

**The Portsmouth Port and Industrial Commission  
August 27, 2024**

**COMMISSIONERS PRESENT:** Angelia Allen – Chair  
Ronald Peterman – Vice Chair  
Arnette McSwain – Treasurer- 9:04am  
Benjamin Foster – Commissioner  
Peter Hansen – Commissioner  
Edward Barham, III – Commissioner

**ALSO PRESENT:** Brian Donahue – Secretary  
Jeff Miller – Deputy City Attorney  
Kelsey Swieringa – Assistant City Attorney  
Steven Carter – City Manager  
Mark Hugel – City Council Liaison

**GUEST:** Chris Gullickson – Port of Virginia  
Cannon Moss – Norfolk & Portsmouth Belt Line Railroad  
Ryan Snow – Crenshaw, Ware, & Martin

**ABSENT:** Keith Rice – Commissioner  
De'Andre Barnes – City Council Liaison  
Flora Berisha – Finance  
Kyera Pope – Finance

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**Welcome & Call to Order**

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

**Roll Call**

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

**Minutes**

- The minutes from the July 23, 2024, Regular Minutes were approved.

**Action:** On a motion by Mr. Barham and seconded by Mr. Foster, the Commissioners approved the minutes from the July 23, 2024, Regular Meeting.

**Roll Call Vote:** Mr. Peterman - yes; Ms. McSwain - absent; Mr. Hansen - yes; Ms. Allen-yes; Mr. Foster – yes; Mr. Rice – absent; Mr. Barham - yes. Approved 5-0 vote.

**Old Business**

- **Port of Virginia Update:** Mr. Chris Gullickson of the Port of Virginia provided an update on port activity through June 30, 2024. He reported that the Port of Virginia had its second busiest year in history handling 3.5 million Twenty-foot Equivalent Units (TEUs). He stated the loaded exports volume was up 4.2%, loaded imports were up 3.6%, and overall rail business was up 13%. The Port of Virginia is continuing to make strides in its capital improvement program with \$1.4 billion in improvements being made. Dominion Energy is continuing to make progress with improvements at the Portsmouth Marine Terminal to support the Coastal Virginia Offshore Wind (CVOW) project which are now approximately 83% complete.

- **CVOW Project Update:** Mr. Donahue stated that Dominion Energy’s CVOW project is making good progress towards the installation of 176 wind turbines. Dominion’s goal is to have 90 monopile foundations installed by October 2024. The CVOW project is planned for completion in late 2026. He reported on Dominion’s recent acquisition of Avangrid Renewable’s Kitty Hawk Wind project. It is now referred to as CVOW-South, a 40,000-acre lease area providing for another 800 megawatts of electrical generation capacity in the 2030s. This will help Dominion meet its goals for the Virginia Clean Economy Act. Dominion has also won another auction for a second lease area off Virginia’s coast providing another 4 gigawatts of electricity to up to 1.4 million homes.
- **0 Sixth St., 1603 Seventh St.:** Mr. Donahue provided an update on the Portsmouth Redevelopment & Housing Authority’s (PRHA) properties at 0 Sixth St. and 1603 Seventh St. He stated that the Right-of-Way that bisects the two properties needs to be vacated. This will allow for the consolidation of the property for marketing purposes and transfer from the PRHA to the PPIC. The application has been submitted to the Planning Department and the next step would be for the Planning Commission and City Council to approve the street vacation. Combining the two properties will result in approximately two acres of land that is zoned for Light Industrial development.
- **FOIA/COIA Training:** Mrs. Karen Williams informed the commissioners that the FOIA training website is currently being updated and is not available. She will advise the PPIC when the website is available.

#### **New Business**

- **FY25 Port Host Community Grant – 1040 Virginia Ave.:** Mr. Donahue briefed the PPIC on the Port Host Community Revitalization Fund, which was established by Virginia in 2019 and supports redevelopment in port host communities. Portsmouth and the state’s four other partner communities can apply for grants, with a pool of \$1.5 million available annually. Each community can receive up to \$300,000, with the potential for additional funding up to \$1 million, requiring a 1:1 match. Applications are reviewed by PPIC before approval and submission.

The FY25 Port Host Community Grant round will open on September 3, 2024 and one application has been received from the Norfolk & Portsmouth Belt Line Railroad for 1040 Virginia Avenue. The funding will support the development of a new transload facility that will serve the Port of Virginia, as well as the Hampton Roads region. This will be a 2-phase project. The first phase is a \$6.5-million investment. Phase 2 would provide an additional \$50 million in improvements. The applicant has requested \$1 million in grant funding, which is just over 15% of the Phase One development cost. The applicant will provide \$1.5 million in matching funds.

Cannon Moss, President and General Manager of the Norfolk & Portsmouth Belt Line Railroad and General Counsel, Ryan Snow of Crenshaw, Ware, & Martin gave an overview of the history of the Norfolk & Portsmouth Belt Line Railroad and a description of the project.

**RESOLUTION**  
**(Port Host Community Revitalization Funds)**

BE IT RESOLVED that the Portsmouth Port and Industrial Commission wishes to apply for \$1,000,000 of Port Host Community Revitalization Funds for the Norfolk & Portsmouth Belt Line Railroad/1040 Virginia Avenue project for the development of property in support of port related activity within the City of Portsmouth, Virginia; and

WHEREAS, \$1,500,000 of private funds will also be expended on this property, and it is projected that 15 new jobs will result from the implementation of the project; and

BE IT FURTHER RESOLVED that:

1. The submission of an application for Port Host Community Revitalization Funds for the referenced project is hereby approved by the PPIC Board of Commissioners;
2. The Chair and Vice Chair are each hereby authorized to execute and submit the appropriate documents for the submittal of this Port Host Community Revitalization Fund application;
3. The Chair, Vice Chair and Secretary, and the Secretary's designees, are hereby authorized to take such other actions and execute such or other agreements or documents as may be required to further the intent of this Resolution; and
4. This Resolution shall be effective immediately upon its adoption.

**Action:** On a motion by Mr. Peterman and seconded by Mr. Barham, the Commissioners approved the approval of the FY25 Port Host Community Grant – 1040 Virginia Ave.

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

**Closed Meeting**

**ACTION:** At 9:45 a.m. Mr. Peterman, seconded by Ms. McSwain, move 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 - yes; Ms. McSwain - yes; Mr. Hansen - yes; Ms. Allen-yes; Mr. Foster – yes; Mr. Rice – absent; Mr. Barham - yes. Approved 6-0

**Open Meeting**

**ACTION:** At 10:09 a.m. Mr. Peterman, seconded by Ms. McSwain, I hereby move 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 – absent; Mr. Barham - yes. Approved 6-0

**Items Submitted by Commissioners**

- No Items Submitted

**Report Backs**

- No Items Submitted

**Adjourn**

- The meeting adjourned at 10:09 a.m.

Respectfully submitted,

Brian Donahue  
Secretary

Angelia Allen  
Chair