

**The Portsmouth Port and Industrial Commission**

**January 27, 2026**

- COMMISSIONERS PRESENT:** Angelia Allen – Chair  
Keith Rice – Vice Chair  
Edward Barham, III – Commissioner  
Ronald Peterman – Commissioner
- ALSO PRESENT:** Brian Donahue – Secretary  
Charles J. Bauman, III – Assistant Secretary  
Mark Hugel – City Council Liaison  
Steven Carter – City Manager  
Jeff Miller – City Attorney
- GUESTS:** Dorothy Morgan – Deputy City Assessor  
Robert Allen – Old Dominion University  
John Martin – SIR  
Steve Edwards – City Assessor  
Jim Cullen – Mayor's Military Affairs Committee
- ABSENT:** Arnette McSwain – Treasurer  
Benjamin Foster – Commissioner  
Peter Hansen – Commissioner  
Benjamin Foster – Commissioner  
Dr. William Dodson – City Council Liaison  
Kyera Pope – Finance  
LaKeitha Forest – Finance
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**Welcome & Call to Order**

- The Chair called the meeting to order at 9:02 a.m.

**Roll Call**

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

**Minutes**

- The minutes from the December 23, 2025, Regular Meeting were presented and adopted.

**Action:** On a motion by Mr. Rice and seconded by Mr. Peterman, the Commissioners approved the minutes from the December 23, 2025, Regular Meeting as presented.

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

### **Financials**

- No financials presented; PPIC's Quarterly Financial Report presented during the December 23, 2025 meeting.

### **Old Business**

- **Port of Virginia Update:** Mr. Donahue read a prepared report from the Port of Virginia that noted trade uncertainty, which led to an 8% decline in container volumes in 2025, but noted a rebound driven by exports. The Port of Virginia still achieved one of its top five years for total annual volume. The Coastal Virginia Offshore Wind project is progressing at Portsmouth Marine Terminal with new components arriving and outbound shipments commencing following a federal court injunction. Discussions are also underway for grant opportunities to improve seawall access for American Cruise Lines.
- **DeLong Agricultural Transloading Facility:** Mr. Bauman discussed with the commission endorsing DeLong Company Inc.'s application for a BUILD (Better Utilizing Investments to Leverage Development) grant from the U.S. Department of Transportation. This grant would support Phase 2 of the Portsmouth Agriculture Intermodal Export Facility, aiming to expand storage and handling capacity for U.S. farm products. The commission will serve as the technical applicant, with DeLong as the sub-recipient, incurring no financial encumbrance on the city.

### **Resolution**

#### **A RESOLUTION OF THE PORTSMOUTH PORT AND INDUSTRIAL COMMISSION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION THROUGH SAM.GOV TO THE U.S. DEPARTMENT OF TRANSPORTATION UNDER THE BETTER UTILIZING INVESTMENTS TO LEVERAGE DEVELOPMENT (BUILD) AND THE EXECUTION OF GRANT AGREEMENTS AND SUBRECIPIENT AGREEMENTS WITH THE DELONG CO., INC.**

WHEREAS, the Portsmouth Port and Industrial Commission ("PPIC"), is committed to enhancing port infrastructure, increasing cargo handling efficiency, and strengthening global agricultural trade competitiveness;

WHEREAS, the Portsmouth Agricultural Intermodal Export Facility - Phase 2 aims to **expand storage and handling capacity**, building on Phase 1's transloading infrastructure to improve efficiency, reduce bottlenecks, and optimize the movement of U.S. farm products to international markets;

WHEREAS, the U.S. Department of Transportation (USDOT) administers the **Better Utilizing Investments to Leverage Development (BUILD)** to provide funding for strategic port modernization and supply chain improvements;

WHEREAS, this project will **increase intermodal grain export capacity** through **concrete storage silos, advanced conveyance systems, and optimized rail logistics**, supporting U.S. agricultural exports by reducing reliance on barge transport and mitigating supply chain disruptions;

WHEREAS, the Portsmouth Port and Industrial Commission seeks to serve as the **lead applicant** for the BUILD grant and collaborate with the **U.S. Department of Transportation** to establish all necessary agreements for project implementation; and

WHEREAS, The DeLong Co., Inc. is a key project partner and will serve as a **subrecipient** responsible for facility ownership and operational management to execute the proposed logistics and export model;

**NOW, THEREFORE, BE IT RESOLVED BY THE PORTSMOUTH PORT AND INDUSTRIAL COMMISSION AS FOLLOWS:**

**1. Authorization to Apply**

The Portsmouth Port and Industrial Commission is hereby authorized to prepare and submit a **grant application through Sam.gov** to the **U.S. Department of Transportation** under the **Better Utilizing Investments to Leverage Development (BUILD)** for the Portsmouth Agricultural Intermodal Export Facility - Phase 2.

**2. Coordination with USDOT**

The Portsmouth Port and Industrial Commission is authorized to **negotiate and execute** any required **grant agreements** with the **U.S. Department of Transportation** to facilitate the administration and implementation of the BUILD grant.

**3. Subrecipient Agreement with The DeLong Co., Inc.**

The Portsmouth Port and Industrial Commission is authorized to **negotiate, finalize, and execute** a **subrecipient agreement** with **The DeLong Co., Inc.**, ensuring compliance with all federal requirements and defining roles and responsibilities for the project.

**4. Project Objectives**

The Portsmouth Port and Industrial Commission affirms that the project will:

- Enhance U.S. **agricultural export efficiency** by optimizing intermodal container utilization and reducing freight repositioning costs.
- Shift U.S. agricultural exports from **congested river transport** to a **stable railbased model**, reducing shipping risks and delays.
- Improve **rail efficiency** with the capacity to receive and process **90 rail cars of feed by-products**, strengthening export flow.
- Construct **concrete storage silos** for increased capacity, structural integrity, and worker safety.

**5. Administrative Authority**

The Chair of the Portsmouth Port and Industrial Commission or the Director of the Portsmouth Department of Economic Development, or the designees of either, are authorized to take all necessary actions to implement this resolution, including signing required documentation, coordinating with project stakeholders, and submitting reports as required by USDOT.

**6. Effective Date**

This resolution shall take effect immediately upon adoption.

**Action:** On a motion by Mr. Barham and seconded by Mr. Peterman, the Commissioners authorized the submission of a Build Grant application on the behalf of DeLong.

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

- **Norfolk & Portsmouth Beltline Railroad:** Mr. Donahue provided an update on the agricultural transloading facility located at 1040 Virginia Ave. along Martin Luther King Freeway. The project, supported by an \$800,000 Port Host Community Grant, is nearing completion with the base layer of asphalt placed and new rail yard configurations.
- **3920-3930 Burtons Point Road:** Mr. Bauman advised the commission that Stonemont Financial Group is making progress on federal and state environmental approvals for its planned project at 3920-3930 Burtons Point Rd., with an expected closing by summer.
- **1603 Seventh Street:** Mr. Donahue advised that this 2.88-acre property is being marketed for small-scale industrial development, with several parties having expressed interest.
- **American Cruise Lines:** Mr. Bauman announced that the city plans to present a project briefing to the Virginia Port Authority on February 12, 2026 to secure grant funding to defray costs for waterfront improvements, aiming to support and increase American Cruise Lines' calls to Portsmouth.

### **New Business**

- **Portsmouth Vision 2030 Strategic Plan** John Martin of SIR consulting presented an executive summary of the plan, a five-year playbook for economic development in Portsmouth. The plan's goals include accelerating economic growth, creating jobs, and enhancing quality of life. It identifies four strategic pillars:
  1. Double down on advanced manufacturing (shipbuilding, ship repair, defense).
  2. Deliver on the "big three" (waterfront development, innovation district, entertainment district).
  3. Identify and accelerate tomorrow's growth sectors, starting with healthcare.
  4. Leverage Portsmouth's regional technology leadership and digital infrastructure.

The plan emphasizes alignment with city leadership, community engagement, and measurable KPIs.

### **Closed Meeting**

**Action:** At 10:04 am Mr. Rice, seconded by Mr. Barham, moved to go into a closed meeting: pursuant to Virginia Code Subsection 2.2-3711 A.6 for the purpose of discussion or consideration of the investment of public funds where competition or bargaining is involved where, if made public initially, the financial interest of the governmental unit would be adversely affected, specifically regarding Project SeaArc.

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

### **Open Meeting**

**Action:** At 10:20 a.m. Mr. Rice, seconded by Mr. Peterman, 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. Barham - yes; Mr. Foster - absent; Mr. Hansen - absent; Ms. McSwain - absent; Mr. Peterman - yes; Mr. Rice - yes; Ms. Allen - yes. Approved 4-0 vote.

### **Items Submitted by Commissioners**

- No items submitted

### **Report Backs**

- **Committee Appointments and Deadlines-** Mr. Donahue discussed the appointment of members for the FY27 budget committee and reminded commissioners about the February 2, 2026 filing deadline for the Annual Statement of Economic Interest form.
- **Crawford Bay Waterfront Development Project-** Mr. Donahue discussed the upcoming community engagement meetings that are scheduled for January 28<sup>th</sup> and February 12<sup>th</sup> to gather public feedback on priorities for the redevelopment of the Crawford Bay waterfront development site.
- **New Team Member Introduction-** Mr. Donahue introduced new Economic Development Team Member Danielle Harrell, Administrative Coordinator II.

### **Adjourn**

The meeting adjourned at 10:25 a.m.

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Respectfully submitted,

Brian Donahue  
Secretary

Angelia Allen  
Chair