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 July 10, 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.
George “Hank” Hankins
Alan K. Archer, City Manager, ex-officio
Florence G. Kingston, Secretary/Treasurer, ex-officio

Legal Counsel:

Raymond H. Suttle, Jr.

Staff

Joy Robison, Assistant Secretary

Also present:

Phillip Jones, Mayor
Curtis Bethany, Vice Mayor
Eoghan Miller, Deputy City Manager
Robert Pealo, City Attorney
Jody Saunders, Director, Department of Communications
Steven A. Meade, Carney Patterson Meade, PLC
Christopher Morello, Executive Director, Newport News Williamsburg Airport

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. Elizabeth McCoury read comments on behalf of Yugonda Sample-Jones, who was unable to attend the first part of the meeting, sharing that, on the occasion of Mrs. Kingston's last meeting before retirement, how grateful she was to her for taking the time to educate her and help shape her into the community advocate she has become. She thanked Mrs. Kingston for her leadership, patience and commitment to building not only businesses, but people.

Business Retention Report

Ms. Williams asked Shakir Johnson to present the Business Retention Report. Mr. Johnson reported that Oakland Industrial Park businesses continue to perform well. He said that Oakland is currently home to 29 businesses including a strong mix of national, international, and long-standing local businesses. He noted that Interstate Warehousing, which supports customized, temperature-controlled distribution for the food industry, remains stable despite tariff impacts on the food and beverage industry, and that the Newport News facility spans more than 355,000 square feet, includes 34 dock doors and 52,000 pallet positions. He said that other major Oakland tenants include Pepsi, High Liner Seafood, and Swiss Logistics, along with other businesses such as Pensoft, Advanced Electrical, and Riverside Paper. He stated that retaining this diverse business mix underscores the park's continued importance to the business community.

Mr. Johnson stated that staff continues to contribute to the *Newport News Now* email newsletter with monthly business highlights, noting that more than 200 Newport News small businesses have been featured, such as:

- *Deyong's Boots* – A long-standing, family-run leather and boot repair and retail business founded in 1953. Now operated by Marissa Deyong, the business continues its tradition of high-quality customer service.
- *KB Fabrication* – A custom welding and fabrication business founded in 2023 by Newport News native Travis Mowery. The family-operated shop serves residential, commercial, and industrial clients with welding, trailer repair, and CNC plasma cutting services.

- *Hospital To Home* – A medical transportation company founded in 2021 by John Yates. The business has grown from providing non-emergency transport to offering full emergency services, organ transport, and EMT training, with multiple offices statewide.

Mr. Johnson shared that Harper and Company, established in 1997 and purchased by long-time employee Dan Berry in 2015, is transitioning its branding to Berry and Company. The commercial swimming pool equipment and service provider serves a large customer base including government facilities, YMCAs, and amusement parks. Updated signage and fleet branding will reflect the new name while maintaining recognition as an established local business.

Mr. Johnson said there is renewed interest in reenergizing the Copeland Industrial Park's Business Association, a shared effort with the City of Hampton, as the park spans both localities. Staff from both localities will evaluate how best the Association can support businesses moving forward, including updating marketing efforts.

Mr. Johnson reported that staff has continued to assist companies with practical assistance in navigating City processes, providing Eastern Floor Covering, located on Denbigh Boulevard and operating since 1976 as a recent example. The company recently replaced an aging sign which required collaboration between the business, the sign company, the zoning department and others to enable installation of the new sign.

Mr. Johnson closed his report by providing some updated business license totals, reporting that 2025 totals far exceeded 2024's accounts by 1,616 or 12.65 percent, marking the highest total since 2021 and beginning to return to pre-pandemic levels.

Board members asked for more granular information on the business licenses regarding revenues, taxes paid, and retention of brick and mortar businesses in the City. Mrs. Kingston explained that Mr. Johnson and Ms. Hool could work on some of that analysis, but that the Commissioner of the Revenue's office only provides very broad set of revenue information in order to protect business confidentiality.

Ms. Williams thanked Mr. Johnson for his report and asked for the Secretary/Treasurer's Report.

<u>Secretary/Treasurer's Report</u>

Mrs. Kingston congratulated Amber Turner for graduating from the 2026 Class of the Virginia Peninsula Chamber of Commerce's LEAD Peninsula Program. She noted that LEAD Peninsula is a community and civic immersion initiative that provides participants with a comprehensive, behind-the-scenes look at the systems and industries that support the Peninsula's economic vitality and operational efficiency. Mrs. Kingston shared that Amber expressed sincere appreciation for the experience and stated that staff is pleased to continue participation in this long-standing regional leadership program.

Mrs. Kingston reported that staff continues to work closely with businesses and property owners to market available State Enterprise Zone incentives. She reminded the Board that applications are due in April and are processed by the Commonwealth during the summer. She stated that Newport News remains among the top communities with the highest number of active zone participants. For Grant Year 2025, 13 Newport News property owners and businesses applied for the Real Property Investment Grant and Job Creation Grant programs and that applicants received a combined $1.1 million in state grants, representing 7.8 percent of total statewide awards. Collectively, these businesses invested more than $29 million and hired over 350 individuals. Mrs. Kingston thanked Maddie Hool for her diligent work as the Local Zone Administrator.

Mrs. Kingston shared that City Council recently approved the renewal of its lease of Fountain Plaza Two, a key facility supporting City operations. She stated that the current lease expires on July 31, 2027, and that the City exercised its five-year renewal option following successful negotiations with the landlord, CCOP, LLC, establishing a new lease term from August 1, 2027, through July 31, 2032. In addition, Council authorized an addendum to the sublease of the first-floor retail space to the EDA, extending that term through July 31, 2032, with all other sublease provisions remaining unchanged and therefore, she would seek a Motion at the end of her report to authorize Addendum No. 1 to the Sublease Agreement with the City.

Mrs. Kingston informed the Board that Hunt Military Communities, developer for the HomePort Hampton Roads II project, submitted a request for the IDA to grant an easement to Virginia Electric & Power Company on the IDA-owned parcel at 2875 Warwick Boulevard. She explained that the requested 15-foot easement is necessary to support the undergrounding of electrical service and utilities associated with the project and related right-of-way improvements. To support timely implementation of the HomePort Hampton Roads II project, Mrs. Kingston stated she will request a Motion at the end of her report to approve the right-of-way agreement.

Mrs. Kingston reminded the Board that in March, the Board authorized a Right of Entry & Use Agreement and the transfer of a 5.7-acre EDA-owned parcel to the City for redevelopment of the Grissom Library at the Sherwood Site. She noted that the agreement was initially limited to demolition activities for the former shopping center and outbuildings at 13771, 13783, and 13785 Warwick Boulevard. Prior to completion of the property transfer, the Department of Engineering advised that a Dominion easement is required to relocate electrical infrastructure for the project. To maintain the construction schedule and streamline easement approvals, Mrs. Kingston recommended that the EDA grant the easement prior to transferring the property to the City and amend the Right of Entry and Use Agreement to allow construction activities to continue until conveyance is complete. She stated she will seek Motions at the end of her report to authorize these actions.

Mrs. Kingston reported that during the May Executive Committee meeting, staff reported that Dragon Garden would not seek renewal of its lease at Warwick Village Shopping Center after the current term ends in September. She said that in early June, the tenant requested an earlier departure and sought termination of the lease effective June 30, 2026. Staff supports the early termination request, and S.L. Nusbaum has prepared a Termination Agreement for which she will request a Motion at the end of her report.

Mrs. Kingston provided an update regarding Stylez Unique Barber. She reminded the Board that in November, the EDA granted the business an extension to continue operating in Warwick Village Shopping Center until June 2026. She noted that, based on previous discussions with the Executive Committee, the EDA's position has been not to pursue further renewals or extensions but that the owner, Jarvis Wright, recently requested additional time to relocate, citing challenges associated with his overseas military duties though he has remained proactive in pursuing new space. Given his circumstances, she said that staff recommended granting a 120-day extension to allow sufficient time for relocation and stated she will request a Motion at the end of her report to extend the lease.

Mrs. Kingston reported that Warwick Village Laundromat vacated its space as of June 1st. After coordination with property manager S.L. Nusbaum, the lease was terminated and the EDA took possession of the premises. She noted that $18,279.65 remains due under the lease. The owner, who also serves as guarantor, initially proposed a monthly payment plan of $500 before later offering a one-time payment of $9,000 to settle the outstanding balance. Given the administrative and legal burdens associated with collections efforts, staff recommends accepting the one-time payment and retaining the $1,250 security deposit. Mrs. Kingston stated she will request a Motion at the end of her report.

Mrs. Kingston informed the Board that additional staff activity updates are summarized in the attached supplement and that following the meeting, staff will forward the report and attachment via email for Board members' review.

She noted that the Active Projects, Partnerships and Incentive Agreements Tracking sheets were included in Board packages and offered to provide clarification or answer questions about any item.

Mrs. Kingston advised that the Monthly Financial Statements were included in the Board package and stated she would highlight a few items before taking questions. Mrs. Kingston concluded her report by inviting the City Manager to provide any updates or comments.

Mr. Archer reminded the Board about the upcoming groundbreaking for the new Grissom Library on July 16th at 10:00 am and said that he hoped to see them there.

Ms. Williams asked for a Motion to authorize execution of Addendum No. 1 to the Sublease Agreement between the City and the EDA, providing for an additional five-year term for the sublease of 6,500 square-feet of retail space in Fountain Plaza Two from July 1, 2027 to July 31, 2032, with all other terms and conditions to remain the same, subject to review and approval of all documentation by EDA Legal Counsel. Dr. Guajardo so moved and Ms. Gargiulo seconded the motion, which passed unanimously on a roll call vote.

Ms. Williams asked for a Motion to authorize a Right of Way Agreement conveying a 15-foot easement over IDA-owned property at 2875 Warwick Boulevard, to Virginia Electric and Power Company for the purposes of installing and maintaining an underground electrical service to support the HomePort Hampton Roads II project, 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 asked for a Motion to authorize execution of an Amended and Restated Right of Entry and Use Agreement by and between the EDA and City of Newport News, in connection with the demolition of structures, site preparation, construction, and related activities on 13771 Warwick Boulevard, and access over 13783 and 13785 Warwick Boulevard, necessary for the City's construction of the new Grissom Library, subject to review and approval of all documentation by EDA Legal Counsel. Ms. Gargiulo so moved and Mr. Beale seconded the motion, which passed unanimously on a roll call vote.

Ms. Williams asked for a Motion to authorize a Right of Way Agreement conveying a 15-foot easement over EDA-owned parcels #11900706 and #11900714 to Virginia Electric and

Power Company, as necessary for the relocation and installation of power infrastructure in connection with the construction of the new Grissom Library, subject to review and approval of all documentation by EDA Legal Counsel. Ms. Gargiulo so moved and Mr. Beale seconded the motion, which passed unanimously on a roll call vote.

Ms. Williams asked for a Motion to authorize execution of a Lease Termination Agreement by and between the EDA and Dragon Garden Zheng Inc., to terminate its 2,500 square-foot occupancy of Unit #446A at Warwick Village Shopping Center as of June 30, 2026, subject to review and approval by EDA Legal Counsel. Mr. Miller so moved and Ms. Gargiulo seconded the motion, which passed unanimously on a roll call vote.

Ms. Williams asked for 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, through October 31, 2026, with all other terms remaining the same, subject to review and approval by EDA Legal Counsel. Mr. Miller so moved and Ms. Gargiulo seconded the motion, which passed unanimously on a roll call vote.

Ms. Williams asked for a Motion to approve acceptance of a one-time payment of $9,000 from the owner and guarantor of Warwick Village Laundromat, in settlement of the outstanding lease balance for its former premises at Warwick Village Shopping Center, with the EDA to also retain the security deposit, subject to review and approval of all documentation by EDA Legal Counsel. Mr. Beale so moved and Mr. Chenoweth seconded the motion, which passed unanimously on a roll call vote.

<u>Assistant Secretary's Report</u>

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.

<u>Madison Government Associates Consultant Report</u>

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.

<u>Closed Session</u>

At 9:32 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 northern section of the City and in the southern section of the City; (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 discussion concerning the potential unannounced expansion of a business 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 central section of the City. Mr. Beale seconded the motion, which passed 6-0-1 on a roll call vote with Chair Williams abstaining due to a potential conflict of interest related to her employment.

At 9:57 a.m., the EDA/IDA Board returned to open session following a certification motion by Dr. Guajardo, 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. Ms. Gargiulo seconded the motion, which passed 5-1-1 on a roll call vote, with Chair Williams abstaining and Mr. Beale having left the meeting.

<u>Action(s) Coming Out of Closed Session</u>

Ms. Williams stated that there were four actions coming out of Closed Session. She asked for a Motion to authorize execution of an Easement Modification Agreement by and between the EDA and Francis John Antonio and Joyce A. Antonio, in connection with the vacation and replacement of the existing Paradise Way access easement serving 154 Paradise Way and 120 Campside Lane, as necessary for the planned Parkside at Endview project, subject to review and approval of all documentation by EDA Legal Counsel. Ms. Gargiulo so moved and Mr. Hankins seconded the motion, which passed unanimously on a roll call vote.

Ms. Williams asked for a Motion to authorize execution of an Easement Modification Agreement by and between the EDA and Darren P. Reese and Sherri L. Reese, Trustees, or their successors in trust, under the Reese Living Trust dated November 24, 2025, in connection with the vacation and replacement of the existing Paradise Way access easement serving 100 Campside Lane, as necessary for the planned Parkside at Endview project, subject to review and approval of all documentation by EDA Legal Counsel. Dr. Guajardo so moved and Ms. Gargiulo seconded the motion, which passed unanimously on a roll call vote.

Ms. Williams asked for a Motion to authorize execution of an Easement Modification Agreement by and between the EDA and Douglas Cornelius Brown and Katherine Lynette Brown, as Trustees of the Douglas Cornelius Brown Revocable Trust dated April 13, 2006 and the Katherine Lynette Brown Revocable Trust dated April 13, 2006, in connection with the vacation and replacement of the existing Paradise Way access easement serving 110 Campside Lane, as necessary for the planned Parkside at Endview project, subject to review and approval of all documentation by EDA Legal Counsel. Mr. Hankins so moved and Mr. Chenoweth seconded the motion, which passed unanimously on a roll call vote.

Ms. Williams asked for a Motion to authorize execution of an agreement by and between the EDA and D.R. Horton, Inc., memorializing D.R. Horton's obligations and responsibility as to commitments set forth in the Easement Modification Agreements for 154 Paradise Way and 120 Campside Lane, 100 Campside Lane, and 110 Campside Lane, in connection with the planned Parkside at Endview project, subject to review and approval of all documentation by EDA Legal Counsel. Ms. Gargiulo so moved and Mr. Chenoweth seconded the motion, which passed unanimously on a roll call vote.

<u>Committee Reports</u>

Ms. Williams called for the Committee Reports. Ms. Gargiulo presented the Revolving Loan Fund Committee report, which passed unanimously on a roll call vote.

<u>Approval of Minutes of the Regular Meeting of June 3, 2026</u>

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

Unfinished Business

Mrs. Kingston stated she would like to provide an update on the progress of the Seafood Market project. She reminded the board that the dredging new pier/dock construction project needed to begin first to ensure proper sequencing and to accommodate the necessary connections between the two projects and that all dredging activities and the test pile program were successfully completed. She noted that production piles (42 to date) have been installed except for the piles for the floating recreational dock, and that the contractor, Crofton, has continued to make great progress and is currently on schedule for completion of the new pier and docks in March 2027.

She advised that there have recently been some changes in the building code that have required updates to the fixtures within the Seafood Market and that both Engineering and Development staff have been coordinating with WPA to develop updated plans to bring the building into compliance with those changes and once complete, Purchasing will issue the IFB for the Market's construction.

Ms. Williams said that today's meeting, Mrs. Kingston's last EDA/IDA Board meeting, was bittersweet. She paid tribute to Mrs. Kingston's 45 years of service in Newport News economic development, citing such career highlights as the development of the Apprentice School, City Center, Tech Center, and Southeast Community redevelopment as just a few. Other Board Members, Mayor Jones, City Manager Archer and Development staff members spoke as well, emphasizing her dedication, integrity, mentorship, and earned respect from local, regional, community and statewide leaders.

Mrs. Kingston responded with gratitude for the support of City leadership and her staff, their shared love of public service and commitment to helping the City improve. She said she was determined to remain engaged post-retirement and looked forward to her next chapter.

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 10:52 a.m.

Derek E. Perry
Acting Secretary/Treasurer

ECONOMIC DEVELOPMENT AUTHORITY
INDUSTRIAL DEVELOPMENT AUTHORITY

TO: Board of Directors

FROM: Chair, Revolving Loan Fund Committee

SUBJECT: Chair's Report

DATE: July 10, 2026

The Revolving Loan Fund Committee met on June 24th.

Staff presented three (3) Façade Improvement Grant (FIG) Program requests:

- FIG request for $18,125 from World Class Solutions, Inc. for 305 Blair Avenue, to include repair/replacement of windows, doors and roof. There is no operating business currently located at the property.

- FIG request for $20,000 from World Class Solutions, Inc. for 2815 Huntington Avenue, to include parking lot improvements and awning over front door. The operating business currently located at the property is the applicant.

- FIG request for $20,000 from TGMC, LLC for 12567 Warwick Boulevard, to include motorized awnings for outside seating area. The operating business currently located at the property is Schooners Grill.

All FIG requests were unanimously approved, with one abstention from Committee member Sharon Owens-Clark on the first two FIG votes (305 Blair Ave & 2815 Huntington Ave) due to a conflict of interest as the owner of each property.

Additionally, staff provided an update on the loan for SK8 House NN LLC, noting that the borrower/guarantor paid the regular monthly payment for June 2026 of $2,170.78, as required by the latest modified agreement. Staff also noted that a loan in the portfolio for Ronin Enterprises paid off prior to its maturity date.

The Committee Chair requested staff to provide documentation outlining the internal FIG application process to all Committee members prior to the next Committee meeting.

This Report requires Board ratification.

X. I. B.

Xavier Beale

XB:tw
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Date, Time and Location: June 24, 2026, at 12:30 p.m. at 11820 Fountain Way, Suite 300, Newport News, VA
Members Present: Xavier Beale, George Knight, John Lunsford, Sharon Owens-Clark, Nicole Guajardo and Cathy Williams
Members Absent: None