MEMORANDUM OF UNDERSTANDING

Between
The City of Newport News (City)
And
Southeastern Universities Research Association, Inc. (SURA)
(Together, the “Parties”)

This Memorandum of Understanding (MOU) between the Parties establishes a framework for mutual understandings and collaborative actions that will advance the beneficial partnership between the Parties, and sets forth commitments of each individually and collectively in support of Jefferson Lab and the proposed Tech Center Corporate Research Park adjacent to the Lab.

WHEREAS the City and its Economic Development and Industrial Development Authorities (EDA/IDA) have collaborated with Jefferson Lab over its entire (30+) year history, and with SURA, its members universities, and the U.S. Department of Energy, which has underwritten construction and facilities costs of $1B+ along with an operating budget that is now in excess of $100M annually, to further encourage and support the advancement of cutting-edge scientific research within the greater Hampton Roads area as well as the Commonwealth of Virginia and our Nation, along with educational opportunities for K-12, undergraduate, and graduate education initiatives conducted at Jefferson Lab; and

WHEREAS these research and education initiatives are associated with: 1) direct employment of over 700 high-tech workers in Newport News and countless others as suppliers and second-tier employers throughout the area; 2) over 1,300 visiting researchers from around the world who use the Laboratory’s CEBAF, FEL, and education facilities; 3) extensive collaborations with the NASA Laboratory in Hampton and nearly a hundred research universities around the world; and 4) the creation of local spin-off technology companies focused on commercializing high-tech products and services in such diverse fields as medical imaging and nanomaterials; and

WHEREAS the City and the EDA/IDA, consistent with the original vision set five decades ago for the VARC (Virginia Associated Research Campus – the building itself, and the surrounding land), is working with the private sector as well as universities within the Commonwealth of Virginia to advance the creation of a research park to be known as the Tech Center Corporate Research Park adjacent to Jefferson Lab on land that is currently publicly held, to foster additional technology transfer, entrepreneurship, economic diversification, and job creation, some of which will be derived from, connected to and provide benefits to Jefferson Lab, SURA, and their communities of scientists and researchers; and,

WHEREAS the City, the Commonwealth of Virginia, and the College of William and Mary have pledged their strong support to Jefferson Lab in its efforts to secure, among other advancements and upgrades to its world-leading science and research capabilities, an anticipated billion dollar Electron-Ion Collider (EIC) facility connected to the existing CEBAF facility, designed to enable new discoveries in subatomic particle research, and used by an expanded international science and researcher community for decades to come; and,

WHEREAS the City, as well as its economic development partners and Jefferson Lab have, within a real estate environment which includes multi-party ownership, continued to collaborate on a master planned approach that will assure adequate land for an EIC or other major facility upgrades to Jefferson Lab as well as the proposed Tech Center Corporate Research Park to each entity’s mutual and ongoing benefit; and,

City-SURA MOU
7 October 2015
WHEREAS the City is supporting and causing relocation of the School Board’s SCOT (Service Center for Operations and Transportation) facility to make additional acreage available for the proposed Tech Center Corporate Research Park as well as the anticipated EIC or next-generation Jefferson Lab facility or initiative, and remains committed to reserving a portion (~8 acres) of the SCOT land with a like portion of its own holdings to SURA for such purposes, thereby offering reassurance to all vested partners of continuing and sustained support for Jefferson Lab while also aggressively supporting the proposed Tech Center Corporate Research Park.

NOW, THEREFORE, in consideration of the mutual interests of the Parties as identified above, the Parties agree to work together as follows:

1. The City will use best efforts to transfer a portion of the SCOT acreage and a similar City-owned acreage to SURA, determined by physicists and engineers of Jefferson Lab to be necessary to enable construction of the EIC, and will convey this property to SURA (or its successor) under conditions similar to previous land conveyances from the Commonwealth and the City to SURA in support of Jefferson Lab.

2. In the event Jefferson Lab is not designated as the preferred site for the EIC, the Parties agree to discuss additional Jefferson Lab opportunities before any other use for the parcels described in Article 1 are released for other activities.

3. The Parties will collaborate on creating a robust, safe, and secure pedestrian, bicycle, and integrated vehicle parking and access system between and among CEBAF Center, the existing “VARC” and “ARC” buildings, and other new structures that may be built along the CEBAF Center side of Hogan Drive.

4. The parties further agree to work together to address all U.S. Department of Energy concerns regarding safety, security, and parking access for the parcels owned or leased by SURA and the U.S. Department of Energy to ensure that the properties and laboratory operations are not negatively impacted by future construction along the CEBAF Center side of Hogan Drive.

5. SURA, on satisfactory agreements regarding the above, is prepared to release its leasehold interest in Parcel C3 on the CEBAF Center side of Hogan so the first of what is anticipated to be several Tech Center Corporate Research Park buildings can be built.

6. As signified by the signatures hereto affixed, SURA and the City will use best efforts to aggressively advance the agendas embodied in this MOU.

James M. Bourey  
City Manager  
City of Newport News

Jerry F. Draayer  
President and CEO  
Southeastern Universities Research Association

City-SURA MOU  
7 October 2015