The Portsmouth Port and Industrial Commission

September 22, 2026

COMISSIONERS PRESENT:	Angelia Allen – Chair Keith Rice – Vice Chair Edward Barham, III – Commissioner Peter Hansen – Commissioner Benjamin Foster – Commissioner Ronald Peterman – Commissioner
ALSO PRESENT:	Brian Donahue – Secretary Charles J. Bauman, III – Assistant Secretary Mark Hugel – City Council Liaison Dr. William Dodson – City Council Liaison Jeff Miller – Deputy City Attorney Kelsey Swieringa – Assistant City Attorney Chris Gullickson – Port of Virginia
GUESTS:	Dorothy Mogan – Deputy Assessor Steven Edwards – Assessor
ABSENT:	Arnette McSwain – Treasurer Steven Carter – City Manager Stephanie Council – Finance LaKeitha Forest – Finance

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Welcome & Call to Order

- The Chair called the meeting to order at 9:00 a.m.

Roll Call

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

Minutes

- The minutes from the August 25, 2026, Regular Meeting were presented and adopted.

  Action: On a motion by Mr. Hansen and seconded by Mr. Barham, the Commissioners approved the minutes from the August 25, 2026, Regular Meeting as presented.

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

Financials

- No Financial Report Presented.

Old Business

- **Port of Virginia Update:** Mr. Chris Gullickson, Director of Development Engagement with the Port of Virginia provided an update regarding port operations.

  Key updates included:
  - Port leadership recently presented an update on port activity to City Council during a work session.
  - Continued collaboration with economic development staff is intended to attract port users, supporting businesses, and other maritime-related services to Portsmouth.
  - Through August 2026, U.S. East Coast port volumes were reported to be approximately 2% higher year over year, while Virginia volumes were up approximately 3.75%.
  - The increase in Virginia's volumes was attributed to continued business development and customer outreach.

- **DeLong Agricultural Transloading Facility – Grant Update:** Ms. Phyllis Drake, Grant Administrator, provided an update concerning the U.S. Department of Transportation Grant for the agricultural transloading facility at 1 Harper Avenue. The project is progressing according to its anticipated schedule. The project team meets monthly to coordinate assignments, address challenges, and monitor progress. The following grant requirements are underway: National Environmental Policy Act (NEPA) review; Section 106 review; and Title VI assessment. Once these components are completed, they will be submitted to the relevant grant administrator for final approval, followed by issuance of a grant agreement.

  The grant was reported to total $16 million. The anticipated project timeline is approximately six to 24 months.

- **American Cruise Lines – Docking Agreement Update:** Mr. Bauman, Assistant Secretary, reported that the proposed American Cruise Lines Docking Agreement had been provided to the company for review. The Agreement is intended to allow the project to advance infrastructure improvements, including: water service; sewer service; and other ancillary improvements supporting cruise passengers and operations. American Cruise Lines was expected to return the agreement for review.

  Engineering timelines and construction expectations have been provided to the Engineering Department. The goal is to complete the necessary engineering and construction work before the 2027 cruise season, which begins in April. Staff indicated that construction was not expected to prevent the current cruise season from proceeding as planned.

- **3920-3930 Burtons Point Road – Virginia Business Ready Sites Program:** Ms. Chop, Real Estate Development Specialiast, provided an update on the Virginia

Business Ready Sites Program (VBRSP) application for 3920–3930 Burton Point Road. Staff requested authorization to proceed with a Site Characterization Report for the property in support of the VBRSP application.

The report will evaluate existing site conditions, infrastructure, development readiness, and improvements needed to prepare the property for development. It will also assign a site-readiness tier for review by the state program.

The Report will be prepared by Kimley-Horn at a cost of $12,500. The completion date is approximately six weeks after execution. The VBRSP can provide a potential grant reimbursement of up to $5,000 for the preparation of the Report. Staff reported $50,000 budgeted in the current fiscal year for similar studies.

Motion: Authorize the expenditure of $12,500 for the Site Characterization Report.

Action: On a motion by Mr. Barham and seconded by Mr. Peterman, the Commissioners voted to authorize the expenditure of $12,500 for the Site Characterization Report.

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

Mr. Donahue also provided an update on the pending sale of 3920-3930 Burtons Point Road involving Stonemont Financial Group. The due diligence and closing period had previously been extended, with November 23, 2026, identified as the current expiration date. The principal remaining issue is a federal easement held by the U.S. Navy for a freshwater line that crosses the property through the area planned for a warehouse building pad. Staff has met with the Navy to discuss relocating the easement. The Navy has indicated support for moving the matter forward, although the timing remains uncertain. An additional extension may be needed, in which case staff would return to the Commission in October or November for further consideration.

The project continues to move forward. Engineering plans have been submitted and reviewed and were described as nearing approval. Building plans are being submitted for permitting. The project is progressing toward groundbreaking, subject to resolution of the easement and closing requirements.

- **Craney Island — U.S. Army Corps of Engineers Briefing**
  Staff reported that Keith Lockwood, Chief of the Water Division for the U.S. Army Corps of Engineers, had agreed to brief PPIC at its October 27, 2026, meeting. The presentation is expected to cover current activities and long-term plans for Craney Island.

New Business

- **American Society of Naval Engineers (ASNE) Fleet Maintenance and Modernization Symposium**: Mr. Bauman advised that staff planned to participate in the American Society of Naval Engineers Fleet Maintenance and Modernization Symposium on September 22-24, 2026.

  The event provides an opportunity to engage with defense-sector companies that may be potential prospects for Portsmouth and the broader Hampton Roads region. Staff planned to operate a booth and participate in networking activities. An updated report was expected at the PPIC's October 27, 2026 meeting.

- **Ironclad Summit:** Mr. Bauman announced the Ironclad Summit, scheduled for October 27, 2026, at the Hilton in Norfolk. The one-day event is organized by the Hampton Roads Alliance and is expected to attract representatives from defense companies, senior Navy personnel, and private-sector organizations. Attendance is invitation-only, with approximately 350 participants expected. Staff encouraged interested commissioners to inquire about participation.

- **Ribbon Cuttings & Announcements:** Mr. Donahue shared the following upcoming events and business developments:

  - **Harbor Vista Phase 2**: Groundbreaking event scheduled for September 23 at 10:00 a.m.
  - **Inspire Youth Counseling**: Grand opening scheduled for September 28 at 355 Crawford Street, Suite 202.
  - **ZandyLu Brew and Bakery**: Grand opening scheduled for October 26 at 1:00 p.m. at 2622 Detroit Street in the Port Norfolk community.
  - **Phillips Workforce**: Ribbon cutting scheduled for October 28 at 11:00am at 820 Port Centre Parkway. Phillips will provide workforce development programming with training and credentials in skilled trades, including robotics, mechatronics, machinery maintenance, and operations.
  - **Building a Walkable Coastal Virginia with Jeff Speck**: Regional event scheduled for October 29 (5:30 – 8:00 pm) at the Commodore Theatre. The program will address walkable, sustainable, and thriving communities. Organizers also anticipated community engagement activities in Olde Towne.

  Staff also reported that Portsmouth had hosted a meeting of the Joint Military Economic Development Advisory Committee (MEDAC) at Rivers Casino on September 21. The regional organization includes Portsmouth, Norfolk, and Virginia Beach economic development representatives and military leadership. Seven installation commanders reportedly provided updates, along with other speakers addressing issues affecting Hampton Roads and its military installations. Approximately 50 people attended. Virginia Beach is expected to host the next meeting in late March.

Items Submitted by Commissioners

- Commissioner Hansen provided an update on the Coastal Virginia Offshore Wind (CVOW) project. 42 turbines were reported to be operating offshore. Component deliveries were expected to slow, shifting the anticipated completion of deliveries from January or February 2027 to April or May 2027. The overall project completion target may shift from late 2027 to early 2028. The project had experienced favorable weather and relatively few operational delays. Despite the delivery slowdown, the project was described as progressing well overall.

Report Backs

- Mr. Donahue reported that the property at 1603 7th Street had been listed with Harvey Lindsay Commercial Real Estate and was being actively marketed for development. Staff had held preliminary discussions with members of the development community and believed there might be interest in a speculative development project. However, no offer was reported at the time of the meeting. Staff will continue marketing the property and return to PPIC if a substantive offer is received for consideration and approval.

Adjourn

The meeting adjourned at 9:28 a.m.

Respectfully submitted,

Brian Donahue
Secretary

Angelia Allen
Chair