

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 May 1, 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 L. Beale
Daniel L. Chenoweth
Faye P. Gargiulo
Nicole R. Guajardo, Ph.D.
Alan K. Archer, City Manager, ex-officio
Florence G. Kingston, Secretary/Treasurer, ex-officio

Absent:

George "Hank" Hankins, excused

Legal Counsel:

Conway H. Sheild, III

Staff

Joy Robison, Assistant Secretary
Jessica Jacobs, Recording Secretary

Also present:

TW Bruno, Partner, McGuireWoods
Daniel Wolfe, Founder/President, USI
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. There were none.

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

Mrs. Kingston reminded the Board that at the March 6th Board meeting, there was a public hearing regarding Christopher Newport University (CNU) Real Estate Foundation's bond issuance request. She said that the request was for an amount not to exceed \$3,000,000 and noted that the initial resolution was approved by the Board on March 6th and was also approved by City Council at its April 14th meeting. Mrs. Kingston shared that the Board is being asked to approve a final Resolution for the bond issuance required for the bond closing. She advised the Board that T.W. Bruno, CNU's bond counsel was present and noted that she had available the draft bond closing documents, if any of them had questions.

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

Ms. Williams introduced a Motion to Authorize Resolution 26-2 as presented. Mr. Beale seconded the motion, which passed 5-0-1 on a roll call vote, with Dr. Guajardo abstaining due to a potential conflict of interest related to her employment with CNU.

Hampton Roads Mobility Innovation Center (MIC) Presentation

Mrs. Kingston said she was excited to provide the Board with an update on the Hampton Roads Mobility Innovation Center, known as MIC. She reminded the Board that the GO Virginia Board approved the project at its last meeting, and that the Governor shared the news in a brief announcement.

Mrs. Kingston stated that the vision was to establish Hampton Roads as a national hub where next generation crewed and uncrewed aircraft systems (UAS), advanced air mobility (AAM), and traditional aviation all safely and seamlessly operate. She noted that our region maintains approximately eight times the national concentration of aerospace and aviation employment. She noted that with military installations actively growing R&D and UAS

usage, and with public safety entities being a high-growth area for UAS deployment, the entire workforce pipeline from K-12 through university-level education programs are striving to meet future demands. She said that despite these strengths, the region lacks a critical piece of infrastructure needed for education and training in this arena – an FAA-aligned Beyond Visual Line of Sight (BVLOS) operating environment – in addition to a lack of regulated counter-UAS testing capacity. She further shared that the region does not have the shared-use operational assets required for advanced training, validation, regulatory readiness, and ultimately UAS operations. Mrs. Kingston informed the Board that the Mobility Innovation Center (MIC) is designed specifically to help resolve these constraints by developing new, stackable skill sets and scalable programming.

Mrs. Kingston stated that the MIC goals align closely with GO Virginia Region 5's Growth and Diversification Plan, as well as the Hampton Roads Workforce Council's Talent Pathways Initiatives and the Hampton Roads Alliance's Playbook framework of Defense, Energy, Aerospace and Logistics. She said that, importantly, the MIC also aligns with the Department of Aviation's Advanced Air Mobility Strategy (DOAV), supporting its commitment to fostering community-led approaches that strengthen Virginia's AAM and UAS presence and capabilities, and that the DOAV fully supports the MIC.

Mrs. Kingston referenced private leverage partners, as well as the public and university partners committed to MIC implementation, referencing letters of support received from federal, military, state, regional, local and private entities. She said that these partners understand that the Mobility Innovation Center converts a clearly identified infrastructure gap into regulated, shared-use operational capability with the capacity for sustained growth, and that it positions Newport News for long-term economic diversification in high-growth aviation industries.

Mrs. Kingston introduced Dan Wolfe, CEO, Universal Systems International (USI), the primary private sector partner who will lead the MIC implementation. Mr. Wolfe greeted the Board and provided an overview of the Hampton Roads Mobility Innovation Center (MIC), describing it as a regional initiative focused on advanced aviation, workforce development, public safety, and innovation.

Mr. Wolfe stated that Advanced Air Mobility (AAM), unmanned aviation systems (UAS), and electric vertical takeoff and landing (eVTOL) services are projected to experience significant growth in Virginia over the next decade, with approximately 10,200 potential jobs anticipated. He explained that Hampton Roads already possesses strong aerospace, defense, research, airport, and maritime assets, but lacks sufficient shared operational infrastructure for training, demonstrations, and industry use. Mr. Wolfe discussed the MIC's

role in providing FAA-aligned, real-world testing and training environments for advanced crewed and uncrewed aviation operations, as well as counter-unmanned system integration. He stated that the MIC initiative supports workforce development, first responder readiness, business attraction, and long-term economic diversification efforts throughout the region.

Mr. Wolfe provided an overview of the proposed partnership between Newport News/Williamsburg International Airport (PHF) and the Newport News Park Radio Control Club (NNPRCC) UAS Range. He explained that the connected operating environment would support uncrewed aircraft operations and training, advanced operational demonstrations, public safety exercises, counter-drone activities, applied research, and workforce training opportunities in a regulated environment. Mr. Wolfe outlined several anticipated regional benefits including support of public safety initiatives such as drone as first responder training, creation of employment-ready workforce pathways through industry-recognized certifications and internships, connection of educational institutions with applied research opportunities, attracting outside industry investment, strengthening PHF as an advanced aviation asset, and establishing a scalable regional platform for future growth.

Mr. Wolfe presented the workforce and educational pathway associated with the MIC initiative, explaining that the phased model moves participants from industry-recognized certificates into job-ready roles, internships, coursework, laboratories, applied research opportunities, and future degree programs and is designed to create a clear regional talent pipeline aligned with employer and industry needs. He also described potential public safety applications supporting faster situational awareness, operational testing and validation, emergency response preparedness, police and fire service applications, and enhanced regional coordination capabilities for local agencies.

Mrs. Kingston said that MIC reinforces the airport's revenue diversification strategy and aligns with the Airport Master Plan and plans for AirCommerce Park. She asked that the Board approve the necessary next steps, approving the Go Virginia Grant Contract and the Memorandum of Agreement with USI.

Ms. Williams introduced a Motion to authorize execution of the Commonwealth of Virginia GO Virginia Per Capita Allocation Grant Contract Number 26-GOVA-05E by and between the Commonwealth of Virginia, the Virginia Department of Housing and Community Development, the Hampton Roads Executive Roundtable, and the EDA, in connection with the development of the Hampton Roads Mobility Innovation Center, along with all documents necessary for the implementation of the grant, to include partner agreements, subject to review and approval of all documentation by EDA Legal Counsel. Mr. Beale

seconded the motion, which passed 5-0-1 on a roll call vote, with Dr. Guajardo abstaining due to a potential conflict of interest related to her employment with CNU.

Ms. Williams introduced a Motion to authorize execution of a Memorandum of Agreement by and between Universal Solutions International, Inc. and the EDA in connection with the implementation of the Hampton Roads Mobility Innovation Center GO Virginia Per Capita Allocation Grant, subject to review and approval by EDA Legal Counsel. Ms. Gargiulo seconded the motion, which passed 5-0-1 on a roll call vote, with Dr. Guajardo abstaining due to a potential conflict of interest related to her employment with CNU.

Secretary/Treasurer's Report

Mrs. Kingston said she was pleased to announce the addition of two new staff members who joined the team in April as Project Development Coordinators. She introduced Morgan Stewart, who graduated from Old Dominion University with a Master's in Public Administration and Donnie Hart, a CNU graduate, who is working on his Master's in Public Administration from VCU. Mrs. Kingston said that under Brittany Thompson's training and guidance they are quickly acclimating to their roles and noted that their creativity and fresh perspectives will have meaningful impacts.

Mrs. Kingston shared that staff has been working to finalize an arrangement between Achievable Dream, Newport News School Board (NNSB) and the EDA, where the EDA was used as a vehicle to finance the construction of the Achievable Dream Middle and High School, located at 5720 Marshall Avenue. She said that the intent for this arrangement when it was first established by the Deed of Lease between ADM&HS, LLC and the EDA, dated July 27, 2006, was for the improvements to be transferred to NNSB upon completion of the financing term, with \$1 leaseback to Achievable Dream. Mrs. Kingston said that the final payment towards that financing has been made and we are now approaching the July 2026 expiration of the lease.

Mrs. Kingston noted that pursuant to the lease provisions, NNSB must provide written notice to the EDA no less than six months prior to the expiration of the lease in order to exercise its \$1 purchase option. She shared that NNSB has provided notice to exercise the purchase option to the EDA and has approved a Resolution to authorize necessary actions to accept the transfer, and that once conveyance to NNSB is complete, the EDA's obligations as Landlord will transfer to NNSB. She shared that she would seek a Motion at the end of her report to authorize the conveyance.

Mrs. Kingston reminded the Board that Riverside is continuing its buildout and equipping of 11008 Warwick Boulevard for its Health Care Center Warwick. She said that, in parallel, Riverside has continued to evaluate how to best serve its patients, especially those with the OB/GYN and Family Medicine practices at that location. Mrs. Kingston shared that Riverside has engaged with Hampton Roads Community Action Program, Virginia Peninsula Foodbank, and Williamsburg-James City County Community Action Agency for the co-location of these supportive services at Health Care Center Warwick, noting that this will improve the accessibility of these resources for those receiving health services from Riverside. Mrs. Kingston said that Riverside has requested that the EDA approve the sublease of a portion of 11008 Warwick Boulevard for these community support agencies. She shared that she would seek a Motion at the end of her report to authorize the sublease.

Mrs. Kingston said that on April 28th, Newport News City Council unanimously approved the change of zoning for the Carleton Advanced Manufacturing Site to Industrial. She shared that in addition to the EDA speaking on behalf of the application with Chair Williams' recommendation in written record, Doug Smith with Hampton Roads Alliance and Bob McKenna with the Virginia Peninsula Chamber of Commerce spoke in support of the change of zoning. Mrs. Kingston noted that this is a major milestone in advancing site readiness and competitiveness of the Carleton Advanced Manufacturing Site and establishes this property as a key site for major economic development prospects.

Mrs. Kingston shared that on April 22nd, she and Brittany Thompson attended the 20th Annual Chancellor's Award for Leadership in Philanthropy Luncheon in Richmond alongside Councilman John Eley and representatives from Virginia Peninsula Community College (VPCC). She said that the event recognizes individuals and organizations that have supported schools within the Virginia Community College System and that VPCC recognized the City of Newport News and the Newport News Economic Development Authority as honorees for our combined contributions to the development of the Newport News Workforce Trades Center.

Mrs. Kingston noted that the new format for featuring staff activities was attached to her report and that a copy would be emailed to them following the meeting.

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 congratulated staff on their hard work for the rezoning of the Carleton Advanced Manufacturing Site and their accomplishments on the MIC.

Ms. Williams introduced a Motion to authorize conveyance of the improvements located at 5720 Marshall Avenue, consisting of an approximately 100,944 square-foot school, from the EDA to the Newport News School Board, in accordance with the First Amendment to Deed of Lease dated August 23, 2013, by and between ADM&HS, LLC and the EDA, subject to review and approval of all documentation by EDA Legal Counsel. Mr. Beale so moved and Dr. Guajardo seconded the motion, which passed unanimously on a roll call vote.

Ms. Williams introduced a Motion to authorize the sublease of approximately 3,000 SF of space at 11008 Warwick Boulevard by Riverside Hospital, Inc. to the Virginia Peninsula Foodbank, Hampton Roads Community Action Program, and the Williamsburg-James City County Community Action Program, subject to review and approval of all documentation by EDA Legal Counsel. Dr. Guajardo so moved and Mr. Beale 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 9:44 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 a prospective business considering locating in the central 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 project in the southern section of the City, and a project in the central section of the City. Ms. Gargiulo seconded the motion, which passed 5-0-1 on a roll call vote, with Mr. Beale abstaining due to a potential conflict of interest related to his employment.

At 10:07 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. Dr. Guajardo seconded the motion, which passed 5-0-1 on a roll call vote, with Mr. Beale abstaining due to a 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. Chenoweth presented the Design Review Committee report, which passed unanimously on a roll call vote. Ms. Gargiulo presented the Marketing Committee report which did not require Board ratification. Dr. Guajardo presented the South Newport News Committee report, which did not require board ratification.

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

Ms. Williams asked for approval of the Minutes of the Regular Meeting of April 3, 2026. Ms. Gargiulo so moved, and Mr. Beale seconded the motion, which passed unanimously on a roll call vote.

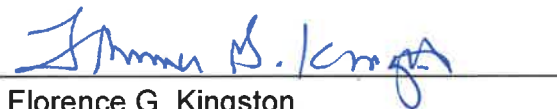
Unfinished Business

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: May 1, 2026

The Design Review Committee met on April 16th to consider a request by Merrick & Company, on behalf of Huntington Ingalls Industries – Newport News Shipbuilding, for approval of a site plan, elevations, and specification sheets depicting a proposed building structure at 182 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.

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

Daniel L. Chenoweth

DLC:brt

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Date, Time, and Location: April 16, 2026, at 8:00 a.m. at 11820 Fountain Way, Suite 300, Newport News, VA 23606

Members Present: Daniel Chenoweth, Robert D. Mann, Teresa Nettles, Bryan Trainum, Sylvia S. Weinstein Craft, Elizabeth W. Willis

Members Absent: Xavier Beale, George Hankins, George Schraudt

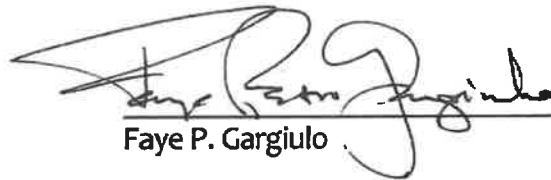


**ECONOMIC DEVELOPMENT AUTHORITY
INDUSTRIAL DEVELOPMENT AUTHORITY**

TO: Board of Directors
FROM: Chair, Marketing Committee
SUBJECT: Chair's Report
DATE: May 1, 2026

The Marketing Committee met on April 16th. Fourteen40 Marketing facilitated an interactive exercise to collect feedback on concepts for new City Center entrance signage. Members were led through discussion of the pros/cons of an array of signs from around the country, and how such concepts might reflect on City Center.

This report does not require Board ratification.



Faye P. Gargiulo

FPG:mb

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Date, Time and Location: April 16, 2026 at 11:30 a.m. at 11820 Fountain Way, Suite 300, Newport News, VA

Members Present: RC Miller, Faye P. Gargiulo, Nicole Guajardo, JB Crowley, Tyler Neese

Members Absent: Ryan Sparks



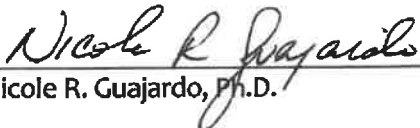
**ECONOMIC DEVELOPMENT AUTHORITY
INDUSTRIAL DEVELOPMENT AUTHORITY**

TO: Board of Directors
FROM: Chair, South Newport News Committee
SUBJECT: Chair's Report
DATE: May 1, 2026

The South Newport News Committee met on April 7th and toured the former Saints Constantine & Helen Greek Orthodox Church at 2591 West Avenue and the West Avenue Library at 2907 West Avenue. During the tour, committee members were briefed on the significance of these properties as part of the initial request for proposal (RFP) releases stemming from last fall's EDGE Summit, as well as their role in advancing the broader Downtown Newport News redevelopment goals.

Members were also informed that the RPFs for both sites were currently active, with responses due on April 17th. Updates on both properties will be provided at the next quarterly meeting.

This report does not require Board ratification.



Nicole R. Guajardo, Ph.D.

NRG:brt

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Date, Time and Location: April 7, 2026, 4:00 p.m. at the Greek Church, 2591 West Avenue, Newport News, VA 23607 and West Avenue Library, 2907 West Avenue, Newport News, VA 23607

Members Present: Nicole R. Guajardo, Xavier Beale, George Hankins, Carl Burt, Troy Smith Jr.

Members Absent: None