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MEETING OF  
HAMPTON ROADS CRIMINAL JUSTICE TRAINING ACADEMY  
BOARD OF DIRECTORS

HELD ON  
MONDAY, DECEMBER 9, 2024  
10:00 A.M.

NEWPORT NEWS, VIRGINIA

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1 HAMPTON ROADS CRIMINAL JUSTICE TRAINING ACADEMY

2 BOARD OF DIRECTORS MEETING

3 HELD ON

4 MONDAY, DECEMBER 11, 2023

5 10:00 A.M.

6  
7 CHIEF WOLOSZYNOWSKI: Good morning,  
8 everybody. Appreciate everybody coming. I know  
9 all the holidays are here and they apparently cause  
10 us stress, and we've got a lot of things going on,  
11 and it's been a year since we've seen each other in  
12 this forum anyway. So welcome, and I appreciate  
13 everybody coming. This is a very important week.  
14 All of us work quite hard actually throughout the  
15 year behind the scenes to make sure that we're  
16 leaning forward and progressing with the -- with  
17 what -- the academy's business.

18 So again, call the meeting to order. I'm  
19 Chief Dan Woloszynowski, Christopher Newport  
20 University, and I'll just have these folks just  
21 introduce themselves real quick, even though we all  
22 know each other, I think.

23 MR. BARLOW: Welcome. I'm Scott Barlow  
24 with the Academy, the Director.

25 MR. RINEHIMER: I'm Brad Rinehimer. I'm

1 Assistant County Administrator in James City  
2 County, and I serve as the Finance Chair.

3 MR. NOLAN: Good morning. I'm Thomas  
4 Nolan. I'm the lead instructor.

5 MR. BARTELS: Good morning. I'm Perry  
6 Bartels. I'm the Assistant Director. And for the  
7 benefit of the stenographer, if everybody, when you  
8 speak, if you could please state your name loud and  
9 clear for her benefit so that she can take accurate  
10 records, especially if you're a proxy for somebody  
11 and you're not going to be on the roster. Thank  
12 you.

13 MS. REAMON: I'm Cristy Reamon. I'm the  
14 Executive Assistant.

15 CHIEF WOLOSZYNOWSKI: Thank you all.  
16 Appreciate it.

17 Any other housekeeping issues before we --  
18 before we move forward?

19 No housekeeping issues.

20 I'm going to ask for requests for any  
21 additions or modifications to the agenda. Does  
22 anybody have any additions or modifications to the  
23 agenda?

24 Hearing none.

25 Executive Director, there are no additions

1 to the agenda. We'll have the staff conduct roll  
2 call and to establish a quorum.

3 MR. BARLOW: Tom, could you do the roll  
4 call for us please.

5 MR. NOLAN: Sheriff Todd Wessells.

6 Administrator Michael Mason.

7 Chief James Pruitt.

8 Manager John Hozey.

9 Chief Chris Mitchell.

10 CHIEF MITCHELL: Present.

11 MR. NOLAN: President Gordon Robertson.

12 CHIEF MITCHELL: I have the proxy for the  
13 president.

14 MR. NOLAN: Thank you, sir.

15 MR. BARTELS: And who was that, please?

16 CHIEF MITCHELL: Regent University Chief  
17 Chris Mitchell.

18 MR. BARTELS: Thank you, sir.

19 MR. NOLAN: Chief Tyler Greenley.

20 CHIEF GREENLEY: Here.

21 MR. NOLAN: Manager Mike Tolbert.

22 CHIEF GREENLEY: I have his proxy.

23 MR. NOLAN: Chief Dan Woloszynowski.

24 CHIEF WOLOSZYNOWSKI: Present, and I have  
25 a proxy for President Kelly.

1 MR. NOLAN: Chief Angelo DiMartino.

2 CAPT. ZIEGER: Capt. Adam Zieger. I have  
3 his proxy. Exmore PD.

4 MR. NOLAN: Could you please spell your  
5 name for me, sir?

6 CAPT. ZIEGER: Z-i-e-g-e-r.

7 MR. NOLAN: And what was your first name,  
8 sir?

9 CAPT. ZIEGER: Adam.

10 MR. NOLAN: Thank you, sir.

11 Manager Robert Duer.

12 CAPT. ZIEGER: He's not here.

13 MR. NOLAN: Sheriff Warren.

14 SHERIFF WARREN: Present, and I have  
15 Ms. Steele's proxy.

16 MR. NOLAN: President Darrell Williams.

17 Chief David Glover.

18 Sheriff Karen Bowden.

19 Manager Mary Bunting.

20 Sheriff James Clark.

21 Administrator Randy Keaton.

22 Chief Mark Jamison.

23 CHIEF JAMISON: Here, and I have

24 Mr. Stevens' proxy.

25 MR. NOLAN: Thank you, sir.

1 Sheriff April Edwards.  
2 Administrator Ramona Wilson.  
3 Sheriff David Bushey.  
4 Are you here for Sheriff Karen Bowden?  
5 MS. BUNTING: Yes.  
6 MR. NOLAN: Are you representing her proxy  
7 vote?  
8 MS. BUNTING: No.  
9 MR. NOLAN: Administrator Matt Walker.  
10 Superintendent Jerry Bristow.  
11 SUPT. BRISTOW: Present.  
12 MR. NOLAN: Sheriff David Doughty.  
13 MR. FEREBEE: A. J. Ferebee, present, and  
14 I have his proxy as well as Charles Kolakowski,  
15 Administrator.  
16 MR. NOLAN: Could you please spell your  
17 last name, sir?  
18 MR. FEREBEE: F-e-r-e-b-e-e.  
19 MR. NOLAN: Thank you, sir.  
20 Sheriff Gabe Morgan.  
21 SHERIFF MORGAN: Present.  
22 MR. NOLAN: Manager Alan Archer.  
23 MR. CLAYTON: Bo Clayton, here serving in  
24 his position, and I have his proxy.  
25 MR. NOLAN: Could you please spell your

1 name for me, sir.

2 MR. CLAYTON: B-o. Last name is Clayton,  
3 C-l-a-y-t-o-n.

4 MR. NOLAN: Thank you, sir.

5 Chief Brian Covington.

6 President Dr. Adams-Gaston.

7 Chief Robert Shelton.

8 CHIEF SHELTON: Here.

9 MR. NOLAN: President Brian Hemphill.

10 CHIEF SHELTON: He's not here. I do not  
11 have his proxy.

12 MR. NOLAN: Chief Stephen Keatts.

13 CHIEF KEATTS: Here, and I have  
14 Mr. Wheeler's proxy.

15 MR. NOLAN: Thank you, sir.

16 Chief Stephen Jennings.

17 CHIEF JENKINS: Present.

18 MR. NOLAN: Manager Steven Carter.

19 MR. CARTER: Here.

20 MR. NOLAN: Chief Alonzo Howell.

21 CHIEF HOWELL: Here, and I have Michael  
22 Stallings' proxy.

23 MR. NOLAN: Thank you, sir.

24 Chief James Buie.

25 CHIEF BUIE: Here.

1 MR. NOLAN: Manager Albert Moor.

2 MR. MOOR: Here.

3 MR. NOLAN: Chief Mona McLaurin.

4 CHIEF McLAURIN: Here, and I have

5 Mr. Edwards' proxy.

6 MR. NOLAN: Thank you, Chief.

7 Superintendent Roy Whitham.

8 LT. COL. HUOTTE: Lt. Col. Frank Huotte,

9 H-u-o-t-t-e.

10 MR. NOLAN: Spell that again for me, sir.

11 LT. COL. HUOTTE: H-u-o-t-t-e.

12 MR. NOLAN: Chief Don Butler.

13 CHIEF BUTLER: Present, and I have the  
14 proxy for Katherine Rowe.

15 MR. NOLAN: Thank you, sir.

16 Chief Sean Dunn.

17 CHIEF DUNN: Present. And I do not have  
18 Mr. Trivette's proxy, but I'm hoping to get it.  
19 I'll let you know.

20 MR. NOLAN: Manager Andrew Trivette.

21 MR. DUNN: Pending.

22 MR. NOLAN: Sheriff David Hardin.

23 Superintendent William Smith.

24 SUPT. SMITH: Here.

25 MR. NOLAN: Sheriff Ron Montgomery.



1           SHERIFF MONTGOMERY: Here, and I have  
2 County Administrator Mark Bellamy's proxy.

3           MR. NOLAN: Thank you, sir.

4           CHIEF DUNN: I have Mr. Trivette's proxy.

5           MR. NOLAN: You have Mr. Trivette's proxy?

6           We need 28 for a quorum, we have 35  
7 present, sir. Mr. Chair, we do have a quorum.

8           CHIEF WOLOSZYNOWSKI: Thank you,  
9 everybody. We have a quorum and we are able to  
10 continue with our agenda.

11           Refer you to item number 2 on the agenda.  
12 It's approval of the minutes for the board meeting  
13 conducted December 11th, 2023. They were posted on  
14 the hrcjta.org site. There is a letter that was  
15 mailed to everyone from the Executive Director of  
16 the academy advising as such. If there's no  
17 discussion I need a motion to accept the minutes,  
18 and then a second.

19           CHIEF KEATTS: Motion, Stephen Keatts.  
20 Move to approve.

21           SHERIFF MORGAN: Second. Sheriff Morgan.

22           CHIEF WOLOSZYNOWSKI: Okay. Refer to item  
23 number 3 on your agenda, the FY 2026 Budget. Refer  
24 to your handouts, please, for the FY 2026 Budget  
25 and the facility information for the next agenda

1 item.

2 As to the budget process, the Executive  
3 Director prepares the budget, meets with the  
4 finance committee, Brad and I, for advice and  
5 review, and then once the Finance Committee  
6 approves, the Executor Director meets with the  
7 Executive Committee, the entire Executive Committee  
8 for advice and review, and once approved by the  
9 Executive Committee the budget is then presented to  
10 you-all, the full board, for a vote.

11 In FY 2025 we began putting money into our  
12 reserve for the new facility, and we will continue  
13 to do that in FY '26 as approved by the full board  
14 in the meeting last year.

15 So at this point I'll hand it off to  
16 Director Barlow to present the budget.

17 MR. BARLOW: Thank you, sir.

18 So you can refer to our handouts, and  
19 we'll follow along on the projectors if you-all  
20 prefer that.

21 So for our FY '26 budget highlights, our  
22 membership dues are pro rata, have moved to \$650 as  
23 was approved by the full board last December. Our  
24 membership number as reported is 2,725, so math  
25 takes you us to membership revenues of \$1,780,350.

1           The money we receive from the State, which  
2 again we never get this number until we're two or  
3 three months into our fiscal year, so I used an  
4 estimate of 300,000. We anticipate it to be higher  
5 than that, but I do like to be on the frugal side  
6 when I use this estimate.

7           Our interest earned from our reserve funds  
8 this year was closer to 90,000, but I do like,  
9 again, to stay very frugal and I used 50,000 there.

10           The tuition we get from our nonmembers is  
11 normally around 15 to 20. Again I stayed very  
12 frugal with that, so that gives us total revenues  
13 of \$2,140,350.

14           Our line item budget is \$1,465,148, which  
15 allows us to place into reserve \$675,202.

16           Some basic highlights I'd like to chat  
17 about briefly is each year I build a 5 percent  
18 raise into the budget. What the full board has  
19 done in the past is they allow the executive  
20 committee in the April '25 meeting to decide on  
21 what the percentage raise is. What we have found  
22 over the years is you-all don't know what your  
23 people's raises are going to be this soon on, so no  
24 one feels comfortable making that decision till  
25 later on. So if this budget's approved it will be

1 with the expectation that the executive committee  
2 will make that determination on percentage raise at  
3 the April 2025 meeting.

4 Also I would like to note that we did very  
5 well with grants this calendar year, and we placed  
6 \$208,948 in a budget line item for what we're  
7 calling moving expenses, soft costs. This was an  
8 unusual grant. Most grants that we receive have a  
9 beginning and end date, and they specify what we  
10 have to purchase. This, in fact, was given to the  
11 regional academy with the understanding that we  
12 have been so underfunded for many years that this  
13 was to supplement our budget. So what I did with  
14 that grant is I bought a badly needed vehicle for  
15 the academy, and we will put the rest into the  
16 reserves and we will pull it out as moving costs as  
17 we get to that position.

18 We do not have any facility costs at this  
19 time. The facility that was approved last year, we  
20 have some changes we were going to discuss with  
21 you-all, but that has not happened as of yet. And  
22 if there are any questions about the line item  
23 itself, you have a copy of the line item report in  
24 your budget.

25 So the two grants we did receive, the

1 first was the Byrne Equipment Grant. We received  
2 123,975. We purchased 125 laptop computers for the  
3 expected online testing that the state will be  
4 going to. We bought an assorted amount of other  
5 training equipment, and I also paid two part-time  
6 employees to assist us to get through our audit by  
7 DCS, which we passed with zero errors found, which  
8 was the first time we've ever done that, which we  
9 were very happy to say.

10 The grant I just referred to was 250,800,  
11 which was a nonspecific grant. Does not have an  
12 ending date. I bought an academy Ford Explorer for  
13 41,852, and the rest of it will be used for the  
14 moving costs as we move on to a new facility.

15 That is the overview of our budget. If  
16 there are any specific questions, or questions  
17 about line items, I would be happy to do my best to  
18 answer them.

19 MR. CARTER: I have a question.

20 MR. BARLOW: Yes, sir.

21 MR. CARTER: Steven Carter, Portsmouth  
22 City Manager.

23 What is the -- do you have an actual  
24 versus projected or budgeted for current fiscal  
25 year, and pre this fiscal year, do you have an

1 actual budget amount that was spent for these line  
2 items?

3 MR. BARLOW: Are you talking about  
4 comparison from year to year?

5 MR. CARTER: Yes.

6 MR. BARLOW: Yes. That was put on the  
7 website for everybody to review. I do not have  
8 copies of that. I just -- I expect most of you  
9 have looked at that. If they have specific  
10 questions I'll be happy to have copies made and  
11 handed out if that's something you'd like to look  
12 at it.

13 MR. CARTER: If it's available I'd like to  
14 take a look at it.

15 MR. BARLOW: Cristy, can you come help me  
16 out, please?

17 Any other questions or concerns? Yes,  
18 sir.

19 CHIEF BUTLER: Don Butler, William and  
20 Mary.

21 Scott, being new to this meeting, and I  
22 recognize our agency hasn't been well represented  
23 here, which I intend to change, I just think -- I  
24 wanted to point out that I appreciate the, you  
25 know, the efforts with getting grant funding and

1 using it in a reasonable, fiscally responsible way.  
2 It's encouraging to see that the money we send  
3 here, again small agency so it's not that much, but  
4 I appreciate that it's being managed well, so thank  
5 you.

6 MR. BARLOW: I appreciate that. Thank  
7 you, Chief.

8 SHERIFF MORGAN: Chief, if it's  
9 appropriate I would make a motion to accept the  
10 budget.

11 CHIEF WOLOSZYNOWSKI: We have a motion to  
12 accept the budget. We have a -- we do not need a  
13 second because it was voted on in the executive  
14 committee. All in favor of the budget say aye.

15 Any opposed?

16 So moved.

17 You can't be the chairperson and have a  
18 fantastic board meeting without having a mental  
19 lapse, so I had one. So we're going to go back to  
20 item number 2 where Chief Keatts offered a motion  
21 to accept the minutes, and I believe it was Sheriff  
22 Morgan that seconded that. So all in favor of item  
23 number 2, which were the minutes, say aye.

24 Any opposed?

25 So moved. Sorry about that. It happens.

1           Okay, we are going to move on in our  
2 agenda to item number 4, which is the new facility  
3 project, which is also an action item. Because  
4 most of you probably were here last year, but  
5 there's just been a lot going on in the last  
6 several years with this new facility project, so  
7 I'm going to read you a number of bullets just to  
8 bring you up to speed on where we were and what's  
9 transpired in the meantime and how we got to where  
10 we are right now.

11           We began our process looking for an  
12 existing facility to renovate. In 2021, as  
13 directed by the full board in December of 2021, we  
14 were unsuccessful in locating such a property and  
15 began to search for partnerships and other options  
16 such as Ft. Eustis and the Yorktown Naval Weapons  
17 Station, if you recall. Again we had no success  
18 and advised the board of such in December of 2022,  
19 so the board advised us to continue looking.

20           We began to work with a commercial real  
21 estate developer, Mr. Bill Hamner. Mr. Hamner was  
22 unsuccessful in finding an existing building to  
23 renovate. The main issue is buildings that were --  
24 were large enough. We couldn't seem to find one,  
25 and we did not have enough surrounding property.



1           Mr. Hamner was able to locate a buildable  
2 vacant land in two locations, one in Newport News,  
3 which was not large enough. It was approximately  
4 three acres. The second was 13 acres in York  
5 County at the intersection of Route 17 and Fort  
6 Eustis Boulevard. Mr. Hamner offered us a build-  
7 to-suit, lease-to-own option. This was the same  
8 route the board took when they built this building,  
9 the current academy facility, 30 years ago, 805  
10 City Center Boulevard here in Newport News. The  
11 concept of 30 years ago was reviewed by academy  
12 attorneys, James City County Building and Finance  
13 personnel, and found to still be a legal and a  
14 viable option to proceed in the same manner at this  
15 time. This option, along with financials and legal  
16 opinions, were presented to the full board at the  
17 December 11th, 2023, full board meeting. The board  
18 voted to proceed with this direction.

19           For the calendar year 2024, academy staff,  
20 the executive committee, and Mr. Hamner's company  
21 spent a very large amount of time pursuing the  
22 build-to-suit, lease-to-own direction approved by  
23 the full board. Legal opinions were obtained,  
24 building and finance specialists reviewed, and a  
25 bid was placed on the vacant land at 8301 and 8304

1 George Washington Highway in York County. A bid  
2 was proffered to the owners of the land on George  
3 Washington Highway, and accepted with a one-year  
4 line to ensure that we could build what was needed  
5 on the property. Mr. Hamner spent valuable time  
6 and financial resources only to find that there  
7 were significant wetland issues on this property.  
8 We asked the seller for an extension to conduct a  
9 wetlands study, which was rejected.

10 While this option was being pursued the  
11 executive director of the academy, Mr. Barlow, had  
12 requested Mr. Hamner continue to look for other  
13 options as a backup. We had an incredible good  
14 fortune that the property at 12650 Patrick Henry  
15 Drive here in Newport News has become available.  
16 The existing facility is exactly what we had been  
17 looking for when we began this search in 2021.  
18 Okay, so there's the soap opera, right there,  
19 right? The cost at the end of the day between the  
20 two projects is nearly budget neutral. So  
21 that's -- that's something not to miss, or to not  
22 miss.

23 At this time I'll turn the discussion over  
24 to Executive Director Barlow and share with you a  
25 little bit more information.

1 MR. BARLOW: Thank you, sir.

2 Refer to your handout for the York project  
3 versus the Newport News project, is where we're  
4 going to begin, if we can get the slide there.  
5 That's going back to the York project. This is the  
6 Newport News project.

7 MR. BARTELS: This one?

8 MR. BARLOW: So as the Chair already  
9 mentioned, we got the go-ahead last year in  
10 preference to 13 acres of vacant property in York  
11 County. It was going to be a complex type  
12 situation because we had to sell off the front lots  
13 in order to make the project financially feasible,  
14 and the land had to be cleared. We had to go  
15 through the whole permitting process, and during  
16 that process Mr. Hamner found some issues with  
17 wetlands. Didn't even get to discussion with York  
18 County as of yet.

19 The wetland issues became complex enough  
20 that Mr. Hamner recommended to me that we conduct a  
21 wetlands study before we move on. We had one year  
22 to close on that property to make sure it was  
23 feasible for what we wanted to do. I took that  
24 information back to the board chair, and he  
25 concurred, and we asked Mr. Hamner to obtain an

1 extension. The sellers chose not to allow that  
2 extension, and based on the fact that we as a --  
3 myself and the Chair, and then also the executive  
4 committee, when I brought it to them, felt that we  
5 could not anticipate the additional costs and we  
6 had only been approved for the costs that I had put  
7 out last year, that it was not reasonable to move  
8 forward.

9           Fortunately throughout this process there  
10 were enough complexities, I kept mentioning to  
11 Mr. Hamner, please keep your eye out for what we  
12 had originally wanted, which was an existing  
13 building at a better location, which he in fact  
14 did. The building that we are now focusing on in  
15 Newport News is right next to the -- right near the  
16 Patrick Henry airport, which makes it a much easier  
17 access for folks coming from pretty much any  
18 direction. Not only is it quite a bit closer than  
19 the York County project, which would be down Route  
20 17, which as we all know can be a bit of a  
21 challenge, but you would not have to get into this  
22 industrial park during peak hours, or out. So the  
23 project near the airport is what we perceive is a  
24 really solid location.

25           The facility itself is a 35,000 square

1 building, square foot building, which is  
2 significantly larger than we were planning on  
3 building. As opposed to strictly a metal building  
4 it's a brick and metal building. It's on five  
5 acres, which when we looked at the 13 acres we were  
6 originally going to purchase it was down to about  
7 eight with the sale of the four building lots, and  
8 then, with the fact we would have to put probably  
9 at least one, maybe two retention ponds, if we even  
10 got it approved after the wetlands study, we were  
11 only looking at five or six acres there either. So  
12 we feel confident that the five acres is enough for  
13 us to do what we need to do. We only have about  
14 two and-a-half usable acres here, so it does have  
15 enough open land that we can do our practical  
16 exercises.

17 There seem to be fewer complications. The  
18 project yearly will be less expensive, but the  
19 purchase price at the end will be a bit more  
20 expensive, and I'll show you the numbers shortly.  
21 It will be pretty much budget neutral, as the chair  
22 mentioned. We are looking at a completion date, if  
23 we move forward, in spring of '26.

24 If we can go to the next slide, which is  
25 our cost comparisons. And please stop me if there

1 are any questions as we go through here, or we can  
2 just answer all the questions at the end of the  
3 presentation.

4 So the York County project, which was a  
5 build-from-scratch and clearing vacant land, we had  
6 a little over \$900,000 yearly rent, and we had  
7 approximately a 300,000 yearly triple net. So our  
8 cost would be about \$1.2 million per year. It was  
9 a 24,000-square foot metal building, and there was  
10 between five and seven usable acres, probably  
11 closer to five if this project had been continued,  
12 which it was not.

13 This new project, the Newport News project  
14 with the existing building, once this project is  
15 complete, which is basically what we are moving  
16 forward with, is the drawings that were put  
17 together for the new building, are going to be  
18 taken and basically placed inside the existing  
19 building. That will still only use about  
20 two-thirds of the building, which will leave a  
21 significantly-sized great room for our practical  
22 exercises. As many of you already know, the room  
23 we have right now is not even barely adequate to  
24 hold formations in. This will give us plenty of  
25 usable space, and very possibly would give us

1 expansion in the future if we needed to build more  
2 classrooms.

3 We have added -- we've gone from four  
4 classrooms to five. The smallest classroom will be  
5 about the size of the one we're in right now. This  
6 is, as you-all know, the largest classroom we have,  
7 and it became large by knocking out the two dorm  
8 rooms that were in the back just to accommodate the  
9 size of our classes. The fifth room will dub as a  
10 computer lab, and it will also allow us to do a  
11 third basic law enforcement as needed, which would  
12 have to be done with an overlap, because the basic  
13 law enforcement classes are almost four and-a-half  
14 months in length, and as we all know there's 12  
15 months in a year so we obviously don't do three a  
16 year, but this would give us the additional  
17 training space to do that third basic law  
18 enforcement. We already do three basic jailers.

19 The triple net we're estimating at pretty  
20 similar. Even though Newport News is a bit more  
21 expensive I've overestimated for the York County  
22 project, which gives us about a \$1 million yearly  
23 cost as opposed to a \$1.2 million cost. This is a  
24 35,000 square-foot academy on five acres, which is  
25 basically a savings yearly of \$206,000.

1 Please go on to the next slide, Perry.

2 So looking at the purchase price at the  
3 10-year mark. As we discussed, you know, this  
4 project would not be a wise move if we did not plan  
5 on purchasing it. If we do not purchase it at the  
6 10-year mark, the longer we wait the more expensive  
7 this facility becomes, because as we all know  
8 property becomes more valuable, particularly in the  
9 valuable locations we're looking at here. The York  
10 County project we could have purchased for about  
11 10.6 million at the 10-year mark. This new  
12 project, because it's a much more significant  
13 facility, we would be purchasing at 12.8 million at  
14 the 10-year mark. If we look at the savings over  
15 the 10 years of the lease we save around 2 million,  
16 so we're spending a little over 2 million, so it's  
17 pretty much a wash with how much we're going to be  
18 spending in the long run over the 10 years.

19 Any questions that I can address before we  
20 show some pictures of the facility?

21 Yes, sir.

22 CHIEF BUIE: Did we ever -- I know the  
23 York County project. Did we ever look further to  
24 the south side for a facility for land, for a  
25 building? Did we look over anywhere on the other



1 side of the water for a building or land?

2 MR. BARLOW: Many times. We sent out  
3 letters to chiefs and chief executives of the  
4 organizations two or three times. Your previous  
5 chief has advised us when he received the letter  
6 that there was no land available over there, other  
7 than certain land right along the North Carolina  
8 border, which was just so far that it could not be  
9 considered.

10 CHIEF BUIE: And I guess -- I guess the  
11 next question would be with the new chief, is that  
12 a possibility, to open those looks up still there,  
13 or has the decision already been made?

14 MR. BARLOW: I will defer that to my  
15 board. I follow the directions from the board that  
16 I work for.

17 CHIEF DUNN: Scott, sort of related to  
18 that, if I could ask Director Barlow.

19 So the York property was about five  
20 minutes further away from the Monitor-Merrimac from  
21 here.

22 MR. BARLOW: Yes, sir.

23 CHIEF DUNN: But this Newport News  
24 project, it's really -- not only is it closer than  
25 that York project, but it's even closer than this

1 current facility, closer to the Monitor-Merrimac?

2 MR. BARLOW: Yes, sir. It definitely is  
3 closer than the York County property, and it's  
4 probably almost the same distance with this  
5 property. And when we did the needs study years  
6 ago, basically what the experts that put together  
7 the property for us, they showed what was the most  
8 common location for the South Side, the Franklins,  
9 the West Points, the Gloucesters, all around our  
10 usable area, was the Hampton-Newport News corridor,  
11 which is one of the other reasons we focused on  
12 that, because that seemed to be the most reasonable  
13 for all concerned.

14 MR. BARTELS: If I could, if you could  
15 remember to state your name, please, for the  
16 stenographer's benefit. Thank you.

17 Sorry, Sheriff.

18 SHERIFF MORGAN: As I remember, your chief  
19 offered us some space where you guys were looking  
20 to create a new public safety, but he didn't have a  
21 time frame or reasonable accommodation, so to  
22 speak, at the time. It was futuristic when we  
23 started making this our plan to develop in York  
24 County.

25 CHIEF BUIE: And I guess the question

1 being for me now would be that those opportunities,  
2 are those -- is that still up for discussion, or is  
3 that door closed? But I mean I had -- I wasn't  
4 there, though, when that look was had, and I don't  
5 want to speak for our city manager, but I don't  
6 think he received information either, so I just  
7 wondered if that is still on the table, or is that  
8 closed and not on the table.

9 MR. BARLOW: I understand.

10 MR. MOOR: I can tell you where we are  
11 right now on that site. We're already -- NCIP is  
12 already out there doing other facility work at the  
13 end of it. We have road improvement funding  
14 already. It's under way, actually, with NCIP, to  
15 get to that site. So we're already putting across  
16 from it a burn building for fire and rescue, so if  
17 there's any interest in having that conversation.

18 CHIEF WOLOSZYNOWSKI: So where we're at,  
19 this was presented last year at the full board  
20 meeting and it was voted to move forward with what  
21 we have, and obviously that's why it's on the  
22 agenda here, so we will put it up. We intend to  
23 put it up for a vote to go forward, at the  
24 direction of the full board, proceeding with that  
25 plan.

1 MR. DUNN: Can I ask Suffolk a question?  
2 Sean Dunn, Williamsburg.

3 MR. BARTELS: Thank you.

4 MR. DUNN: So is that the property near  
5 the airport, off I guess it's Route 13?

6 CHIEF BUIE: Yes.

7 CHIEF DUNN: Got you.

8 MR. MOOR: Yes, where the driving takes  
9 place.

10 CHIEF WOLOSZYNOWSKI: The other thing I  
11 recall is looking at some property just over the  
12 Monitor-Merrimac, but we were told by the former  
13 chief that that just wasn't -- there was nothing  
14 available on that -- in that location.

15 MR. DUNN: Northern Suffolk.

16 CHIEF WOLOSZYNOWSKI: Northern Suffolk.

17 CHIEF DUNN: We specifically asked about  
18 Northern Suffolk, and that was not an option.

19 CHIEF WOLOSZYNOWSKI: Correct me if I'm  
20 wrong, but that was the idea because that study  
21 that you had -- I wasn't part of the economic  
22 committee at the time, but there was a study. I'm  
23 visual so I recall this geographical map with a  
24 circumference of -- the study resulted in a  
25 circumference that this would be the area, I think

1 north, if I'm not --

2 SHERIFF MORGAN: North Suffolk was part of  
3 that, and Hampton.

4 MR. BARLOW: It was not.

5 SHERIFF MORGAN: It was not?

6 MR. BARLOW: It was on the outside of that  
7 circle. It was just on the outside of that circle.

8 SHERIFF MORGAN: Fort Monroe was the first  
9 choice, right? Looking at Fort Monroe.

10 CHIEF WOLOSZYNOWSKI: Fort Monroe, yes.  
11 So we did entertain that, to answer your question  
12 of both sides of the tunnel.

13 Any more pictures?

14 MR. BARLOW: I think we have some more  
15 questions.

16 Yes, sir.

17 MR. FEREBEE: A. J. Ferebee, Northampton  
18 Sheriff's Office.

19 Just a question on the building that  
20 you're -- kind of off the subject of where it is,  
21 or where it could be -- the building itself, do we  
22 know the prior use of the building, what kind of  
23 age is on the building? I'm thinking about HVAC  
24 and things like that as far as the age, how much  
25 it's been used.

1 MR. BARLOW: Yes, sir. I will tell you  
2 that the facility will have all new HVAC before we  
3 move in, and it will be basically a new building  
4 inside. But Mr. Hamner, if you can provide a few  
5 more details on that that would be helpful.

6 MR. HAMNER: Yes, sir. It's an  
7 industrial -- it was an industrial building. It  
8 was designed to be kind of a flagship industrial  
9 building right next to the airport. So William  
10 Hamner. I'm sorry. And it was actually built by a  
11 German commercial door company called GU Hardware.  
12 It was built at a time when the economy was on a  
13 downturn. In 2008 they decided to pull out of the  
14 American manufacturing market. They're still in  
15 existence in Berlin, but they're not manufacturing  
16 in that location anymore.

17 So we bought the building, my investment  
18 group actually bought this building in 2017, and  
19 the only other tenants who had ever been in the  
20 building were sports groups. One was a bouncy  
21 house, you know, and so and then the next, current  
22 tenant, is a volleyball, a club volleyball company  
23 that does volleyball for gifted female athletes  
24 that are aspiring to become college athletes. It's  
25 proving to be too much for them, and they have

1 asked if I could release them from their lease.  
2 And that call actually came, serendipitously, about  
3 a week after I realized the York County property  
4 was going to be very difficult to move forward  
5 with.

6 And so that -- it's been very, very  
7 lightly used for an industrial building. The air  
8 conditioning is of the old freon type, and so the  
9 other ownership group has determined to go ahead  
10 and replace it full bore, so you'll be starting  
11 absolutely fresh. Everything inside is going to be  
12 demolished except for the plumbing run for the  
13 bathroom, but everything in the bathroom will be  
14 brand new. All new walls, even on the inside.  
15 The -- I don't know if you have a picture of the  
16 site.

17 MR. BARLOW: Do you have a site picture?  
18 Page forward. Forward. Forward. One more. One  
19 more.

20 There's an overhead there. Does that  
21 help?

22 MR. HAMNER: Yeah. I'll stand up just  
23 because this is not a good engineering plan.

24 One of the things that we're going to do  
25 is extend this parking lot all the way to the end

1 of the building. And then we are having a site  
2 design done to have a U built all the way to the  
3 property line and back to the loading area, which  
4 will give the academy the ability to have a  
5 dedicated pullover exercise area for pulling cars  
6 over and traffic stops and what not. This will be  
7 brought out. There are one, two, three, four, five  
8 dock-high overhead doors which we are going to tear  
9 out, re-pour the concrete inside so it will be all  
10 new flooring where those were, and we're going to  
11 be putting floor to ceiling windows where those  
12 doors were to get natural light in.

13 We're retaining this last -- you can't  
14 really see with the roof V. We're retaining this  
15 last door right here, and the site contractor will  
16 build a ramp so that we can pull in something  
17 basically the size of a squad car, or even  
18 something as large as sort of an F350 for bringing  
19 equipment in and out.

20 And an interesting thing is that the  
21 interior space, the 24,000-square-foot space in the  
22 York plan would have included a 5,000-square-foot  
23 multipurpose room, which is somewhat like the one  
24 that you have over here that's not big enough.  
25 It's going to be larger. We are going to have --



1 if you take that off you have about 19,000 square  
2 feet of low ceiling office classroom space in this  
3 new building, and then you're going to have this  
4 long area that will now be the multipurpose room,  
5 which should be able to make it easy with the --  
6 and these are the gentlemen that can tell you  
7 exactly what the thoughts are, but pulling those  
8 big trucks in there. You should be able to set up  
9 obstacle courses and climbing walls and all kinds  
10 of stuff. The building was built for that, to be  
11 able to be modular like that with equipment.

12 So does that answer your question, sir?

13 MR. FEREBEE: It does, and the age of the  
14 building is the only other thing. The age of the  
15 building, I take it it's a flat roof?

16 MR. HAMNER: It has got a single slope and  
17 it is a standing seam Butler roof.

18 SHERIFF MORGAN: 2002 was the date, year?

19 MR. HAMNER: Yes, it was built in 2002 by  
20 GU Hardware of Germany. And they had originally  
21 thought that the building would be extended out  
22 into this area, which is why there's all this extra  
23 land that we have here, which we'll use for  
24 exercises and what not.

25 Yes, ma'am.

1 CHIEF McLaurin: Chief McLaurin, Virginia  
2 Port Authority. All of these improvements, is this  
3 up front costs for the academy, or --

4 MR. HAMNER: No, ma'am, this will all be  
5 delivered turnkey to the academy. There is a scope  
6 of work that has been put into place for everything  
7 from the finishes, like the style of flooring and  
8 the style of ceiling and walls, and all those  
9 things that are in what -- were in a letter that we  
10 have been discussing that's very similar to what we  
11 had discussed with the York project. So it will  
12 be -- what's the term they use? -- turnkey like  
13 they use in the kitchen shows on HDTV. So it will  
14 be -- now if there are some extras those would have  
15 to be negotiated if, you know, anybody wants marble  
16 flooring in their office or anything, but it will  
17 all be delivered.

18 SHERIFF MORGAN: I guess the only problem  
19 is for us, we're cash poor. We can't just go out  
20 and buy a building, and we have no way of building  
21 revenue other than by our assessments for students.  
22 So this build to suit is the same way we did this  
23 building, and the concept transfers over, and  
24 that's I guess why we spoke to the fact that it's  
25 revenue neutral to what we had agreed to last year.

1 The site changes. The finance, from our  
2 perspective, does not change, and actually we  
3 actually get to move into a newer, larger facility  
4 faster.

5 CHIEF WOLOSZYNOWSKI: That's a good point.

6 Any other questions, concerns, comments  
7 on that topic?

8 Back over to you.

9 MR. BARLOW: If we could move forward past  
10 the pictures to the projected financials with the  
11 approved pro rata increases.

12 So we're on to the page where we're  
13 looking at FY '25 pro rata of \$500. That's the  
14 current budget. We have 2,698 members. And you  
15 look at the number of members, the state funding,  
16 tuition, and interest earned, our revenue of 1.7  
17 million, our budget of 1.4 million, we'll be  
18 putting over 300,000 in our reserves, so we will  
19 have money to use further down the road to make  
20 this purchase. Again all these numbers are  
21 underestimated, not overestimated.

22 FY '26, the pro rata, which is this  
23 current year that we just approved this budget --  
24 going into next year, pardon me -- of 650, we have  
25 2,725 members. And when we put that with our state

1 funding tuition interest earned that gives us  
2 revenue of around 2.1 million, a budget of 1.46  
3 million, and we should be putting 600,071 in  
4 reserves. I will say that it's important with  
5 these projections to understand when we move in in  
6 spring of '26, is the estimated move-in, so there  
7 may be a couple of months of rent that we would be  
8 paying, so that would reduce this a bit, or there  
9 may not be. Depends on when we move in.

10 Moving on to the financials for FY '27,  
11 the pro rata as approved is going up to 800. I am  
12 using the estimate of 2,700 members because that  
13 number fluctuates slightly over time. So our  
14 membership revenues is 2.16 million, state funding,  
15 tuition, interest earned, all I believe will go up  
16 quite a bit, but we're staying with the numbers  
17 that are not very risky, put it that way.

18 So that brings in a total revenue of 2.52  
19 million, and a budget of 2.53, so we will be using  
20 some of the money from the reserve, approximately  
21 13,000. I don't see that happening. Again I am  
22 projecting the numbers in a very reserved way, so I  
23 just -- I don't think we'll be taking any of the  
24 money out of the reserve.

25 FY '28 the pro rata is at 825. I again

1 used projected number of 2,700. Everything being  
2 the same, then again we're looking at a slight loss  
3 from the reserve, but I don't believe that will be  
4 the case. I believe we'll actually be putting some  
5 money in the reserve. I'm trying to give you very  
6 confident numbers here.

7 FY '29, the projected and resting place of  
8 875 for your pro rata. We again will be placing  
9 money into the reserve of a little over \$100,000.  
10 The membership numbers, I'll give you some basic  
11 numbers there, how I got to my estimate of 2,700.  
12 We were at 2,900, went down to 2,850, 2,698, and  
13 now we're at 2,725. Those numbers dropped somewhat  
14 mainly because Hampton Roads Regional closed.  
15 That's why I'm using the 27 -- this 2,700 as my  
16 estimated number.

17 It's also important to note that our pro  
18 rata history, beginning in 2014 to 2022, was at  
19 344. We were by far of the 11 regionals the lowest  
20 paying academy. Even being the lowest academy pro  
21 rata, we were able to build up our reserves. We've  
22 been very frugal over the years, which puts us in a  
23 position where this building has been paid off as  
24 of about five years ago, so we've worked really  
25 hard to keep the numbers reasonable though we are

1 going up in order to have a new, more feasible  
2 place to work out of for our students and our  
3 jurisdictions.

4 The academy pro rata is another pay it  
5 forward. That's comparing to the other 11  
6 regionals. The numbers that you see for FY '24 --  
7 I don't have the FY '25 numbers; they have not come  
8 in yet -- but everybody is asking for an increase,  
9 so those numbers will be going up as well as ours.  
10 A number of academies are either building on  
11 additions or moving into new facilities.

12 A quick synopsis to kind of show you where  
13 I anticipate we will be if we move forward on this,  
14 is our reserve, we will put approximately 1.1  
15 million into the reserve. If, in fact, we have to  
16 use around 25,000 out of the reserve, which I do  
17 not believe we will, we put that into our current  
18 reserve of approximately 2 million, and that gives  
19 us an estimated reserve of a little over 3 million,  
20 and I don't know where we'll be at the 10-year  
21 mark. That's about the five-year mark. And if we  
22 are still able to continue to put money in that  
23 reserve we can even increase it over that \$3  
24 million mark, which will put us in a very nice  
25 position to purchase that facility at the 10-year

1 mark.

2           Again those are projections. I don't  
3 think anybody is at the stage that they can  
4 guarantee numbers. What we can guarantee is the  
5 numbers that Mr. Hamner gave us to lease this was a  
6 build-to-buy at the 10-year mark, and we'll be  
7 given a definite number of what we can buy it for  
8 at the 10-year mark. And I can pretty much -- I  
9 don't think I'm going out on a limb to say that  
10 that \$12 million facility 10 years from now that we  
11 purchased for 12 will be significantly higher if it  
12 went out into the open market. That is one of the  
13 few places available in the industrial section, and  
14 it's the only place we have found in five years of  
15 looking that gives us any option to -- that's a big  
16 enough facility and enough land to work with. We  
17 have basically come up empty until this point here.  
18 And I will certainly turn it over to any questions  
19 or concerns you-all may have for me or for the  
20 chair.

21           MR. CARTER: Can I ask a question? Steven  
22 Carter again, Portsmouth. What's the plans for the  
23 current building?

24           MR. BARLOW: That is being taken over by  
25 the group that we are buying this building from,

1 which those funds are being used to build out the  
2 building that we will be moving into. That was all  
3 part of the deal.

4 MR. CARTER: So this building, ownership  
5 transfers?

6 MR. BARLOW: Yes. And it's guaranteed  
7 that there will be no -- if the building is sold,  
8 that's great. If it's not, it will be transferred  
9 to the sellers and there won't be us having to  
10 manage two facilities at once. By the time we move  
11 into the new facility this facility would no longer  
12 be our obligation.

13 MR. CARTER: Okay.

14 MR. DUNN: Sean Dunn, Williamsburg. The  
15 value of this building is factored into what you  
16 just described.

17 MR. BARLOW: It is.

18 MR. DUNN: Okay.

19 MR. BARLOW: And again that was all shared  
20 last year with these final numbers.

21 CHIEF WOLOSZYNOWSKI: Any other  
22 discussion, folks?

23 So the executive committee forwards this  
24 plan for action to the full board here at this  
25 meeting, and --



1           SHERIFF MORGAN: Motion.

2           CHIEF WOLOSZYNOWSKI: Motion from Sheriff  
3 Morgan.

4           SHERIFF MORGAN: Make a motion to move  
5 forward with the plan as presented.

6           CHIEF WOLOSZYNOWSKI: So we don't --  
7 Sheriff Morgan made a motion to proceed with the  
8 plan as presented. We do not need a second as it's  
9 voted on by in the executive committee. We will  
10 just do a voice vote. All in favor say aye.

11           Any opposed?

12           No opposed.

13           So moved. Thank you for your patience,  
14 folks. We'll move on to number 5 on your agenda,  
15 the approval of the slate of officers for the  
16 executive committee. It is an action item. The  
17 slate of officers is on -- it's on your handout  
18 there. At this time I'd like to ask if there's --  
19 if there are any nominations from the floor, and if  
20 there are none, and you're okay with what's on the  
21 slate, then we will move forward with a motion and  
22 a second. Are there any nominations from the  
23 floor?

24           Hearing no nominations from the floor we  
25 will go with the slate as stated. We need a motion

1 to move forward with that. Anybody?

2 CHIEF HOWELL: So move, Alonzo Howell.

3 CHIEF WOLOSZYNOWSKI: And second -- don't  
4 need a second, but we can --

5 SHERIFF MORGAN: Second.

6 MR. BARLOW: We got one.

7 CHIEF WOLOSZYNOWSKI: All in favor, aye.

8 Any opposed? So moved. And if there's no  
9 other discussion, we will -- we will adjourn. That's  
10 not bad. That was like exactly one hour.

11 MR. BARLOW: We need a motion from the  
12 floor.

13 CHIEF WOLOSZYNOWSKI: Do I have a motion?  
14 Chief Yeatts?

15 CHIEF YEATTS: I move that we adjourn.

16 CHIEF WOLOSZYNOWSKI: Okay, a motion to  
17 adjourn, please.

18 CHIEF YEATTS: I made the motion.

19 CHIEF WOLOSZYNOWSKI: Oh, you made the  
20 motion. Do we need a second?

21 SHERIFF DUNN: Second.

22 CHIEF WOLOSZYNOWSKI: We have a second.  
23 All in favor say aye. Any opposed?

24 Now we're adjourned.

25 (The meeting was adjourned at 11:06 a.m.)

CERTIFICATE

I, Debra D. Bowden, hereby certify that I was the court reporter present at the Hampton Roads Criminal Justice Training Academy at the time of the matter recorded herein.

I further certify that I have transcribed the proceedings faithfully and accurately, to the best of my ability.

Given under my hand this 18th day of December, 2024:



Debra D. Bowden

Registered Merit Reporter  
Certified Realtime Reporter

<hr/> <b>\$</b> <hr/>	<b>123,975</b> 13:2	<b>2023</b> 9:13 17:17	<hr/> <b>5</b> <hr/>
<b>\$1</b> 23:22	<b>125</b> 13:2	<b>2024</b> 17:19	<b>5</b> 11:17 41:14
<b>\$1,465,148</b> 11:14	<b>12650</b> 18:14	<b>2025</b> 10:11 12:3	<b>5,000-square-foot</b>
<b>\$1,780,350</b> 10:25	<b>13</b> 17:4 19:10 21:5 28:5	<b>2026</b> 9:23,24	32:22
<b>\$1.2</b> 22:8 23:23	<b>13,000</b> 36:21	<b>24</b> 38:6	<b>50,000</b> 11:9
<b>\$100,000</b> 37:9	<b>15</b> 11:11	<b>24,000-square</b>	<hr/> <b>6</b> <hr/>
<b>\$12</b> 39:10	<b>17</b> 17:5 20:20	22:9	<b>600,071</b> 36:3
<b>\$2,140,350</b> 11:13	<b>19,000</b> 33:1	<b>24,000-square-</b>	<b>650</b> 35:24
<b>\$206,000</b> 23:25	<hr/> <b>2</b> <hr/>	foot 32:21	<hr/> <b>8</b> <hr/>
<b>\$208,948</b> 12:6	<b>2</b> 9:11 15:20,23	<b>25</b> 11:20 35:13	<b>800</b> 36:11
<b>\$3</b> 38:23	24:15,16 38:18	38:7	<b>805</b> 17:9
<b>\$500</b> 35:13	<b>2,698</b> 35:14 37:12	<b>25,000</b> 38:16	<b>825</b> 36:25
<b>\$650</b> 10:22	<b>2,700</b> 36:12 37:1, 11,15	<b>250,800</b> 13:10	<b>8301</b> 17:25
<b>\$675,202</b> 11:15	<b>2,725</b> 10:24 35:25	<b>26</b> 10:13,21 21:23	<b>8304</b> 17:25
<b>\$900,000</b> 22:6	37:13	35:22 36:6	<b>875</b> 37:8
<hr/> <b>1</b> <hr/>	<b>2,850</b> 37:12	<b>27</b> 36:10 37:15	<hr/> <b>9</b> <hr/>
<b>1.1</b> 38:14	<b>2,900</b> 37:12	<b>28</b> 9:6 36:25	<b>90,000</b> 11:8
<b>1.4</b> 35:17	<b>2.1</b> 36:2	<b>29</b> 37:7	<hr/> <b>A</b> <hr/>
<b>1.46</b> 36:2	<b>2.16</b> 36:14	<hr/> <b>3</b> <hr/>	<b>ability</b> 32:4
<b>1.7</b> 35:16	<b>2.52</b> 36:18	<b>3</b> 9:23 38:19	<b>absolutely</b> 31:11
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	<b>2022</b> 16:18 37:18	<hr/> <b>4</b> <hr/>	
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