candidates for employment; assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees, or employees of any public body, the subject of which is the potential appointment of new board members. (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 Central 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 considering a location in the northern section of the City, and a prospective business considering a location in the Central section of the City. Ms. Skinner seconded the motion which passed unanimously on a roll call vote.

At 10:35 a.m., the EDA/IDA Board returned to open session following a certification motion by Mr. Skinner, 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. Chenoweth seconded the motion which passed unanimously on a roll call vote.

Action(s) Coming Out of Closed Session

There were no actions coming out of Closed Session.

Committee Reports

Ms. Williams called for the Committee Reports. Dr. Guajardo presented the Design Review Committee report, which passed unanimously on a roll call vote. Mr. Miller presented the Marketing Committee report which did not require Board ratification. Mr. Beale presented the Revolving Loan Fund Committee report, which passed unanimously on a roll call vote. Mr. Chenoweth presented the South Newport News Committee report which did not require Board ratification.

Election of Officers

Ms. Williams called for nominations from the floor for Chair of the EDA/IDA for 2026. Mr. Skinner moved to nominate Cathy Williams for Chair, and Ms. Gargiulo seconded the motion. Mr. Beale moved to close nominations for Chair, and Mr. Miller seconded the motion, which passed unanimously on a roll call vote.

Ms. Williams called for nominations from the floor for Vice-Chair of the EDA/IDA for 2026. Dr. Guajardo moved to nominate R.C. Miller for Vice-Chair, and Mr. Chenoweth seconded the motion. Ms. Gargiulo moved to close nominations for Vice-Chair, and Mr. Skinner seconded the motion, which passed unanimously on a roll call vote.

Ms. Gargiulo moved to elect Cathy Williams as Chair and R.C. Miller as Vice-Chair of the EDA/IDA for calendar year 2026, and Mr. Beale seconded the motion, which passed unanimously on a roll call vote.

Approval of Minutes of the Regular Meeting of October 3, 2025

Ms. Williams asked for approval of the Minutes of the Regular Meeting of October 3, 2025. Mr. Skinner so moved, and Mr. Chenoweth seconded the motion which passed unanimously on a roll call vote.

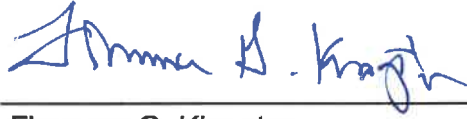
Unfinished Business

Mr. Skinner requested that Mrs. Kingston present a comprehensive update on the Broadband Initiative at the December Board Meeting. Mrs. Kingston agreed, noting that it has been some time since the Board received its last update and that providing a new one would be valuable in keeping members informed of ongoing progress and next steps.

New Business

Mr. Beale inquired about the process for selecting officers. Mrs. Kingston explained that, historically, the EDA Chair has selected the incoming Vice Chair, as there is no formal standard operating procedure. Mr. Beale and Dr. Guajardo expressed their support for the selection of Mr. Miller as the 2026 Vice Chair and noted that, in their experience on other boards, the Executive Committee typically provides the recommendation. Mrs. Kingston acknowledged that this was valuable input and agreed that the process should be standardized moving forward.

There being no further business to come before the Board, Ms. Williams adjourned the meeting at 10:43 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: November 7, 2025

The Design Review Committee met on October 16th to consider a request by Baker Roofing, on behalf of Masters Mechanical, for approval of a specification sheet and product images depicting proposed roof and gutter system improvements at 803 Bluecrab Road in Oyster Point of Newport News. The Committee voted to recommend approval of the submission, subject to all applicable City codes and regulations.

The Committee also considered a request by James Rivers Signs, on behalf of Aireco and M&M Controls, for approval of sign elevations depicting proposed building-mounted signage at 11850 Canon Boulevard in Oyster Point of Newport News. The submission entailed a waiver request to install a panel replacement for an existing cabinet and three additional new building-mounted signs. The Committee voted not to recommend approval of the request noting that the number of signs being requested is not justifiable for a multitenant facility. The Committee requested that Design Review staff speak with the submitter, providing an option that would approve two building-mounted signs.

Lastly, the Committee considered a request from W.M. Jordan for approval of proposed barrier gates installation in the Tech Center Research Park at 700 Tech Center Parkway in the Jefferson Center for Research and Technology area. The

Design Review Committee Chair's Report
November 7, 2025
Page 2

Committee voted to recommend approval of the submission, subject to all applicable City codes and regulations.

This Report requires Board ratification.



Nicole R. Guajardo

NRG:brt

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Date, Time, and Location: October 16, 2025, at 8:00 a.m. at 11820 Fountain Way, Suite 300, Newport News, VA 23606

Members Present: Nicole R. Guajardo, Daniel Chenoweth, Thomas P. Herbert, Teresa Nettles, Bryan Trainum, Robert D. Mann, Sylvia S. Weinstein Craft

Members Absent: Xavier Beale, George Schraudt, Elizabeth W. Willis



ECONOMIC DEVELOPMENT AUTHORITY
INDUSTRIAL DEVELOPMENT AUTHORITY

TO: Board of Directors
FROM: Chair, Marketing Committee
SUBJECT: Chair's Report
DATE: November 7, 2025

The Marketing Committee met on October 16th. Pam Croom, SWaM Business Services Coordinator for the City's Office of Purchasing, presented an update on the division's workshops, events, and other ongoing small business development outreach initiatives.

This report does not require Board ratification.

A handwritten signature in black ink, appearing to read 'RC Miller', is written over a horizontal line.

RC Miller

RCM:mb

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Date, Time and Location: October 16, 2025 at 11:30 a.m. at 11820 Fountain Way, Suite 300, Newport News, VA

Members Present: RC Miller, Faye Gargiulo, JB Crowley, Tyler Neese

Members Absent: Nicole Guajardo, Ryan Sparks



ECONOMIC DEVELOPMENT AUTHORITY
INDUSTRIAL DEVELOPMENT AUTHORITY

TO: Board of Directors
FROM: Chair, Revolving Loan Fund Committee
SUBJECT: Chair's Report
DATE: November 7, 2025

The Revolving Loan Fund Committee met on October 22nd.

Committee members were provided financial statements for the Newport News Capital Fund (NNCF) Loan Program as of September 30, 2025. Staff and the Committee also discussed NNCF loan trends, historical information, outreach and the need to better understand the challenges related to fund utilization.

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

- FIG request for \$6,900 from Key Elements Care, LLC, to include canopy repair and exterior painting at 231 28th Street.
- FIG request for \$20,000 from Second Street – Kiln Creek, LLC, to include milling, paving and restriping parking lot and exterior painting at 115 Arthur Way.
- FIG request for \$1,605 from Bodega, LLC, to include replacement of broken windows at 9912 Warwick Boulevard.
- FIG request for \$20,000 from Smoke, LLC, to include canopy extension, exterior patio improvements, siding, exterior painting, landscaping and window installation at 10900 Warwick Boulevard.

Revolving Loan Fund Committee Chair's Report
November 7, 2025
Page 2

- FIG request for \$20,000 from Mohammed Ammari, to include installation of storefront windows and door removal and replacement at 2120 Wickham Avenue.

All FIG requests were unanimously approved, with one abstention on 115 Arthur Way.

This Report requires Board ratification.



Xavier Beale

XB:tw

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Date, Time and Location: October 22, 2025 at 1:00p.m. at 11820 Fountain Way, Suite 300, Newport News, VA

Members Present: Xavier Beale, Dan Chenoweth, Jonathan Skinner, George Knight, John Lunsford and Sharon Owens-Clark

Members Absent: None



**ECONOMIC DEVELOPMENT AUTHORITY
INDUSTRIAL DEVELOPMENT AUTHORITY**

TO: Board of Directors
FROM: Chair, South Newport News Committee
SUBJECT: Chair's Report
DATE: November 7, 2025

The South Newport News Committee met on October 7th and conducted a tour of the newly opened St. Vincent's Apartments at 332 34th Street in Downtown Newport News. This project represents an adaptive reuse of the former Catholic school, developed by Provost Construction and supported through the use of historic tax credits.

The complex includes 39 modern one- and two-bedroom apartments, designed to preserve and showcase many of the building's original architectural features. St. Vincent's exemplifies how private investment continues to play a vital role in the revitalization of Downtown Newport News.

This report does not require Board ratification.

A handwritten signature in black ink, appearing to read 'Dan L. Chenoweth', is written over a horizontal line.

Daniel L. Chenoweth

DLC:brt

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Date, Time and Location: October 7, 2025, 4:00 p.m. at St. Vincent's Apartments, 332 34th Street, Newport News, VA 23607

Members Present: Daniel Chenoweth, Nicole Guajardo, Troy Smith, Jr.

Members Absent: Richard Coleman, Cathy Williams, Carl Burt