

The Portsmouth Port and Industrial Commission

January 28th, 2025

COMMISSIONERS PRESENT: Angelia Allen – Chair
Peter Hansen – Commissioner
Keith Rice – Commissioner
Edward Barham, III - Commissioner

ALSO PRESENT: Brian Donahue – Secretary
Jeff Miller – Deputy City Attorney
Kelsey Swieringa - Assistant City Attorney
Kyera Pope - Finance
Mark Hugel – City Council Liaison
Chris Gullickson – Virginia Port Authority

GUEST: Lakeitha Forrest - Finance
Cheri Amos - CLA
Max Pfaffenberger – CLA
Steve Edwards – City Assessor
Dorothy Morgan – Deputy City Assessor

ABSENT: Benjamin Foster – Commissioner
Arnette McSwain – Treasurer
Ronald Peterman – Vice Chair
Steven Carter – City Manager
Dr. William Dodson – City Council Liaison

Welcome & Call to Order

- The Chairman called the meeting to order at 9:03 a.m.

Roll Call

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

Minutes

- The minutes from the October 22, 2024, Regular Minutes were presented and adopted.

Action: On a motion by Mr. Hansen and seconded by Mr. Barham, the Commissioners approved the minutes from the October 22, 2024, Regular Meeting as presented.

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

Financials

- **FY24 Audit Presentation:** Cheri Amos, Aires Coleman, and Max Pfaffenberger of CliftonLarsonAllen, LLP presented the PPIC's FY24 Financial Audit Report.
- **Quarterly Financial Report:** Kyera Pope, Controller with the City of Portsmouth Finance Department, presented the PPIC's Quarterly Financial Report through December 31, 2024.

Old Business

- **Port of Virginia Update:** Mr. Chris Gullickson of the Port of Virginia provided an update on the Port's activities stating that there was an increase in growth of approximately 7.2% in calendar year 2024 and that there are four new ship-to-shore cranes at Virginia International Gateway currently going through the commissioning process. Mr. Peter Hansen, Commissioner, reported that the Coastal Virginia Offshore Wind project being staged from the Portsmouth Marine Terminal is currently on schedule.
- **0 Sixth Street, 1603 Seventh Street:** Mr. Donahue reported that the property at 0 Sixth Street and 1603 Seventh Street is in the process of being transferred from the PRHA to the PPIC after which marketing for redevelopment can begin.
- **FY25 Port Host Community Grant – 1040 Virginia Ave:** Mr. Donahue reported that a Port Host Community Grant was awarded in the amount of \$800,000 for the Norfolk Portsmouth Belt Line Railroad Project at 1040 Virginia Ave. The project is scheduled to be completed 18 months from the next step, the Performance Agreement.

New Business

- **CSX/DeLong Rail Transloading Facility – 1 Harper Ave:** Mr. Donahue reported that the DeLong Co. will pursue a DRPT Rail Industrial Grant in the amount of \$750,000 for a Rail Transloading Facility at 1 Harper Ave.
- **FY26 PPIC Budget Committee:** Ms. Allen reported that members of the PPIC's FY26 Budget Committee will be selected to assist in the preparation of the upcoming fiscal year budget.
- **City Council/PPIC Joint Meeting – July 7, 2025:** Mr. Donahue reported that the City Council has requested a joint meeting to be held with the PPIC on July 7, 2025 at 5:30pm to discuss activities and collaboration.
- **PPIC Annual Retreat:** Ms. Allen reported that a poll will be sent out to PPIC members to identify a date for the PPIC's Annual Retreat.

Closed Meeting

ACTION: At 9:30am Mr. Rice, seconded by Mr. Branham, 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 the disposition of 3920 and 3930 Burtons Point Road.

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

Open Meeting:

ACTION: At 9:36 a.m. Mr. Rice, seconded by Mr. Hansen, 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 - absent; Ms. McSwain - absent; Mr. Hansen - yes; Ms. Allen - yes; Mr. Foster – absent; Mr. Rice – yes; Mr. Barham - yes. Approved 4-0 vote.

ACTION: At 9:37am Mr. Hansen, seconded by Mr. Barham, moved to amend the Purchase Agreement for 3920, 3930 Burtons Point Rd. to extend the inspection period to September 30, 2025.

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

Items Submitted by Commissioners

- None

Report Backs

- Mr. Donahue reminded the Commissioners of the Feb. 3rd due date for the 2025 Statement of Economic Interest.
- Mr. Hansen inquired about the impact to traffic patterns from trucks carrying commodity from the new transloading stations at 1 Harper Ave and 1040 Virginia Ave to export facilities. Mr. Donahue will reach out to Mr. Gullikson for more details.

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Adjourn

The meeting adjourned at 9:41 a.m.

Respectfully submitted,

Brian Donahue
Secretary

Angelia Allen
Chair