

The Portsmouth Port and Industrial Commission

June 23, 2026

COMISSIONERS PRESENT: Angelia Allen – Chair
Keith Rice – Vice Chair
Peter Hansen – 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
Chris Gullickson – Port of Virginia

GUESTS: Dorothy Mogan – Deputy Assessor

ABSENT: Arnette McSwain – Treasurer
Edward Barham, III – Commissioner
Kelsey Swieringa – Assistant City Attorney
Stephanie Council – Finance
LaKeitha Forest – Finance
Benjamin Foster – Commissioner

Welcome & Call to Order

- The Chair called the meeting to order at 9:01 a.m.

Roll Call

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

Minutes

- The minutes from the May 26, 2026, Regular Meeting were presented and adopted.

Action: On a motion by Mr. Hansen and seconded by Mr. Peterman, the Commissioners approved the minutes from the May 26, 2026, Regular Meeting as presented.

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

Financials

- There were no financials presented. The EDA's last Quarterly Financial Report

was presented at its April 28, 2026, meeting.

Old Business

- **Port of Virginia Update:** Mr. Chris Gullickson from the Port of Virginia provided an update regarding Port of Virginia operations and ongoing infrastructure improvements. Cargo volumes are expected to increase significantly during July and August as retailers begin importing inventory for the holiday season. Peak shipping season should generate increased activity throughout the Port. The Port has continued to experience strong operational momentum during the first half of calendar year 2026.

Completion of the 55-foot channel deepening and widening project was celebrated with a ribbon-cutting ceremony attended by Governor of Virginia, Secretary of Transportation, Councilman Hugel, additional state and regional dignitaries. The project represents nearly 40 years of planning, dating back to 1986, and establishes Virginia as home to the deepest and widest shipping channel on the U.S. East Coast. The project strengthens Virginia's competitive position in attracting international shipping customers and ocean carriers.

The Virginia State Police recently completed a comprehensive commercial vehicle safety inspection ("Safety Blitz") at both Virginia International Gateway (VIG) and Norfolk International Terminals (NIT). Results of the inspection included: excellent performance of the Port's chassis fleet; very few maintenance corrections identified; and confirmation that the Port's fleet of over 16,000 chassis remains among the highest performing in the region. Staff intends to invite Virginia State Police representatives to a future PPIC meeting to present findings and address public concerns regarding truck safety.

- **DeLong Agricultural Transloading Facility:** Mr. Bauman updated the Commission on ongoing site development at the DeLong Agricultural Transloading facility. The project is currently on schedule. Construction has entered the vertical building phase at the CSX property adjacent to PMT. Monthly coordination meetings are being held with DeLong and MARAD officials. The awarded \$16,399,364 PDIP grant is being allocated toward the project. Staff continues working through federal grant compliance requirements.

Estimated annual demand for the facility includes approximately 8,300 twenty-foot containers, approximately 8,000 forty-foot containers, and approximately 7,500 forty-foot high-cube containers. Staff noted these projections represent significant future cargo volume for the Port of Virginia.

- **American Cruise Lines:** Mr. Bauman discussed with the Commission the collaboration with American Cruise Lines to enhance tourism and landside visitor engagement in the city. Staff reported that negotiations continue regarding a docking agreement between American Cruise Lines and the City of Portsmouth. Once finalized, PPIC will be asked to authorize expenditure of previously approved funds for waterfront improvements supporting cruise operations.

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

- **PPIC/City Council Joint Meeting:** Mr. Donahue reminded the Commissioners of the planned PPIC/City Council Joint Meeting on July 13, 2026, at 5:30pm. The Commission was asked to email any suggested agenda topics for this meeting to the chair, vice chair, and staff for consideration. Shared recommendations include the Southgate Annex property and Craney Island.
- **Crofton Industries - Port Development Infrastructure Program Grant:** Mr. Bauman reported there were no significant updates. The Port Development Infrastructure Program grant application remains under review by MARAD. Staff will notify the Commission once a funding decision has been received.
- **3920-3930 Burtons Point Road Purchase Extension:** Mr. Donahue provided an update regarding the sale of the PPIC's property at 3920–3930 Burton Point Road. Due diligence has largely been completed; remaining work includes a resolution of utility easement issues and completion of title work. The purchaser requested an additional 30-day inspection period through July 23, 2026. Staff presented a resolution authorizing the extension. Deputy City Attorney Jeff Miller advised that these types of easement revisions are common during commercial real estate closings.

Action: On a motion by Mr. Hansen and seconded by Mr. Peterman, the Commissioners, the formal resolution was read, authorizing the extension of the inspection period through July 23, 2026, and for PPIC officers to execute necessary amendments and closing documents and ratification of previous amendments.

Resolution:

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 July 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 July 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.

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

New Business

- **Defense Industry Roundtable Update:** Mr. Bauman reported on a recent Defense Industry Roundtable hosted by the Economic Development Department and attended by approximately 40 industry partners. Participants included Norfolk Naval Shipyard leadership, U.S. Coast Guard Base Portsmouth, private maritime companies, Virginia Maritime Association, Tidewater Community College, Hampton Roads Military and Federal Facilities Alliance, Hampton Roads Alliance and Hampton Roads Workforce Council. Staff plans to host another Defense Industry Roundtable before year-end to continue advancing initiatives identified during the meeting.

Primary discussion themes included:

Workforce Development

Participants discussed skilled labor shortages, improved coordination among educational institutions, employers, and workforce agencies, and development of stronger workforce pipelines.

Industry Collaboration

Companies were able to engage directly with Norfolk Naval Shipyard leadership to discuss partnership opportunities, shared manufacturing capabilities, and future collaboration.

Mr. Donahue summarized several significant outcomes from the roundtable. Follow-up meetings will continue among Hampton Roads Workforce Council, Tidewater Community College, and industry partners to improve workforce training and recruitment. Industry representatives emphasized increasing demand for waterfront industrial sites, expansion opportunities, and maritime manufacturing facilities. Staff will continue working with the Hampton Roads Alliance to identify available industrial properties throughout the region.

Norfolk Naval Shipyard expressed willingness to increase collaboration with private industry, explore shared use of certain facilities, and support additional regional manufacturing opportunities.

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Staff announced plans to facilitate meetings between Radiant Forge leadership, and Norfolk Naval Shipyard leadership to discuss future defense manufacturing opportunities.

Items Submitted by Commissioners

- None

Report Backs

- Councilman Hugel provided an overview of the upcoming American Society of Naval Engineers (ASNE) Multi-Agency Craft Conference (MACC) scheduled for July 14-16. The conference will include: military boat demonstrations; return of the experimental vessel "Stiletto"; live jetpack demonstration by Gravity; maritime technology exhibits; networking receptions; and industry exhibits at the Renaissance Hotel

Economic Development staff will participate through sponsorships, exhibits, and networking activities. Commissioners interested in attending were encouraged to coordinate with staff regarding registration.

Councilman Hugel also highlighted two concurrent educational programs, Maritime Mania and Go-TEC Robotics Camp. Students attending the camps will tour the waterfront, visit maritime exhibits, observe demonstrations, and learn about careers in maritime engineering and technology. These activities align closely with PPIC's workforce development objectives.

Adjourn

The meeting adjourned at 9:37 a.m.

Respectfully submitted,

Brian Donahue
Secretary

Angelia Allen
Chair