

The Portsmouth Port and Industrial Commission

August 25, 2026

- COMISSIONERS PRESENT:** Angelia Allen – Chair
Arnette McSwain – Treasurer
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
Steven Carter – City Manager
Stephanie Council – Finance
Chris Gullickson – Port of Virginia
- GUESTS:** Dorothy Mogan – Deputy Assessor
Steven Edwards- Assessor
LaKeitha Forest – Finance
Camille Cherry – Crofton Industries
Stephen Mooney – Port of Virginia
- ABSENT:** Keith Rice – Vice Chair
Edward Barham, III – Commissioner
Peter Hansen – Commissioner
Kelsey Swieringa – Assistant City Attorney
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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 June 23, 2026, Regular Meeting were presented and adopted.

Action: On a motion by Mrs. McSwain and seconded by Mr. Foster, the Commissioners approved the minutes from the June 23, 2026, Regular Meeting as presented.

Roll Call Vote: Mr. Barham - absent; Mr. Foster - yes; Mr. Hansen - absent; Ms. McSwain - yes; Mr. Peterman - yes; Mr. Rice - absent; Ms. Allen - yes. Approved 4-0 vote

Financials

- Ms. Council, Interim Director of Finance, presented the PPIC's Quarterly Financial Report for the period ending June 30, 2026.

Old Business

- **Port of Virginia Update:** Mr. Chris Gullickson, Director of Development Engagement, with the Port of Virginia provided an update regarding Port operations and ongoing infrastructure improvements. Mr. Gullickson introduced Stephen Mooney, who is the Port's new Manager of Government Affairs.

Mr. Gullickson reported that August represented a period of peak cargo activity, with volumes increasing in advance of the holiday season. To accommodate increased cargo volumes a Saturday gate operation was added at Virginia International Gateway. Saturday arrangements were also being provided at Pinnars Point Container Yard for empty container returns.

Mr. Gullickson reported progress at the Rayment Logistics facility on Virginia Avenue in Portsmouth. The site has been leased and improved, with transloading operations underway. Current activity involves moving forest products from domestic rail cars; loading products into shipping containers; and transporting the containers to Virginia International Gateway or Norfolk International Terminal. Grain transloading was also anticipated during the harvest season. The Port noted that activation of the property has generated new investment, jobs, and additional cargo movement through the Port.

Mr. Gullickson also reported that the Port is working with the City's economic development team and the property owners to market a distribution facility at 1 Wild Duck Lane, adjacent to Virginia International Gateway. The facility was described as a redevelopment of the former power-plant site and was considered an important opportunity for future economic development.

- **DeLong Agricultural Transloading Facility- Grant Update:** Ms. Phyllis Drake, Grant Administrator, provided an update concerning a U.S. Department of Transportation Grant for the DeLong Company's agricultural transloading facility at 1 Harper Avenue. Ms. Drake advised that the Grant award notification was received on April 28, 2026. A pre-award kickoff meeting was held on May 14. Monthly coordination meetings involving grant administration are being held for ongoing monitoring of project challenges, progress, and assignments.
- **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. A discussion with American Cruise Lines has been scheduled to review the Agreement and proposed improvements.

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. The proposed docking area is designed to accommodate up to two vessels, with the potential for increased economic activity in downtown Portsmouth and surrounding areas.

Cruise line representatives remain highly satisfied with Portsmouth port calls. The relationship between American Cruise Lines and the City of Portsmouth continues to strengthen.

- **Crofton Industries - Port Development Infrastructure Program Grant:** Ms. Drake reported on a U.S. Department of Transportation Port Infrastructure Development Program (PIDP) application submitted on behalf of Crofton Industries. The application requests approximately \$7.1 million in federal funding and includes approximately \$3.8 million in non-federal funds committed by Crofton.

If awarded, the grant would support the replacement of Crofton's Samson heavy-lift crane; planning for future infrastructure improvements; increased capacity for larger breakbulk and oversized/over dimensional cargo; and improved hauling pathways for fabricators and shippers.

The application was successfully submitted through Grants.gov on June 1, 2026.

- **3920-3930 Burtons Point Road:** Ms. Chop, Real Estate Development Specialist, provided an update on the Virginia Business Ready Sites Program application for 3920–3930 Burton Point Road. The program is a state discretionary incentive intended to prepare industrial and commercial sites for the market and improve their readiness for economic development projects. The Burtons Point property is a brownfield site and qualifies for consideration under the program despite the program generally targeting larger industrial and commercial properties.

The Commission had previously approved a reduction in the property's purchase price because of unexpected environmental and development costs, including underground stormwater detention, importing more than 65,000 cubic yards of soil, and installation of a vapor mitigation system. The purchase price had been reduced from approximately \$1.9 million to \$600,000. If the grant is awarded, the intent is to use grant funds first to reimburse PPIC for the purchase-price reduction, with remaining funds directed toward Stonemont's remaining site-readiness work.

Mr. Donahue requested an extension of the Inspection Period under the Purchase Agreement with Stonemont Financial due to unresolved title matters. The primary issue involved a waterline easement reserved by the federal government. The easement affects the area where Stonemont proposes to construct a warehouse. Staff reported that discussions were underway with the Naval Shipyard to resolve the easement in a manner compatible with the proposed development. An extension of the Inspection Period through November 23, 2026 was proposed.

Action: On a motion to execute an amendment extending the Inspection Period through November 23, 2026, by Mrs. McSwain and seconded by Mr. Foster, the Commissioners approved the resolution.

Roll Call Vote: Mr. Barham - absent; Mr. Foster - yes; Mr. Hansen - absent; Ms. McSwain - yes; Mr. Peterman - yes; Mr. Rice - absent; Ms. Allen - yes. Approved 4-0 vote

RESOLUTION:

(3920/3930 Burtons Point Road)

WHEREAS, PPIC entered into a purchase and sale agreement with SFG Properties, LLC (the "Developer") for the sale and development of 3920-3930 Burtons Point Road (as amended, the "Agreement"); and

WHEREAS, to resolve final title issues, the Developer has requested that the Inspection Period be extended through November 23, 2026; and
NOW, THEREFORE, it is hereby RESOLVED that:

1. The Chair and Vice Chair are each authorized to execute an amendment to the Agreement which extends the Inspection Period through November 23, 2026.
 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 amendments to 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.
 3. All amendments to the Agreement previously executed by PPIC and the Developer are ratified and affirmed.
 4. This Resolution shall be effective immediately upon its adoption.
- **PPIC/City Council Joint Meeting:** Mr. Donahue advised that the PPIC/City Council joint meeting has been rescheduled for December 7, 2026, at 5:30 p.m. Staff reported that calendar invitations had been issued and that commissioners had already provided input regarding the meeting agenda. Staff is preparing a presentation for City Council, with coordination to occur between the PPIC Chair and Vice Chair. Following review by the Chair and Vice Chair, the presentation materials will also be provided to the other commissioners.

New Business

- **Crofton Industries — U.S. DOT Marine Highway Program Grant:** Camille Cherry with Crofton Industries presented a request to support Crofton Industries' application for a U.S. Department of Transportation Marine Highway Program (MHP) Grant. The application requires support from both the PPIC and Portsmouth City Council.

The MHP Grant application concerns the acquisition of a new barge to support Crofton's Samson heavy-lift crane. The preliminary project cost estimate is approximately \$6 million, with \$3.6 million in federal funding requested, and \$2.4 million in non-federal funding committed by Crofton.

Action: On a motion to authorize submission of the grant application, by Mr. Foster and seconded by Mr. Peterman, the Commissioners approved the action.

Roll Call Vote: Mr. Barham - absent; Mr. Foster - yes; Mr. Hansen - absent; Ms. McSwain - yes; Mr. Peterman - yes; Mr. Rice - absent; Ms. Allen - yes. Approved 4-0 vote

- **Economic Development Team Introductions:** Mr. Donahue introduced two new members of the Economic Development team. Letitia Tibbs, Senior Business Development Specialist, has approximately 9 years of Economic Development experience. Pete Schrider, Manager of Business Development, possesses Economic Development experience at the state, regional, and local levels, most recently with the City of Norfolk.
- **Virginia Maritime Association/Portsmouth Update:** Leo Akujuobi, Workforce Development Manager, updated the Commissioners on Workforce Development initiatives. Staff reported significant growth in the Portsmouth@Work Maritime Training Program. Approximately 17 Portsmouth residents have enrolled and successfully completed the program. An additional 14 individuals were on the waiting list. This represented significant growth compared with approximately five participants in the prior year.

The Youth Occupational Mentorship Program with Portsmouth Public Schools has produced positive results. Of the 17 individuals completing training, five were graduating seniors from Portsmouth's three high schools.

The Maritime Institute and Portsmouth@Work have worked with the shipbuilding and ship-repair industry to identify employer needs. As a result, a new shipbuilding and ship-repair training program was developed and is scheduled to begin in September.

The Hampton Roads Workforce Council continues to support the program through job fairs, hiring events, employer outreach, and opportunities for employers to interview program participants. Staff emphasized that strategic partnerships were producing measurable results and would continue to be expanded.

Items Submitted by Commissioners

- None

Report Backs

- Councilman Hugel commended the PPIC and Economic Development staff for

participating in the recent American Society of Naval Engineers Multi-Agency Craft Conference on June 14-16, 2026. Discussion focused on opportunities created by changes in Navy shipbuilding strategy, particularly the potential for distributed shipbuilding, in which components of aircraft carriers, surface ships, and submarines may be constructed by multiple companies and subsequently transported to major shipyards for assembly.

Portsmouth's waterfront access and maritime industrial base were identified as potential advantages in attracting companies participating in this emerging supply-chain model. Conference participation has generated new contacts and potential economic development opportunities, with follow-up underway.

- Mr. Peterman submitted an item concerning the Norfolk Naval Shipyard's Southgate Annex on Burtons Point Road. Staff reported no significant forward movement from the shipyard. A small number of businesses had expressed interest in the property, and those businesses had been directed to the shipyard for further discussions.
- Mr. Peterman submitted a discussion item regarding Craney Island. Staff reported that there were no new updates or forward movement to report at the time of the meeting.
- The Commission requested an update regarding PPIC-owned property at 1603 Seventh Street. Staff reported that the property was in the process of being marketed through Harvey Lindsay, the PPIC's commercial real estate broker. Several inquiries had been received and property information had been provided to interested parties. No proposals or formal development interest have been received. The listing agreement with the broker needed to be renewed before the property could formally be listed. Staff indicated that the listing should occur shortly after the agreement was renewed.

Adjourn

The meeting adjourned at 10:08 a.m.

Respectfully submitted,

Brian Donahue
Secretary

Angelia Allen
Chair