

VIRGINIA: At a Recessed Joint Meeting of the Board of Supervisors for the County of Accomack and the Wallops Research Park Leadership Council Work Session held in the Board Chambers in Accomack on the 7<sup>th</sup> day of November, A.D., 2012, at 5:00 p.m.

Members Present: Laura Belle Gordy, Chair  
Wanda J. Thornton, Vice Chair  
Ron S. Wolff  
Grayson Chesser  
John Charles "Jack" Gray  
Kay W. Lewis  
Robert D. Crockett  
Donald L. Hart, Jr.  
C. Reneta Major

Others Present: Steven B. Miner, County Administrator  
Shelia Goodman, Administrative Assistant  
Mark B. Taylor, County Attorney

**Wallops Research Park Leadership Council**

Members Present: Tom Young, Chair  
Caroline Massey, Assistant Director of Management Operations, NASA WFF  
Dr. Linda Thomas-Glover, President, ESCC  
Amber Parker, Executive Director, MSC

Members Absent: Mike Lehmkuhler, Vice President, Business Attraction, VEDP

**Call to Order**

The meeting was called to order by the Chair and opened with a prayer by Mrs. Thornton, after which the Pledge of Allegiance to the Flag was recited.

**Local Declaration of Emergency – Hurricane Sandy**

**Local Declaration of Emergency  
RESOLUTION**

Mr. Crockett made a motion to adopt the Local Declaration of Emergency. Ms. Major seconded the motion. The motion was unanimously approved.

**WHEREAS**, the Director of Emergency Management of Accomack County does hereby find:

1. That due to Hurricane Sandy, Accomack County is facing dangerous conditions;
2. That due to Hurricane Sandy, a condition of extreme peril to life and property necessitates the proclamation of the extreme of a local emergency;

**NOW, THEREFORE, IT IS HEREBY PROCLAIMED** that an emergency does now exist throughout Accomack County, and

**IT IS FURTHER PROCLAIMED AND ORDERED** that during the existence of said emergency, the powers, functions, and duties of the Emergency Management Organization of Accomack County shall be those prescribed by State Law and the Ordinances, Resolutions, and approved plans of Accomack County in order to mitigate the effects of said emergency.

Mr. Hart gave a brief report on Hurricane Sandy and thanked and gave praise to all staff that was involved doing this hurricane. He stated he was highly proud of C. Ray Pruitt of what he had done during the storm and how he stayed throughout the entire time.

Mr. Hart made a motion that County Administrator, Steve Miner, send letters of appreciation to all the organizations, towns, and anyone that was involved with assisting with the hurricane event. Ms. Lewis seconded the motion. The motion was unanimously approved.

### **Hurricane Sandy Update**

C. Ray Pruitt presented a packet to the Board consisting of photos, director's log, questions and answers on Hurricane Sandy and stated there was a definite impact on the Shore. Mr. Pruitt informed the Board the Commonwealth of Virginia had not received a Federal Declaration at the present time and said it meant FEMA assistance was not available at the present time. Mr. Pruitt stated he was very impressed with how the people were pulling together in a time of need and to him that is what the Eastern Shore is all about. A discussion ensued concerning tree trimmers that had done tree trimming for the elderly and were charging a high amount of money to cut the trees and would leave the debris and said FEMA would be picking up the debris. Mr. Pruitt told the Board there were no private tree trimmers here employed by FEMA or VDEM and that he had contacted the Sheriff's Department concerning the issue.

The County Administrator told the Board the initial loss in the County was \$5.8 Million Dollars and Accomack County was the hardest hit area in the state of Virginia. He continued and told the Board that the total did not contain any estimated aquaculture or agriculture losses. Mrs. Thornton stated she felt a news release should be done and put it on the Website, on the radio, and in the newspaper informing people of the losses. Mr. Pruitt told the Board he would get the news release done. A discussion ensued concerning the interior of a person's home that had been flooded and they would need to contact David Fluhart's office so it could be documented so FEMA could assess the situation. Mrs. Thornton stated she would like that put in the news release as well so people would know.

### **Wallops Research Park Overview and Purpose of the Work Session**

County Administrator Steve Miner stated the purpose of the work session was to provide the Board and public an overview of progress made on plan development for

Wallops Research Park, and finalize the Board's position in pursuit of park development. He discussed the grant opportunity and told the Board Governor Robert McDonnell's administration had been working directly with certain members of the WRPLC and have offered a grant opportunity up to \$4,000,000 in state Transportation Partnership Opportunity Fund (TPOF) matching funds for the purpose of constructing a taxiway into Wallops Research Park from the adjacent NASA Wallops Flight Facility runways. He said the TPOF grant stipulations would require a matching County expenditure in order to receive the grant and a resolution is being offered and if it would be adopted by the Board of Supervisors it would authorize the County staff to take the necessary steps to secure financing for the required matching park development costs, including funds for the removal of the existing parkland use restriction, and authorize application for the TPOF Grant.

He gave the overall project steps which included removing existing impediments to development of WRP which would be step one and would purchase replacement parkland (leaving portions of existing trail) and adopt Plan of Utilization for Replacement Recreation Park. He told the Board step two would design/build the taxiway project, and step three would design/bid/build Research Park Infrastructure (water, sewer, and road) Project.

He continued by reviewing the milestones requiring Board of Supervisors' action and responded to questions. He told the Board he had a letter from Mr. Mike Lehmkuhler, Vice President Business Attraction and would read it for the record later in the meeting. A discussion ensued and Mr. Miner responded to questions from the Board.

### **Wallops Research Park Leadership Council Report and Recommendation**

Mr. Tom Young, Chair of the Wallops Research Park Leadership Council, gave a progress report to the Accomack County Board of Supervisors. He stated WRPLC observed that the Wallops complex was an extraordinary economic and prestige engine for Accomack County, for the Eastern Shore, and for the Commonwealth of Virginia. He told the Board it was the home of NASA Wallops Flight Facility, Navy Wallops, NOAA Wallops, Marine Science Consortium, numerous aerospace and defense contractors, Orbital Science and the Mid-Atlantic Space Authority. He told the Board they recognized that Accomack County Board of Supervisors, in conjunction with the Marine Science Consortium and NASA Wallops, had concluded that a research park would be a

positive addition to the Wallops complex and WRP Leadership Council continues to believe that was the proper decision.

Mr. Young stated three (3) recommended actions necessary to maximize the probability of success of the Wallop Research Park.

1. Implement infrastructure including roads, sewer, water and power and to continue this activity would require the approval of the Accomack County Board of Supervisors for an expenditure of \$4 million.
2. Remove the restriction on the recreational parcel so that it is not an impediment to development and a play had been developed to close this item and would require Board approval.
3. Implement the construction of a taxiway connecting the WRP to the NASA airfield so a significant resource would be available to Park tenants.

Mr. Young told the Board he believes the Commonwealth of Virginia would provide \$4 million for this activity, but the Commonwealth funding requires the approval of the Board of Supervisors of \$4 million necessary to build the infrastructure and the removal of the deed restriction. He said the Board must also approve the submittal of a request to the Commonwealth for the taxiway fund and the submittal is scheduled for December 1, 2012.

Mr. Young stated there were two (2) additional critical items.

1. A workforce development initiative was required to prepare local candidates for future job opportunities.
2. A need for an anchor tenant.

The WRPLC Chairman told the Board that by building a taxiway to connect the Research Park to NASA runways was the thing that really enables the capability the Park has. Mr. Young responded to questions from the Board and stated time was of the essence.

A discussion ensued from the Board concerning approval of the project.

### **Current and Future Federal Activities at Wallops/Orbital**

Caroline Massey, Assistant Director for Management Operations at NASA Wallops Flight Facility and a WRPLC member gave a business case presentation for the Park. Ms. Massey told the Board NASA received several calls every week offering new business opportunities, many of them related to unmanned aerial vehicles and launch projects, and told the Board they were turning projects away because of the lack of space.

Ms. Massey told the Board NASA Wallops Flight Facility offered to include in its update to its master plan two provisions to support the Research Park which were the

commercial entities would be directed to Wallops Research Park and all non-unique NASA needs such as the office space, storage and staging would be directed to the Research Park for all entities. She continued and told the Board workforce development was very important and responded to questions.

**State Commitment to Wallops (MARS, Orbital, Utilities Grant)**

Mr. Miner read into the record the following letter from Mr. Mike Lehmkuhler, Vice President, Business Attraction to Wallops Research Park Leadership Council Chairman.

*Strategic properties, as defined in Virginia, are real estate assets deemed capable of offering timely solutions for unique employment and investment projects. These properties can include greenfield sites, brownfield sites and existing buildings. Wallops Research Park (WRP) is one of seven sites initially designated as strategic properties within the Commonwealth.*

*As you know from your own experience, companies with strategically important investments designed to significantly improve competitive position seek to minimize site development risk because of tight implementation timeframes. Reliable property control, substantial pre-existing infrastructure, appropriate workforce solutions, and well-documented site development plans are essential ingredients for successful implementation of their plans.*

*To ensure the greatest opportunity for success, a limited number of properties have initially been supported by the state. Since there are many unique properties in varying stages of development, the initial list of properties was determined by*

- *Analysis of current site preparation*
- *Infrastructure advantages*
- *Asset alignment versus critical location requirements and timeframes associated with targeted industry sectors*

*The Wallops Research Park was chosen as one of the initial properties for focus due to the potential unique infrastructure advantages and strong asset alignment with the Mid-Atlantic Regional Spaceport (MARS) launch capabilities as well as the NASA Wallops Flight facility R&D resources. Both of these assets give Virginia and Accomack County a significant competitive advantage within the aerospace industry. Nevertheless, lack of taxiway connection and infrastructure at WRP are big disincentive to companies interested in coming to the area to partner with either MARS or NASA.*

*The rationale for the statewide properties initiative is to leverage time and money invested in such assets by formulating and executing a collaborative marketing effort that promotes specific value propositions tailored to targeted companies and site selection consultants. The ability to promote readily developable real estate assets with full infrastructure dramatically increases the chances for successfully securing significant new jobs and capital investment for those locations.*

*For several years, Accomack County sought federal or state funding to help defray the development costs for the county-controlled portion of Wallops Research Park. Because of the growing importance of MARS and NASA Wallops and the need for developable acreage to accommodate industry partners, the Commonwealth of Virginia has committed up to \$4 million to help the county establish a premier location to support that activity.*

*With a timely resolution of the federal deed restriction issue and a commitment to proactively address infrastructure requirements. Accomack County will be well-*

*positioned to reap the benefits of growing private sector interest in two nationally aerospace assets.*

### **Brief Overview of WRP Taxiway and Infrastructure Projects**

Mr. Bob Roop, Timmons Group, gave a brief overview of the Wallops Research Park taxiway and infrastructure projects and responded to questions on Phase 1.

### **TPOF Application**

Deborah Christie, Executive Director of the Wallops Research Park appeared before the Board and gave information on the TPOF (Transportation Partnership Opportunity Fund) Grant and responded to questions from the Board.

### **Deed Restriction Removal Status Report**

Mr. Rich Morrison, Planning and Community Development Director gave an overview of the steps required to pursue an administrative removal of the public park purpose deed restriction from the Wallops Research Park property and a report on activities to date and the next step to remove the deed restriction.

Ms. Kay Lewis told the Board a subcommittee of the Accomack County Parks and Recreation Commission had been meeting weekly since August to find suitable land to replace the deed restricted property within the Research Park and she thanked the Parks and Recreation Commission and the sub-committee for all the hard work they had done trying to find suitable land for recreation.

Mr. Morrison informed the Board at the November 6, 2012 meeting the Committee voted to pursue purchasing the former Jones Lumber Company property on Joynes Neck Road east of Accomac. He stated the entire three acre site and building was for sale for \$500,000 and said the parkland at Wallops was recently appraised at \$128,000 and the County needs to replace it with land of equivalent or greater value and set it aside for recreation to meet Federal requirements. He responded to questions from the Board.

### **Budget and Financing**

Finance Director Mike Mason gave a presentation on Wallops Research Park Proposed Capital Plan of Finance which had been prepared by County Staff and Davenport & Company and responded to questions. Mr. Mason said the County could pay the annual debt service on the \$4 million bond without raising taxes or violating its debt policies, even taking into account unrelated probable future expenditures such as for

additional county office space and without accounting for increased revenues coming from the Wallops Research Park's development.

Several financing options were presented.

- 1.) The project could be financed via state pool such as Virginia Resources Authority
- 2.) Competitively bid to local and regional financial institutions including the VML VACo financing program
- 3.) Stand alone public bond sale

### **Board Discussion**

The entire Board of Supervisors was in support of the WRP with the exception of Mr. Grayson Chesser. Mr. Chesser had concerns about the County's past track record with the Industrial Park in Melfa. Mr. Chesser stated he did feel better than what he did at the beginning with the WRP, but was not convinced enough to vote in the affirmative.

### **TPOF Resolution (Transportation Partnership Opportunity Fund)**

Mr. Wolff made a motion to authorize submission of a Transportation Partnership Opportunity Fund Application to the State of Virginia for funding of the Wallops Research Park Taxiway and to adopt the following Resolution. Mrs. Thornton seconded the motion. The motion was approved.

### **RESOLUTION TO AUTHORIZE SUBMISSION OF A TRANSPORTATION PARTNERSHIP OPPORTUNITY FUND APPLICATION TO STATE OF VIRGINIA FOR FUNDING OF WALLOPS RESEARCH PARK TAXIWAY.**

**WHEREAS**, Economic Development, specifically job creation and enhancing the tax base, is important to Accomack County; and

**WHEREAS**, the Wallops Research Park is an important part of the Wallops complex which consists of the Mid-Atlantic Regional Spaceport (MARS) and numerous public (NASA, the State of Virginia, and Accomack County) and private (Orbital Sciences, Lockheed Martin, and Northrop Grumman) entities endeavoring to advance commercial space flight; and

**WHEREAS**, Accomack County has been working toward the further development of the Wallops Research Park for 10+ years; and

**WHEREAS**, Accomack County and the State of Virginia have a strong history of supporting commercial space flight in the Wallops area. Recent support includes providing a nearly 3.5 million dollar Transportation Partnership Opportunity Fund (TPOF) grant to support the Mid-Atlantic Regional Spaceport (MARS) and Orbital Sciences, entering into the Space Act Agreement with NASA for the development of the northern portion of Wallops Research Park, and providing support for the state appointed Wallops Research Park Leadership Council; and

**WHEREAS**, the Accomack County Board of Supervisors has determined that the construction of a taxiway from the NASA runway to the Wallops Research Park is a critical component of the Research Park; and

**WHEREAS**, the Accomack County Board of Supervisors believes that in order for the taxiway to realize its potential, that other Research Park infrastructure is needed and necessary; and

**WHEREAS**, the Accomack County Board of Supervisors intends to spend up to Four (4) Million Dollars on Wallops Research Park infrastructure and those funds necessary to remove the public park deed restriction from the Wallops Research property; and

**WHEREAS**, Accomack County intends to have the Federal public park deed restriction removed from the Wallops property by May 2013.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Accomack County does hereby commit to providing a match of up to Four (4) Million Dollars for infrastructure and deed restriction removal, and authorizes the submission of a TPOF grant application for up to Four (4) Million Dollars for the construction of a taxiway to connect the NASA runway with Wallops Research Park.

**BE IT FURTHER RESOLVED** that the Board of Supervisors of Accomack County hereby authorizes staff, upon notification of award of TPOF grant funds, to proceed to take the necessary steps for the issuance of up to Four (4) Million Dollars in bonds to satisfy its TPOF local match commitment for infrastructure and deed restriction removal.

**VOTE:**

**AYES: Mrs. Thornton, Mr. Wolff, Mr. Gray, Ms. Lewis, Mr. Crockett, Mrs. Gordy, Ms. Major, Mr. Hart**

**NAYES: Mr. Chesser**

#### **Recess**

By consensus, the Chair recessed the meeting for ten (10) minutes.

#### **Called to Order**

Chairman Gordy called the meeting back to order.

#### **Closed Session Rules**

The County Attorney Mark Taylor read the rules for Closed Session.

#### **Closed Session for Negotiations on Certain Real Estate for Recreation Area**

Supervisor Wolff made a motion to go into Closed Meeting pursuant to Code Section 2.2-2711.A.(3) for discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body. Ms. Lewis seconded the motion. The motion was approved.

#### **Open Session**

The Chair declared the meeting open to the public.

**Certification of Closed Meeting**

Ms. Major made the motion to certify by roll call vote, pursuant to §§ 2.2-3711.A (3) of the Code of Virginia, that to the best of each member’s knowledge the only matters heard, discussed, or considered during the Closed Meeting were discussion or consideration of the matters that were identified in the motion by which the Closed Meeting was convened, being Virginia Code §§ 2.2-3711.A (3). Ms. Lewis seconded the motion. The motion was unanimously approved.

**Roll Call**

Ayes: Mrs. Thornton	Mr. Gray
Mr. Wolff	Mrs. Gordy
Mr. Chesser	Mr. Crockett
Ms. Lewis	Ms. Major
Mr. Hart	

**Letters of Support**

There were letters of support of NASA’s proposed action of constructing a new UAS airstrip on the north end of Wallops Island and urged NASA to approve the proposed action through the issuance of a finding of not significant impact. Letters were received from Hampton Roads Military and Federal Facilities Alliance (HRMFFA), Governor Robert F. McDonnell, and Andrew Garrett from the Garrett Companies.

**Adjournment**

Mr. Wolff made a motion to adjourn the meeting. Ms. Major seconded the motion. The motion was approved. The meeting adjourned at 9:45 p.m.

---

Laura Belle Gordy, Chair

---

Date