

# Economic Development Authority of the City of Portsmouth

April 16, 2019

6<sup>th</sup> Floor Conference Room, City Hall  
801 Crawford, Portsmouth, VA

**COMMISSIONERS PRESENT:**

Anthony W. Hinds  
Tracy Link (arrived at 8:17 a.m.)  
Cathy Revell - Chairman  
Don L. Scott Vice Chairman  
Ray A. Smith, Sr.

**ALSO PRESENT:**

Robert D. Moore – Secretary  
Brian Donahue – Assistant Secretary  
Dr. Lydia Patton – City Manager  
Bob Baldwin – Deputy City Manager  
Kelsey Swieringa – Assistant City Attorney  
William E. Moody, Jr. – City Councilman  
Wendy Hu – Assistant CFO

**ABSENT:**

Kyle J. Kovachik – Treasurer  
Malcom Mitchell

**GUESTS:**

Mr. Daniel W. Aston – The Whitmore Company

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The Chairman called the meeting to order at 8:00 a.m.

**ACTION:** At 8:01 a.m. on a motion by Mr. Hinds and seconded by Mr. Smith, the Authority entered into a closed meeting pursuant to Virginia Code subsection 2.2-3711 A.3 for the purpose of discussing the acquisition and/or disposition of real property where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, specifically regarding the Victory Crossing area. **Roll Call Vote:** Mr. Hinds – yes; Mr. Kovachik – absent; Ms. Link – yes; Mr. Mitchell – absent; Ms. Revell – yes; Mr. Scott – yes; Mr. Smith – yes.

City Councilman Moody remained for the Closed Meeting.

**ACTION:** At 8:24 a.m., on a motion by Mr. Hinds and seconded by Mr. Scott, the Authority entered into an open meeting whereby only public business matters lawfully exempted from open meeting requirements under the Virginia Freedom of Information Act, and 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 closed meeting just concluded. **Roll Call Vote:** Mr. Hinds – yes; Mr. Kovachik – absent; Ms. Link – yes; Mr. Mitchell – absent; Ms. Revell – yes; Mr. Scott – yes; Mr. Smith – yes.

**ACTION:** On a motion by Mr. Smith and seconded Ms. Link, the Commissioners approved the following resolution:

**(0 Victory Boulevard; Tax Parcel 0524-0021)  
(Acquisition)**

WHEREAS, in December 2018 EDA acquired certain property from Victory Crossing Developers II, LLC (the “Victory Property”); and

WHEREAS, Victory Crossing Developers II, LLC had previously conveyed an additional parcel adjacent to the Victory Property and designated as Tax Parcel 0524-0021 (the “Property”); and

WHEREAS, to maximize the development potential of the Victory Property and the area it is necessary to acquire the Property;

NOW, THEREFORE, it is hereby RESOLVED that:

1. The Board hereby approves the acquisition of the Property for a purchase price of \$817,740, which is the assessed value of the Property.
2. The Board hereby appropriates \$875,000 of the funds received in March 2019 after termination of the North Pier development project for the purpose of paying the purchase price and closing costs to acquire the Property.
3. The Chair, Vice Chair, and Secretary of the EDA and their designees are each hereby authorized to execute such agreements and documents, and to take such further actions, as may be necessary or desirable in furtherance of the acquisition of the Property.
4. This Resolution shall be effective immediately upon its adoption.

**Roll Call Vote:** Mr. Hinds – yes; Mr. Kovachik – absent; Ms. Link – yes; Mr. Mitchell – absent; Ms. Revell – yes; Mr. Scott – yes; Mr. Smith – yes.

The March 19, 2019 meeting minutes were reviewed.

**ACTION:** On a motion by Mr. Hinds and seconded by Ms. Link, the Commissioners approved the March 19, 2019 meeting minutes as presented. **Roll Call Vote:** Mr. Hinds – yes; Mr. Kovachik – absent; Ms. Link – yes; Mr. Mitchell – absent; Ms. Revell – yes; Mr. Scott –yes; Mr. Smith – absent.

Ms. Hu reviewed the March 2019 financial statements. It was agreed that the March 2019 statements would be filed for audit.

Mr. Hinds presented and reviewed the FY2020 Proposed Budget. There was discussion concerning the inclusion of the annual rent payment for the Department of Economic Development. The City Manager indicated that this item would be addressed by the City.

Mr. Moore reported that due to the addition of nineteen (19) properties received from PRHA in September 2018 and the recently purchased parcels at Victory Village, the current year budget needs to be amended to cover grounds maintenance expenses (approximately \$20,136.00) and liability insurance (staff is waiting on a quote from the agent). **Roll Call Vote:** Mr. Hinds – yes; Mr. Kovachik – absent; Ms. Link – yes; Mr. Mitchell – absent; Ms. Revell – yes; Mr. Scott –yes; Mr. Smith – absent.

**ACTION:** On a motion by Mr. Hinds and seconded by Mr. Smith, the Commissioners approved amending the FY2019 budget to increase grounds maintenance fees and liability insurance, in an amount not to exceed \$30,000.00. **Roll Call Vote:** Mr. Hinds – yes; Mr. Kovachik – absent; Ms. Link – yes; Mr. Mitchell – absent; Ms. Revell – yes; Mr. Scott –yes; Mr. Smith – yes.

Mr. Donahue presented a FIG application in the amount of \$25,000.00 received from The Quarters at Park View, LLC, for property located at 1140 London Boulevard.

**ACTION:** A motion to table the FIG request from The Quarters at Park View, LLC, and address it at the next meeting, was made by Mr. Hinds and seconded by Ms. Link. **Roll Call Vote:** Mr. Hinds – yes; Mr. Kovachik – absent; Ms. Link – yes; Mr. Mitchell – absent; Ms. Revell – no; Mr. Scott –no; Mr. Smith – no.

**ACTION:** A motion to deny the FIG request from The Quarters at Park View, LLC, was made by Mr. Smith and seconded by Mr. Hinds. **Roll Call Vote:** Mr. Hinds – no; Mr. Kovachik – absent; Ms. Link – no; Mr. Mitchell – absent; Ms. Revell – no; Mr. Scott –yes; Mr. Smith – yes.

**ACTION:** A motion to approve the FIG request from The Quarters at Park View, LLC, was made by Ms. Link and seconded by Mr. Hinds. **Roll Call Vote:** Mr. Hinds – no; Mr. Kovachik – absent; Ms. Link – yes; Mr. Mitchell – absent; Ms. Revell – yes; Mr. Scott –no; Mr. Smith – no

**ACTION:** A motion to reconsider tabling the FIG request from The Quarters at Park View, LLC, and address it at the next meeting, was made by Mr. Hinds and seconded by Ms. Link. **Roll Call Vote:** Mr. Hinds – yes; Mr. Kovachik – absent; Ms. Link – yes; Mr. Mitchell – absent; Ms. Revell – yes; Mr. Scott –no; Mr. Smith – no.

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Mr. Donahue presented an IBOG application in the amount of \$25,000.00 received from 355 Broad Street, LLC, for property located at 355 Broad Street.

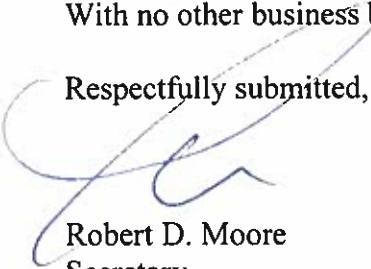
**ACTION:** On a motion by Mr. Hinds and seconded by Mr. Smith, the Commissioners approved the IBOG application in the amount of \$25,000.00 received from 355 Broad Street, LLC, for property located at 355 Broad Street. **Roll Call Vote:** Mr. Hinds – yes; Mr. Kovachik – absent; Ms. Link – yes; Mr. Mitchell – absent; Ms. Revell – yes; Mr. Scott –yes; Mr. Smith – yes.

Mr. Moore reported that the annual Virginia Industrial Development Authorities seminar is scheduled for May 22 & 23, 2019 in Richmond. Staff will forward the complete information to all commissioners for their consideration.

Mr. Moore gave a brief update of the project proposed for the former BASF site on West Norfolk Road.

With no other business before the Board the meeting was adjourned at 9:29 a.m.

Respectfully submitted,



Robert D. Moore  
Secretary