

**The Portsmouth Port and Industrial Commission**

**November 28, 2023**

**COMMISSIONERS PRESENT:**

Angelia Allen – Chair  
Ronald Peterman – Vice Chair  
Arnette McSwain – Treasurer  
Peter Hansen - (9:42am)

**ALSO PRESENT:**

Brian Donahue – Secretary  
Jeff Miller – Deputy City Attorney  
Kelsey Swieringa - Assistant City Attorney  
Chris Gullickson – Port of Virginia  
Mark Hugel – City Council Liaison  
Kyera Pope - Finance

**GUEST:**

Janey Culpepper – City Assessor  
Steve Edwards-Deputy City Assessor  
Dorothy Morgan-Deputy City Assessor  
A'Daye Foster – Harvey Lindsay Commercial Real Estate

**ABSENT:**

Flora Berisha – Finance  
Mimi Terry – Interim City Manager  
De'Andre Barnes – City Council Liaison  
Benjamin Foster – Commissioner

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**Welcome & Call to Order**

- The Chairman called the meeting to order at 9:11 a.m.

**Roll Call**

- Mr. Donahue called roll. A quorum was present at 9:42 a.m.

**Financials**

- Kyera Pope reviewed the Quarterly Financial Report for the period ending September 2023.

**Old Business**

- **Port of Virginia Update:**

Mr. Chris Gullickson of the Port of Virginia provided an update on the Port's performance. Mr. Gullickson reported on activities at Virginia International Gateway and Norfolk International Terminals. The harbor dredging project is almost complete and now allows for 2-way transit. Current volumes at the Port continue to be strong but have normalized and leveled out. Mr. Gullickson discussed the Coastal Virginia Offshore Wind (CVOW) and advised that Siemens Gamesa Renewable Energy will not be moving forward with the planned blade finishing facility. The wind turbine blades will be completed in Europe and will be transported for installation at CVOW.

- **NNSY South Gate Annex:**

Mr. Donahue provided an update on the Norfolk Naval Shipyard (NNSY) South Gate Annex site. The Shipyard is assessing its needs and opportunity for utilization by private industry. Mr. Donahue has met with Captain Gregg Benton of NNSY and toured the (3) acre property.

### **New Business**

There was no New Business.

### **Minutes**

- The minutes from the October 24, 2023, Regular Minutes were reviewed.

**ACTION:** On a motion by Mr. Peterman and seconded by Ms. McSwain, the Commissioners approved the minutes from the October 24, 2023, Regular Meeting.

**Roll Call Vote:** Mr. Peterman - yes; Ms. McSwain - yes; Mr. Hansen - yes; Ms. Allen-yes. Approved 4-0 vote.

### **Closed Meeting**

**ACTION:** At 9:54 a.m. on a motion by Mr. Peterman and seconded by Mr. Hansen, the PPIC moved to go into a closed meeting pursuant to Virginia Code Subsection 2.2-3711 A.3 for the purpose of discussing the 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 disposition of 3920 and 3930 Burtons Point Road.

**Roll Call Vote:** Mr. Peterman - yes; Ms. McSwain - yes; Mr. Hansen - yes; Ms. Allen-yes. Approved 4-0 vote.

### **Open Meeting**

**ACTION:** At 10:03 a.m., on a motion by Mr. Peterman and seconded by Mr. Hansen, the PPIC moved that each Commissioner certify that, to the best of his or her knowledge: (i) only public business matters lawfully exempted from open meeting requirements under the Virginia Freedom of Information Act, 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 closed meeting just concluded.

**Roll Call Vote:** Mr. Peterman - yes; Ms. McSwain - yes; Mr. Hansen - yes; Ms. Allen-yes. Approved 4-0 vote.

- **Add Item to Agenda: 3920, 3930 Burtons Point Road:**

**ACTION:** On a motion by Mr. Hansen and seconded by Ms. McSwain, the Commissioners approved the addition of 3920, 3930 Burtons Point Road to the meeting agenda.

**Roll Call Vote:** Mr. Peterman - yes; Ms. McSwain - yes; Mr. Hansen - yes; Ms. Allen-yes. Approved 4-0 vote.

- **3920, 3930 Burtons Point Road:**

**ACTION:** On a motion by Mr. Hansen and seconded by Ms. McSwain, the Commissioners approved authorization of sale agreement of 3920, 3930 Burtons Point Road.

**Roll Call Vote:** Mr. Peterman - yes; Ms. McSwain - yes; Mr. Hansen - yes; Ms. Allen-yes. Approved 4-0 vote.

**RESOLUTION**  
**(3920/3930 Burtons Point Road)**

WHEREAS, SFG Properties, LLC or its principals or affiliates (individually and collectively, the “Developer”) has proposed to purchase 3920 and 3930 Burtons Point Road (Tax Parcels 0387-0041 and 0387-0030) together with an approximately 30’ strip adjacent to 3920 Burtons Point Road (collectively, the “Property”); and

WHEREAS, the Developer has offered to purchase the Property for a price of \$150,000 per acre (the “Purchase Price”), for an estimated total of \$1,959,000; and

WHEREAS, the Developer intends to develop the Property for industrial use; and

WHEREAS, a portion of the Property has been in public ownership for approximately a decade and the remainder of the Property has been in public ownership for multiple decades; and

WHEREAS, the conveyance of the Property and the performance of improvements by the Developer will increase the City’s tax base and provide job opportunities for Portsmouth residents;

NOW, THEREFORE, it is hereby RESOLVED that:

1. The Chair and Vice Chair are each authorized to execute a Letter of Intent and a Purchase and Sale Agreement (“Agreement”) on behalf of PPIC to convey the Property to Developer for the Purchase Price.
2. The Chair, Vice Chair, and Secretary and their designees are each hereby authorized to take such further actions and execute such further applications, documents and instruments (including without limitation the Agreement and a Deed conveying the Property and related closing documents) as may be necessary or desirable in furtherance of the conveyance of the Property to the Developer in accordance with the Agreement, as the same may be amended from time to time; provided however, that any material amendment to the Agreement reducing the Purchase Price shall be subject to the prior authorization of the Board of Commissioners.
3. This Resolution shall be effective immediately upon its adoption.

**Items Submitted by Commissioners**

There were no items submitted by Commissioners.

**Report Backs**

- Mr. Donahue introduced new Portsmouth Economic Development team member Chris Tillett, Manager of Business Development to the Board.
- Mr. Donahue advised the Commissioners that the 2023 Business Appreciation Reception will be held on December 14, 2023.
- Mr. Peterman asked for an update on the appointment of new Commissioners by the City Council. Councilman Hugel advised the PPIC that the City Council will be discussing new appointments to Boards & Commissions at its November 28, 2023 meeting.

**Adjourn**

The meeting adjourned at 10:10 a.m.

Respectfully submitted,

Brian Donahue  
Secretary

Angelia Allen  
Chair