



From Timeless Foundations to Future Frontiers

Norfolk Continues to Make History with an Innovative Vision

At the heart of our City lies Downtown Norfolk, a canvas awaiting the brush strokes of innovation. A canvas where history whispers through century old streets and progress dances in windows of small businesses. As dawn breaks over the port each morning, the city awakens with it, stirring the all-to-familiar rhythm of transformation.

Welcome to Downtown Reimagined, the blueprint for Norfolk's vision. The harmonious blend between timeless tradition and modern marvels. Where each footstep on Granby Street marks the path to unique success. Where every chime of the Norfolk Tide carries the hymn of hard work and unwavering dedication. Where every homerun at Harbor Park ignites the worlds of would-be strangers.

Listen closely, and you'll hear the melodic tune of progress, orchestrated by leadership, ingenuity, guts, and most importantly, collaboration. Written in layers of this tune is the groundwork of our vibrant journey.

Join us as we embark on the expedition of unveiling Norfolk's unparalleled fusion of timeless treasures and modern marvels. Where every milestone in redevelopment bridges our past, present, and future. Where every project writes its own chapter in Norfolk's storied history of resilience and transformation.

Welcome to the dawn of a reimagined downtown, where innovation thrives, and history is made anew.



*"OUR HIGHEST LEVEL OF CONTRIBUTION:
THE RIGHT THING, THE RIGHT WAY, AT THE
RIGHT TIME."*

~GREG MCKEOWN, ESSENTIALISM

ECONOMIC DEVELOPMENT

Our Mission:

To stimulate inclusive economic growth by enhancing our business climate and fostering a diverse workforce to grow the tax base and fuel the prosperity of Norfolk.

Our Vision:

Norfolk Economic Development is a trusted leader and partner driving sustainable and equitable opportunities for all.

-Sean Washington, Director, Norfolk Economic Development

Development Initiatives, Highlights, & Award-Winning Programs

Commercial Corridor Program

This program is an integral part of Norfolk's efforts to build a vibrant and thriving small business community. The goal is to revitalize and grow the City's historic main streets and neighborhoods by providing small businesses with technical assistance and funding provided by the City through state and federal grants.

Facade Improvement Grant

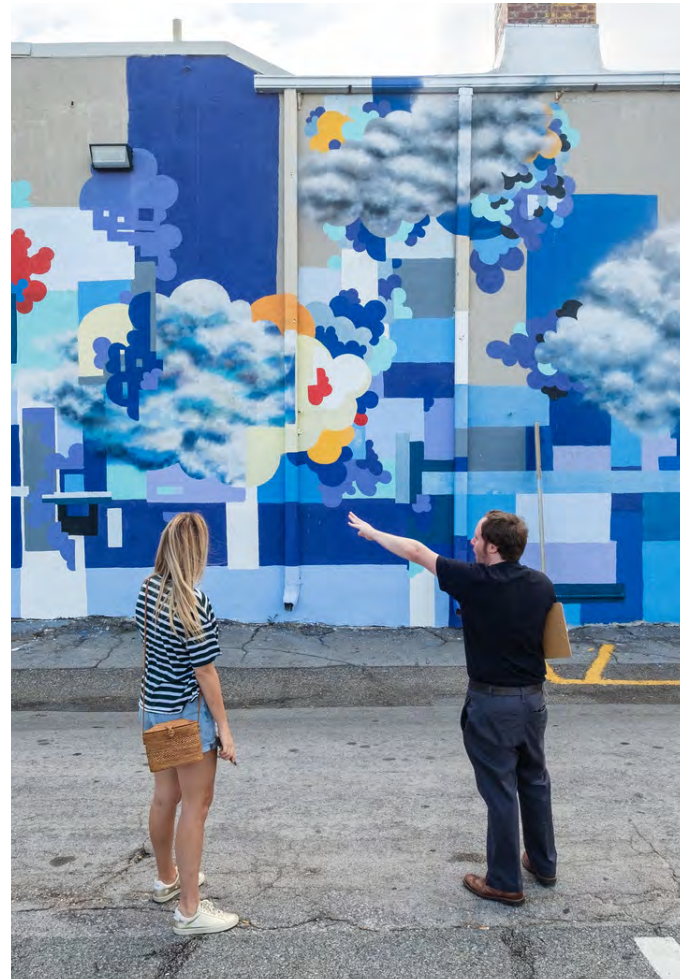
Norfolk's new Façade Improvement Grant was created in partnership with the business community to revitalize urban commercial corridors and uplift the surrounding neighborhoods. This grant provides funds to commercial building owners and small businesses for interior and exterior renovations.

Capital Access Program

Capital Access Program (CAP) provides alternative and affordable financing made available through the City of Norfolk for new, existing, and expanding businesses. These funds are reserved for businesses that lack access to traditional financing resources.

Hiring Our Heroes

Hiring Our Heroes (HOH) connects the military community, including service members, military spouses, transitioning service members, and veterans, with employers to create economic opportunity and a strong and diversified workforce.



Military Spouse Employment Partnership

Military Spouse Employment Partnership (MSEP) connects military spouses with hundreds of partner employers who have committed to recruit, hire, promote and retain military spouses.



999 Waterside Drive, Suite 2430
Norfolk, VA 23510
www.norfolkdevelopment.com
development@norfolk.gov

EMBRACING EXPANSION

KATOEN NATIE NORFOLK INC. INVESTS NEARLY \$60 MILLION IN NORFOLK EXPANSION, BOOSTING JOBS AND GLOBAL REACH

Katoen Natie Inc., a plastics and polymers warehousing and distribution company, is present in 35 countries on five continents, employing 15,000 worldwide. The company focuses on 10 main industries: supply chain engineering, process engineering, petrochemicals, specialty chemicals, consumer goods and industry, port operations, general cargo and commodities, food and feed, silo cleaning, and art.

In November 2023, Katoen Natie Norfolk Inc. announced their investment of \$59.9 million to expand in Norfolk, creating 76 new jobs. The project includes constructing a 450,000-square-foot warehouse, a rail yard, and extending its existing rail spur to meet increased demand. This new expansion follows a \$61 million investment in 2021 that added a 243,000-square-foot warehouse and rail facility to create 35 new jobs.

Katoen Natie Norfolk has thrived in Hampton Roads for more than a decade. Because of Norfolk's outstanding logistics advantages, central location on the East Coast, access to The Port of Virginia and its natural deep-water, dual rail service, and robust workforce, the company sees a bright future conducting and expanding its business in Norfolk.

These facilities allow producers of plastic resin pellets to ship bulk railcars to the warehouse where the product is packaged and loaded into intermodal containers for shipment internationally through the Port of Virginia.



"Katoen Natie chose to expand its footprint in Norfolk because of proximity to the natural deep-water Port of Virginia, the dual rail connection with both Norfolk Southern and CSX, and a great local workforce"
-Frank Vingerhoets, President of Katoen Natie USA.





THE FUTURE OF FAIRWINDS LANDING

The city, region and state have partnered with Fairwinds Landing, LLC to market the site, which has received significant commitment or interest from several synergistic end-users, such as:

Dominion Energy

In June 2023, Fairwinds Landing, LLC and Dominion Energy broke ground on Dominion’s offshore wind operations and maintenance facility. The complex will include a 30,000 SF office, 17,500 SF warehouse, and 950 LF vessel berthing facility representing \$50 million in capital investment and hosting some 200 jobs.

Huntington Ingalls Industries (HII) / Newport News Shipbuilding (NNS)

In November 2023, HII announced that it had begun production in Norfolk to support the shipyard’s aircraft carrier program. The shipyard has already invested \$25 million and future expansion could increase that to \$100 million over the coming years. Employment should reach 150 by the end of 2024.

Offshore Wind Manufacturing

Fairwinds Landing has garnered significant interest as a premier site for offshore wind component manufacturing in support of East Coast Wind Farms. Depending on the component, such manufacturing would represent \$400 - \$500 million in additional investment and 400 - 600 new jobs.

These projects represent over \$600 million in capital improvements and up to 1,000 new good-paying jobs.

Fairwinds Landing represents a generational opportunity to revitalize a scarce waterfront asset, stimulating the local economy through significant capital investment and long-term, good-paying jobs. In the process, it will support national security through renewable offshore wind energy and a modernized aircraft carrier fleet.

\$43.4M
IN GRANTS FOR
FAIRWINDS LANDING

\$785K
Virginia Port Host
Communities
Revitalization Fund

\$3.35M
Virginia Business
Ready Sites
Program

\$39.27M
The U.S. Department of
Transportation Maritime
Administration Port
Infrastructure Development Program

TRAILBLAZING INVESTMENTS

9 MAJOR PROJECTS
\$181M TOTAL CAPITAL INVESTMENT
679 NEW JOBS

2024 Attraction and Expansion Projects:

LYON SHIPYARD

Lyon Shipyard, Inc. is a full-service ship repair facility with over 95 years of continuous service to the U.S. Navy and Maritime Industry. As one of the leading marine contractors on the east coast, Lyon Shipyard provides customers with high quality marine repair held to the highest standards of quality assurance department. They announced an expansion of 134 new jobs and an \$8.5 million investment.

BAUER COMPRESSORS, INC.

Headquartered in Norfolk, VA, BAUER COMPRESSORS, INC. is recognized as the world's foremost innovative designer and manufacturer of high-pressure systems, specialized in the markets of high-pressure breathing air, GSA/military breathing air, industrial air and gas, plastics technology, natural gas, and inert gas compression. Their \$7.4 million investment will create 47 new jobs.



BAUER COMPRESSORS, INC. office



Lyon Shipyard

Behind the scenes, the work we do helps create opportunities and access through job creation, training and development programs, and business attraction, retention and expansion efforts.

DEME GROUP

DEME group is a leading contractor in the fields of offshore energy, environmental remediation, dredging and marine infrastructure. DEME also engages in concessions activities in offshore wind, marine infrastructure, green hydrogen, and deep-sea mineral harvesting. Their investment creates 40 new jobs in Norfolk.



Norfolk Economic Development worked on other successful business attraction projects representing almost 150 new jobs and \$5 million in investment.

TOP TIER SOLAR

Top Tier Solar Solutions is one of the fastest growing vertically-integrated solar companies in the nation. Named a Top Solar Contractor of 2023, their decision to move to Norfolk created 70 new jobs and bolstered the presence of the ever-growing sustainable energy industry in the region.



HUNTINGTON INGALLS INDUSTRIES

Huntington Ingalls Industries announced their Newport News Shipbuilding division began production at an additional campus in Norfolk in late 2023. The shipyard has already invested \$25 million and future expansion could increase that to \$100 million over the coming years. Employment should reach 150 by the end of 2024.



KATOEN NATIE NORFOLK INC.

Katoen Natie develops and delivers smarter logistics and engineering solutions, tailored to each customer's specific situation. Their services range from offering warehousing solutions to designing, building and operating on-site and multicustomer platforms.



Their investment of \$59.9 million created 76 new jobs.

FUGRO GEOTECHNICS AND SURVEY

Fugro unlocks insights from Geo-data during the design, construction and operation of their clients' assets, both on land and at sea. By expanding their Americas Center of Expertise for Offshore Wind, they created 15 new jobs in Norfolk and added support to the Offshore Wind Industry in Norfolk.



CITYWIDE PROJECTS & INITIATIVES

Diversity, Equity & Inclusion

Norfolk is a diverse community of roughly 233,000 residents, including the world's largest naval station, NATO's North American headquarters, and four colleges and universities. Norfolk prides itself as the first city in Hampton Roads to launch a Diversity, Equity, and Inclusion (DEI) initiative to champion equity and inclusion in city services and programs, including everyone in processes, activities, and policymaking in a way that creates an equitable division of resources.

For more information about the office of DEI visit: norfolk.gov/4624/Diversity-Equity-and-Inclusion

Equitable Housing with St. Paul's Redevelopment

The St. Paul's Area Transformation Project is a strategic partnership between the City of Norfolk and the Norfolk Redevelopment & Housing Authority. As a key part of the City of Norfolk's Resilience Strategy, the project's goal is to reimagine and revitalize the Tidewater Gardens community as a resilient community of the future, while supporting current and future residents with education, job training, housing and entrepreneurial support.

For more information about the project visit: stpaulsdistrict.org

Norfolk Premier Incentive Zones

The Enterprise Zone program provides state and local incentives to businesses that make capital investments and create jobs.

For more information, visit: norfolkdevelopment.com/resources/state-enterprise-zones

The Norfolk Innovation Corridor or "NIC" is a designated Technology Zone within the Code of Virginia, allowing qualifying new and expanding technology firms to receive local tax incentives. Of course, with many of the region's top innovation assets, the NIC also supports a thriving technology ecosystem.

For more information, visit: norfolkdevelopment.com/resources/technology-zone-and-norfolkinnovation.com/



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