



# City of Petersburg

## Economic Development Authority Meeting

### Regular Meeting Agenda

February 23, 2023

6:00pm

Petersburg Public Library  
201 W. Washington Street  
Petersburg, VA 23803

1. Call to order – Mr. Samuel Rhue, Chairman
2. Roll call of Board Members
3. Determination of the Presence of a Quorum
4. Moment of Silence
5. Reports/responses to previous public information period
6. Approval of the Minutes- November 17, 2022
7. Financial Report- Mr. Richard, Taylor Secretary /Treasurer
8. Report from the Chairman- Mr. Samuel Rhue
9. New Business –
  - a. Poor Creak RFP Update- Joanne Williams, Director of Communications, Tourism, Marketing & Government Relations
  - b. Lease Agreement with Habitat for Humanity- Brian Moore, Director of Economic Development, Planning and Community Development
10. Old Business –
  - a. SCWWA Update – Robert Wilson, ARWA/ SCWWA Executive Director
  - b. LISC Virginia Update- George Piazza, Program Officer, Economic Development

- c. Economic Development Report – Brian Moore, Director of Economic Development, Planning and Community Development

11. Business or reports from the Vice Chairman or other members of the EDA Board

12. Public Comments Period

13. Announcements -

- a. Next meeting date – March 23, 2023

14. Adjournment



# City of Petersburg

## Economic Development Authority Meeting

### Regular Meeting Minutes

November 17, 2022

6:00pm

Petersburg Public Library  
201 W. Washington Street  
Petersburg, VA 23803

1. Call to order – Mr. Samuel Rhue, Chairman

2. Roll call of Board Members

Mr. Samuel Rhue

Mr. Mike Packer

Mr. Richard Taylor

Mr. Joel Erb

Dr. Ahkinyala Abdullah

Dr. Lafayette Jefferson

Mr. Winston Sanders- absent

3. Determination of the Presence of a Quorum

4. Moment of Silence

5. Reports/responses to previous public information period- none

6. Approval of the Minutes- October 20, 2022

Mr. Rhue moved that the meeting minutes be approved.

7. Financial Report- Mr. Richard, Taylor Secretary /Treasurer

Mr. Taylor reported that for October the Business High Performance account had a balance of \$89,012 and they checking account had \$22,235.68. The total for both

accounts is \$102,248.49. There were two checks written out of the account; Mr. Hefty bill in the amount of \$1575.00 and a check to Mr. Taylor for \$224.00

**Motion:** Mr. Packer moved, second by Mr. Erb to approve the financial report.

**Upon vote by those present, the motion was unanimously carried**

8. Report from the Chairman- Mr. Samuel Rhue

Mr. Rhue reported that he meets with Mr. Moore every third Thursday to discuss economic development for the City. He stated that the executive director of the Virginia State University Fund, Bob Turner stated that there are alumni who are interested in investing in the City. He further reported that LISC will assist the EDA with creating a small business loan program with the \$250,000 they have left in the revolving loan fund. Mr. Rhue stated that there is progress at the Hotel Petersburg site and that they will ensure that the hours worked are reported as stated in the Performance Agreement.

Mr. Rhue asked the board to add the following items to the agenda under new business:

Resolution for new meeting dates

Roper Investment- lease agreement

9. New Business –

a. Resolution for new meeting dates

**Motion:** Mr. Taylore moved, second by Dr. Jefferson, to adopt the new meeting dates. **Upon vote by those present, the motion was unanimously carried by those members that were present.**

b. Phil Roper and Associates – Phil Roper wishes to lease the Roper warehouse on Logan Street and the surrounding area for \$3,000 a month. Mr. Taylor stated that he had spoken to Mr. Roper and informed him that they had a previous offer for \$60,000 a year. Mr. Packer stated that they needed to

determine the square footage and ask the assessor what's the appropriate rent is for a warehouse that size. Mr. Moore stated that the ware is 60,000 square feet and the rate is \$2.00 per square foot. Mr. Moore furthers stated that \$120,000 is the market rate for that size. Mr. Rhue asked Mr. Moore to reach out to Mr. Roper.

c. Nicole Riley, Deputy Secretary of Commerce and Trade

Ms. Riley reported that there were an estimated 40 people that attended the business round table. It was discussed that financing and resources were the main issues that the business owners had. She stated that they will be working on more business planning seminars. Ms. Riley stated that there was a Hiring Fair at the Library that included 12 employers from Petesburg. There were approximately 70 job seekers who came. They plan to have another one in the spring. Ms. Riley stated how Housing and Community Development assisted the City with a grant for the purchase and demolition of the Ramada Inn. They are currently working on a redevelopment plan and marketing of the site.

Ms. Riley stated that DHCD is currently looking and the blighted housing issue in the City and will perform a review and analysis to address those properties. They are partnering with Main Street to help them address downtown strategies. Dr. Jefferson stated that lead in homes in the City has caused premature deaths of children. Ms. Riley stated that they will be researching hazards that are in the homes and identify resources that are available to rehab and renovate those homes.

Dr. Abdullah asked what other employers that was at the job fair. Ms. Riley stated City, Fire, Police, Dominion Power, Sigma Foods, Walmart, Armstead Rail, and United Health Care. Mr. Taylor asked if any of the pharma

companies were present. Ms. Riley started not this time but hopefully in the spring. Dr. Abdullah asked what level of jobs the companies were hiring for. Ms. Riley stated that they were an array from general workers to master level skillset jobs. Dr. Abdullah asked where there any skill training offered. Ms. Riley stated that they will add the community colleges to the job fair next year to show courses offered.

Mr. Packer stated they need to get state offices located within the City because of our proximity to Richmond. Ms. Riley states that she will discuss this with the Secretary. Mr. Taylor stated that the warehouses on National Warehouse site can make a great site for an industrial park. Mr. Packer stated that the existing housing that is in place does not meet code requirements and the residence needs assistance with that regard.

Mr. Rhue asked where the business seminars would be held. Ms. Riley stated that they will be at the public library. Mr. Moore stated that they spoke with the Director to do webinars on multifamily housing and do an analysis of the housing market in the City. Mr. Taylor stated that some developers do not reinvest in the City. Mr. Rhue stated we need decent and affordable housing in the City.

Mr. Taylor asked about investing in the school system. Ms. Riley stated that the Secretary of Education is working with the schools and community colleges on providing training for skilled laborer's. Mr. Rhue stated that Mission Tomorrow had 12,000 eight graders at the Richmond Raceway to expose kids to different careers. Mr. Rhue thanked Ms. Riley for coming to speak to the EDA.

## 10. Old Business –

- a. DCR Floodplain Pocahontas Island Update – Brian Moore, Director of Economic Development, Planning and Community Development

Matt Wells, Director of Conservation and Stacy Farinhold, Wend Howard-Cooper, and Angela Davis was present from the Department of Conservation and Recreation. Ms. Cooper stated that the grant application that was submitted for Pocahontas Island stated that the warehouses on the island would be removed and create an open space due to the warehouse location in the floodway. The City can amend the application and resubmit it by November 30, 2022. Mr. Taylor asked who submitted the application. It was stated by DCR that Mr. Kenneth Miller submitted the application. Mr. Packer stated that the property is owned by the EDA, not the City and the EDA was not part of the decision to maintain it as open space. Mr. Rhue stated that they were surprise to learn of the application because they were having conversations to lease property for revenue.

Ms. Cooper stated that the structures in the floodway will have to come down. Those in the floodplain will need to come up to code. In order for the City to maintain the National Flood Insurance and to comply with the City code these issues have to be mitigated. Ms. Davis stated that during the Community Assistance visit, they toured Pocahontas Island and Roper. They were identified as blighted properties and a safety hazard. These issues need to be addressed. The land outside of it is developable. Mr. Wells stated that the application can be viewed online. Mr. Moore asked how long does it have to remain open space. Dr. Abdullah asked what area have to be rehabilitated Ms. Cooper stated in perpetuity. Ms. Cooper stated that the flood plain ordinance that they have to enforce to stay part of the program to receive

assistance when a disaster strikes. Buildings in the floodplain that want to be rehabilitated must meet requirements to bring up to flood plain standards to make them viable. Those in the floodway that are in a state of disrepair need to come down for safety reasons. Mr. Packer stated that there are plans to hopefully dredge the harbor and have waterfront development such as a boat dock, not structures, and upgrade the edge of the river. Ms. Cooper stated that there are options for boat docks, but they recommend no development of any sort of structure. Mr. Moore asked if the new service road will be affected. Ms. Cooper stated that they would have had to submit a flood plane permit to determine the impact. Mr. Packer asked Mr. Moore to schedule a meeting with the City Manager to discuss the application that was submitted.

- b. 2655 Stedman Drive- Brian Moore, Director of Economic Development, Planning and Community Development

Mr. Moore stated that they had an interest at the site for potential light industry. They will present at the January meeting.

- c. Economic Development Report – Brian Moore, Director of Economic Development, Planning and Community Development

Mr. Moore discussed the following items:

- Poor Creek- the City received money from the state for the Poor Creek upgrades. The City is in the process of drafting the RFP to send out.
- Old Ramada Inn- the back of the building has been demolished. The timeline is approximately two months to be completed.
- Petersburg Hotel- construction is currently underway. They have the lights on at nighttime.
- Public Hearing for proposed Enterprise Zone in January 2023
- Approval to start a comprehensive re-write of our zoning ordinances- use the consultant that Chester has.
- Re-write of Comprehensive Plan in progress- Berkley Group is the consultant.
- City approved purchase of a major lots downtown (Becker Properties).
- Downtown Master Plan will start in January 2023. Interface Studio is the consultant.



- Property reversion cases being brought to the Council.
- Casino- They will present it to the Council on December 3.

11. Business or reports from the Vice Chairman or other members of the EDA Board-  
none

12. Public Comments Period- none

13. Announcements -

- a. Next meeting date – January 26, 2023

14. Adjournment

**THIS LEASE AGREEMENT** made this 28<sup>th</sup> day of December, 2022, by and between the **Economic Development Authority of the City of Petersburg, Virginia**, a political subdivision of the Commonwealth of Virginia (the “Landlord”) and **Tri-Cities Habitat for Humanity**, a not-for-profit corporation of the Commonwealth of Virginia (the “Tenant”).

**WITNESSETH:**

For and in consideration of the terms, conditions, covenants, promises and agreements herein made, Landlord lease to Tenant the following property or premises (the "Premises"), together with full rights of ingress and egress, in the City of Petersburg, Virginia. The Premises are described in Exhibit “A” attached to and made a part of this Lease.

**USE OF PREMISES.** The Premises are to be used and occupied by Tenant as a storage warehouse provided that such use is consistent with the zoning regulations and ordinances applicable to the Premises.

**TERM.** The term shall be from month to month beginning for the remainder of the month as of the date of this lease and for each month thereafter, beginning on the first day of each month, until either party gives to the other one-month’s prior written notice of its intent to terminate.

**RENT.** Because Landlord recognizes that the Tenant’s activities within the city of Petersburg will further the objectives of the Landlord, making such city a more desirable location for economic development, no additional consideration in the form of money payments will be required by the Landlord.

**PREMISES CONDITION.** Tenant accepts the Premises “as is” with no obligation of Landlord to make any improvements or repairs to the Premises whatsoever. Tenant shall provide for its own insurance to protect its interests in regard to this lease and shall be responsible for any and all expenses relating to its use of the Premises.

**HOLD HARMLESS.** Tenant agrees to indemnify, defend, and hold harmless Landlord and its respective agents, from any injury (and any resulting or related claim, action loss, liability, or reasonable expense, including attorney’s fees and other fees and court and other costs) occurring in any portion of the premises as a result of the actions or failure to act of the Tenant, its agents, employees, or invitees.

**CONTINGENCY.** This lease is contingent upon affirmation of the Landlord to be adopted at a duly held meeting of the same. This lease shall also be contingent upon any approval by other governmental entities that may be required by applicable law or agreement.

**Witness the following signatures:**

**LANDLORD:**

**Economic Development Authority of the City of Petersburg, Virginia**

By: \_\_\_\_\_ Chairman

**TENNANT:**

**Tri-Cities Habitat for Humanity**

By: \_\_\_\_\_ Executive director

# Roper Site



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