

ACCOMACK-NORTHAMPTON PLANNING DISTRICT COMMISSION
MINUTES OF THE
May 18, 2026 Meeting
ENTERPRISE BUILDING
ACCOMAC, VIRGINIA

COMMISSIONERS PRESENT:

Robert Crockett	Accomack County
C. Reneta Major	Accomack County
Rev. Charles J. Kellam	Northampton County
Betsy Mapp	Northampton County
L. Dixon Leatherbury	Northampton County
Donald L. Hart, Jr.	Accomack County
Calvin Washington	Accomack County
Vanessa Johnson	Accomack County
Gwendolyn F. Turner	Accomack County
Donna Smith	Accomack County

COMMISSIONERS ABSENT:

Mike Tolbert	Town of Chincoteague
David "Jon" Dempster	Northampton County
Adam Charney	Northampton County

OTHERS PRESENT:

Anne Doyle	Sandy Taylor
Elaine Meil	Eric Horito
Faith Lewis	Russ Williams
Myra Riley Taylor	Sheila Conner
Willie Williams	

1. Call to Order
The May 18, 2026 meeting of the Accomack-Northampton Planning District Commission (A-NPDC) was called to order by Chairman Mapp at 7:00 p.m.
2. Invocation
Commissioner Crockett offered the Invocation.
3. Minutes of the January 20, 2026 Meeting
The minutes of the April 20, 2026 Meeting were presented. Commissioner Hart moved to approve the minutes as presented. It was seconded by Commissioner Major, the motion was carried by unanimous vote.

4. Financial Status Report

The report indicated 78.75 percent of the proposed FY 2026 Budget had been expended while 84 percent of the fiscal year had passed.

Commissioner Crockett moved to approve the Financial Status Report as presented. It was seconded by Commissioner Hart, the motion was carried by unanimous vote.

5. Financial Statement / Bills Payable

The Financial Statement, including the current Bills Payable, were presented. Commission approval of the Financial Statement was requested.

Commissioner Crockett moved to approve the Financial Statement and Bills Payable. It was seconded by Commissioner Hart, the motion was carried by unanimous vote.

6. FY 2027 Draft Budget

A copy of the preliminary draft budget for FY 2027 was included in the packet for the Commission to review prior to the next meeting. This was for informational purposes. Staff will continue to add revenue and expenditure information. The completed Draft FY2027 budget will be brought up for adoption at the June meeting.

7. Projects

Director of Planning Report

Below is a comprehensive list of Planning Department projects, should you wish to contact the project manager for more information. Details about featured projects follow the list.

3071 - FAA College Initiative & Talent Pipeline with ESCC	A. Doyle
3640 - VA Department of Forestry Planning/Planting Grant	S. Dudas
3593 - DEQ Regional Water Supply Plan	R. Chandler
3547 - DEQ/CZM Technical Assistance & Resiliency Planning	R. Chandler
3575 - FHWA BUILD Grant for ESRT	A. Doyle
3589 - VDEM Hazard Mitigation Plan 2026	R. Chandler
3587 - Navigable Waterways Committee	K. Singleton
3353 - Waterway Dredging Northampton County - Nassawadox Creek Phase 1	K. Singleton
3352 - Waterway Dredging Accomack County - Folly Creek Phase 1	K. Singleton
3354 - Dredge Material Management Initiative	S. Dudas
3571 - A-N Ground Water Committee Projects	R. Chandler
3401 - VDOT Rural Transportation Plan	H. Spurlock
3218 - FHWA Safety Action Plan - Safe Streets for All Program	H. Spurlock
3620 - Delmarva Agricultural Community Resilience Project	S. Dudas
3201 - VDACS Agriculture & Forestry Industry Development Plan	S. Dudas
3010 - VBAF Assessment Grants	S. Dudas

3071

FAA Uncrewed Aerial Systems College Initiative & Talent Pipeline Program

Anne Doyle

The Eastern Shore Community College, in partnership with the Aerospace Academy of the Eastern Shore received Virginia Growth and Opportunity Act (GO Virginia) funding of \$788,700 to establish an Uncrewed Aerial Systems (UAS) workforce program. A-NPDC will administer the two-year grant. ESCC will launch a new unmanned systems curriculum, including FAA Part 107 Licensing, Information Systems, GIS and Cybersecurity certifications, UAS Flight Operator and UAS Maintenance and Operations certificates, Aviation Mechanic Certificates, and PMP, CNC Programming, and Additive Manufacturing credentials. Associate in Applied Sciences Degrees will be offered in Electronics Technology, Technical Studies, and Engineering.

3640

VDOF Forestry Planning and Planting

Sherry Dudas

This \$90,000 grant will be used to install native plants along the Treherneville/Birdsnest sections of the Eastern Shore Rail Trail, by a qualified landscape contractor using biochar as a soil amendment. The A-NPDC further plans to conduct educational outreach to the community by having a dedicated page on its website devoted to the project for education of the public regarding the benefits of planting native species, providing a species list & their history on the Eastern Shore of Virginia, and the benefits of using biochar in tree plantings.

3593

DEQ Regional Water Supply Plan

Rita Chandler

For FY2026, the second year of the performance period, staff applied for and received notice of award for the maximum amount of \$9,240 to prepare the region's water supply plan. The grant agreement was fully executed on 1/14/2026. The Virginia Department of Environmental Quality has designated A-NPDC as the regional planning unit (RPU) serving as the clearing house for the Eastern Shore's counties and incorporated towns. Work on the plan continues.

3547

DEZ/CZM Technical Assistance & Resiliency Planning

Rita Chandler

Funding has been approved for the FY26 period: 10/01/2025 - 9/30/2026 in the amount of \$64,500 federal funding and \$64,500 match. Projects for FY26 include Technical Assistance, Engagement, Coordination, and Trainings; Navigable Waterways, Wetlands & Groundwater Preservation and Protection; Updating of the A-NPDC website; continuation of the Hazard Mitigation Plan Update; facilitation and support of state agencies in resilience planning efforts. Proposals have been received and a contract is in process for updating of the A-NPDC website. The Water Supply Update will be due in 2029, and the process for updating has begun.

The Federal Highway Administration executed the Grant Agreement on February 4, 2026, making \$4,793,843 available so that A-NPDC could begin work on the project. Environmental reporting work required by NEPA is well underway and will complete in August. Project trailheads that will include bus stops are also under discussion. The Engineer of Record contract is under negotiation. The VDOT survey of the entire 49.1 miles, using the General Assembly's allocation to the Eastern Shore, will be submitted to A-NPDC by July 31, 2026.

The Hazard Mitigation Plan update was submitted to VDEM, and comments were received from them on 4/27/2026. The Berkley Group, consultant for this project, is addressing the comments and the revisions are due mid-May. Once VDEM has reviewed, the updated plan will be submitted to FEMA for final review/comments. The project is on track for an on-time, on-budget completion.

The Eastern Shore Regional Navigable Waterways Committee held its second quarterly meeting of CY2026 on April 30, 2026. Since the Committee's January meeting, staff efforts have remained focused on project readiness, near-term funding, and regional dredging coordination. A-NPDC advanced its FY27 Virginia Marine Resources Commission Waterway Maintenance Fund request for Folly Creek as a mechanical dredging effort with contractor-sourced upland placement as the baseline disposal pathway. On April 21, 2026, the VMRC Board approved \$1,000,000 in funding for Eastern Shore work. While this award represents partial funding against Folly Creek's current estimated cost of approximately \$2.744 million, it allows the project to move forward on a staged path toward procurement and construction while reducing disposal, siting, and permitting risk. At its April 30 meeting, the ESRNWC also supported continued development of the beneficial use pathway as a parallel track to the core Folly Creek navigation project, including partner outreach and site-control discussions for screened marsh candidates, identification of feasible monitoring partners and realistic monitoring scopes, and prioritization of near-term feasibility work so that a beneficial use add-alternate can be advanced credibly when funding and permissions align. In parallel, work continues on Nassawadox Creek material management planning, broader regional dredging coordination, and implementation of the Dredge Material Management Initiative. The next ESRNWC meeting is scheduled for August 20, 2026.

Coordination with the Town of Tangier and state and federal partners continues to advance the Tangier Island beneficial use pathway as the primary material management approach for Nassawadox Creek following VMRC's denial of the prior nearshore berm proposal. Current review remains focused on the East of Runway site, Beach Area uplands, Beach Fill and berm area, and the North Port transfer and offload location, pending confirmation of physical constraints. NV5 completed topographic field work on March 30, 2026, and those survey deliverables remain in quality control for use in permit exhibits and construction planning. VMRC issued Permit No. 2026-0386 on March 11, 2026 authorizing four additional vibracores, and Terracon field sampling was rescheduled to the week of April 28 due to wind constraints. U.S. Fish and Wildlife Service also indicated that the proposed Tangier locations are unlikely to be suitable Northeastern beach tiger beetle habitat and did not recommend a time-of-year restriction for the proposed beach beneficial use locations. Permit resubmittal is now targeted for May 2026 to allow the additional sampling results to be incorporated into the revised record. Staff and project engineers continue to advance the Tangier placement pathway while also strengthening the supporting record for the Committee's authorized parallel nearshore berm resubmittal track.

The Folly Creek Phase 1B package remains well positioned for implementation, with the draft Joint Permit Application package, Folly Creek-specific Dredged Material Management Plan, sediment and vibracore data, and permit figures substantially advanced and in hand. The FY27 Waterway Maintenance Fund request was advanced as a mechanical dredging approach using barge or scow movement and transfer and offload at the Folly Creek Landing and boat ramp area, with contractor-sourced upland placement serving as the baseline disposal pathway. On April 21, 2026, the Virginia Marine Resources Commission Board approved \$1,000,000 in funding for Eastern Shore work. Although this award represents partial funding against the project's current estimated total cost of approximately \$2.744 million, it supports a staged path toward procurement and construction while additional coordination and disposal readiness work continues. In parallel, the ESRNWC has supported continued development of a beneficial use add-alternate as a parallel track to the core navigation project, including continued outreach and site-control discussions for screened marsh candidates, identification of feasible monitoring partners and realistic monitoring scopes, and targeted near-term feasibility work so that a beneficial use option can be advanced credibly if funding and permissions align. Staff will also continue agency coordination, finalize procurement strategy, and complete remaining readiness items, including the table of adjacent property owners.

Dredge Material Management effort is now being folded into the Coastal Adaptation and Resilience Plan, a DCR grant. Consultant Kimley-Horn has been procured to delineate and map potential placement sites. The Planning Department looks to hire an intern to assist with this work. The Eastern Shore Dredge Material Management Initiative is now under active implementation through a recurring Project Management Team structure managing scope, schedule, budget, and partner coordination across A-NPDC, MPPDC, VMRC, ESRNWC, Carlexson Consulting, and technical support. Current work is focused on historic dredging and placement-site compilation, digital channel delineation development using best available data, channel screening and prioritization, permitting and constraints review, and early concept development for priority navigation and placement projects.

The Groundwater Committee held its first working meeting on February 17, 2026 to review research needs and develop project(s) for the coming year. Another working meeting will be held within the next two months to further develop and prioritize project planning for this year. During the past month, USGS completed a project plan and cost estimate for the Installation, Operation and Maintenance of a Subsidence Monitoring Network across the Eastern Shore. The plan and costs will be reviewed by the Groundwater Committee at the May 19, 2026 meeting.

The FY 2027 Rural Work Program application and adopted resolution were submitted in April, with notice of award being made at the end of June. Staff have been asked to participate in training, including Erosion and Sediment Control and commercial transportation planning. VDOT is currently auditing A-NPDC's Title VI Plan.

Sketches detailing countermeasures for the ten selected high crash/injury sites have been finalized. The draft plan is also being finalized. Kimley Horn will make two formal presentations of the plan once it has been adopted.

Staff attended the monthly Accomack-Northampton Transportation District Commission to provide an update on project status.

3620

Delmarva Agricultural Community Resilience Project

Sherry Dudas

This project, led by Virginia Tech and NOAA, is developing a regional collaborative of local and regional governments and extension organizations in rural areas of coastal Virginia, Maryland, and Delaware with the goal to build enduring capacity for planning and implementation of community supported risk reduction efforts that engage the strengths and capabilities of a broad range of actors in the rural coastal zone. The Eastern Shore of Virginia listening session took place on Thursday, Feb. 5th at the AREC facility. Staff assisted with registration and facilitation at the meeting. The final report will be completed in approximately two years.

3201

*VDACS-Agriculture & Forestry Industries Development
(AFID) Fund Planning Grant*

Sherry Dudas

Award of a \$34,910 grant to the A-NPDC for the aquaculture and forestry sectors of the Comprehensive Economic Development Strategy was received. Staff coordinated a second meeting of forestry stakeholders with the VDOF area forester to discuss forestry initiatives, including workforce development. This Forestry Advisory Committee feels very strongly that a sawmill is needed and a location in central Accomack would be ideal.

3010

VBAF Assessment Grants

Sherry Dudas

VEDP Brownfields Planning Grants

#1 (7194 Lankford Highway, Exmore, Virginia 23350 and 7194 <u>Lankford Highway</u> <u>Nassawadox, Virginia 23413)</u>	<u>\$50,000</u>
#2 18554 Cassatt Avenue, Parksley, Virginia	<u>\$50,000</u>

The Planning Grant is for planning and assessment of the two locations and includes soil and groundwater sampling and environmental data analysis. A portion of one grant includes a \$2,380 A-NPDC administrative fee and \$2,375.00 for the other. VBAF staff has arranged for A-NPDC staff to attend VA's annual Brownfield Conference in June at no cost. Their program is greatly interested in A-NPDC being trained for greater engagement in this program.

Director of Housing Services Report

Below is a comprehensive list of Housing Service Department projects, should you wish to contact the project manager for more information. Details about the featured projects follow the list.

336250- Continuum of Care
3661 - HUD-Housing Counseling Services
3662 - VHDA HCE Foreclosure/Housing Counseling

J. Hope
A. Wert
A. Wert

366250

Continuum of Care (CoC)

Jen Hope

The Community Partners of the Eastern Shore General Membership meeting on May 13th was cancelled. The Annual Point-In-Time Homelessness Count was conducted on the evening of January 28th. The preliminary number of people counted as sheltered is 31, noting that the status of these individuals will be reviewed by the Virginia Department of Housing and Community Development prior to inclusion on the final report. This number is in line with the post-Covid trend, with 34 persons counted in both 2024 and 2025. The final report is expected soon.

3661

HUD Housing Counseling Services

Andrea Wert

The application for this funding was submitted on April 30th. Virginia Housing has indicated that the awards will be made in August, and that we can expect level funding. The period of performance will begin retroactively 10/1/2025 and run for an 18 month period. Staff is currently assisting 13 clients in pre-purchase counseling, with 5 clients becoming mortgage ready but 4 choosing to wait for reduced interest rates and/or housing prices to come down and one choosing that renting was her best option after working to improve credit and saving over a 3 year period. Over the past three years, eight clients have achieved homeownership through the project, reflecting the continued impact and effectiveness of our counseling efforts.

3662

Virginia Housing Counseling & Education

Andrea Wert

Fair Housing, Rental Topics, and Financial Literacy classes are conducted during Section-8 briefings. Housing Counseling staff will be offering a free Heir Property Education seminar in partnership with the Impact Center (formerly the Rosenwald School) in Cape Charles on May 28th.

Director of Housing Development Report

Below please find a list of A-NPDC related Housing Development Department projects, should you wish to contact the project manager for more information. Details about featured projects follow the list.

300640 - Town of Onancock-Northeast Neighborhood	E. Horito
3801 - Horntown Community Development Block Grant (CDBG)	E. Horito
3690 - Occhannock Neck Road Project	E. Horito
3823 - FEMA - VDEM Accomack County	E. Horito
4710 - HMGP - DR-4001 & DR-4411	E. Horito

3768 - Accomack County VA 4512-DR-VA-0026 Elevation /Acquisition
4401 - VDH Septic and Well Assistance Program
3337 - Chincoteague Septic System Program

E. Horito
E. Horito
E. Horito

300640 *Town of Onancock - Northeast Neighborhood* Eric Horito

DHCD is closing out this grant.

3801 *Horntown Community Development Block Grant (CDBG)* Eric Horito

CDBG Grant applications are now open. Staff has started working on this application. The project scope of work will be five substantial reconstructions, four housing rehabilitations, and five demolitions of derelict structures in the eastern side of Horntown. The deadline for applications is July 1, 2026.

3690 *Occohannock Neck Road Project* Eric Horito

Grant has been closed out. A realtor has listed the one-bedroom home for sale. Will be listing the second house with a realtor shortly.

3823 *Accomack County VA HMGP 4291-VA-009 Elevation Project* Eric Horito

No Update. Staff is working on closing out this grant.

4710 *Accomack County VA 4401-VA-016 Elevation/Acquisition Project* Eric Horito

No updates. A budget revision is still pending with FEMA. An extension request was submitted to FEMA in March regarding the delay in the budget revision.

3768 *Accomack County VA HMGP 4512-DR-VA-0026 Elevation Project* Eric Horito

All eight homeowners have reached out with interest to participate in the elevation project. Staff will soon be sending out bid materials to procure an engineer for elevation designs.

4401 *VDH Septic and Well Assistance Program* Eric Horito

he last two septic systems and deep well installation jobs have been issued contracts. Should be completed by the end of the month.

Received a new list of homeowners in need of septic systems. Will begin procuring designs and permits next week.

8. Grants

This was included in the packet by mistake. The Virginia Housing-Innovation Planning Grant for \$50,000 and FY 2027 Rural Transportation Planning Work Program for \$72,500 were previously approved at the last meeting.

9. Agreements and Contracts

VEDP Brownfields Planning Grant

Parksley Shirt Factory, Bennett Street & VA 316, Parksley, Virginia 23421 and also
7194 Lankford Highway, Nassawadox, Virginia 23413 \$50,000

The Planning Grant is for planning and assessment of the two locations and includes soil and groundwater sampling and environmental data analysis. A portion of the grant includes a \$2,380 A-NPDC administrative fee.

VBAF/VEDP Brownfields EPA Grant

VBAF was awarded a \$20,000 EPA grant for A-NPDC's use for administrative costs. By June 5, their grants team will need to submit the formal request documentation. A draft workplan will need to be submitted at that time. In July or August, VBAF will get the formal award and cooperative agreement information. During July and August, VBAF can set up any contractual paperwork or agreements that we might need between ANPDC and DEQ. Funds will be available October 1, but VBAF can possibly fund efforts up to 2 months prior if needed.

The grant performance period will be October 1, 2026 – September 30, 2027.

Virginia Housing FY26 Community Impact Planning Grant \$50,000

The Virginia Housing Planning Grant is for the purpose of preparing a white paper examining existing Virginia laws and other comparable state policies for coastal septic systems to identify options that protect the sole-source aquifer, the Chesapeake Bay and public health while also reducing the cost burden of the current systems. The Management Team will be led by UVA-Institute for Engagement & Environmental Negotiation and will include the Virginia Health Department central office among other members.

Southeast Rural Crescent Commission

\$22,668

This is to include funds to develop new CDBG applications in both counties. This will be used to complete background work to write two more grants for next year.

VMRC

\$1,000,000

The award will be used by the A-NPDC to fund the beginning of the dredging project at Folly Creek. This award will cover a substantial portion of the cost. The award will cover Phase I of the project and some of the Phase II project.

Town of Exmore

\$30,790

This will fund staff time needed to help develop the Town of Exmore in updating their Comprehensive Plan.

Commissioner Hart moved to authorize the A-NPDC to execute all of the above named contracts. It was seconded by Commissioner Major, the motion was carried by unanimous vote.

10. Executive Director's Memo

Request for Oyster Market Failure Disaster Declaration

VMRC has determined Virginia does not meet the minimum standards to declare a disaster. Staff informed the counties.

Information Item - Bayside Community Review

Public participation at the April Commission meeting included comments and questions about the pace and amount of work done in the Bayside community. Specific questions were raised regarding the Infrastructure and Investment Jobs Act (IIJA) FY25 modified contract. Executive Director Meil reviewed A-NPDC efforts generally and the IIJA work specifically to provide the details of work and pace of improvements made in the Bayside community in Accomack County.

Work Completed

- 2021 - Partnered with Eastern Shore Area on Aging/Community Action Agency & Bayside community to pay for the hot meal & personal protective equipment (PPE) delivery program.
 - 7/21-12/21 - 23 families assisted with 171 hot meals
 - 9/21-3/22 - 86 families assisted
- 11/21 - 10 families receive \$400 each in food vouchers
- 7/22- 8/22 - Partnered with Shore Delivery Corp to pay for the summer feeding program.
 - 4 children receive weekly summer meal delivery including fresh milk for six weeks.
- 2022 Earmark request submitted to Representative Luria's office for construction of new houses, 4 Bayside families included. Project not selected for funding.
- 2/23 - 9 families receive \$400 each in food vouchers
- 3/23-6/24 - VDH SWP Contract 1 for septic and well improvements for eight households, 1 Bayside included.
- 4/23-6/26 - VDH SWP Contract 2 for septic improvements for six systems, 1 Bayside included.
- 6/23-10/23 1 family receives a new house through Virginia's IPR program (\$213,913.18)

- 11/23-2/24 1 family receives a new septic system through VDH (\$40,000 septic system & design services)

IIJA Review

Status update on the IIJA work on the Eastern Shore of Virginia. This is the subject of the waiting list that was opened in August 2025 for two weeks. The August 2025 waiting list contains 72 applicants (51 Accomack, 21 Northampton). These applicants need a total of 64 septic system inspections, repairs or replacements and 13 wells.

- 1/24-3/26 DEQ IIJA Contract for 3 septic systems and 1 well.
 - Bid opening for 3 septic systems and wells. 2 of 3 have septic systems on someone else's land. Only 1 of 3 advances. Belle Haven permitted.
 - 3/26 - Belle Haven constructed. (\$27,099 for septic installation excluding AOSE services, deep well \$9,000)
- 7/25 DEQ IIJA Modification and extension, adds a minimum of 5 septic systems and 5 wells. Includes six addresses to be served and allows for additional work to be completed pending the budget. Staff determines a waiting list will be needed.
 - 8/25 - Opens a waiting list for septic and well assistance for two weeks.
 - 11/25 - Waiting List Pull 1. AOSE design work contracted. Two Bayside septic systems included.
 - 1/26 - The six contract addresses bid is let. Includes 6 septic systems, 4 wells.
 - 2/26 - Executive Director and Housing Development staff meet with a Bayside community representative. Informs us that one household is without water. Staff priorities the well construction.
 - 2/19/26 - Three wells bid document let. Includes 2 Bayside wells.
 - 3/6/26 - Well Bid Opening Held
 - 3/13/26 - Well Contracts Issued for signatures. Installer, homeowner, and A-NPDC.
 - 4/21/26 - Bayside Well 1 Constructed (\$9,000)
 - 4/23/26 - Bayside Well 2 Constructed (\$9,000)
 - 5/26 - 2 Bayside Septic System Permits Received

11. Other Matters

There were no other matters at this time.

12. Public Participation

Myra Taylor asked for clarification of the submission of applications for Bayside Road. Ms. Taylor stated there should have been five applications. Elaine said there were only four applications that she saw at Bayside Road. One of the locations could be listed as Greenbush.

13. Next Meeting

The next meeting is scheduled for Monday, June 15, 2026.

14. Adjournment

There was no further business to bring before the Commission. Commissioner Major moved to adjourn the meeting. It was seconded by Commissioner Turner, the motion was carried by unanimous vote. The meeting was adjourned at 7:26 p.m.

