

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 9:00 a.m. on February 6, 2026, in the EDA/IDA Board Room at 11820 Fountain Way, Suite 300, Newport News, Virginia.

Those members present were:

Cathy T. Williams, Chair
R.C. Miller, Vice Chair
Xavier Beale
Daniel L. Chenoweth
Faye P. Gargiulo
Nicole R. Guajardo, Ph.D.
George "Hank" Hankins
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:

Mayor Philip Jones
Sabrina Joy-Hogg, Senior Deputy City Manager
Ralph "Bo" Clayton, Deputy City Manager
Adriana Jimenez, Assistant City Attorney
Tiffany Conatser, Special Assistant to the Mayor
Scott Orrantia, Senior Project Executive, Hunt Development Group
Teresita Akers, Project Manager, Hunt Military Communities
Sarah Alexander, AIA, Senior Principal, Torti Gallas + Partners
Julian Goldman, AIA, Associate Principal, Torti Gallas + Partners
Lawrence "Murphy" Antoine, FAIA, AICP, President, Torti Gallas + Partners

Call to Order

Ms. Williams opened the meeting and welcomed everyone.

Public Comment

Ms. Williams asked whether any members of the public wished to provide comments. Ms. Yugonda Sample-Jones rose to speak and invited the Board to attend a public Town Hall meeting featuring the Department of Human Services at Zion Baptist Church on March 23rd. Ms. Williams thanked Ms. Sample-Jones for her comments. There were no further public comments.

HomePort Hampton Roads 2 Design Presentation

Mrs. Kingston reminded the Board that Hunt Military Communities is preparing to make a significant \$450M+ investment in Downtown Newport News a public-private venture partner for the Navy. She noted that the speed of this project has been swift, with Hunt selected by the Navy as development partner last summer and the project tracking to close and commence construction next month, especially given the complexity and scale of the project. She noted that the City is excited about this investment in Downtown and the value the project will bring to the Sailors stationed in Newport News, as well as the broader benefit this project will have for Downtown, complementing other recent private sector investments.

Mrs. Kingston introduced Scott Orrantia, Senior Project Executive with Hunt Development Group. She mentioned the considerable effort invested in advancing the design to its current stage. To provide the Board with a detailed update, she invited Scott and the Torti Gallas team to present the facility's design and discuss the process that led to this point, as well as to answer any questions the Board might have.

Ms. Williams thanked Mr. Orrantia and the team for their willingness to provide the Board with an overview and deeper understanding of the project. Mayor Jones reiterated Ms. Williams' comments and shared his excitement for the project, reflecting on his time stationed on Navy ships while serving in the Marine Corps, and the importance of supporting the need to invest in the quality of life for the Sailors.

Mr. Orrantia greeted the Board and began by explaining that over two decades ago, the Department of Defense (DoD) initiated a partnership with the private sector to create on-base family housing. He mentioned that because of the success of this partnership, the DoD has now extended it to include housing for unaccompanied Sailors.

Mr. Orrantia informed the Board that the design of the new housing was developed with direct input from Sailors through a series of meetings. He explained that the process began by listening to what Sailors identified as most important to their quality of life, followed by presenting design concepts to confirm that their feedback was accurately reflected. Because of this collaborative approach, the final design is modeled after modern student housing and market-rate apartments and that each Sailor will share a two-bedroom apartment with another Sailor, with each unit having a shared kitchen and living space and private, secured bedrooms and bathrooms. Mr. Orrantia further informed the Board that the property will include amenities such as a fitness center, large communal kitchens, computer labs, gaming areas, and technical training facilities.

Mr. Orrantia introduced Ms. Alexander to explain the design process and vision. Ms. Alexander explained that the design process took over a year to complete and began with the design team studying the surrounding area. She stated that the team traveled to downtown Newport News to become familiar with the neighborhood and existing architecture, drawing significant inspiration from Huntington Hall. Ms. Alexander presented examples of the final concept for HomePort 2 Hampton Roads, which demonstrated a strong attention to detail while maintaining strict safety requirements.

Mr. Orrantia and Ms. Alexander expressed their desire to engage the surrounding community and neighborhood. They explained that the project will include ground-floor spaces designated for local businesses and restaurants, allowing for a brick-and-mortar presence while also providing services to the Sailors.

Ms. Williams thanked Mr. Orrantia and Ms. Alexander for their detailed presentation. She shared that the attention to detail and process of including the Sailors was very encouraging. There were many comments from Board Members, and there was general agreement that the project addresses a significant need and represents a meaningful improvement for the Sailors and for Downtown Newport News.

Secretary/Treasurer's Report

Mrs. Kingston shared that she was pleased to present finalized copies of the 2025 EDA/IDA Annual Report. She said that staff and partners at Fourteen40 Marketing have dedicated a significant amount of time to produce another quality annual report, and she congratulated Board members for their 2025 accomplishments. Mrs. Kingston noted that following the meeting, electronic and hard copies will be delivered (as mandated) to the City Clerk's office for City Council after which, a PDF version would be posted on the EDA's website. She

expressed gratitude to the Board, Development staff and partners at Fourteen40 Marketing for their outstanding work.

Mrs. Kingston said that the EDA owns the property referred to as the Carleton Advanced Manufacturing Site at 165 and 185 Yorktown Road. She explained that this is one of the EDA's last remaining large development sites by acreage and, and that, while there is not an end user identified at this time, the property has been attractive to a number of economic development prospects. She said that in working with various prospects, it became evident that the property's zoning designations of R9 Mixed-Use and P1 Park have proven to be a barrier to the advanced manufacturing prospects being pursued for the site. She explained that staff worked closely with the Planning Department through the Lee Hall Area Plan planning process to re-designate the future land use for both properties to industrial. She stated that staff have since been working on a change of zoning application for the property, including development of the requisite concept plans, traffic impact analyses and property studies.

Mrs. Kingston said that the traffic impact analysis was recently approved and staff has submitted the change of zoning application package to the Department of Planning. The application, if approved, would rezone 165 and 185 Yorktown Road from R9 Mixed-Use and P1 Park to M1 Light Industrial. She stated she anticipates that the application will go to the Planning Commission on April 1st and then to City Council on April 28th. To formalize the EDA's support for the rezoning application, she will be seeking a motion at the end of her report to authorize the Secretary/Treasurer to execute any and all documents related to the rezoning.

Mrs. Kingston shared that with construction of the Virginia Peninsula Community College Workforce Center well underway, another project-driven infrastructure need has presented itself due to existing sanitary sewer infrastructure being unable to accept a connection from the project site as planned. She said that staff has worked with Public Works personnel on both a temporary and a permanent solution. Mrs. Kingston informed the Board that the temporary solution requires a temporary easement on EDA-owned 1950 Terminal Avenue, across 21st Street from 520 21st street in order to facilitate a temporary sewer connection from the Workforce Center's service line to the nearest sewer main line, which is located on EDA property, until the permanent line is installed within the 21st Street right-of-way. Mrs. Kingston shared that staff has coordinated with the City's Department of Public Works on the design for the temporary easement, and the City Attorney's Office has drafted the instrument conveying the rights. She informed the Board that to support this infrastructure need, she will be seeking a Motion at the end of her report to Authorize a Deed of Temporary Easement for Sewer Pipeline to the City of Newport News.

Mrs. Kingston informed the Board that the IDA owns the property located at 5849 Jefferson Avenue, which staff members refer to as the Coats and Clark facility. She noted that the property is leased to the City and is used as warehousing for Fire, Purchasing, Engineering and other City departments and supports operations of the Police Department. Mrs. Kingston said that, in addition to the warehouse building, there are additional buildings on site used by the Department of Engineering for offices. She said that due to the age and the deteriorating condition of the roof, recoating of the entire roof surface for both buildings is required.

Mrs. Kingston stated that although staff has worked over the years to manage this problem, it has reached a point where a new roof coating is required, a less expensive option than a roof replacement which will provide a 20-year labor and materials warranty. She said that the City's General Services Department worked to solicit bids to install the coating system, and that Brazo Urethane provided the lowest responsible bid of \$266,877. Mrs. Kingston informed the Board that this project will be financed fully utilizing IDA capital repair reserves for the property. She stated that this work is timely and she is recommending approval of the contract with Brazo Urethane and that she would be seeking a motion at the end of her report.

Mrs. Kingston stated that following the recent adjustments to term lengths that the Board authorized for Warwick Village Shopping Center tenants (barbershop and karate studio), another similar request has been forwarded to staff by S.L. Nusbaum on behalf of a different tenant in the shopping center. She informed the Board that the owner of Village Thrift has requested that, given the EDA's redevelopment plans, she would like to explore relocation opportunities and has asked if the EDA would consider letting her terminate early to relocate to a new space. Mrs. Kingston noted that S.L. Nusbaum has drafted a Lease Modification Agreement allowing the tenant to enter into a month-to-month term and giving both parties the option to terminate with 30 days' written notice, noting that Village Thrift, operating since March 2023, is the second-largest tenant after Dollar Tree at 11,915 square feet, with the current lease term expiring May 15, 2029. She said that given the redevelopment timeline for the shopping center, it makes sense to transition to a short-term continuation for this tenancy and she would be seeking a motion at the end of her report to authorize the lease modification.

Mrs. Kingston informed the Board that the former Chase Packaging site at 1300 Marshall Avenue has been enrolled in the Virginia Department of Environmental Quality's (DEQ) Voluntary Remediation Program (VRP). She said that Arcadis recently completed a Bid Specification Package outlining the remaining remediation activities necessary to resolve residual soil impacts and allow the EDA to obtain Certification of Satisfactory Completion

through the VRP. Mrs. Kingston shared that the City's Purchasing Department has issued a bid for the remaining remediation work. She said that once awarded, the work will take approximately five weeks to complete, noting that these final remediation activities will position the site for future redevelopment. Mrs. Kingston stated that the Chase site represents a significant development opportunity that will complement recent investments and redevelopment efforts throughout the Southeast Community, sharing that an RFP soliciting developer interest is anticipated to be issued in the second quarter of 2026.

Mrs. Kingston said that the Newport News-Williamsburg Airport hosted an extremely successful Uncrewed Systems EXPO and Career Fair on January 21, 2026, which she and Tom O'Grady attended. She said that the event was organized by the eAviation and Drone Academy, in partnership with New Horizons Regional Education Center as an extension of their ongoing collaboration to offer students from the six Virginia Peninsula school divisions the opportunity to learn about Uncrewed Aircraft Systems. Mrs. Kingston noted that thirty-six exhibitors and an estimated 150 visitors attended, including students of all ages, job seekers, educators, law enforcement agencies, regional industry reps and more that education partners exhibiting included the Center for Apprenticeship and Adult Training, Denbigh High School Aviation Academy, HU, CNU, and ODU. She noted that this unique regional event was such a success that the organizers have asked the airport to host next year's event as well.

Mrs. Kingston said that the Virginia Economic Development Partnership invited Newport News to join them on an Aviation and Defense Marketing Mission in Texas last week, to call on pre-qualified companies that have expressed specific interest in either relocating or expanding to Virginia. She explained that this was not in conjunction with a defense trade show or industry association gathering, but rather one-on-one calls at the various corporate headquarters with CEO, CFO, and senior level staff. Mrs. Kingston informed the Board that Tom O'Grady attended the meetings, along with one person from Arlington County and two from VEDP, noting that there were two meetings in Austin and three meetings in Dallas. She said that most of the companies manufacture unique components utilized in the fast-growing aerospace and aviation sectors, partnering with large prime contractors, with dual use in the defense and commercial markets. Mrs. Kingston noted that one company is looking to expand its operations to an airport location in Virginia, and that staff will continue to engage and follow up with the prospects.

Mrs. Kingston informed the Board that celebrating a significant milestone in its 16-year history, Fulcrum Concepts, a veteran-owned defense contractor, officially opened its third Virginia location in Newport News with a ribbon cutting on January 15th. She said that established in 2008 the company grew from its early roots into a powerhouse of rapid

prototyping and production for military aircraft. Mrs. Kingston explained that this newest facility marks a major expansion of its tactical aviation support capabilities, serving as a high-tech machine shop housing sophisticated equipment designed to bridge the gap between advanced engineering and physical assembly, allowing the company to deliver precision-built, mission-critical equipment with speed and efficiency.

Mrs. Kingston asked that Board members mark their calendars and save the date of Wednesday, March 25th at 9:00 a.m. for the Ribbon Cutting Ceremony for the long-awaited Virginia Peninsula Community College Newport News Trades Center. She said that a formal invitation would be forthcoming and encouraged Board members to attend.

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. 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. There were no questions.

Mrs. Kingston informed the Board that City Manager Alan Archer was out of the office and that Senior Deputy City Manager, Sabrina Joy-Hogg, Acting City Manager was present in his place. Ms. Joy-Hogg greeted the Board and introduced herself, highlighting her 20+ years of service to the public sector of government. She thanked the Board for its work and expressed optimism for a continued relationship.

Ms. Williams thanked Mrs. Kingston and Ms. Joy-Hogg for their reports and asked if there were any questions. There were none.

Ms. Williams asked for a Motion to authorize the Secretary/Treasurer to execute any and all documents related to the proffered rezoning of 165 and 185 Yorktown Road from R9 Mixed-Use and P1 Park to M1 Light Industrial in support of the future development of the Carleton Advanced Manufacturing Site, subject to review and approval of EDA Legal Counsel. Ms. Garguilo so moved and Dr. Guajardo seconded the motion, which passed unanimously on a roll call vote.

Ms. Williams asked for a Motion to authorize a Deed of Temporary Easement for Sewer Pipeline to the City of Newport News necessary for locating, placing, laying and maintaining a sanitary sewer pipe, along and under a certain strip of land 20 feet in width and 270 feet, more or less in length, situated on 1950 Terminal Avenue, as required to accommodate the

development of the Virginia Peninsula Community College Newport News Trade Center, subject to review and approval of all necessary documents by EDA legal counsel. Mr. Miller so moved and Mr. Chenoweth seconded the motion, which passed unanimously on a roll call vote.

Ms. Williams asked for a Motion to authorize a contract with Brazo Urethane for a roof coating on both buildings at 5849 Jefferson Avenue, consistent with the City Purchasing Office's procurement and recommendation on behalf of the IDA and funding in an amount not to exceed \$310,000, which includes a contingency, subject to review and approval of all documentation by IDA Legal Counsel. Mr. Beale so moved and Mr. Miller seconded the motion, which passed unanimously on a roll call vote.

Ms. Williams asked for a Motion to authorize execution of a Lease Modification Agreement by and between the EDA and Village Thrift LLC, to continue its 11,915 square-foot occupancy of Unit #10A at Warwick Village Shopping Center, located at 11006 Warwick Boulevard, on a month-to-month status with either party having the right to cancel with 30 days prior written notice to the other party and with all other terms and conditions remaining the same, subject to review and approval by EDA Legal Counsel. Mr. Chenoweth so moved, and Mr. Hankins 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 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 10:26 a.m., Mr. Miller moved for the Authority to go into a closed meeting pursuant to VA Code Section §2.2-3711.A: 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 an existing business considering expansion in the southern section of the City. Dr. Guajardo seconded the motion, which passed 6-0-1 on a roll call vote, with Mr. Beale abstaining as an item on the Agenda concerned his employer.

At 11:34 a.m., the EDA/IDA Board returned to open session following a certification motion by Mr. Chenoweth, 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. Miller seconded the motion which passed 6-0-1 on a roll call vote, with Mr. Beale abstaining, having recused himself and stepped out of the room for the discussion of the item relating to his employer.

Action(s) Coming Out of Closed Session

Ms. Williams asked for a Motion to authorize execution of an Amended and Restated Right of Way Dedication Agreement by and between the EDA and D.R. Horton, Inc., and any actions necessary to implement the EDA's participation in the Agreement, in connection with the utilization of EDA-owned property at 11006 Warwick Boulevard to meet site access requirements supporting D.R. Horton's redevelopment of the Camp Morrison site, subject to review and approval of all documentation by EDA Legal Counsel. Dr. Guajardo so moved and Mr. Miller seconded the motion, which passed unanimously on a roll call vote.

HomePort Hampton Roads 2

Mrs. Kingston said that HomePort Hampton Roads 2 represents a significant investment in Downtown Newport News – an approximately \$450 million development project delivering modern unaccompanied Sailor housing, Navy services, structured parking, and ground-floor retail that supports servicemembers and strengthens the Downtown commercial core. She said that Hunt Military Communities is the public-private venture partner working with the Navy to deliver the project, noting that this group developed and manages the existing HomePort Hampton Roads property Downtown. Mrs. Kingston informed the Board that this multi-block development, anchored by two 17-story residential towers with 750 two-bedroom apartments, will feature a 1,050-space parking garage and 2,252 SF of commercial space for Navy services and 10,022 SF of retail space serving the general public.

Mrs. Kingston informed the Board that the financial closing and commencement of construction are projected for spring 2026, with the financial closing projected to occur in March. She said the completion of the parking garage is anticipated by summer 2028, followed by the completion of Phase I, which includes the residential towers development, by summer 2029. The final phase, involving development at the current location of Huntington Hall, is expected to be completed by summer 2031.

Mrs. Kingston explained that the EDA plays a critical role in the project by assembling public property to support the development and facilitating the public-private partnership with Hunt, including a Development Agreement, which details the EDA's commitment to provide the 2900 Huntington Avenue property at no cost and outlines the mechanics for public financial participation, contingent on City or Commonwealth funding. Additionally, she said the Board was being asked to approve the Purchase and Sale Contract for conveyance of 2900 Huntington Avenue to support the project.

Mrs. Kingston further explained that the EDA would need to approve a Parking Agreement and other related motions, as the surface parking lots at 2900 Huntington Avenue are part of the Downtown Engineering Center (DEC) lease with Newport News Shipbuilding (NNS). She said that to facilitate the property's conveyance, the EDA will lease 225 spaces to NNS in the 2900 Washington Avenue Garage through June 2031, and that this arrangement will amend the DEC lease to reflect the new parking location. Additionally, she explained some title issues connected with the DEC lease, financing, and associated parking must be addressed, which EDA staff is working to resolve with NNS to ensure a smooth transition and adherence to the lease terms.

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

Ms. Williams introduced a Motion to consent to waiving any potential conflict of interest to allow its counsel, Kaufman and Canoles, P.C., to continue representation of the EDA on matters related to negotiations with Newport News Shipbuilding in connection with parking agreement and Downtown Engineering Center lease-related matters. Ms. Garguilo seconded the motion, and Mr. Miller seconded the motion, which passed 6-0-1 on a roll call vote, with Mr. Beale abstaining as the motion concerns his employer.

Ms. Williams introduced a Motion to Authorize a Development Agreement between the EDA and Hampton Roads PPV, LLC, in connection with a significant investment in Downtown Newport News at 3100 and 2900 Huntington Avenue, with any funding committed to the project through this agreement subject to appropriation by City Council for said purpose, subject to review and approval by EDA Legal Counsel. Ms. Garguilo seconded the motion,

and Dr. Guajardo seconded the motion, which passed 6-0-1 on a roll call vote, with Mr. Beale abstaining as the motion concerns his employer.

Ms. Williams introduced a Motion to Authorize a Purchase and Sale Contract between the EDA and Hampton Roads PPV, LLC, in connection with the conveyance of 2900 Huntington Avenue to support a significant investment in Downtown Newport News, subject to review and approval by EDA Legal Counsel. Ms. Garguilo seconded the motion, and Dr. Guajardo seconded the motion, which passed 6-0-1 on a roll call vote, with Mr. Beale abstaining as the motion concerns his employer.

Ms. Williams introduced a Motion to Authorize a parking agreement with Newport News Shipbuilding, in connection with the provision of 225 spaces in the 2900 Washington Avenue Garage through June 2031 at mutually-agreeable terms, subject to review and approval by EDA Legal Counsel. Dr. Guajardo seconded the motion, and Mr. Chenoweth seconded the motion, which passed 6-0-1 on a roll call vote, with Mr. Beale abstaining as the motion concerns his employer.

Ms. Williams introduced a Motion to Authorize an amendment to the Agreement to Build and Lease between the EDA, Newport News Shipbuilding and Dry Dock Company and Newport News Shipbuilding, Inc., connected with an alternate location of surface parking spaces provided for the Downtown Engineering Center through the lease, subject to review and approval by EDA Legal Counsel. Ms. Garguilo seconded the motion, and Dr. Guajardo seconded the motion, which passed 6-0-1 on a roll call vote, with Mr. Beale abstaining as the motion concerns his employer.

Ms. Williams introduced a Motion to Authorize the execution of all documents necessary to resolve title issues for 2900 Washington Avenue that are connected with the Downtown Engineering Center lease, subject to review and approval of all documentation by EDA Legal Counsel. Mr. Chenoweth seconded the motion, and Dr. Guajardo seconded the motion, which passed 6-0-1 on a roll call vote, with Mr. Beale abstaining as the Motion concerns his employer.

Conflict of Interest Disclosure Documentation

Mrs. Kingston noted that due to the length of the meeting, she suggested moving the Conflict of Interest Disclosure Documentation discussion to the March agenda. Ms. Williams and Mr. Suttle agreed.

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 Executive Committee report which did not require Board ratification. Mr. Chenoweth presented the South Newport News Committee report which did not require Board ratification.

Mr. Beale presented the Revolving Loan Fund Committee report, which stated the need for the Board to approve the individual Façade Improvement Grant (FIG) program requests considered at the meeting, as a quorum had not been achieved. Ms. Williams asked for a Motion to approve a \$14,138 FIG request from 115 28th Street, LLC, to include exterior painting, sidewalk repairs, facade repairs, removal of vines/trees/shrubs, window repair and caulking, replace gutters and installation of a french drain at 115 28th Street. Ms. Gargiulo so moved and Mr. Miller seconded the motion, which passed unanimously on a roll call vote.

Approval of Minutes of the Regular Meeting of January 9, 2026

Ms. Williams asked for approval of the Minutes of the Regular Meeting of January 9, 2026. Mr. Chenoweth so moved, and Dr. Guajardo seconded the motion, which passed unanimously on a roll call vote.

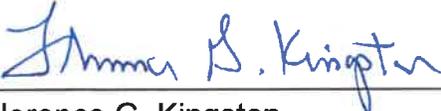
Unfinished Business

Ms. Williams asked if there was any unfinished business. There was none.

New Business

Ms. Williams asked if there was any new business. There was none.

There being no further business to come before the Board, Ms. Williams adjourned the meeting at 11:52 a.m.



Florence G. Kingston
Secretary/Treasurer



ECONOMIC DEVELOPMENT AUTHORITY
INDUSTRIAL DEVELOPMENT AUTHORITY

TO: Board of Directors
FROM: Chair, Revolving Loan Fund Committee
SUBJECT: Chair's Report
DATE: February 6, 2026

The Revolving Loan Fund Committee met on January 28th. Committee members were provided financial statements for the Newport News Capital Fund (NNCF) Loan Program as of December 31, 2025.

Staff presented one (1) Façade Improvement Grant (FIG) Program request. A quorum was not present for the meeting, so the Committee was not able to formally vote to recommend approval of items to the Board. However, the FIG request below was reviewed and considered, and in lieu of voting, an affirmative consensus was agreed to by the three members present at the meeting for the request.

- FIG request for \$14,138 from 115 28th Street, LLC, to include exterior painting, sidewalk repairs, facade repairs, removal of vines/trees/shrubs, window repair and caulking, replace gutters and install French drain at 115 28th Street.

This Report does not require Board ratification; however, in order to make the FIG approval official, a Board motion is needed to approve the FIG request.



Xavier Beale

XB:tw

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Date, Time and Location: January 28, 2026 at 12:30p.m. at 11820 Fountain Way, Suite 300, Newport News, VA

Members Present: Xavier Beale, Sharon Owens-Clark and John Lunsford

Members Absent: George Knight and Dan Chenoweth



ECONOMIC DEVELOPMENT AUTHORITY
INDUSTRIAL DEVELOPMENT AUTHORITY

TO: Board of Directors
FROM: Chair, Executive Committee
SUBJECT: Chair's Report
DATE: February 6, 2026

The Executive Committee met on January 27th. All the Committee's items were handled in closed session.

This report does not require Board ratification.



R.C. Miller

RCM:jer

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Date, Time and Location: January 27, 2026 at 10:30 am at 11820 Fountain Way, Suite 300, Newport News, VA

Members Present: R.C. Miller, Daniel Chenoweth, Faye Gargiulo, Cathy Williams

Members Absent: none



ECONOMIC DEVELOPMENT AUTHORITY
INDUSTRIAL DEVELOPMENT AUTHORITY

TO: Board of Directors

FROM: Chair, South Newport News Committee

SUBJECT: Chair's Report

DATE: February 6, 2026

The South Newport News Committee convened on January 12th for a briefing on the Choice Neighborhood Initiative (CNI) and a tour of the newly opened Shipyard Flats apartment community, located at 2800 Washington Avenue. Derek Perry provided an update on ongoing CNI activities and highlighted several upcoming development projects planned for downtown Newport News.

Following the briefing, the committee toured the former Montgomery Ward/W.T. Grant building, which has been transformed into 87 market-rate apartment units and approximately 3,000 square feet of commercial space. Developed by Monument Companies, this adaptive reuse project utilized historic tax credits to support the renovation of the nearly century-old structure.

Committee members expressed strong appreciation for the thoughtful design, high-quality finishes, and all-inclusive rent packages offered within the units. Shipyard Flats exemplifies how private investment continues to play a significant role in the revitalization of Downtown Newport News, contributing to increased residential options, new commercial activity, and renewed momentum in the urban core.

This report does not require Board ratification.



Daniel L. Chenoweth

DLC:dlt

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Date, Time and Location: January 12, 2026, 4:00 p.m. at Shipyard Flats 2800 Washington Avenue, Newport News, VA 23607

Members Present: Daniel Chenoweth, Nicole Guajardo, Carl Burt

Members Absent: Richard Coleman, Cathy Williams, Troy Smith, Jr.



ECONOMIC DEVELOPMENT AUTHORITY
INDUSTRIAL DEVELOPMENT AUTHORITY

TO: Board of Directors

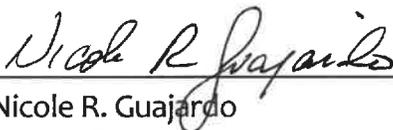
FROM: Chair, Design Review Committee

SUBJECT: Chair's Report

DATE: February 6, 2026

The Design Review Committee met on January 15th to consider a request by High Liner Foods USA, Inc., for approval of a site plan and specification sheets depicting a proposed fence and turnstile installation at 190 Enterprise Drive in Oakland Industrial Park. The 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: January 15, 2026, at 8:00 a.m. at 11820 Fountain Way, Suite 300, Newport News, VA 23606

Members Present: Nicole R. Guajardo, Xavier Beale, Daniel Chenoweth, Robert D. Mann, Teresa Nettles, George Schraudt, Bryan Trainum, Sylvia S. Weinstein Craft, Elizabeth W. Willis

Members Absent: None