Tuesday, May 20, 2025
Wallops Research Park Leadership Council 3:00 p.m.
Regular Meetings will be held in the Board Chambers (Room 104) located within the County Administration Building at 23296 Courthouse Avenue - Accomac, VA 23301, unless otherwise indicated. Meetings are not live streamed but will be recorded and available at https://www.co.accomack.va.us/how-do-i/listen-to-meeting-audio
Board of Supervisors & Other Appointed Bodies

1. CALL TO ORDER

Subject :	A. Members Present and Absent
Meeting :	May 20, 2025 - Wallops Research Park Leadership Council 3:00 p.m.
Category :	1. CALL TO ORDER
Type :	

Public Content

Key Points: Routine item to determine attendance of the Council.

The Council consists of six members, as specified by Code of Virginia **§ 15.2-2403.2**. The members may designate others to serve in their stead.

The members appear in the table below.

Staff Contact: Grace Woodworth, Administrative Assistant

Subject :	B. Determination of a Quorum
Meeting :	May 20, 2025 - Wallops Research Park Leadership Council 3:00 p.m.
Category :	1. CALL TO ORDER
Type :	

Public Content

Key Points: Routine item: The Wallops Research Park Leadership Council is a six-member body, and a majority of the members (4) shall constitute a quorum.

Staff Contact: Grace Woodworth, Administrative Assistant

Subject :	C. Consider Allowing Remote Participation of Council Member(s) (if applicable)
Meeting :	May 20, 2025 - Wallops Research Park Leadership Council 3:00 p.m.
Category :	1. CALL TO ORDER
Type :	

Public Content

Key Points: For this meeting, the Staff recommends following the proposed Remote Participation Policy, which the Staff suggests be made an appendix of the proposed by-laws.

Staff Contact: Grace Woodworth, Administrative Assistant I

Subject :	D. Others Present
Meeting :	May 20, 2025 - Wallops Research Park Leadership Council 3:00 p.m.
Category :	1. CALL TO ORDER
Type :	

Public Content

Key Points: Routine Item. Other individuals that are present at the meeting will be noted.

Staff Contact: Grace Woodworth, Administrative Assistant

2. ADOPTION OF AGENDA

Subject :	A. Revision/Adoption
Meeting :	May 20, 2025 - Wallops Research Park Leadership Council 3:00 p.m.
Category :	2. ADOPTION OF AGENDA
Type :	

Public Content

Key Points: Routine item. The Council can also propose changes to the agenda at this time.

Staff Contact: Grace Woodworth, Administrative Assistant

Number of Attachments & Description: None

3. MINUTES

Subject :	A. Tuesday, February 18th, 2025 Regular Wallops Research Park Leadership Council Meeting Minutes
Meeting :	May 20, 2025 - Wallops Research Park Leadership Council 3:00 p.m.
Category :	3. MINUTES
Type :	

Public Content

Key Points: Routine item. The Council will review, make changes if applicable and approve or deny the February 18th, 2025 Regular Meeting Minutes.

Staff Contact: Grace Woodworth, Administrative Assistant, Community & Economic Development

Number of Attachments & Description: 1 attachment: February, 18th, 2025 Regular Meeting Minutes

File Attachments

DRAFT 2025.02.18 WRPLC Minutes.pdf (311 KB)

4. PUBLIC COMMENT PERIOD

Subject :	A. Description and Rules
Meeting :	May 20, 2025 - Wallops Research Park Leadership Council 3:00 p.m.
Category :	4. PUBLIC COMMENT PERIOD
Type :	

Public Content

Key Points:

- This time is for public comment on non-agenda/non-public hearing items.
- Comments are limited to 4 minutes.
- Should a speaker wish to use a presentation or slide deck, it must be provided to the Staff by 4pm on the preceding day
- You must be recognized by the Chair and speak from the podium, as these proceedings are recorded.

Staff Contact: Leander N. "Lee" Pambid, Deputy County Administrator for Community and Economic Development

If the Council wishes to adopt a more comprehensive set of public comment rules, the Staff suggests reviewing the Board of Supervisors' or Planning Commission's rules as a template.

5. OLD BUSINESS

Subject :	A. None
Meeting :	May 20, 2025 - Wallops Research Park Leadership Council 3:00 p.m.
Category :	5. OLD BUSINESS
Type :	

Public Content

Key Points: The Staff has no old business from the last or any prior meeting.

Staff Contact: Leander N. "Lee" Pambid- Deputy County Administrator for Community & Economic Development

Number of Attachments & Description: None

6. NEW BUSINESS

Subject :	A. None
Meeting :	May 20, 2025 - Wallops Research Park Leadership Council 3:00 p.m.
Category :	6. NEW BUSINESS
Type :	

Public Content

Key Points:

There is no new business that needs a vote or decision.

Staff Contact: Leander N. "Lee" Pambid- Deputy County Administrator for Community & Economic Development

Number of Attachments & Description: None

7. STAFF REPORT

Subject :	A. Wallops Research Park Master / Conceptual Plan
Meeting :	May 20, 2025 - Wallops Research Park Leadership Council 3:00 p.m.
Category :	7. STAFF REPORT
Type :	

Public Content

Key Points: The Wallops Research Park Master / Conceptual Plan is provided herewith primarily to familiarize the Council members with the scope and extent of the Park. This agenda item also previews Items 7B- NASA Lease; 7C- WRP Appraisal Results; and 7D- WRP Rear Access Road Grant Funding Application.

Staff Contact: Leander "Lee" Pambid, Deputy County Administrator for Community & Economic Development

Number of Attachments & Description: 1 attachment: Wallops Research Park Master / Conceptual Plan

File Attachments

WRP Master Plan.pdf (16,593 KB)

Subject :	B. Current Status of the NASA Lease

Meeting :	May 20, 2025 - Wallops Research Park Leadership Council 3:00 p.m.
Category :	7. STAFF REPORT
Type :	

Public Content

Key Points:

The lease for the approximately 66 acre area on NASA property is still in effect, and the current annual rent rate is$22,534.

Staff Contact: Leander N. "Lee" Pambid- Deputy County Administrator for Community & Economic Development

Number of Attachments & Description: 2 attachments:

1. NASA Wallops Research Park 2009 Basic Lease Information (pages 7-9 of 84 page lease)
2. Plat of NASA WRP 66 Acre Leased Area (Page 72 of 84 page lease)

File Attachments

NASA WRP 2009 Basic Lease Information 2025-05-01.pdf (1,270 KB)
7B Page 72 Plat of NASA WRP Leased Area reviewed 2025-04-30.pdf (525 KB)

Subject :	C. Wallops Research Park Appraisal Results December 19, 2024
Meeting :	May 20, 2025 - Wallops Research Park Leadership Council 3:00 p.m.
Category :	7. STAFF REPORT
Type :	

Public Content

Key Points: The County Staff had received inquiries on lease rates and purchase prices for certain locations within the WRP north of Mill Dam Road. The Staff ultimately engaged W.R. McCain & Associates of Salisbury, Maryland to perform an appraisal to get updated figures based on current comparable industrial sites, prefereably adjacent to airports, given that the north half of the WRP features taxiway access to the Wallops Flight Facility runway(s).

The appraisal results, **generally for 2 to 5 acres on the north side of Mill Dam Road** are as follows**:**

- The market rent range estimate for a triple net lease is $10,000 to $35,000 per acre/ per year
- The sale price for the current fee simple market value is $120,000per acre.
- The sale price for a hypothetical fee simple market value for property with taxiway acces is $300,000 to $390,000

Staff Contact: Leander N. "Lee" Pambid, Deputy County Administrator for Community & Economic Development

Number of Attachments & Description: (1) W.R. McCain & Associates appraisal results dated 2025-12-19.

File Attachments

APPRAISAL CC19384A Wallops Research Park 1 REVISED - Wallops Island.pdf (6,190 KB)

Subject :	D. Wallops Research Park Rear Access Road
Meeting :	May 20, 2025 - Wallops Research Park Leadership Council 3:00 p.m.
Category :	7. STAFF REPORT
Type :	

Public Content

Key Points: Within the County's FY26 adopted agenda is the Preliminary Cost Report for the Wallops Research Park Rear Access Road.

The County has submitted a congressional funding application for $900,000 for this proposed project.

The Council will have an opportunity to review and discuss the report.

Staff Contact: Leander N. "Lee" Pambid- Deputy County Administrator for Community & Economic Development

Number of Attachments & Description: (2) PDF Attachment and Funding Application

File Attachments

25010.01 Wallops Research Park Cost Estimate 3-14-25.pdf (2,032 KB)
Wallops Access Road CDS Application.pdf (2,109 KB)

Subject :	E. Sloop Gut Dredging Project
Meeting :	May 20, 2025 - Wallops Research Park Leadership Council 3:00 p.m.
Category :	7. STAFF REPORT
Type :	

Public Content

Key Points: The Virginia Port Authority and Rocket Lab USA have submitted an application for the dredging of Sloop Gut on Wallops Island for the purposes of delivering a series of Neutron Rocket components to Rocket Lab Wallops Island Facility. Note that this will be a multi-user facility and not dedicated to any single user or entity. The Wetlands Board heard the application and subsequently **approved the project by a vote of 5-0** at their Monday, May 5, 2025 meeting.

Several other relevant facts follow:

- The gut was first established as an access in the 1930s but has not been maintained. This allowed sediment to layer, causing the Gut to be extremely shallow and inconsistentin depth throughoutthe channel.
- A majority of the dredging will occur at the head and mouth of the channel.
- This will result in a depth of minus 7 feet.
- The dredge spoils will be transported to and deposited in Charles City County.
- The Virginia Legislature, through local leadership by Delegate Rob Bloxom and Senator Bill DeSteph with the support of Governor Youngkin, provided $8M of funding to support this critical infrastructure project.
- This projectwill allow for materials and components to be delivered by barge to Wallops Island, thus reducing costs and avoiding road transportation.
- The project creates alternate access to the island and increases the potential opportunitiesfor companies and prospects for the future.

Staff Contact: Leander N. "Lee" Pambid, Deputy County Administrator for Community & Economic Development

Number of Attachments & Description: 1 attachment: Sloop Gut Dredging Map

File Attachments

7E Sloop Gut Dredging Project Map.pdf (1,182 KB)

Subject :	F. NASA Wallops Island Shoreline Restoration
Meeting :	May 20, 2025 - Wallops Research Park Leadership Council 3:00 p.m.
Category :	7. STAFF REPORT
Type :	

Public Content

Key Points:

This project intends to replenish 15,000 feet of Wallops Island beach to essentially prevent additional erosion to an important but vulnerable stretch of beach, particularly near the launch facilities. Staff was included in these pre-application discussions since there was a question regarding the applicability of wetlands protection regulations.

Since there are no living shorelines involved on that side of the island and since the dunes are under the purview of the Virginia Marine Resources Commission, a Joint Permit Application for a wetlands case will not be needed.

County involvement from a regulatory perspective is minimal, if any. Therefore, this is for informational purposes only and needs no action from the WRPLC.

Staff Contact: Leander N. "Lee" Pambid- Deputy County Administrator for Community & Economic Development

Number of Attachments & Description: (2) NASA WFF Shoreline Protection Program Fact Sheet; Slide Deck from 2025-04-28

File Attachments

7F Shoreline Pre-App Fact Sheet_Final.pdf (1,219 KB)
7F Shoreline Protection Program PreApp Meeting - Final.pdf (2,522 KB)

Subject :	G. USSF and DOD Commercial Space Strategies
Meeting :	May 20, 2025 - Wallops Research Park Leadership Council 3:00 p.m.
Category :	7. STAFF REPORT
Type :	

Public Content

Key Points: The Virginia Space Staff occasionally provide the County Staff with news articles, circulars, and papers that detail the national space strategy. There is no in-depth discussion or decision needed for these documents, and they are provided for informational purposes only.

Staff Contact: Leander "Lee" Pambid, Deputy County Administrator for Community & Economic Development

Number of Attachments & Description: (4)

1. Space Threat Fact Sheet
2. DOD Commercial Space Integration Strategy
3. Space Strategy News Article
4. Commercial Space Strategy

File Attachments

7G 2024-DOD-COMMERCIAL-SPACE-INTEGRATION-STRATEGY.pdf (1,743 KB)
7G U.S Space Strategies News Articles (2).pdf (109 KB)
7G 2025.02.21-S2-Space-Threat-Fact-Sheet.pdf (254 KB)
7G USSF_Commercial_Space_Strategy.pdf (1,255 KB)

8. OTHER MATTERS

Subject :	A. Rocket Lab Updates
Meeting :	May 20, 2025 - Wallops Research Park Leadership Council 3:00 p.m.
Category :	8. OTHER MATTERS
Type :	

Public Content

Key Points: Jennifer Goodrum, Rocket Lab's Director of State and Local Government Operations, have provided the following updates regarding their recent activities.

Rocket Lab Updates:

- With everything in its place on site, the Rocket Lab team is working around the clock to complete integration and activate the launch pad for the Neutron rocket. Here's a fun video of a "water deluge" test run in the last couple weeks at the Neutron launch pad (releasing water from the water tower down

through the pad infrastructure).Things are getting close to completion on the pad build. Rocket Lab is hoping to host a party to commission the new pad mid summer and will share dates as soon as they're set.

- The dredging project for transport of large rocket components to the MARS launch complex continues to progress with the Accomack County Wetlands Board approving the first of three required permits for the project in early May. The Virginia state legislature, through local leadership by Delegate Rob Bloxom, Senator Bill DeSteph and Commonwealth support via Governor Youngkin, provided $8M of funding to support this critical infrastructure project, which can help enable broader regional and business growth ahead. Virginia Space has been a proactive partner in continuing to explore local storage/disposal options for clean fill dredge material.
- Rocket Lab is in the process of installing a rollover gantry at the Electron/HASTE rocket launch pad (LC2 /MARS 0C). This will help protect the rocket from weather in the days leading up to launch and allow more integration and technical work to happen at the pad. Rocket Lab anticipates a number of Virginia Electron/HASTE launches through fall 2025 and winter 2026.
- Rocket Lab continues to work with community partners on things like workforce pipeline, childcare, community infrastructure and more. There are great recent conversations and progress happening locally on many of these policy topics with hopes of also securingmore Wallops/MARS infrastructure dollars through collaboration with federal partners ahead.
- Rocket Lab is more than happy to host the Council for a future tour later this summer or in the fall.

Staff Contact: Leander N. "Lee" Pambid, Deputy County Administrator for Community & Economic Development

9. REMARKS FROM THE CHAIR AND COUNCIL

Subject :	A. Council's Remarks
Meeting :	May 20, 2025 - Wallops Research Park Leadership Council 3:00 p.m.
Category :	9. REMARKS FROM THE CHAIR AND COUNCIL
Type :	

Public Content

Key Points: The Chairman and the rest of the members have an opportunity to provide remarks, updates, or information on any items of interest relating to the Wallops Research Park.

Staff Contact: Leander N. "Lee" Pambid, Deputy County Administrator for Community & Economic Development

10. NEXT MEETING

Subject :	A. August 19, 2025
Meeting :	May 20, 2025 - Wallops Research Park Leadership Council 3:00 p.m.
Category :	10. NEXT MEETING
Type :	

Public Content

Key Points: The next Wallops Research Park Leadership Council Regular Meeting will be August 19th, 2025

Staff Contact: Grace Woodworth, Administrative Assistant, Community & Economic Development

11. CLOSED SESSION (If needed)

Subject :	A. Closed Session Motion
Meeting :	May 20, 2025 - Wallops Research Park Leadership Council 3:00 p.m.
Category :	11. CLOSED SESSION (If needed)
Type :	

Public Content

Key Points: A motion is required to go into a **closed session** pursuant to Va. Code Section 2.2-3711(A)(5). Only the subject matter described in the motion shall be discussed.

No closed session is anticipated as of the publication of this agenda. Staff will advise if a closed session is needed.

Staff Contact: Leander N. "Lee" Pambid- Deputy County Administrator for Community & Economic Development

Number of Attachments & Description: None

Subject :	B. Certification of Closed Session
Meeting :	May 20, 2025 - Wallops Research Park Leadership Council 3:00 p.m.
Category :	11. CLOSED SESSION (If needed)
Type :	Action
Recommended Action :	Motion to certify closed session

Public Content

Key Points: When coming out of a closed session, **the body must certify** that only the item(s) mentioned in the motion were discussed.

Staff Contact: Leander N. "Lee" Pambid, Deputy County Administrator for Community & Economic Development

Number of Attachments & Description: None

12. ADJOURNMENT