

**The Portsmouth Port and Industrial Commission**

**March 25, 2025**

**COMMISSIONERS PRESENT:**

Angelia Allen – Chair  
Ronald Peterman – Vice Chair  
Arnette McSwain – Treasurer - 9:07am  
Benjamin Foster – Commissioner  
Keith Rice – Commissioner  
Edward Barham, III – Commissioner

**ALSO PRESENT:**

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

**GUEST:**

Steven Edwards – City Assessor  
Dorothy Morgan – Deputy City Assessor  
Jim Cullen – Mayor’s Military Affairs Committee  
Mike DeLong – DeLong Company (virtual attendee)  
Brandon Bickham – DeLong Company (virtual attendee)  
Brian Hinrichs – VAA (virtual attendee)

**ABSENT:**

Steven Carter – City Manager  
Peter Hansen – Commissioner  
Kyera Pope – Finance  
Dr. William Dodson – City Council Liaison

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**Welcome & Call to Order**

- The Vice Chairman called the meeting to order at 9:07 a.m.

**Roll Call**

- Mr. Donahue called roll. A quorum was present.

**Minutes**

- The minutes from the February 25, 2025, Regular Minutes were presented and adopted.

**Action:** On a motion by Ms. McSwain and seconded by Mr. Peterman, the Commissioners approved the minutes from the February 25, 2025, Regular Meeting as presented.

**Roll Call Vote:** Mr. Peterman - yes; Ms. McSwain - yes; Mr. Hansen - absent; Ms. Allen-yes; Mr. Foster – yes; Mr. Rice – yes; Mr. Barham - yes. Approved 6-0 vote.

### **Introduction**

- Mr. Donahue introduced the new Assistant Director of Economic Development, Mr. Charles Bauman, III, who joined the team at the beginning of the month.

### **Old Business**

- **Port of Virginia Update:** Mr. Chris Gullickson, Port of Virginia Liaison, reported on the following updates:
  - February operations were impacted by winter weather, resulting in a flat month, while March has shown healthy and steady freight activity.
  - The \$220 million improvement project at Portsmouth Marine Terminal (PMT) to support Dominion Energy's Coastal Virginia Offshore Wind project has been completed. The next 18-24 months are expected to bring new and unique cargo activity to PMT.
  - Four new ship-to-shore cranes are in the final stages of commission and are scheduled for operation by April 1, 2025. These additions will enhance the Virginia International Gateway's ability to handle ultra-large container vessels and support port capacity.
- **0 Sixth St., 1603 Seventh Street:** Mr. Donahue reported that the acquisition of approximately 2.5 acres of land at 0 Sixth St., 1603 Seventh Street has been finalized. The property has been transferred from the Portsmouth Redevelopment and Housing Authority to the PPIC, and marketing efforts will begin soon with Harvey Lindsay Commercial Real Estate. Initial inquiries have been received from private groups and the focus is on developing industrial space.
- **PPIC Annual Retreat:** The PPIC Annual Retreat is scheduled for April 22<sup>nd</sup> at 10:00am, following the regular monthly meeting. The retreat will be an open meeting. Commissioners are requested to submit agenda topics by Friday, April 4, 2025.
- **City Council/PPIC Joint Meeting – July 7, 2025:** A joint meeting between City Council and the PPIC is scheduled for July 7<sup>th</sup>, 2025 at 5:30pm at City Hall, in the 6<sup>th</sup> floor conference room. The purpose of the meeting is to discuss ongoing initiatives, align priorities with City Council, and foster collaboration.

### **New Business**

- **CSX/Delong Rail Transloading Facility – 1 Harper Ave:** Mike DeLong of the DeLong Company, along with representatives Brandon Bickham and Brian Hinrichs of VAA, provided an update and formal presentation on the company's proposed Phase 2 expansion of its agricultural transloading facility located at 1 Harper Ave. The project seeks federal funding through the Port Infrastructure Development Program (PIDP) to support the construction of additional storage silos and conveyance systems for the handling of DDGs and soybean meal.

The DeLong team outlined the scope of Phase 2, the estimated \$17 million project cost, and the company's commitment to a 20% match, with 80% to be requested through federal grant funding. The representatives requested that the PPIC serve as the public sponsor for the grant application. Following the presentation, questions from board members were addressed, and no financial concerns or objections were raised regarding the request.

**Action:** At 9:41am Mr. Barham, seconded by Ms. McSwain, moved to adopt the resolution authorizing the PPIC to serve as the lead applicant for the DeLong Company's PIDP grant, including submission of the application, collaboration with USDOT, and execution of necessary documents.

**Roll Call Vote:** Mr. Peterman - yes; Ms. McSwain - yes; Mr. Hansen - absent; Ms. Allen-yes; Mr. Foster – yes; Mr. Rice – yes; Mr. Barham - yes. Approved 6-0 vote.

### **Closed Meeting**

**Action:** At 9:42am Mr. Peterman, seconded by Mr. Rice, moved to go into a closed meeting: (A) 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; and (B) pursuant to Virginia Code Subsection 2.2-3711 A.8 for the purpose of consultation with legal counsel retained by the public body regarding specific matters requiring the provision of legal advice by such counsel, specifically regarding Virginia International Gateway.

**Roll Call Vote:** Mr. Peterman - yes; Ms. McSwain - yes; Mr. Hansen - absent; Ms. Allen-yes; Mr. Foster – yes; Mr. Rice – yes; Mr. Barham - yes. Approved 6-0 vote.

### **Open Meeting**

**Action:** At 10:12 a.m. Mr. Peterman, seconded by Mr. Barham, 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 - absent; Ms. Allen-yes; Mr. Foster – yes; Mr. Rice – yes; Mr. Barham - yes. Approved 6-0 vote.

### **Items Submitted by Commissioners**

- Ms. Allen reminded the board that agenda items for the PPIC Annual Retreat are due by Friday, April 4<sup>th</sup>.

### **Report Backs**

- There were no Report Backs.

**Adjourn**

The meeting adjourned at 10:14 a.m.

Respectfully submitted,

Brian Donahue  
Secretary

Ronald Peterman  
Vice Chair