The Portsmouth Port and Industrial Commission

August 26, 2025

COMISSIONERS PRESENT:	Angelia Allen – Chair Keith Rice – Vice Chair Arnette McSwain – Treasurer Benjamin Foster – Commissioner Peter Hansen – Commissioner Ronald Peterman – Commissioner
ALSO PRESENT:	Brian Donahue – Secretary Charles J. Bauman, III – Assistant Secretary Jeff Miller – Deputy City Attorney Kelsey Swieringa – Assistant City Attorney Mark Hugel – City Council Liaison Chris Gullickson – Port of Virginia Kyera Pope – Finance LaKeitha Forest – Finance
GUESTS:	Steven Edwards – City Assessor Wayne Hines – City Assessor's Office Jim Cullen – Mayor's Military Affairs Committee
ABSENT:	Edward Barham, III – Commissioner Dr. William Dodson – City Council Liaison Steven Carter – City Manager

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<u>Welcome & Call to Order</u>

- The Chair called the meeting to order at 9:04 a.m.

<u>Roll Call</u>

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

<u>Minutes</u>

- The minutes from the July 22, 2025, Regular Minutes were presented and adopted.

  <u>Action:</u> On a motion by Mr. Hansen and seconded by Ms. McSwain, the Commissioners approved the minutes from the July 22, 2025, Regular Meeting as presented.

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

Election of Officers

- **Chair –** Nominations for the position of Chairman were opened. Angelia Allen was nominated by Commissioner McSwain.

  Action: On a motion by Ms. McSwain and seconded by Mr. Hansen, the Commissioners approved the nomination of Ms. Allen as Chair.

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

- **Vice Chair –** Nominations for the position of Vice Chairman were opened. Chair Allen nominated Commissioner Rice.

  Action: On a motion by Ms. Allen and seconded by Mr. Foster, the Commissioners approved the nomination of Mr. Rice as Vice Chair.

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

- **Treasurer-** Nominations for the position of Treasurer were opened. Chair Allen nominated Commissioner McSwain.

  Action: On a motion by Ms. Allen and seconded by Mr. Foster, the Commissioners approved the nomination of Ms. McSwain as Treasurer.

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

Financials

- **Quarterly Financial Report:** Ms. Kyera Pope, Controller with the city of Portsmouth Finance Department, presented the PPIC's Quarterly Financial Report through June 2025.

Old Business

- **Port of Virginia Update:** Chris Gullickson, Director of Development Engagement with the Virginia Port Authority reported the following updates: the Port's peak season began early; dredging is on track to finish by the end of 2025; Portsmouth Marine Terminal (PMT) construction is complete; Norfolk International Terminal (NIT) optimization and crane replacements continue; and Virginia International Gateway (VIG) is handling higher volumes effectively.

- **Virginia Port Authority Quarterly Board Meetings:** Commissioner Foster provided a report on his attendance at the Virginia Port Authority Quarterly Board Meeting on July 29, 2025. Mr. Foster noted construction completion at PMT, the presence of offshore wind components at PMT, and new cranes scheduled delivery around September 29, 2025 to expand ultra-large container berths.

- **American Cruise Lines:** Mr. Bauman, Assistant Secretary reported negotiations with American Cruise Lines on a Docking Agreement and plans for permanent water and sewer connections at the seawall, with an Agreement anticipated in fall 2025. A ship tour for the PPIC will be arranged during a future visit by the cruise line.

- **DeLong Agricultural Transloading Facility:** Mr. Bauman provided an update on the DeLong Agricultural Facility. Work continues with zoning, permitting, and engineering staff to ensure construction proceeds on schedule. The facility is expected to be operational by 2026.

New Business – There was no new business brought before the Commission.

Closed Meeting

Action: At 9:24am Mr. Peterman, seconded by Mr. Hansen, moved to go into a closed meeting: 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 3920 and 3930 Burtons Point Road.

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

Open Meeting

Action: At 10:32 a.m. Mr. Peterman, seconded by Ms. McSwain, 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 - yes; Ms. Allen-yes; Mr. Foster – yes; Mr. Rice – yes; Mr. Barham - absent. Approved 6-0 vote.

- **3920-3930 Burtons Point Rd.:** A Resolution pertaining to the sale of and development of 3920-3930 Burtons Point Rd. was presented for the PPIC's consideration.

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, as a result of environmental and soil issues that must be addressed on the property, the Developer anticipates expending over $4,000,000 in unanticipated development costs, including for underground stormwater detention, importing over 65,000 cubic yards of soil, and installing a vapor mitigation system; and

WHEREAS, the Developer has accordingly requested a reduction of the purchase price to $600,000; and

WHEREAS, PPIC has reviewed the request and the environmental and soil documentation, and has determined that the request is reasonable; and

WHEREAS, a portion of the property has been in public ownership for approximately a decade and the remainder of the property has been in public ownership for multiple decades; and

WHEREAS, the Developer intends to construct an industrial building of approximately 182,000 square feet (the "Proposed Development") and the sale and development of the property will provide tax revenue to the City;

NOW, THEREFORE, it is hereby RESOLVED that:

1. The Chair and Vice Chair are each authorized to execute an amendment to the Agreement which (a) reduces the purchase price to $600,000 and (b) limits the Developer's use of the Property to construction and operation of the Proposed Development.

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.

2. This Resolution shall be effective immediately upon its adoption.

Action: On a motion by Mr. Hansen and seconded by Ms. McSwain, the Commissioners approved the reduction of purchase price for 3920/3930 Burtons Point Road.

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

Items Submitted by Commissioners

- Councilman Hugel shared the results of a recent Portsmouth delegation visit to Greenville, SC to study community revitalization best practices. Councilman Hugel highlighted practical public-private partnerships, upper-story residential development to drive foot traffic, larger façade grants, rigorous cleanliness and landscaping, a retail mix targeting shoppers, and a housing fund addressing homelessness, with takeaways applicable to Portsmouth's downtown and waterfront development efforts.

Report Backs – There were no report backs.

Adjourn

The meeting adjourned at 9:58 a.m.

Respectfully submitted,

Brian Donahue
Secretary

Angelia Allen
Chair