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**MEETING OF
HAMPTON ROADS CRIMINAL JUSTICE TRAINING ACADEMY**

BOARD OF DIRECTORS MEETING

**HELD ON
MONDAY, DECEMBER 11, 2023
10:00 A.M.**

NEWPORT NEWS, VIRGINIA

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HAMPTON ROADS CRIMINAL JUSTICE TRAINING ACADEMY
BOARD OF DIRECTORS MEETING
HELD ON
MONDAY, DECEMBER 11, 2023
10:00 A.M.

CHIEF WOLOSZYNOWSKI: Good morning,
everybody. We're going to go ahead and call the
meeting to order.

Thank everybody for coming. It's been a
short year always, right? I just remember us
sitting here about a year ago and discussing some of
the same things, but here we are again, and we've
put in a lot of work over the year for what we are
charged with from the last two meetings, from '21
and '22, so we've got some interesting things to
talk about. Very important vote today, and I
appreciate everybody's time. We'll try to be
respectful of everybody's time, but certainly we
want to allow for any discussion that needs to
happen, too, so thanks again for being here.

So are there any -- if we have any
additions or modifications to the agenda, now is the
time to voice that.

1 **SHERIFF MORGAN:** Motion to accept the
2 agenda as proposed.

3 **UNIDENTIFIED SPEAKER:** Second.

4 **CHIEF WOLOSZYNOWSKI:** All in favor say
5 aye.

6 Any opposed?

7 So moved.

8 And now we will do a roll call to
9 determine if we have a quorum.

10 **MR. BARLOW:** Yes, sir, before Deputy
11 Cespedes does our roll call, please remember that we
12 do have a court reporter here, so if you are going
13 to bring up things or make motions, if you would
14 state your name in a loud, clear manner. That way
15 she can kind of help keep up with us.

16 If not we have deputy director, Assistant
17 Director Bartels to help that out. So with no
18 further ado, Carl, if you would take the roll,
19 please.

20 **MR. CESPEDES:** Yes, sir.

21 Sheriff Wessells.

22 Administrator Mason.

23 Chief Pruitt.

24 Manager John Hozey.

25 Chief Mitchell.

1 **CHIEF MITCHELL:** Present.

2 **MR. CESPEDES:** Chief Mitchell, do you have
3 a proxy for Gordon Robertson?

4 **CHIEF MITCHELL:** Yes.

5 **MR. CESPEDES:** Thank you, sir.

6 Chief Fisher.

7 Manager Mike Tolbert.

8 Chief Woloszynowski.

9 **CHIEF WOLOSZYNOWSKI:** Here. Proxy, yes.

10 **MR. CESPEDES:** Proxy for --

11 **CHIEF WOLOSZYNOWSKI:** President Kelly.

12 William G. Kelly.

13 **MR. CESPEDES:** Chief DiMartino.

14 Manager Robert Duer.

15 Sheriff Warren.

16 **SHERIFF WARREN:** Present. I have Mrs.

17 Carol Steele's proxy.

18 **MR. CESPEDES:** Thank you, sir.

19 Hampton University Administrator Doretha

20 Spells.

21 Chief Glover.

22 Superintendent Vergakis.

23 Sheriff Bowden.

24 **SHERIFF BOWDEN:** I have proxy.

25 **MR. CESPEDES:** You have proxy? And that's

1 Capt. McKeithan?

2 **SHERIFF BOWDEN:** Yes.

3 **MR. CESPEDES:** Hampton Manager Mary

4 Bunting.

5 Sheriff Clarke.

6 **CHIEF HOWELL:** Alonzo Howell has his

7 proxy.

8 **MR. CESPEDES:** That's Alonzo Howell, sir?

9 **CHIEF HOWELL:** Yes.

10 **MR. CESPEDES:** Administrator Randy Keaton.

11 Chief Jamison, James City County.

12 **MR. RINEHIMER:** Brad Rinehimer. I have

13 Chief Jamison's proxy, and I have Mr. Scott Stevens'

14 proxy as well.

15 **MR. CESPEDES:** Thank you, sir.

16 Sheriff Barrick.

17 **SHERIFF BARRICK:** Here. And I do not have

18 Ms. Wilson's proxy.

19 **MR. CESPEDES:** You said you do not, sir?

20 **SHERIFF BARRICK:** I do not.

21 **MR. CESPEDES:** Sheriff Bushey.

22 Administrator Matt Walker.

23 Sheriff Doughty.

24 Superintendent Doss.

25 **MR. DOSS:** Here.

1 **MR. CESPEDES:** Administrator Kolakowski.

2 City Manager Alan Archer.

3 **SHERIFF MORGAN:** David Freeman has his

4 proxy.

5 **MR. FREEMAN:** Yeah, David Freeman.

6 **MR. CESPEDES:** Sheriff Morgan.

7 **SHERIFF MORGAN:** Here.

8 **MR. CESPEDES:** Chief Covington.

9 **CHIEF COVINGTON:** Present.

10 **MR. CESPEDES:** President Adams-Gaston.

11 **CHIEF COVINGTON:** Proxy for President

12 Adams-Gaston.

13 **MR. BARTELS:** Sir, your name?

14 **CHIEF COVINGTON:** Chief Covington.

15 **MR. BARTELS:** Chief Covington. Sorry.

16 **CHIEF COVINGTON:** Um-hmm.

17 **MR. CESPEDES:** Chief Shelton.

18 **CHIEF SHELTON:** Here.

19 **MR. CESPEDES:** President Hemphill.

20 **CHIEF SHELTON:** Not here, and I do not

21 have his proxy. Chief Shelton.

22 **MR. CESPEDES:** Chief Keatts.

23 **CHIEF KEATTS:** Here.

24 **MR. CESPEDES:** Manager Wheeler.

25 **MR. WHEELER:** Here.

1 **MR. CESPEDES:** Chief Jenkins.

2 **ASSISTANT CHIEF NELSON:** I have Chief
3 Jenkins' proxy. Assistant Chief Nelson.

4 Thank you, ma'am.

5 **MR. CESPEDES:** Manager Mimi Terry.

6 **MS. TERRY:** Here.

7 **MR. CESPEDES:** Chief Howell.

8 **CHIEF HOWELL:** Here.

9 **MR. CESPEDES:** Manager Stallings.

10 **MR. STALLINGS:** Here.

11 **MR. CESPEDES:** Chief Buie.

12 **CHIEF BUIE:** Here.

13 **MR. CESPEDES:** Manager Moor.

14 **MR. MOOR:** Here.

15 **MR. CESPEDES:** Chief McLaurin.

16 **CHIEF MCLAURIN:** Here.

17 **MR. CESPEDES:** Director Stephen Edwards.

18 **CHIEF MCLAURIN:** I have his proxy. Chief
19 McLaurin.

20 **MR. CESPEDES:** Thank you.

21 Superintendent Whitham.

22 **MR. WHITHAM:** Present.

23 **MR. CESPEDES:** Chief Butler.

24 **DEPUTY CHIEF CROCKETT:** Deputy Chief

25 Crockett. I have his proxy.

1 **MR. BARTELS:** And your name, sir?

2 **DEPUTY CHIEF CROCKETT:** Christopher
3 Crockett.

4 **MR. BARTELS:** Christopher Crockett?

5 **DEPUTY CHIEF CROCKETT:** Yes, sir.

6 **MR. CESPEDES:** President Rowe.
7 Chief Dunn.

8 **CHIEF DUNN:** Present, and I have Andrew
9 Trivette's proxy.

10 **MR. CESPEDES:** Thank you, sir.
11 Sheriff Hardin.

12 **SHERIFF HARDIN:** Here.

13 **MR. CESPEDES:** Superintendent Smith.

14 **MR. SMITH:** Present.

15 **MR. CESPEDES:** Sheriff Montgomery.

16 **SHERIFF MONTGOMERY:** Here, and I have Neil
17 Morgan's proxy.

18 **MR. CESPEDES:** Thank you, sir.

19 **MR. BARLOW:** Carl, Captain Ferebee is
20 here, if you could see who he's here for.

21 **CAPTAIN FEREBEE:** Captain A. J. Ferebee.
22 I have Sheriff Doughty's proxy.

23 **MR. CESPEDES:** Sir, Mr. Chair, we do have
24 a quorum.

25 **MR. WOLOSZYNOWSKI:** Thank you, Carl,

1 appreciate it.

2 We'll move on to number 2, approval of
3 minutes for the board meeting December 7th, 2022.

4 **MR. BARLOW:** Yes, sir, on the web page.

5 **CHIEF WOLOSZYNOWSKI:** And we need a
6 motion.

7 **SHERIFF MORGAN:** Motion to accept the
8 minutes.

9 **UNIDENTIFIED:** Second.

10 **CHIEF WOLOSZYNOWSKI:** We have a second.
11 All in favor?

12 Any opposed?

13 So moved.

14 And we'll move on to number 3. Number 3
15 and number 4 of course are very much interconnected,
16 so both will be covered at the same time, however
17 they need two separate motions. Before we get into
18 that, I mean everybody has introduced themselves. I
19 wanted to allow that to happen. But we have
20 Director Barlow here to my left. I'm Dan
21 Woloszynowski. I'm the chair of the executive
22 committee from Christopher Newport. We have Bill
23 Hamner here from Hamner Development. And we have
24 Brad Rinehimer here at the table, County Manager for
25 James City County and retired James City County

1 Chief of Police. And our finance chief, I should
2 have mentioned that.

3 **MR. BARLOW:** That's sort of like the
4 important piece.

5 **MR. RINEHIMER:** I brought these glasses
6 just because I'm the finance chief.

7 **MR. WOLOSZYNOWSKI:** And before I turn it
8 over to Director Barlow to speak about the budget,
9 those of you who were on the virtual last Thursday,
10 you'll hear me repeat myself essentially, but there
11 were plenty that weren't there, too, so I just want
12 to go over a few things that I think will be helpful
13 in everybody's understanding. I know that you have
14 a packet in front of you. You've likely read what's
15 on the website, and you may have been part of
16 Thursday's meeting, but I want to go over a couple
17 of sections here. There's six of them total. And
18 each one I have a few comments about just to make
19 sure that we're all on the same page, and of the
20 same -- same thinking on this topic.

21 As far as need goes for our topic of
22 building, constructing and leasing to own a new
23 academy, during the 2021 and 2022 board meetings
24 discussions were had about the inadequacy of our
25 current facility and lot size, so that's nothing new

1 to us. The executive board charged the committee
2 with moving forward and trying to find some
3 solutions to our issues.

4 We covered a few last year. It was very
5 frustrating. We've written some letters to the
6 military, we've checked out a couple of other things
7 that just didn't work out, so we were committed over
8 the last year, obviously, to present you with a firm
9 option, and I think that you'll see that we have
10 done that.

11 Continue on, so to reiterate, it's an
12 inadequate facility that we have here, and the lot
13 size is an issue. We even borrow parking next door
14 at the gym. This academy, I want to remind
15 everybody, that was never intended to be a long-term
16 solution. Yes, we were kicked out of Christopher
17 Newport University long, long ago.

18 **SHERIFF MORGAN:** Say it again.

19 **CHIEF WOLOSZYNOWSKI:** We were kicked out
20 of Christopher Newport University long, long ago.
21 And not being critical of the folks that were on the
22 committee at the time, but this academy property
23 here was purchased quickly, constructed quickly.
24 They were faced with a problem, they determined a
25 solution, but it was never long term. And I don't

1 want to go as far as to say we're short-sighted;
2 this was what was available. They didn't have time
3 to sit and mull it over and find a better piece of
4 property for the long term, so this is what we have.
5 And over the years it's become an issue here and
6 there, and we've found some resolutions to the
7 problem, but all of those resolutions have been
8 short term.

9 We explored alternatives. As I've
10 mentioned, just to name a few, we've asked member
11 jurisdictions for property. We've explored
12 partnerships again with military bases and
13 independent academies to share space. We searched
14 for an existing building to accommodate us. And
15 when we searched for land with or without existing
16 buildings to do some renovations that didn't work
17 out, so here we are with this proposal. But why now?
18 The need is long overdue. 25 percent to 50 percent
19 increase in commercial real estate costs, which
20 continue to go up. Mr. Hamner could speak more
21 about that if necessary.

22 There is an investor interest. This is a
23 key point. There's investor interest right now, and
24 a superior lot and location. And I say that's an
25 important one to put a star next to because you

1 don't oftentimes find folks in our community that
2 are willing to invest in such a project, but we have
3 that right now, and I would offer that I don't think
4 that that's going to exist forever, and it may never
5 come again; I don't know.

6 Why build to suit and lease to own? Why
7 are we doing that? You have all the bullet points,
8 but I thought four of them were especially
9 important. The precedent has already been set, as I
10 mentioned. The Hampton Roads Criminal Justice
11 Training Academy accomplished moving to this
12 location utilizing this same concept.

13 The build to suit, lease to own method
14 does not violate the Virginia Procurement Act as
15 determined when we purchased this current facility
16 in 2001. The academy attorney, Jeff Rosen, has
17 provided this same legal opinion that was provided
18 in 2001, and everything is according to law. We are
19 allowed to do this. And lastly, the academy cannot
20 borrow a large sum of money without at least one
21 large jurisdiction assisting, and no jurisdictions
22 today want this debt on their ledgers.

23 What is a build to suit, lease to own?
24 Mr. Hamner from Hamner Development, when we broke
25 here last December, contacted Mr. Hamner, I was

1 aware that he's in the area, and we began working
2 with him to find us those things that I discussed:
3 an existing building that we can renovate. Lots,
4 we've looked at a couple of different options.

5 And Mr. Hamner would work with the academy
6 to design the academy facility and lot usage.
7 Hamner Development would purchase the land and
8 finance the project. They would own the land and
9 the facility and Hamner Development would lease the
10 facility to the academy with the option to purchase
11 in a specified number of years in the future.

12 As regarding costs, yes, there will be a
13 significant increase in pro rata should you vote to
14 continue with this project for each agency. I just
15 want to point out that we have been the lowest pro
16 rata for 35 to 40 years, yet we're the second
17 largest behind Northern Virginia. And I know nobody
18 remembers this, but I do. I sat here several years
19 ago and said we need to invest. We need to invest,
20 and I went to the Northern Virginia Criminal Justice
21 Academy in 1998. I was Arlington County PD.

22 I know that that economy up there and the
23 taxes are a little different, right? But we're a
24 large organization here. We have a great number of
25 jurisdictions. And I would just ask that when you

1 consider this today, that you consider this an
2 investment in the future of our training for our law
3 enforcement officers. I can't think that at this
4 stage, or really in any stage, of a more important
5 venture than to invest in our folks.

6 With that I'm going to go ahead and turn
7 it over to Director Barlow to continue with the
8 budget. We have a presentation here on the screens.

9 **MR. BARLOW:** Thank you, Mr. Chair. I'd
10 like to take a few minutes of you-all's time, and
11 you have a packet that was sent out to you-all,
12 placed on the web page, and pretty much exactly what
13 we're going to cover today. I'll spend some time on
14 it. If there are any questions feel free to -- to
15 stop and -- stop me and ask.

16 You know the two things we're trying to
17 accomplish today, first, of course, is approving the
18 Fiscal Year 25 budget, which is something that you-
19 all are used to. The full board does that every
20 year. And I'm going to kind of combine that with
21 the presentation. Now if there are specific
22 questions about the Fiscal Year 25 budget, again the
23 line item budget is on the web page, but I can also
24 pull it up here if people want to get more into the
25 weeds on the actual budget itself. It's pretty self

1 explanatory. We do pretty much the same budget every
2 year, and it's pretty similar with small increases
3 at most budget times.

4 When I took over as the director probably
5 about five years ago now, some needs were identified
6 by both the executive committee and the full board.

7 One of the first needs was the firing range. We are
8 using Fort Eustis. We are constantly being shut
9 down due to troop movement or weather.

10 It was very difficult to schedule. We
11 looked into an indoor firing range, which is where
12 we came up that I-64 and the Newport News/
13 Hampton/York County general area was pretty much the
14 epicenter of all of the organizations. Of course
15 the indoor range was something that was not
16 approved. It was far too costly. But we did end up
17 entering a partnership with York County,
18 York/Poquoson Sheriff's Office that allows us to
19 have a firing range for the next 20 years, so that
20 need is pretty much taken care of.

21 As far as a driving range goes, that's
22 another need that we've had. We have a pretty solid
23 solution to that using the Suffolk Executive
24 Airport. We have been driving there now for about
25 10, 11 years, and I don't see foresee that being a

1 problem anytime in the near future, so that need is
2 fairly well taken care of as well.

3 The need that we really struggle with, as
4 Chief Woloszynowski mentioned, is that this academy
5 here was built 25 years ago. We're a little less
6 than three acres. Whenever we have large classes we
7 borrow parking next door. We have no real area for
8 practical exercises. And this is the largest
9 classroom that we're sitting in now, and many of you
10 will remember that it was about two-thirds of this
11 size, because we had two dorm rooms that we knocked
12 out the wall to make this larger. We did that
13 because the maximum class size was around 60.

14 Now we can accommodate up to 90 -- up to
15 90 people in this classroom. So that did fix as far
16 as classroom space, but it never really came with a
17 solution for practical exercises, or doing
18 additional classes. Again, looking at this academy,
19 we used to have six classrooms. We now have four.

20 One's been converted to a firearms
21 training simulator room. One's been changed into a
22 storage room for training equipment. And then the
23 other one's been turned into an office itself. So
24 the classroom next door is for our jailers. It's
25 significantly smaller than this. And then we have

1 two rooms that will accommodate around 30 to 35 for
2 our dispatchers, animal control, our in-services and
3 specialized type training.

4 So there's really nowhere to put an
5 overlapping class, which we've been asked to do, and
6 would like to do. We only do two BLEs. They're
7 four and-a-half months long. We need three jailers.
8 But the basic need is on the basic law enforcement,
9 and I feel confident that with more space we can end
10 up doing a third law enforcement class as well with
11 an overlap because we'll have the space to do so.

12 So while we were looking for a facility,
13 our first plan, as Dan mentioned, what we are doing
14 for, while we were looking for property Mr. Hamner
15 approached us with a build to suit/lease to own.
16 And doing research, I found that this is exactly how
17 we purchased this facility in I believe it was 2001
18 time frame, and we ended up purchasing it about
19 eight years after we entered into that build to
20 suit/lease to own. So this -- and we just paid off
21 this mortgage about six years ago. So we own this
22 building without a mortgage or a bond at this
23 particular time. We are hoping to get a larger
24 facility with more land. The main issue was the
25 land.

1 How we've gotten through this methodology
2 is the draft budget was prepared. It's presented to
3 the finance committee, as well as this project. The
4 full executive committee has been working with me
5 and directing me through this entire process. And
6 now we've presented this budget to the executive
7 committee, and the project.

8 We had a Zoom meeting on December 7th to
9 kind of answer some questions, and this is our last
10 step to present it to the full board for your
11 direction. What I've been directed to do with this
12 facility is come up with a pro rata increase that
13 would accommodate it over a time period as opposed
14 to doing it all at once, and I will talk about how
15 we did that.

16 If this facility is approved it would be
17 projected to open sometime in '27. And Mr. Hamner,
18 who is with us, who has given us the presentation
19 for the build to suit/lease to own, will spend some
20 time sharing information with you-all as well.

21 The property we've located is in York
22 County right off the interstate at the intersection
23 of George Washington Highway, Route 17, and Fort
24 Eustis. It is approximately 13 acres that's wooded
25 right now. My red pointer is not working

1 particularly well. We'll show you another picture.

2 Again it's in your packet as well.

3 Here's another overhead projection right
4 here. Fort Eustis, Route 17, is this area right in
5 here. It has a separate entry that would be built
6 off on -- I think Claremont Road is what it's
7 called. Again looking over here you have the red
8 marker showing the piece of property, and the main
9 road right here. So that's kind of where we're
10 looking at putting this facility.

11 This is a schematic of what we hope it
12 will look like. Again Claremont would be the
13 entrance. They would build a separate entrance right
14 here with a little cul-de-sac. We can do some
15 practical exercises in there. Parking. The
16 facility would be right in the middle here. A lot
17 of the land would not be cleared, but could be
18 cleared for future use to save some money up front.

19 We're hoping for a -- this is not a
20 driving track; it is a running or a walking track
21 with a drainage pond in the middle. And I'm sure
22 Mr. Hamner will share this with you as well, we're
23 kind of fortunate with this 13 acres that's been
24 looked at by many developers, but much of it is not
25 buildable to put a bunch of houses or apartment

1 complexes on, so they walked away. So what is not
2 acceptable to builders is perfect for us because we
3 have buffer, as we use this academy, from the
4 neighborhoods behind and the main road.

5 What we've also tried to do to again save
6 money is these four separate lots, 1, 2, 3, 4, will
7 be built into the project. They're not separate
8 lots yet, but the plan is Mr. Hamner will either
9 lease them or sell them off, which will decrease our
10 burden on how much we have to pay the lease over
11 time. What's difficult to project is when that will
12 happen. You know, commercial property in York
13 County is pretty hot, so we don't anticipate that
14 this will take a long time, but again I'll let Mr.
15 Hamner talk more about that.

16 The facility itself, it was -- we again
17 were a little bit fortunate in that the architect
18 who put this together for us is the same architect
19 who designed this building. It's going to be a
20 metal building like what we currently have,
21 approximately 25,000 square feet. So this one's
22 about 18 to 19, so we're going up by almost 6,000
23 square feet. It's pretty much the same facility
24 with additional training rooms and additional
25 training space, particularly with our multipurpose

1 room, which we have found with large classes of 70
2 and 80 people there's no way we can do physical
3 training in there.

4 We end up borrowing something in Newport
5 News or borrowing something elsewhere to get that
6 many people in it. So that room will be
7 significantly larger, the classrooms will be larger,
8 and there will be additional classrooms as well. So
9 just envision this facility larger in many of the
10 rooms. That's what we're looking to do. And the
11 metal buildings are the most cost-efficient way for
12 us to go as opposed to two stories which are
13 significantly cost prohibitive.

14 So how are we going to accomplish this
15 financially, which I do understand is the big
16 question everybody has, which I completely
17 understand. I was a chief for a while at the Weyers
18 Cave Academy, so every year I wanted to know how
19 much it was going to cost us, so that's what you-all
20 are looking for as far as answers here.

21 So the FY 25 budget, if we look at the
22 revenues, if we take the pro rata from 385 and move
23 it up to 500, which is what I'm asking to do, that
24 brings in revenues of 1.4 million. The state
25 funding is 275. We do collect some interest on our

1 current reserve, but that is so unpredictable I am
2 not putting it in there. I'm trying to be
3 conservative, so these numbers, if anything, will be
4 a little lower than what I'm telling you. As far as
5 tuition is for nonmembers, we normally collect more
6 than that 10,000, but again I'm being conservative.

7 So that gives us revenues of 1.685
8 million. Our '25 budget is predicted to be 4.39
9 million right here. The lease does not kick in as
10 of yet. It will just be beginning in the phases, so
11 that allows us to put \$295,000 in our reserve. And
12 we'll talk more in a few slides on where our reserve
13 is.

14 What I'm projecting for FY 26 is the pro
15 rata goes from 500 to 650. That brings in 1.82
16 million. The state funding and the tuition stays
17 about the same, and again I'm -- I'm lowballing the
18 state funding. I do anticipate that going up a bit,
19 but it's impossible to know with the state. We
20 never find out until halfway through our current
21 budget what the state funding is going to be.

22 That's just the way it works. So that
23 gives us revenues of 2.105 million. Projecting our
24 budget would apply for set increase, and again this
25 is just the best case guesstimate. I can't promise

1 what things will cost two years from now, but our
2 budget has been pretty steadily staying the same
3 with a very small increase. So we're projecting our
4 budget in FY 26 to be 1.46 million. The facility
5 lease does not kick in as of yet. And this allows
6 us to put \$645,000 into our reserve.

7 FY 27. I'm asking for the pro rata to go
8 up to 800. That brings in 2.24 million. The
9 numbers staying the same are revenues are 2.525
10 million. Our budget will be 1.533. This is where
11 the facility lease will kick in at 1.2 million,
12 which is a total budget of 2.733 million, which is a
13 loss of \$208,00. So we will be taking that out of
14 our reserve. We've put money in over the years, and
15 then we'll be taking a little bit out to equalize
16 the budget.

17 FY 28 we hope and plan to stay at the 825,
18 which is where our final landing will be at that
19 time, barring any unforeseen events over the years,
20 and I think we all understand that. Everything else
21 stays the same. It gives us revenues of 2.595
22 million. Our budget at 1.6. The facility and the
23 lease again is still there. It will be there for a
24 while. And our total budget of 2.8 million, and
25 then we take 205,000 out of the reserve to equalize

1 our budget.

2 FY 29 we're going to hold at 825. We --
3 how are we going to equalize the budget from this
4 point on? My plan, and I'm pretty confident this is
5 going to happen, is the state funding will have
6 increased a bit. We can still use reserve funds. We
7 have a robust reserve. And by then I'm pretty
8 confident that those four lots I pointed out
9 earlier, Mr. Hamner will have either sold or leased
10 those. There may be two larger ones. It's however
11 he thinks he could best reduce our lease by using
12 them in other ways. Our pro rata is estimated on
13 current costs and trends.

14 So if we look at our reserve fund, we're
15 starting at 1.5 million. That's what we have now.
16 Frankly it's closer to 1.6, but I won't know exactly
17 where we are until the end of Fiscal Year 24. And I
18 need to point out that this current reserve fund is
19 based on 40 years of being the lowest pro rata in
20 the state of the 11 regional academies. It's based
21 on all new air conditioning units on the roof. It's
22 based on major renovations in here, to include the
23 room you're sitting in. We are able to accomplish
24 all those things without depleting our reserve unit.
25 I'm sorry, our reserve fund.

1 In FY 25 our reserve, by adding that 295,
2 will go up to 1.795 million. In FY 26 we add that
3 645 and we go up to 2.44 million. And FY 27, that's
4 when the lease kicks in. We'll be taking 208 out,
5 which still leaves us with 2.232 million in our
6 reserve fund. And in FY 28 we may or may not have
7 to take money out. We frankly may be putting a
8 little bit in based on those four front lots and the
9 state funding going up, but if we do have to take it
10 out it still leaves us over \$2 million in our
11 reserve fund.

12 Our pro rata history, from '14 to '22
13 there was no increase. We were at 344. In FY 23 we
14 increased to 359. In FY 24 we increased to 385.
15 And the projected increase is 25 through 28 as just
16 discussed. In comparison so the other 11 regionals,
17 Northern Virginia, which is probably 75 to 100
18 officers larger than we are, they're about 3,000.
19 We're about 2,800 to 2,850-ish, depending. You
20 know, everyone's numbers fluctuate. And in FY 22 --
21 I'm sorry, in FY 24 we're at 385 compared to
22 Northern Virginia at 1450. Northern Virginia is
23 asking for an increase, and I'm sure they'll get it.
24 Of course we're asking for an increase in FY 25 to
25 500.

1 Central Shenandoah, which is probably
2 about 2,000 officers, they cover a huge territory.
3 They have a huge facility, about three times the
4 size of this, which they complain about because it's
5 too big and they can't afford it, which is why we're
6 trying to keep ours at a reasonable size even with
7 the increase. They're at 620, and they will be
8 asking for an increase as well. Rappahannock,
9 they're about 1,800 officers. They are at 464, and
10 they are also asking for an increase. Farmville is
11 at 368. I do not know if they're asking for an
12 increase. They're quite a small regional academy.

13 Piedmont is significant, is quite small as
14 well, but they are also asking for an increase.
15 Southwest is asking for an increase. They're at 412.
16 Central Virginia is at 425. I do not know if
17 they're projecting increases. New River at 485,
18 they're very small as well. I do not know if
19 they're asking for an increase. Crater is at 557.
20 Theirs will go up significantly. Crater is about
21 1,400 officers. They're about half our size. They
22 have the exact same facility that we do, and they
23 just built on a significant addition to their
24 facility.

25 So you'll be seeing their pro rata is

1 going up as well. There are two of these other
2 academies that are adding on as well because their
3 facility is not adequate for what they're doing.
4 Skyline is the newest of all the regional academies.
5 They're at 557. They're about 8 or 900 officers, I
6 believe, and they are also projecting an increase.

7 So this is kind of where we are among all
8 the 11 regional academies. I'll be more than happy
9 to go back to any slides or entertain questions or
10 discussion, and turn it over to the chair.

11 Mr. Chair, anything to add?

12 **MR. WOLOSZYNOWSKI:** Before we move on to
13 Mr. Hamner, any questions for Director Barlow? I'm
14 sure there might be.

15 **MR. MOOR:** What size is the size of the
16 lots?

17 **MR. BARTELS:** Your name, please?

18 **MR. MOOR:** Albert Moor, City of Suffolk.

19 **MR. BARLOW:** It's a little over 8. Mr.
20 Hamner, please tell me if I'm right.

21 **MR. HAMNER:** Yes, the whole lot is 13.04,
22 but without the out parcels it's 8.2 acres.

23 **MR. WOLOSZYNOWSKI:** And we wanted to
24 continue with the presentation, but I just wanted to
25 make sure that there were no -- sir?

1 **MR. STALLINGS:** Mine deals with the sale
2 of this facility. I didn't see that factored into
3 your numbers anywhere. Can you tell me that?

4 **MR. BARTELS:** Your name, please, sir?

5 **MR. STALLINGS:** Michael Stallings, Town of
6 Smithfield. Sorry.

7 **MR. BARTELS:** Thank you. If I could
8 remind everybody, please identify yourself for the
9 stenographer.

10 **MR. BARLOW:** Mr. Hamner, I will refer that
11 question to you because I know we had discussions on
12 the projected sale of this academy. If we can defer
13 that question for a few minutes.

14 **CHIEF WOLOSZYNOWSKI:** Is there anybody
15 else?

16 **MR. FREEMAN:** I was prepared to ask a
17 question coming here, but I think the chair talked
18 about it. That you guys reached out to all the
19 localities to find out if there's a possibility of
20 locating this facility within the different cities.

21 So I know Newport News has a new training
22 facility, and so sounds like you guys have already
23 reached out to the cities to find out if that might
24 be an opportunity that that's available. So I want
25 to make sure that that's read into the record.

1 David Freeman with the City of Newport News, by the
2 way.

3 **MR. BARTELS:** Thank you.

4 **MR. BARLOW:** Yes, sir, we sent out
5 letters. We put it out in every board meeting, hey,
6 does anybody have any land, does anyone have any
7 ideas. We have reached out to the military bases.
8 You know, basically Yorktown Naval Weapons is one of
9 the main ones we are working with, and their answer
10 was very simple. Five to seven years we might be
11 able to have a discussion with you, but that's how
12 long it takes before we even entertain the request.
13 So you know, for -- yes, sir.

14 **SHERIFF MORGAN:** Newport News did bring an
15 unsolicited proposal that we did advise, looking at
16 some land in their locality. That was rejected by
17 the full board because of costs and those kind of
18 things. And it basically mirrored this project, but
19 in a smaller scale.

20 **MR. FREEMAN:** I guess what I was referring
21 to -- again David Freeman, Newport News -- was the
22 new police training facility, but it sounds like you
23 guys have already reached out. So it's not going to
24 affect my vote. I just wanted to make sure it was
25 put into the record. I was asked that question. I

1 was asked to discuss.

2 **MR. BARLOW:** Yes, sir, in both Newport
3 News and Hampton, who are the independent academies.
4 I won't call them competitors, but they are. Their
5 academies are significantly larger than this one,
6 with far more resources than we have. Hampton took
7 over a fitness center over on Magruder, I think it
8 is, which is quite spectacular. And we've had
9 discussions, and frankly this was rebuffed, I guess
10 is the best word. They had no interest. They're
11 taken care of as far as they're concerned, and
12 they're not really interested in partnering with us.

13 **MR. FREEMAN:** Thank you.

14 **CHIEF DUNN:** One question. Sean Dunn,
15 Williamsburg.

16 **MR. BARTELS:** Thank you.

17 **CHIEF DUNN:** Mr. Moor raised this question
18 during the informational last week, but just to
19 clarify, with this current facility, I know one of
20 the things that the board has really pressed hard on
21 you, which is to have three basic academies per
22 year. With this facility there was just no way to
23 make that work. I mean I know you guys tried a lot
24 of things logistically to make it work, but with
25 this facility would this be possible?

1 **MR. BARLOW:** It's definitely possible. If
2 you-all were to direct me to put in a third academy
3 with this facility, not a problem. What really
4 hurts us here is there's no way I can put them in
5 those two small rooms. I mean we do three jailers a
6 year. That's the only other room that's even close
7 enough to accommodate. Those rooms are teeny. And
8 you know, we do so much other training. We do three
9 dispatcher classes a year. We do animal control
10 certification. We do FTO certification. General
11 instructor. I mean I could go on and on and on.

12 Those rooms are committed most of the
13 year, and they're not big enough. The only option
14 we had here was to do night classes, and getting
15 instructors to come out every night for four and-a-
16 half to five months, and my staff, including myself
17 we have eight, so it just would not be possible
18 reaching out and using a room somewhere else, and
19 then I don't have the staff to send over there every
20 day. So that was a long way of answering, Chief.
21 Absolutely we'd be able to do that.

22 Sir?

23 **SHERIFF HARDIN:** I just -- on the back
24 side of the building, I saw it on the plan for the
25 building. Are you putting rooms in again, or was

1 that --

2 **MR. BARLOW:** I'm sorry, dorm rooms? No,
3 sir.

4 **SHERIFF HARDIN:** Yes, sir. I noticed
5 there was three outside entrances to rooms. One is
6 a mechanical room, and I didn't see what the other
7 two were.

8 **MR. BARLOW:** What we have tried to do here
9 is have both sides be formal entrances. If for some
10 reason we need more than the 2,500 square feet --
11 I'm sorry the 25,000 square feet -- we could always
12 bump out the back sides, so we've kind of planned
13 for that. I can't imagine we would need to do that,
14 but that may be the additional entrance you're
15 seeing.

16 **SHERIFF HARDIN:** No, sir, I was looking at
17 this one here on the right, so the far right right
18 there. Those entrances on the right side.

19 **MR. BARLOW:** Yeah, we have a break room
20 that I don't believe is an entrance. The only
21 entrances are here, here outside the multipurpose
22 room and the main entrances.

23 **CHIEF WOLOSZYNOWSKI:** Thank you for your
24 questions. I'd like to move on to Mr. Hamner to
25 cover his portion of the presentation. Hopefully

1 that was helpful, those few questions. Thank you.

2 **MR. BARLOW:** Mr. Hamner, should I leave
3 this one up, or do you want the schematic?

4 **MR. HAMNER:** Probably the site plan at
5 this point.

6 **MR. WOLOSZYNOWSKI:** So if you could give
7 him some grace. He's lost a little bit of his
8 voice. I can interpret for him.

9 **MR. HAMNER:** First of all I very much
10 appreciate you having me here today. It's been a
11 pleasure working with Mr. Barlow and Chief
12 Woloszynowski to get us to this point. When they
13 approached me they were not quite sure exactly what
14 to do, and so we went about looking at several
15 criteria.

16 First and foremost was accessibility for
17 those from the far west and north to those on the
18 far south and west, and trying to find something on
19 Interstate 64 corridor, and their initial challenge
20 to me was to go find a nice police academy with at
21 least six acres of land. There's not a whole lot of
22 those available, you know, in the public. And so we
23 had to go and we looked at a couple of different
24 properties that had insufficient buildings.

25 We even looked at the possibility of

1 having more of a supplementary building to this
2 place here for basically the outside activities, for
3 outside training. And when we discovered this
4 property, it hit me immediately to ask the selling
5 agent why hasn't anybody jumped on this.

6 And he said, well, we get calls from
7 national credit retailers once a quarter. You know,
8 for the last five years we've been getting calls
9 from fast food restaurants, fuel stations, that sort
10 of thing. But the problem is they just want to buy
11 just a little slice right on the front and then
12 leave us with all this. And what the property has
13 on it is a great deal of Chesapeake Bay delineation,
14 which is what these plumes are.

15 See these here, here, here, here, and
16 here? And so if someone were to buy a small parcel,
17 the first thing they would have to do is provide for
18 a rainwater runoff pond, which is required by law.
19 And so as the guy that is the listing agent told me,
20 he said, you know, most people want these nice
21 things. Why do they want them?

22 Because you've got the Coleman Bridge over
23 here, people coming from Gloucester, and they're
24 going to turn right here to go get on 64 to go to
25 either Newport News or Richmond to work from

1 Gloucester, from the middle peninsula. And they
2 said you're the first guy that's come to this,
3 because we have this nice property in the front, and
4 then we have this crap in the back. That's what he
5 said.

6 You're the first guy that's come to me
7 more interested in the crap in the back, which I
8 thought was kind of an interesting way to put it,
9 but what we are able to do here is provide the --
10 what we call a BMP, which is a stormwater runoff
11 pond. And it's going to take -- that major plume is
12 going to be a part of that, so that will no longer
13 be an issue, plus we need the running track. And
14 this is the obstacle course, which right now is kind
15 of right between the ditch and the parking lot right
16 up here. A nice one right here, and plenty of
17 parking. And then all of this extra area over here
18 that will be available for use for training. You
19 know, just in the woods, or with open grass area.

20 Even the potential for impervious parking
21 or something larger if that ever occurs. So if we
22 were to do this like this, then that would be enough
23 for this entire parcel to handle the drain
24 stormwater for all of these. So we've got something
25 even more sellable to third parties. When they are

1 either sold or leased to third parties we'll be able
2 to pull that pro rata cost off of the cost of the
3 academy, which is a good thing.

4 And so primarily the building, as the
5 director has said, will be the same, with the
6 exception of really increasing by the size of a
7 classroom and increasing that multipurpose room, and
8 also making some things sort of brought into the
9 21st century, you know, as far as media rooms and
10 that sort of thing, but the exterior is what's
11 really going to make this nice. And then coming in
12 here, this will be separated from these outparcels
13 when they -- when they're gone. So you know,
14 somebody coming over here to get a donut isn't going
15 to be able to drive back here and have a police
16 officer say freeze, you know, if they're practicing
17 a maneuver or something. They won't be able to
18 access this road from those parcels.

19 So that's pretty much it. The gentleman
20 from Smithfield was asking about this academy. We
21 are in a very hot market in Oyster Point, even with
22 the interest rates rising. And so to have a pre-
23 engineered metal building like this for sale or for
24 lease is something that, you know, it provides a
25 great value to an end user, because they don't have

1 to build from the ground up. It's basically one
2 great big square that can be used in any way.
3 Nothing you see in here is load bearing, and so the
4 building could be used by potential users. The
5 property is currently assessed for \$2.195 million.

6 Other properties like this are selling --
7 or leasing, excuse me, for \$14.95 a square feet,
8 only net of utilities and janitorial services. And
9 so what that means is that if you were to back into
10 the value of the income for an investor, if the
11 academy were to sell this to an investor, and they
12 were to charge their tenant 14.95 a square foot,
13 utilizing an inclusion called capitalization rate of
14 about 8 and-a-half percent, which is acceptable
15 right now, that would tell us that this current
16 property here is worth approximately somewhere
17 between \$2.8 and 3.2 million. So does that answer
18 your question?

19 **MR. STALLINGS:** That answers my question
20 as far as the sale, but how that factors into the
21 budget I guess is the followup piece of that.

22 **MR. BARLOW:** Yes, we've had different --
23 you know, what should we do with that when it's
24 sold? Should we just put it in a pot somewhere to
25 pay down the lease? That wasn't a great idea. It

1 was basically used to capitalize up front so the
2 investors don't have to spend as much money, so it's
3 easier on the investors, and our pro rata would
4 probably end up closer to 1,000 if we borrowed all
5 that money as opposed to using this up front. I
6 think we called it -- the accountant called it
7 improvements or something like that?

8 **MR. HAMNER:** Right, yes. From the
9 investor's standpoint the best way to look at that
10 is that the academy would be participating in the
11 improvements, meaning the building of the property
12 for a tax -- for tax purposes for everybody
13 involved, and that would also keep the rental rate
14 down.

15 If you were to have a new building with an
16 allowance per square foot, basically by putting that
17 3 million plus or minus into the pot, that lowers
18 the per square foot cost of doing the site work and
19 doing the improvements.

20 **MR. BARLOW:** So that's going into the
21 project, so we don't have to get the pro ratas in
22 the thousands.

23 **MR. STALLINGS:** Long story short, it's our
24 down payment, is what you're saying.

25 **MR. BARLOW:** Yes.

1 **MR. STALLINGS:** We're using that to offset
2 our construction costs.

3 **MR. BARLOW:** Yes. I'll leave it to --

4 **MR. HAMNER:** Practically speaking, yes,
5 sir.

6 **MR. DUNN:** But we're building and
7 relocating first.

8 **MR. BARLOW:** Yes.

9 **MR. HAMNER:** Without putting this property
10 here on the market, I've identified several users
11 who do not have a time constraint. They have
12 facilities of their own that they own right now.
13 They're not -- they're not restrained by a lease in
14 their current location. And so it's kind of nice
15 that, you know, they can wait until you're ready
16 kind of thing. And I'm sure others will come --
17 come to the forefront. We're in a really good
18 location here.

19 **MS. TERRY:** Mimi Terry. Do I need to say
20 where I'm from? Portsmouth.

21 **MR. BARTELS:** Thank you.

22 **MS. TERRY:** So the down payment. I just
23 want to make sure I'm clear. So the sell of this
24 building, we will already be in the other building.
25 So if the person -- if the developer is purchasing -

1 - if the developer is building it, and we're just
2 leasing it back from him, how is that going to be
3 considered a down payment?

4 Because if you're making monthly payments,
5 how is that considered a down payment, because we're
6 leasing back?

7 **MR. HAMNER:** I think we're talking about
8 two different topics.

9 **MS. TERRY:** Okay.

10 **MR. HAMNER:** Because the reason that we
11 are doing the lease for the new building, this whole
12 facility here aside --

13 **MS. TERRY:** Correct.

14 **MR. HAMNER:** -- is to make it possible per
15 the state statute for this, is how this works best,
16 is for you-all to rent the building. So I was
17 charged with finding a group of people who would
18 actually buy the property, build the building, and
19 rent it to you over there. So we put that together.
20 We spent months designing it, getting it priced --

21 **MS. TERRY:** Um-hmm.

22 **MR. HAMNER:** -- and getting the site work
23 priced. The site work alone today is running about
24 \$200,000 an acre. It's really expensive.

25 **MS. TERRY:** Um-hmm.

1 **MR. HAMNER:** The improvements, the actual
2 building, are more like \$250 a square foot. Things
3 have gotten expensive. So what the sale of this
4 building will allow us to do is to lower that cost
5 per square foot, because the academy can participate
6 in the improvements, therefore lowering the cost,
7 therefore lowering the rent that the investor group
8 has to charge so they can then pay their bank their
9 monthly notes.

10 **MS. TERRY:** You're using it for up front
11 costs, but how, because it's after the fact?

12 **MR. HAMNER:** It will all be worked into --
13 the closing, it will be like two ships passing in
14 the night. The closing on this building can occur
15 at a time when the closing of that one starts, when
16 the lease on that one starts.

17 **MS. TERRY:** Okay.

18 **MR. HAMNER:** Does that make sense?

19 **MS. TERRY:** So you're running a parallel
20 track, basically, is what you're saying.

21 **MR. HAMNER:** Yes, ma'am.

22 **MS. TERRY:** And so the funding that you
23 receive from the sale of this facility will offset
24 some of those up front costs over there, because
25 you're running a parallel track.

1 **MR. HAMNER:** Correct.

2 **MS. TERRY:** Well, you anticipate that all
3 moves in '27.

4 **MR. HAMNER:** Correct, yes, ma'am.

5 **MS. TERRY:** Okay. Okay, thank you.

6 **MR. HAMNER:** Thank you.

7 **MR. BARLOW:** Excellent questions. Because
8 my concern also lies because what if they don't
9 coincide? We may have to lease this building for a
10 few months, and we do have a robust enough reserve
11 if we have to do that. I'm hoping that that's
12 perfectly timed, but of course it's impossible to
13 know that for sure.

14 **MS. TERRY:** Sure. That brings me to
15 another question. Mimi Terry.

16 So the increase in the rates, and I guess
17 we'll get to that at that time. Because that means
18 that you're going to have an increase in your
19 funding if you start your increase in the rates
20 effective '25, which is pretty much tomorrow. So
21 just trying to -- so you're going to have those
22 additional funds for the buildup for the purchase,
23 the change, but you're going to go from 385 to
24 essentially what -- let's go back. You're going to
25 go from 385 to 500. Okay, so you'll have an

1 increase there. And then every year moving forward
2 is about 150 until you get to '29.

3 **SHERIFF MORGAN:** Can you move the slide
4 back? The one right there.

5 So you'll have -- you're building up I'll
6 call your unfunded balance, or your cash until then,
7 and so you'll have additional funding for that that
8 you'll be using for -- to move forward as well as
9 the parallel track of a down payment for the lease
10 of the new facility.

11 **MR. BARLOW:** Right. We're trying to build
12 up our reserve in anticipation of the lease kicking
13 in.

14 **MS. TERRY:** Okay. Thank you.

15 **MR. WHEELER:** I have a question. Randy
16 Wheeler, City of Poquoson.

17 Has this lease been put together?

18 **CHIEF WOLOSZYNOWSKI:** That's an excellent
19 question as well. The bullet before the gentleman
20 started talking was us approving that today.

21 **MR. BARLOW:** No, you are not approving a
22 lease today, but what I'm saying is we won't enter
23 into anything until the lease is looked at. The
24 motion hopefully will say something like based on
25 lawyers and financial experts reviewing the lease

1 and ensuring it's advantageous to the academy as
2 well.

3 So we have our attorney on board, and we
4 have some financial people who are going to look at
5 that lease. So we won't enter into anything until
6 that lease is fully looked at and gone over, either
7 by forming a committee, or having the executive
8 committee do it with the financial experts. And
9 Brad, please jump in if there's something on here.

10 **MR. RINEHIMER:** No, I think we do that all
11 the time, authorize the city manager, county
12 administrator, to negotiate the agreement. That's
13 what you're doing. You're authorizing Director
14 Barlow to negotiate this lease agreement with Hamner
15 going forward to go forth.

16 **MR. WHEELER:** Randy Wheeler. Negotiate
17 and execute, or negotiate to bring back here for
18 review?

19 **MR. RINEHIMER:** Negotiate and execute.

20 **MR. WHEELER:** You understand why I will
21 likely vote no.

22 **MR. RINEHIMER:** Absolutely. I understand.

23 **MR. BARLOW:** I'm not going to negotiate it
24 in a vacuum. I don't have that expertise. But we
25 will have the experts doing the negotiations to do

1 that. I certainly don't feel comfortable and I
2 don't think Chief Woloszynowski feels comfortable
3 looking at a professional contract and saying it
4 looks good to me. That's not something that we would
5 do. We would have the professionals looking at it,
6 not with us just sitting on the side.

7 **SHERIFF MORGAN:** The City of Hampton is
8 the --

9 **MR. BARLOW:** The fiscal agent.

10 **SHERIFF MORGAN:** -- and will go through
11 their offices as well.

12 **CHIEF COVINGTON:** Quick question. Chief
13 Covington, Norfolk State University.

14 Is there a reason why we would negotiate
15 and execute as opposed to negotiate and reviewing?

16 **MR. BARLOW:** I'm sorry?

17 **CHIEF COVINGTON:** Can we negotiate and
18 review as opposed to negotiating and executing
19 thereafter?

20 **MR. BARLOW:** I can do whatever I'm asked
21 to do. And I don't know if anyone wants to jump in
22 on that.

23 **MR. WOLOSZYNOWSKI:** Sheriff Morgan.

24 **SHERIFF MORGAN:** Part of the problem is
25 the size of the committee, and what they've done

1 over the years is they've created an executive
2 committee because it takes too long to try to get
3 everybody -- because if you look around the room,
4 half, almost half the folks are not here. So they
5 have an executive committee who actually does the
6 day-to-day work of, right?

7 The investors, the bottom line is we're
8 either going to say yes, we're going forward, or
9 we're not going forward, and for them to come back
10 then we have to get -- we meet once a year. There's
11 no way for us to wait a year to have to get a
12 special meeting, those kind of things. So giving
13 them the authority doesn't necessarily mean he's
14 just going out and doing it.

15 It will go through the normal procedures
16 as always. There is no difference than in a
17 locality where they look to the city manager and
18 they say we give you the authority to go forth,
19 negotiate, and make it happen. It's not a matter of
20 them actually doing it themselves. They're taking
21 it to the city attorney, they're taking it to their
22 budget and finance, and that's how it works. So all
23 it is is gives the authority to move forward. That's
24 all.

25 **CHIEF MCLAURIN:** Mona McLaurin, Virginia

1 Port Authority. Do we know what the cost of the new
2 building is, or did I miss that, or that hasn't been
3 established yet?

4 **MR. BARLOW:** We do.

5 **MR. HAMNER:** Yes, the entire project with
6 the site work and the building of the building is a
7 \$13 million project.

8 **CHIEF FISHER:** Chief Fisher, Regent.

9 Is the purchase of the land, and then
10 those parcels, is that going to be a land lease?
11 Right now we own this land and building.

12 **MR. BARLOW:** Yes, sir.

13 **CHIEF FISHER:** So when you purchase the
14 land, we're leasing to own. Are we going to own the
15 land and the facility, and the parcels, or are we
16 going to own the land and the building in which the
17 academy is on, and the parcels offset the cost of
18 the investment?

19 And then is it a land lease? Are the
20 parcels going to be a land lease, like you can lease
21 the land but I'm going to own the land and you get
22 to build on it?

23 **MR. HAMNER:** No, the -- okay, so we've got
24 -- it's a bifurcated question, and it's very good
25 one.

1 **MR. BARLOW:** Yes, it is.

2 **MR. HAMNER:** So essentially the entire
3 project is going to fall under the pro forma as Mr.
4 Barlow has explained to you. These here are -- this
5 is going to be a lease for the improvements and for
6 the real estate. You will have access to
7 everything. You'll be leasing this from day one,
8 okay? When you-all decide that it's time to
9 purchase, you will own the improvements and the land
10 thereunder, okay? The development group -- and I
11 should correct for the record that it's not Hamner
12 Development Company.

13 It is not going to be the owner. Hamner
14 Development Company is going to develop the
15 property, and we have a group of investors that will
16 be accompanying, and they will then take the onus of
17 the ownership of these once you-all buy this 8.27
18 acres as improved. So you will not have the onus of
19 these once you decide to purchase these, the police
20 academy land, which is this back 8.27 acres with the
21 improvements.

22 **SHERIFF MORGAN:** So contractually when
23 they -- when we go to purchase those parcels, the
24 sale of that parcel, is that going to benefit us?

25 **MR. HAMNER:** Yes, because that will come

1 off of -- yeah, it will come off --

2 **SHERIFF MORGAN:** Off the total, okay.

3 **MR. HAMNER:** -- while you're still

4 leasing.

5 **SHERIFF MORGAN:** I understand.

6 **MR. HAMNER:** It will come off the rental.

7 **SHERIFF MORGAN:** So it's beneficial for us

8 to lease until they're sold.

9 **MR. HAMNER:** Well --

10 **SHERIFF MORGAN:** Thanks.

11 **MR. HAMNER:** Well, if you buy before

12 they're sold, then the -- you will only be buying --

13 there's going to be a price for the land per acre as

14 improved for all of it, plus a price for the

15 improvements. That'll be included.

16 This will be shaved off of that number,

17 okay, if you purchase before these are conveyed,

18 whether they be leased or sold. That make sense?

19 **SHERIFF MORGAN:** Yes, it does. Yes, sir.

20 **MR. BARLOW:** I guess the simple way I look

21 at it is those four lots will benefit us with our

22 lease if they get leased before we buy, and then if

23 -- when we're ready to buy, whatever, seven, eight

24 years, I don't know, whatever that will be, then it

25 will benefit us again because we're not buying 13

1 acres from you guys, we're buying 8.23. I look at
2 it as a double benefit. I'm not the financial guy.

3 **CHIEF WOLOSZYNOWSKI:** We're not taking on
4 the risk of trying to manage the developer.

5 **MR. BARLOW:** We don't want to be a
6 landlord. We talked about that, should we just lease
7 them ourselves, but we don't have the expertise.

8 **CHIEF WOLOSZYNOWSKI:** You have another
9 question?

10 **MR. MOOR:** Tom Moor, City of Suffolk.

11 What do you envision the term of the
12 agreement being, and how soon do you envision the
13 property being purchased?

14 **MR. HAMNER:** We have, both with the lender
15 that the -- that the investment group is working
16 with, and the investment group, they have told me
17 that they would be willing to sell the property to
18 the academy as soon as five years down the road, and
19 then every year thereafter on the anniversary of the
20 start of the lease.

21 So essentially, although I don't think
22 anybody in this room foresees it, the lease will be
23 a 30-year lease, or 25-year lease, excuse me, which
24 goes -- it will be the same length as the
25 amortization of the loan that the investment group

1 is going to use.

2 And so -- but within the lease we will
3 have -- and this goes back to your question, sir.
4 There will be a preordained schedule of how much
5 will the land -- the investors sell the property to
6 the academy in 2030, 2031, 2032. It will be
7 preordained, and so it leaves nothing to the
8 imagination.

9 **MR. WOLOSZYNOWSKI:** Sheriff Morgan.

10 **SHERIFF MORGAN:** Only thing I'm going to
11 say is that looking at -- we've been at this
12 probably now for five years. We've outgrown this
13 academy. It's a decision that when we look at the
14 utilization of automation, different things, we
15 don't have the space here. And to be able to put
16 out a good product into the future we have to decide
17 what we're going to do. When looking at \$800 per
18 officer, that's not even a week's salary to be able
19 to train officers.

20 I would just recommend, and it comes from
21 the executive committee, we've studied this a long
22 time. It's -- it seems like it's a lot because
23 we've held our pro rata down for so many years, but
24 we did it trying to help out, and to build our
25 reserve. And now it's time for us to move forward,

1 and I would hope that we'll get your support in
2 moving forward and building a new academy, and being
3 able to modernize our training and utilize it in the
4 space that this new academy provides.

5 **MR. MOOR:** If I may, couple finishing
6 questions for me. Al Moor, Suffolk.

7 Do you see other expansion here? Would a
8 firing range be out of the future, or would you do
9 your driving here, or would that still be at the
10 airport?

11 **MR. HAMNER:** No, this is the idea, that
12 the driving will be here.

13 **MR. BARLOW:** We're hoping down the road,
14 and it's going to take a lot to get there because of
15 the cost, is that we have enough spare land to do a
16 driving range as well.

17 **MR. WOLOSZYNOWSKI:** But not the firing
18 range. We have the firing range --

19 **MR. BARLOW:** We're in a 20-year with York/
20 Poquoson.

21 **SHERIFF MORGAN:** That's not far at all.
22 Couple, 20 miles down the road.

23 **MR. MOOR:** Like Suffolk is.

24 **MR. HAMNER:** Matter of fact the site plan
25 people that we work with have come up with a site

1 plan. This driveway is two and-a-half times as wide
2 as it needs to be per code, just so that it can be
3 used for the pullovers and those types of --

4 **CHIEF MORGAN:** Traffic stops.

5 **MR. HAMNER:** -- traffic stops. Thank you,
6 Chief Morgan. But this was added as well, you know,
7 for being able to do turns and that kind of thing.
8 Originally that was much smaller, if you recall.

9 **MR. BARLOW:** Yes, um-hmm.

10 **CHIEF WOLOSZYNOWSKI:** Any other questions
11 at this time? If not, we'll --
12 Sheriff Morgan?

13 **SHERIFF MORGAN:** Mr. Chair, I make a
14 motion that we authorize the board chair to enter a
15 contractual lease agreement with Hamner Development
16 Company and Associates, and with the estimated cost
17 that's been presented here, and the lease is to be
18 reviewed by the training academy's counsel and
19 financial advisors and personnel.

20 **MR. WOLOSZYNOWSKI:** So we have a motion.
21 Did everybody hear that okay? Do we have a second?

22 A Second.

23 **CHIEF WOLOSZYNOWSKI:** I think we have a
24 second? All in favor say aye.

25 Are there any opposed? Two opposed.

1 **MR. WHEELER:** Randall Wheeler, City of
2 Poquoson.

3 **MS. TERRY:** Mimi Terry, City of
4 Portsmouth.

5 **CHIEF NELSON:** Assistant Chief Nelson,
6 Portsmouth.

7 **MR. MOOR:** Al Moor, Suffolk.

8 **CHIEF BUIE:** Chief Buie, Suffolk.

9 **CHIEF WOLOSZYNOWSKI:** Sir?

10 **MR. WHITHAM:** I had a question. And you
11 asked for votes first on the discussion on Sheriff
12 Morgan's proposal. Wouldn't the budget be required
13 to be adopted before this?

14 **MR. BARLOW:** Yes.

15 **SHERIFF MORGAN:** Mr. Chair, make a motion
16 to accept the 2025 budget including the pro rata
17 increases.

18 **MR. WOLOSZYNOWSKI:** Thank you. Do we have
19 a second?

20 **UNIDENTIFIED SPEAKER:** Second.

21 **SHERIFF MORGAN:** Point of order, because
22 we need the second to come from the committee.

23 **MR. DOSS:** Second.

24 **MR. WOLOSZYNOWSKI:** All in favor, say aye.
25 Any opposed?

1 So moved.

2 Move on to number 5 on the agenda. The
3 approval of the slate of officers and the executive
4 committee, which is an action item.

5 **MR. BARLOW:** You-all have that list in
6 front of you, and you can make nominations from the
7 floor. We haven't in the past, but you can, or you
8 can just approve the slate of officers as presented
9 from the executive committee.

10 They are two-year terms. If anybody has
11 any questions about how we do the executive
12 committee, you-all select your executive committee
13 and they serve for two years.

14 And we -- like every year you'll vote on
15 another group, so it would be four one year, five
16 the next, kind of like councils do, and so we don't
17 change out the entire executive committee every two
18 years.

19 **SHERIFF HARDIN:** I make a motion that we
20 move forward and nominate the four individuals
21 listed. Sheriff Hardin.

22 **UNIDENTIFIED:** Second the committee.

23 **CHIEF WOLOSZYNOWSKI:** So that's it.

24 **MR. BARLOW:** We need to vote, though,
25 right?

1 **MR. WOLOSZYNOWSKI:** All in favor say aye.

2 Any opposed?

3 So moved.

4 Thank you all for coming. I appreciate
5 it. It's been a long year for us, and kind of like a
6 part-time job, as I said last Thursday, but we're
7 happy to do it. We're happy to do it. Thank you
8 for your participation today.

9 All right, at this time we will adjourn.
10 Do we need a motion for that?

11 **SHERIFF MORGAN:** So move.

12 **UNIDENTIFIED:** Second.

13 **(The meeting was adjourned at 11:18 a.m.)**

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CERTIFICATE

I, Debra D. Bowden, do hereby certify that I reported all proceedings adduced in the foregoing matter and that the foregoing transcript pages constitutes a full, true and accurate record of said proceedings to the best of my ability.

I further certify that I am neither related to counsel or any party to the proceedings nor have any interest in the outcome of the proceedings.

IN WITNESS WHEREOF, I have hereunto set my hand this 27th day of December, 2023.



Debra D. Bowden, RMR, CRR

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