

York County Board of Supervisors

# Eastern Virginia Regional Industrial Facility Authority (EVRIFA)

September 17, 2024



# Agenda

- **About the Hampton Roads Alliance**
- **About EVRIFA**
  - History
  - Members
  - Governing Board
  - Management
  - Funding
- **Kings Creek Commerce Center**
  - Project Participation
- **Seizing the Moment**
  - The New Economic Order



# ABOUT THE ALLIANCE

The Hampton Roads Alliance is the leading regional economic development organization for Hampton Roads, Virginia. It is a nonprofit, public-private partnership representing 15 localities and more than 100 private investors. With the support of its community and business partners, the Alliance serves as a single point of contact to assist domestic and international companies who are considering Hampton Roads for expansion or investment.

## MISSION

The Hampton Roads Alliance works collaboratively to lead the Hampton Roads region in attracting, growing and retaining companies and talent to create a more resilient, inclusive and equitable region of choice.

## VISION

To be the catalytic partner that drives economic empowerment for the region, companies, organizations, and people who call Hampton Roads home.

## VALUES

- An **EMPOWERING** environment. Instilling confidence and encouragement.
- A **COLLABORATIVE** nature. Fostering working together as a team and with our partners.
- **DIVERSITY** in thinking. Supporting unique perspectives and thought processes.
- **INTEGRITY** in all we do. Earning the trust of the business community to represent our region.

# ALLIANCE SERVICES

## BUSINESS ATTRACTION



## BUSINESS RETENTION/EXPANSION



## BUSINESS INTELLIGENCE



## MARKETING



## REGIONAL COLLABORATION

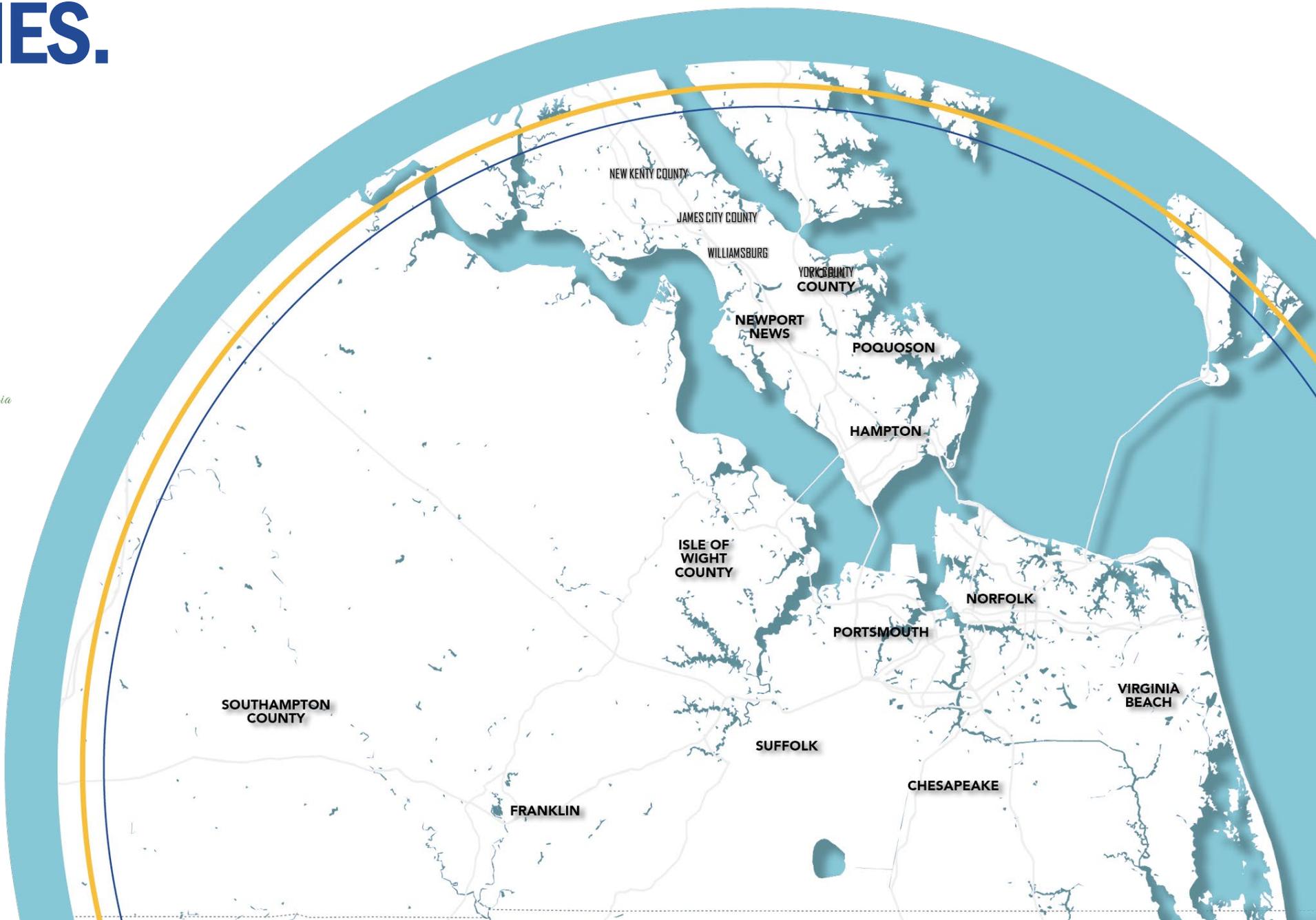


## REAL ESTATE SOLUTIONS



# 15 LOCALITIES.

# 1 MISSION.



# What is a RIFA?

Simply put: A cooperative agreement between localities.

A Regional Industrial Facility Authority is a mechanism created by Virginia statute for localities in the same region to **cooperate in the development of facilities** and then **share in the revenue** generated by such development.

There are 11 other RIFAs in Virginia.

- Mostly in the western portion of the state



FOR IMMEDIATE RELEASE

CONTACT:

Jim Noel

Economic Development Director

757-890-3317 | econdev@yorkcounty.gov

## **SURPLUS STATE LAND TO BE TRANSFORMED INTO LIGHT INDUSTRIAL PARK AND SOLAR FARM**

*Project marks achievement of region working together across borders—generating shared revenue and facilities access for six participating localities*



(YORKTOWN, VA, Oct. 27, 2020) – Last week, the Eastern Virginia Regional Industrial Facility Authority (EVRIFA) voted to approve acquiring the 432-acre former Commonwealth of Virginia Emergency Fuel Farm. It also approved the concurrent lease of a portion of that property for development as a solar energy facility, representing a significant step forward for economic development in Hampton Roads.

# EVRIFA History

- The Secretary of the Commonwealth formally recognized creation of the EVRIFA on December 18, 2018.
  - *Act - Virginia Regional Industrial Facilities Act, Chapter 64, Title 15.2, Section 15.2-6400. et seq., Code of Virginia*
- The Peninsula communities initially formed the organization.
  - York County spearheaded the initial project
  - Hampton served as the Fiscal Agent
  - Newport News served as support staff
- In 2022 the Hampton Roads Alliance took over as the managing entity, fiscal agent, and support staff.

# EVRIFA Members

## Founding Members

- City of Hampton
- City of Newport News
- City of Poquoson
- City of Williamsburg
- Gloucester County
- James City County
- York County

## Joined Since Inception

- City of Chesapeake
- City of Franklin
- City of Virginia Beach
- Isle of Wight County



# EVRIFA

## Board of Directors

Each Member Locality appoints two primary Board members.

### City of Chesapeake

- Richard W. “Rick” West, *Primary Member*
- S. Z. “Debbie” Ritter, *Primary Member*
- Steven C. Wright, *Alternate Member*
- Patrick Reynolds, *Alternate Member*

### City of Franklin

- Robert Cutchins, *Primary Member*
- Meghan Council, *Primary Member*
- Karl Heck, *Alternate Member*
- Darlene Burcham, *Alternate Member*

### Gloucester County

- Robert Orth, *Primary Member*
- David Meeker, *Primary Member*
- Carol Steele, *Alternate Member*
- Sherry Spring, *Alternate Member*

### City of Hampton

- Donnie Tuck, *Primary Member*
- James A. “Pete” Peterson, *Primary Member*
- Leonard Sledge, *Alternate Member*
- Mary Bunting, *Alternate Member*

### Isle of Wight County

- Renee Rountree, *Primary Member*
- James R. Ford, *Primary Member*
- Randy R. Keaton, *Alternate Member*
- Kristi Sutphin, *Alternate Member*

### James City County

- Vince Campana III, *Primary Member*
- Barbara Null, *Primary Member*
- Chris Johnson, *Alternate Member*
- Jason Purse, *Alternate Member*

### City of Newport News

- Phillip Jones, *Primary Member*
- Howard Hoegel, *Primary Member*
- Alan Archer, *Alternate Member*
- Florence G. Kingston, *Alternate Member*

### City of Poquoson

- Carey L. Freeman, *Primary Member*
- David A. Hux, *Primary Member*
- J. Randall Wheeler, *Alternate Member*
- Vacant, *Alternate Member*

### City of Virginia Beach

- Worth Remick, *Primary Member*
- Amanda Jarratt, *Primary Member*
- Joash Schulman, *Alternate Member*
- Vacant, *Alternate Member*

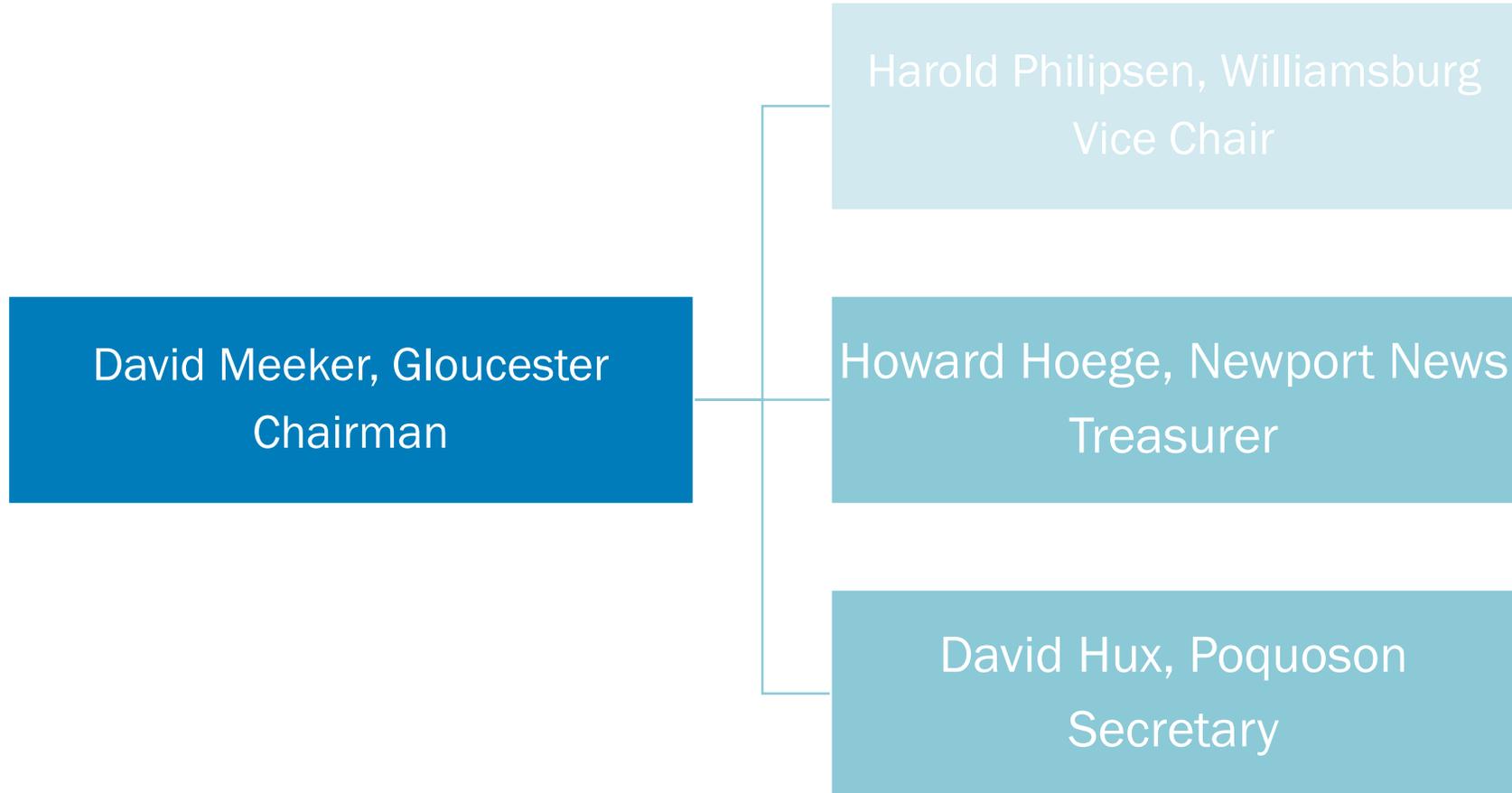
### City of Williamsburg

- Barbara Ramsey, *Primary Member*
- Harold Philipsen, *Primary Member*
- Andrew Trivette, *Alternate Member*
- Yuri Adams, *Alternate Member*

### York County

- Sheila Noll, *Primary Member*
- Mark Carter, *Primary Member*
- Kristi Olsen-Hayes, *Alternate Member*
- Mark Bellamy, *Alternate Member*

# EVRIFA Governing Board | 2024 Officers



# EVRIFA Management

August 2022

**EVRIFA Executed a MOA with the Hampton Roads Alliance**



The Alliance serves as the administrative and managerial support arm of the organization



The EVRIFA's purpose aligns perfectly with the Alliance's regional economic development mission



Eastern Virginia Regional Industrial Facility Authority

# EVRIFA Funding

## Operational Dues

Communities > 50K Population	Communities < 50K Population
\$4,000	\$2,000

- Adoption requires approval by the governing bodies of the Member Localities: Audit; insurance; etc.
- Initial “joining fee” applies to all Member Localities (\$2,500 for large; \$1,250 for small)
- The Hampton Roads Alliance did not charge a fee to assume management of the EVRIFA.

## Individual Project

### Participation Agreements

- Require approval by the governing bodies of the Member Localities who elect to participate and require separate funding from participating members.

Member Localities pay a base fee for operational dues and can choose to participate in individual projects.

# EVRIFA Revenue Sharing

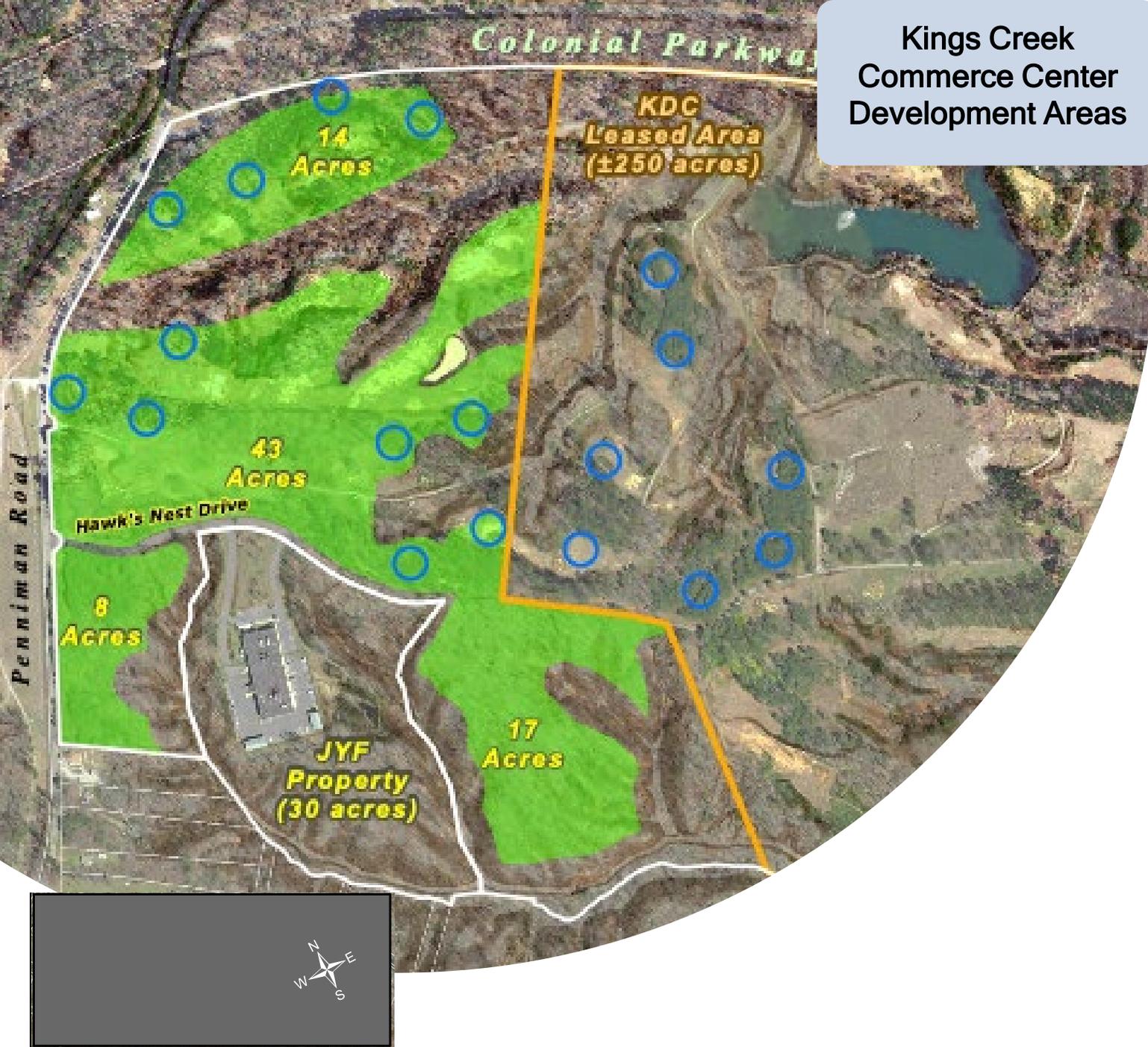


- Member Localities may agree to a revenue and economic growth sharing arrangement with respect to tax revenues and other income and revenues generated by any facility owned by the Authority.
- Requires approval by the governing body of the Member Locality for the site.
- Any such agreement shall be approved by a majority vote of the governing bodies of the Member Localities reaching such an agreement but shall not require any other approval.

# EVRIFA Project Participation

- Each Member Locality may consider participation in individual facilities or projects.
- The cost for such projects, and any remuneration from a project, shall only be shared by those Member Localities that join in the Participation Agreement for that project.
- There is no requirement to participate in each project and no penalties or adverse consequences to a Member Locality that does not participate.
- EVRIFA has one active project - Kings Creek Commerce Center





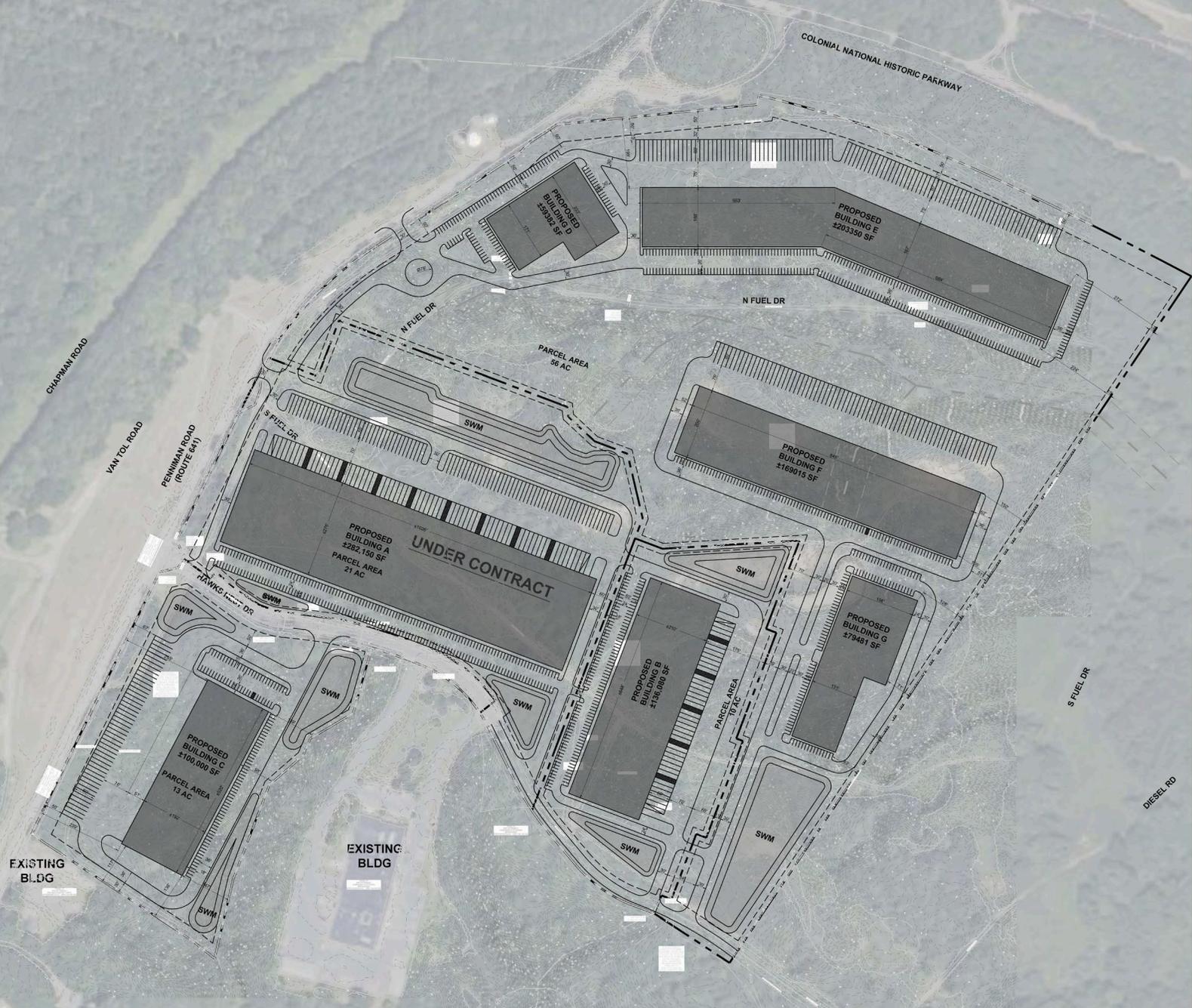
# Kings Creek Commerce Center

- First EVRIFA project, acquisition of 432 acres of state surplus property in York County
- Closed on property December 2021, funding for property acquisition secured by leasing 250 acres for a 20MW solar project
- Secured GO Virginia grant for site preparedness engineering work that is underway
  - Alta Survey
  - Geotechnical investigation
  - Master planning potential site layout and utilities
- June 2024 – Contract for 30.7 acres with Distribution Realty Group LLC

# Kings Creek Commerce Center

Participating Localities	Annual Contribution
City of Hampton	\$5,000
Isle of Wight County	\$5,000
City of Newport News	\$5,000
City of Poquoson	\$2,500
City of Williamsburg	\$10,000
York County	\$20,000





ONE (1) SPACE FOR EVERY 700 SF OF PRODUCTION OR WORK FLOOR AREA  
 ONE (1) SPACE FOR EVERY 5,000 SF OF WAREHOUSE/STORAGE AREA

Building	Area Type	Required	Provided
BUILDING A 282,150 SF	OFFICE / ADMINISTRATIVE (5%)	41	
	PRODUCTION / WORK FLOOR AREA (10%)	41	
	WAREHOUSE / STORAGE AREA (85%)	48	
	REQUIRED	130	
	PROVIDED		372
BUILDING B 136,080 SF	OFFICE / ADMINISTRATIVE (5%)	20	
	PRODUCTION / WORK FLOOR AREA (10%)	20	
	WAREHOUSE / STORAGE AREA (85%)	23	
	REQUIRED	63	
	PROVIDED		173
BUILDING C 100,000 SF	OFFICE / ADMINISTRATIVE (5%)	15	
	PRODUCTION / WORK FLOOR AREA (10%)	15	
	WAREHOUSE / STORAGE AREA (85%)	17	
	REQUIRED	47	
	PROVIDED		157
BUILDING D 59,382 SF	OFFICE / ADMINISTRATIVE (5%)	9	
	PRODUCTION / WORK FLOOR AREA (10%)	9	
	WAREHOUSE / STORAGE AREA (85%)	11	
	REQUIRED	29	
	PROVIDED		99
BUILDING E 203,350 SF	OFFICE / ADMINISTRATIVE (5%)	30	
	PRODUCTION / WORK FLOOR AREA (10%)	30	
	WAREHOUSE / STORAGE AREA (85%)	35	
	REQUIRED	95	
	PROVIDED		382
BUILDING F 169,015 SF	OFFICE / ADMINISTRATIVE (5%)	25	
	PRODUCTION / WORK FLOOR AREA (10%)	25	
	WAREHOUSE / STORAGE AREA (85%)	29	
	REQUIRED	79	
	PROVIDED		162
BUILDING A 79,481 SF	OFFICE / ADMINISTRATIVE (5%)	12	
	PRODUCTION / WORK FLOOR AREA (10%)	12	
	WAREHOUSE / STORAGE AREA (85%)	14	
	REQUIRED	38	
	PROVIDED		107

**CONCEPT PLAN 'A'**  
**KINGS CREEK COMMERCE CENTER**  
**INDUSTRIAL DEVELOPMENT**  
 YORK COUNTY, VIRGINIA

REVISIONS

DESIGNED BY: YM  
 DRAWN BY: YM  
 CHECKED BY: KM  
 SCALE: AS SHOWN



2 BayPort Way, Suite 120  
 Newport News, VA 23606  
 757-599-9800 Fax: 757-599-5684  
 www.trc.com

Richmond, VA  
 Blacksburg, VA  
 Charlottesville, VA

Raleigh, NC  
 Northern Virginia  
 Virginia Beach, VA



DESIGN BUILDER:  
**ARCO MURRAY**  
 | DESIGN BUILD

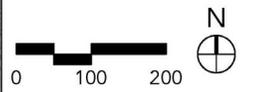
CLIENT:  
**DRG**  
 DISTRIBUTION REALTY GROUP

PROJECT:  
**INDUSTRIAL DEVELOPMENT**

ADDRESS:  
**PENNIMAN RD & HAWKS NEST DR, WILLIAMSBURG, VA 23185**

DATE:  
**8/13/2024**

SCALE:  
**1" = 200'**



SHEET TITLE:  
**PRELIMINARY SITE PLAN**

SHEET NUMBER:



York County & Hampton Roads

# Seizing the Moment



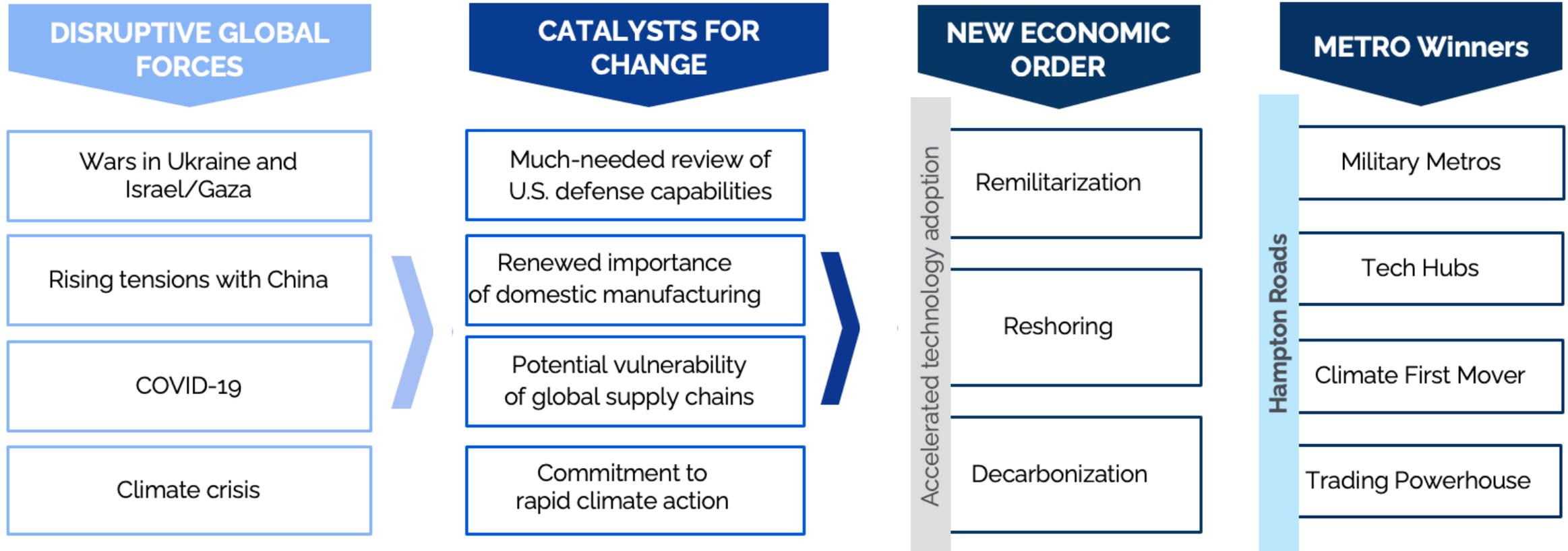
## New Economic Order

- Federal government creating first Defense Industrial Strategy
- AUKUS presents opportunity for inward and outward investment
- Work across organizations and municipal boundaries to implement

## New Economic Development Model

- Create a Regional Investment Playbook to respond to new economic order
- Hyper focus on meaningful targets based on data-driven studies
- Utilize EVRIFA to encourage enhanced locality cooperation through revenue sharing

# What Created the New Economic Order? Who Wins?



# AUKUS:

A Trilateral security partnership between **Australia**, the **United Kingdom**, and the **United States** intended to “promote a free and open Indo-Pacific that is secure and stable.”

# AUKUS Presents an Opportunity

- **AUKUS Pillar 1** will provide Australia with conventionally armed nuclear-powered submarines
  - \$3 billion investment from Australian government into the US Supply Chain
  - Newport News Shipbuilding will hire an additional 21,000 people over the next 5 years
- **AUKUS Pillar 2** will develop and provide advanced joint military capabilities to promote security and stability in the Indo-Pacific Region
  - **Key target areas include:**
    - Cyber capabilities
    - Artificial intelligence
    - Quantum technologies
    - Undersea capabilities
    - Hypersonic capabilities
    - Electronic warfare capabilities
  - **Regional assets are perfectly positioned to assist, including:**
    - Jefferson Lab High Performance Data Facility
    - NASA Langley Research Center & NIA
    - National Institute of Aerospace
    - Virginia Tech Corporate Research Center
    - ODU: VMASC, School of Cybersecurity
    - HII & Lockheed Martin Centers of Excellence



# Next Steps:

## Create A Regional Investment Playbook

- Focus on targeted set of concrete projects that unlock economic possibilities.
  - Projects that have the potential to align with federal funding, leverage other public, private and civic capital, and drive inclusive and sustainable outcomes.
- Graduate Hampton Roads from a **region focused on the end assembly of sophisticated products** (e.g., nuclear powered submarines, offshore wind turbines) **to one that participates more extensively in technological innovation** and earlier parts of the supply chain.



## Your **Ally** in Economic Development.

3 Commercial Place  
Suite 1320  
Norfolk, VA 23510



[hamptonroadsalliance.com](https://www.hamptonroadsalliance.com)



# Kings Creek Commerce Center Remediation Efforts

