



ECONOMIC DEVELOPMENT AUTHORITY
INDUSTRIAL DEVELOPMENT AUTHORITY

TO:  Angelica Herzog, Executive Assistant

FROM: Director of Development

SUBJECT: EDA/IDA Agenda and Minutes

DATE: May 1, 2026

Attached is a copy of the Agenda for the EDA/IDA Board meeting held Friday, May 1, 2026 and Minutes from the April 3, 2026 Board Meeting which should be distributed to each City Council member as part of the weekly correspondence package.

Thank you,



Florence G. Kingston

FGK:jwj

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Attachments



OPEN SESSION AGENDA

ECONOMIC DEVELOPMENT AUTHORITY (EDA) AND INDUSTRIAL DEVELOPMENT AUTHORITY (IDA)

May 1, 2026 – 9:00 A.M.

EDA/IDA Board Room
11820 Fountain Way, Suite 300
Newport News, Virginia

1. Call to Order – Chair Williams
2. Public Comment
3. Resolution of the Industrial Development Authority of the City of Newport News, Virginia, Providing Final Approval for the Issuance of up to \$3,000,000 of Revenue Bonds for the Benefit of Christopher Newport University Real Estate Foundation
 - A. Resolution 26-2
4. Hampton Roads Mobility Innovation Center (MIC) Presentation – Mrs. Kingston & Mr. Dan Wolfe, CEO, Universal Solutions International (USI), Inc.
 - A. Commonwealth of Virginia, Virginia Per Capita Allocation Grant Contract Number 26-GOVA-058
 - B. Memorandum of Agreement – Universal Solutions International, Inc.
5. Secretary/Treasurer’s Report – Mrs. Kingston
6. Assistant Secretary’s Report – Ms. Robison
7. Madison Government Associates Consultant Report
8. **Closed Session (Section 2.2-3711.A):**
 - Real Estate (3)**
 - Prospective Business (5)**
 - Investment of Public Funds (6)**

9. Reconvene Open Session (Section 2.2 – 3712 (D))

10. Action(s) Coming Out of Closed Session

11. Committee Reports

Design Review Committee

A. Committee Report – Mr. Chenoweth

B. Board Ratification

Marketing Committee

A. Committee Report – Ms. Gargiulo

South Newport News Committee

A. Committee Report – Dr. Guajardo

12. Approval of Minutes of the Regular Meeting of April 3, 2026

13. Unfinished Business

14. New Business

15. Adjournment

Documents Provided:

A. Agenda Documents

1. Draft Resolution 26-2 of the Industrial Development Authority of the City of Newport News, Virginia, Providing Final Approval for the Issuance of up to \$3,000,000 of Revenue Bonds for the Benefit of Christopher Newport University Real Estate Foundation
2. Monthly Financial Report
3. Committee Meeting Schedule
4. E/IDA Active Projects/Partnerships Tracking Sheet
5. E/IDA Incentive Agreements Tracking Sheet
6. Motion to Go Into Closed Session
7. April 3, 2026, Regular Meeting Minutes

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 April 3, 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
Faye P. Gargiulo
Alan K. Archer, City Manager, ex-officio
Florence G. Kingston, Secretary/Treasurer, ex-officio

Absent:

Daniel L. Chenoweth, excused
Nicole R. Guajardo, Ph.D., excused
George "Hank" Hankins, excused

Legal Counsel:

Raymond H. Suttle, Jr.

Staff

Joy Robison, Assistant Secretary
Jessica Jacobs, Recording Secretary

Also present:

Steve Cook, Chief Innovation Officer, Hampton Roads Workforce Council
Ralph "Bo" Clayton, Deputy City Manager
Bob Pealo, City Attorney
Adriana Jimenez, Assistant City Attorney
Jody Saunders, Director, Department of Communications

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.

Yugonda Sample-Jones thanked the Board for their continued support of the small business community.

Hampton Roads Workforce Council Update

Ms. Williams welcomed Mr. Cook. Mr. Cook informed the Board that the Hampton Roads Workforce Council provides talent solutions to support economic growth across the region. He stated that the organization focuses on helping employers recruit, train, and retain talent while connecting jobseekers to training opportunities that promote upward mobility and long-term career success.

Mr. Cook reported that the Workforce Council has secured and leveraged over \$100 million in funding through various federal, state, local and private sources, and serves a wide range of populations across Hampton Roads, including youth, students, veterans, military spouses, transitioning service members and many others through its various programs such as NextGen, Virginia Career Works, Campus757, and the Hampton Roads Veterans Employment Center. He said that these programs serve as centralized hubs which provide career readiness, academic and vocational training, and which connect individuals with employers throughout the region. Mr. Cook highlighted that in the most recent program year the Veterans Employment Center assisted over 5,000 individuals, and that the NextGen Pathways program connected over 26,000 young people with 213 business and organizational participants.

Mr. Cook explained that the Regional Integrated Training Network focuses on key industries such as maritime, defense, and advanced manufacturing. He stated that the initiative includes efforts to expand training capacity, increase outreach, and support targeted populations, including veterans and underserved communities. Mr. Cook shared that the success of maritime workforce programs is being replicated within the healthcare sector through a regional partnership model including collaboration with educational institutions, healthcare providers, and economic development organizations to strengthen the healthcare workforce pipeline.

Ms. Williams thanked Mr. Cook for his informative presentation. There were many comments from Board Members, who expressed excitement for the partnership and opportunities the organization creates for the community.

Secretary/Treasurer's Report

Mrs. Kingston reminded the Board that the Chase Site at 1300 Marshall Avenue had been enrolled in Virginia Department of Environmental Quality's (DEQ's) Voluntary Remediation Program. She said that following additional testing and evaluation after the prior work on site, the Remedial Action Plan for the property identified two areas of the site that require additional remediation where soils show contaminant levels exceed acceptable thresholds. She stated that additional soil excavation and replacement with a clean soil cap is required in the areas of the former incinerator and along the southwestern edge of the property. Mrs. Kingston said that the City's Purchasing office issued an invitation for bids for this work and that after evaluation by the EDA's consultant, Arcadis, EnviroTrac LLC was determined to be the lowest responsive bidder with a proposal of \$738,000. She said she would seek a Motion at the end of her report to authorize the contract.

Mrs. Kingston reminded the Board of its authorization of a temporary easement to allow D.R. Horton to complete initial development activities in connection with the Parkside at Endview Project. She said that while D.R. Horton is progressing with its plan approvals connected with the first phase, an additional easement is required in connection with the stormwater master plan and the project's erosion and sediment control program. She said that to balance the discharge of sediment and pollutant runoff connected with the project and development of the site, portions of the forested areas within the property need to be preserved, and that this is consistent with the approved master plan for the project and aligns with the stormwater master plan for the property.

Mrs. Kingston said that as part of this work a land cover easement for approximately 11.3 total acres of the property will need to be conveyed to the City. She stated that the instrument has been drafted by the City Attorney's Office and requires the easement areas remain undisturbed and maintained in a natural vegetated state, noting that as the project progresses and more forest area is used to meet the stormwater master plan requirements, additional Land Cover Easements will be brought for authorization. Mrs. Kingston said that she will seek a Motion at the end of her report to approve the necessary documentation.

Mrs. Kingston said that during March, staff received notice that Armada Hoffer and its special purpose entity, Washington Avenue Apartments, LLC, is proceeding with the sale of the Liberty Apartments and Liberty Shoppes to Harbor Group International. She said that

the IDA was integral to the public-private partnership to develop the Apprentice School and the Liberty Apartments & Shoppes, further noting that the IDA continues to own the parking garage supporting the retail and housing parking which are under license agreements with Armada Hoffer entity Washington Avenue Apartments, LLC. Mrs. Kingston stated that in connection with the planned sale, the IDA has been asked to consent to assignment of the agreements to the new ownership, noting that staff considers the ownership change as a positive opportunity, especially related to renewed energy for leasing at the Liberty Shoppes. She said she would seek a Motion at the end of her report to assign the agreements.

Mrs. Kingston said that the Peninsula Industrial Finance Corporation (PIFC) Board is the approval body for one of our older loan programs, the Peninsula Revolving Loan Fund and the more recently established Peninsula CARES Act Loan Fund, both of which are designated for businesses in both Newport News and Hampton. She noted that PIFC has a five-member Board and both Hampton and Newport News EDA/IDA Boards make appointments to the PIFC Board, including two representatives from Hampton and three representatives from Newport News. She stated that Newport News currently has two vacancies and therefore staff has been working to review candidates for the Board to appoint. She noted that the one currently serving Board member is Amber Rice with Old Point National Bank.

Mrs. Kingston stated that there is presently one candidate for consideration, Ms. Lisa Herring. She explained that staff have met with Ms. Herring, and feel strongly that she will bring new experience and fresh ideas to the PIFC Board. Mrs. Kingston informed the Board of Ms. Herring's finance background with Capital One, and more recently her establishment of a nonprofit organization, SIPPCARES757, where she is Executive Director. She said that she will be seeking a Motion at the end of her report to appoint Ms. Herring. Mrs. Kingston said that once staff have identified and vetted another potential candidate to fill the final vacancy, she will return to the Board with her recommendation.

Mrs. Kingston explained that on March 16th Governor Spanberger announced a Port Host Communities Revitalization Fund award of \$480,000 to the City for the Seafood Industrial Park's (SIP's) outer harbor pier and dolphin moorings. She said that the grant will allow for replacement of deteriorated wooden pilings, repair rubber fenders installed on the dolphins, and repair cracks on the concrete pier at SIP. She said that this award supports revitalization of port-related facilities in Virginia's port host communities, and that these funds will supplement a previously-awarded grant of \$850,000 from the Aid to Local Ports grant program, enabling the City to preserve this important City asset in support of Virginia's

seafood and marine industries. She acknowledged and thanked Brittany Thompson and Doreen Kopacz for their work pursuing this funding opportunity.

Mrs. Kingston informed the Board that on Wednesday, April 1st, the Newport News Planning Commission held a public hearing regarding the Carleton Advanced Manufacturing Site rezoning from R9 Mixed Use Residential to M1 Industrial, in order to match the existing 2040 Comprehensive Plan industrial designation for the site. She said that Derek Perry spoke and provided justification on behalf of the EDA's application, and that Cathy Williams, Alonzo Bell, and several others spoke in favor of the rezoning. Mrs. Kingston said that Planning Commission voted unanimously to recommend to City Council approval of the rezoning and explained that this item will now move on to a City Council public hearing on April 28th. She said that this is an important step forward for future advanced manufacturing job creation and new capital investment in our City.

Mrs. Kingston noted that after monitoring the status of the award and re-compete for the operating contract for Jefferson Lab, staff learned earlier during the week that the U.S. Department of Energy has selected SURATech, LLC to manage and operate Jefferson Lab, bringing together a team led by the Southeastern Universities Research Association and Virginia Tech, supported by industry partners including Honeywell, Longenecker and Associates, Akima Support Operations and AtkinsRéalis. She said that operations under SURATech begin on June 1st after a transition period with the current operator, SURA. She acknowledged that this is a positive announcement for Jefferson Lab and staff will begin coordination and outreach with the SURATech team now that this selection has been completed.

Mrs. Kingston shared she along with several staff members attended the Virginia Economic Developers Association (VEDA) Spring Conference in Williamsburg on March 26-27th, noting that the theme of the conference was "The Power of Connection." She said that sessions included Connecting with Universities for Talent and Innovation, as well as Virginia's AUKUS Opportunities, and that attendees heard from the new Secretary of Commerce and Trade and received an update on operations and marketing strategy from the Virginia Economic Development Partnership.

Mrs. Kingston shared that staff recently participated in the City of Norfolk's Housing and Neighborhood Infrastructure Contracting Symposium in partnership with the Virginia Department of Small Business and Supplier Diversity. She explained that Newport News was invited to participate in a panel with other Hampton Roads localities to share housing and infrastructure development opportunities, highlighting opportunities such as EDGE site developments and other project opportunities with the EDA.

Mrs. Kingston informed the Board that the IDA received several requests to waive its right of repurchase:

- The IDA received a request to waive its right of repurchase in connection with the sale of the property located at 251 Enterprise Drive in Oakland Industrial Park. The 4.4-acre property is being sold by current owner, Jaymack Properties South, LLC, to Target Flavors, LLC for a purchase price of \$6.5 million. The buyer, Target Flavors, will continue its operations within the facility. After receiving the concurrence of Chair Williams, the request to waive the IDA's right of repurchase was approved.
- The IDA received a request to waive its right of repurchase in connection with the sale of the property located at 260 Enterprise Drive in Oakland Industrial Park. The 6.16-acre property is being sold by current owner, Custom Vinyl Products, LLC., to CoreOne Industrial, LLC for a purchase price of \$4.6 million. Custom Vinyl Products will continue its operations within the facility. After receiving the concurrence of Chair Williams, the request to waive the IDA's right of repurchase was approved.
- The IDA received a request to waive its right of repurchase in connection with the sale of property located at 1011 44th Street. The 1.06-acre property is being sold in combination with the adjacent 1031 44th Street to Newport News Partners, LLC. The current leases of the property to Ockerman Automation Consulting and MasTec, a natural gas contractor, are being assigned to the buyer and will remain in place after the sale. After receiving the concurrence of Chair Williams, the request to waive the IDA's right of repurchase for the property was approved.

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.

Mr. Archer said that City staff had worked diligently to complete and present a balanced budget proposal to City Council. He stated that during the coming weeks there would be public hearings and work sessions prior to Council approval, which was expected during the first regular meeting on May 12th.

Ms. Williams introduced a Motion to authorize a contract by and between the EDA and EnviroTrac LLC, connected with the remediation of the Former Chase Packaging Site located at 1300 Marshall Avenue, and funding in the amount of \$810,000, which includes

contingency, subject to review and approval of all documentation by EDA Legal Counsel. Mr. Miller so moved and Mr. Beale seconded the motion, which passed unanimously on a roll call vote.

Ms. Williams introduced a Motion to authorize a Deed of Land Cover Easement for VESMA and VRRM Compliance by and between the EDA and the City of Newport News, Virginia, in connection with development of Parkside at Endview at 350 Yorktown Road, subject to review and approval by EDA Legal Counsel. Mr. Miller so moved and Mr. Beale seconded the motion, which passed unanimously on a roll call vote.

Ms. Williams introduced a Motion to consent to the assignment of the Workforce Housing Parking License Agreement and Retail Parking License Agreement between the IDA and Washington Avenue Apartments, LLC to HGI Acquisitions, LLC, or its designee or affiliate, in connection with the planned sale of 3301 Washington Avenue, subject to review and approval of all documentation by IDA Legal Counsel. Ms. Gargiulo so moved and Mr. Miller seconded the motion, which passed unanimously on a roll call vote.

Ms. Williams introduced a Motion to approve the appointment of Lisa Herring to the PIFC Board, to complete an unexpired term which will end on December 31, 2026. Mr. Beale so moved and Ms. Gargiulo 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 10:10 a.m., Mr. Miller 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 (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; 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 for a projects in the northern section of the City, a project in the central section of the City, and a project in the southern section of the City. Ms. Gargiulo seconded the motion, which passed 3-0-1 on a roll call vote, with Mr. Beale abstaining due to a potential conflict of interest related to his employment.

At 10:44 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. Miller seconded the motion which passed 3-0-1 on a roll call vote, with Mr. Beale abstaining, having recused himself and stepped out of the room for the discussion of the potential conflict of interest related to his employment.

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. Mr. Beale 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. Beale presented the Revolving Loan Fund Committee report, which did not require board ratification.

Draft Resolution of Appreciation for Jonathan P. Skinner

Ms. Williams informed the Board that the draft Resolution of Appreciation for Jonathan Skinner was sent in advance and was provided at their places, and she invited the Board to forward any input, comments or edits to Ms. Robison.

Ms. Williams asked if Board members had any questions, and there were none. Ms. Williams introduced a Motion to adopt the Resolution of Appreciation for Jonathan Skinner. Mr. Miller so moved and Mr. Beale seconded the motion, which passed unanimously on a roll call vote.

Approval of Minutes of the Regular Meeting of March 6, 2026

Ms. Williams asked for approval of the Minutes of the Regular Meeting of March 6, 2026. Ms. Gargiulo so moved, and Mr. Beale seconded the motion, which passed unanimously on a roll call vote.

Approval of Minutes of the Special Meeting of March 19, 2026

Ms. Williams asked for approval of the Minutes of the Special Meeting of March 19, 2026. Mr. Beale so moved, and Ms. Gargiulo 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 10:51 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: April 3, 2026

The Design Review Committee met on March 24th to consider a request by Tidewater Structures, on behalf of Jose Tequila's Mexican Grill and Bar, for approval of a site plan and elevation sheet depicting a proposed roof structure for a covered patio seating area at 615 Thimble Shoals Boulevard 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 Scotty Signs, on behalf of Maurice Electrical Supply Company, for approval of an elevation depicting a proposed illuminated, building-mounted sign at 745 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.

This Report requires Board ratification.

A handwritten signature in black ink that reads 'X. J. B. for'.

Daniel L. Chenoweth

DLC:brt

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Date, Time, and Location: March 24, 2026, at 8:00 a.m. at 11820 Fountain Way, Suite 300, Newport News, VA 23606

Members Present: Daniel Chenoweth, Xavier Beale, Robert D. Mann, Teresa Nettles, Bryan Trainum, Elizabeth W. Willis

Members Absent: George Hankins, George Schraudt, Sylvia S. Weinstein Craft



**ECONOMIC DEVELOPMENT AUTHORITY
INDUSTRIAL DEVELOPMENT AUTHORITY**

TO: Board of Directors
FROM: Chair, Executive Committee
SUBJECT: Chair's Report
DATE: April 3, 2026

The Executive Committee met on March 17th. The majority of the Committee's items were handled in Closed Session.

Following the Closed Session briefing, the Committee authorized execution of an amendment to the sub-sublease by and between the EDA and K23 Catering L.L.C. (Saté) to provide for the deferral of rent and payments due under the sub-sublease to July 1, 2026, and to provide a \$60,000 advance for tenant buildout for K23's space in Fountain Plaza Two at mutually-agreeable repayment terms, subject to review and approval of all documentation by EDA Legal Counsel.

Under New Business, the Committee inquired about the status of the James River Strand project. Staff shared that the City and its Department of Engineering are coordinating with the Surety to complete the project, and that additional details will be shared as available.

This report requires Board ratification.

R.C. Miller

RCM:jer

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Date, Time and Location: March 17, 2026 at 12:00 pm at 11820 Fountain Way, Suite 300, Newport News, VA

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

Members Absent: Faye Gargiulo



**ECONOMIC DEVELOPMENT AUTHORITY
INDUSTRIAL DEVELOPMENT AUTHORITY**

TO: Board of Directors
FROM: Chair, Revolving Loan Fund Committee
SUBJECT: Chair's Report
DATE: April 3, 2026


The Revolving Loan Fund Committee met on March 25th.

Staff presented an overview of the Newport News Capital Fund (NNCF), including its history and impact over the last 30 years, the role of the RLF Committee, procedures for loan monitoring and delinquency management and current outreach and marketing efforts.

The Committee discussed job creation requirements for loan recipients and considered potential strategies to enforce those requirements.

Additionally, a brief update on the loan for SK8 House NN LLC was provided. Staff shared that the business' CPA submitted the requested financial documents and that a more detailed update will be provided following review.

This Report does not require Board ratification.



Xavier Beale

XB:tw

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Date, Time and Location: March 25, 2026 at 12:30 p.m. at 11820 Fountain Way, Suite 300, Newport News, VA

Members Present: Xavier Beale, Nicole Guajardo, Cathy Williams, George Knight, John Lunsford and Sharon Owens-Clark

Members Absent: none