

**ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF CHESAPEAKE
THURSDAY, JUNE 21, 2018**

The regular meeting of the Economic Development Authority of the City of Chesapeake was held on Thursday, June 21, 2018, at 3:00 p.m. at the Economic Development office, 676 Independence Parkway, Chesapeake, VA.

MEMBERS PRESENT: Patrick L. Reynolds, Vice Chairman; Teresa C. Peters, Treasurer; Vonda W. Chappell, Secretary; Bradley M. Brickhouse, Member; Kevin J. Cosgrove, Member; Valerie K. Brown, Member; Dawn W. Matheson, Member

MEMBERS ABSENT: John B. Maddux, Chairman

ALSO PRESENT: Ben White, Assistant Director, Chesapeake Economic Development

COUNSEL PRESENT: Jim Pickrell, KPCT PC, EDA Attorney

STAFF PRESENT: Constantia Matthews, Chesapeake Economic Development
Preston Wilhelm, Chesapeake Economic Development
Sherry Barnette, Chesapeake Economic Development
Casey Gilbreath, Chesapeake Economic Development
Jillian Pittman, Chesapeake Economic Development

GUESTS PRESENT: James Baker, City Manager; Robert C. Ike, Jr., City Council; Susan Rowling, City Attorney, Catherine Lindley, Assistant City Attorney, Nancy Tracy, Director of Finance; Pamela Hardesty, Finance; Dawn Best, Froehling & Robertson, Inc.; Dr. Christian Perez & Katherine Duey, Procreate Fertility Center of Virginia

CALL TO ORDER

Patrick Reynolds, Vice Chairman declared a quorum present and called the meeting to order.

MEETING MINUTES: After a review of the May 17, 2018 Meeting Minutes, Mr. Kevin Cosgrove made a motion; seconded by Ms. Dawn Matheson, to accept the Minutes from the May 17, 2018 Meeting. The motion was approved unanimously.

TREASURER'S REPORT: Ms. Constantia Matthews, Chesapeake Economic Development, reported the financial statement for May 2018. No other questions or concerns were expressed; therefore, Vice Chairman Patrick Reynolds declared the May 2018 Treasurer's Report filed for audit.

INVOICES:

After a review of the invoices, Ms. Vonda Chappell made a motion; seconded by Ms. Teresa Peters, to approve payment of the invoices. The motion was approved unanimously.

NEW BUSINESS:

GREENBRIER SUMMIT POINTE GARAGE FINANCING RESOLUTION:

Mr. Jim Pickrell, EDA Attorney provided an update on the EDA funding of the Greenbrier Summit Pointe Garage financing. Mr. Kevin Cosgrove recused himself from voting because his firm is the bond council for this matter. Ms. Vonda Chappell and Mr. Patrick Reynolds also recused themselves because they are board members for Towne Bank. Mr. Pickrell shared that City Council passed a resolution on June 12, 2018, approving the funding and asked that the EDA approve likewise. The resolution as written authorizes the EDA to enter into the bond purchase and loan agreement on the first supplement to the cooperation agreement and the other letter documents. Mr. Bradley Brickhouse made a motion; seconded by Ms. Dawn Matheson, to approve the resolution as written for the funding by the EDA. The motion was approved unanimously.

ANNUAL CHESAPEAKE BUSINESS APPRECIATION GOLF CLASSIC:

Mr. Patrick Reynolds, Vice Chairman shared how much he enjoyed the Annual Chesapeake Business Appreciation Golf Classic on Friday, June 15, 2018. Mr. Reynolds thanked the Economic Development staff and stated that the golf event was very well run. Mr. Ben White, Assistant Director, also thanked everyone, especially Ms. Sherry Barnette for organizing the event. Ms. Barnette talked about the mission of Roc Solid Foundation, the charity for the event, and how they helped at the event. Ms. Barnette stated that at a future EDA meeting the final totals will be presented.

UNFINISHED BUSINESS:

ECONOMIC DEVELOPMENT UPDATE:

VIDA CONFERENCE:

Ms. Dawn Matheson and Mr. Kevin Cosgrove shared information about their training at the VIDA Conference. Ms. Matheson stated personally that the training was educational and helpful to hear about best practices other localities are doing in the Commonwealth. Mr. Cosgrove stated his main take away was that localities attracting significant prospects should have a shovel ready site for ground breaking within a time frame of 5 to 9 months. Mr. Cosgrove stated it was good to hear confirmation by a number of people across the state concerning development and attracting prospects.

ICSC CONFERENCE:

Mr. Preston Wilhelm opened up for discussion the retail sector in Chesapeake. Mr. Wilhelm attended along with Ms. Sherry Barnette an annual retail real estate conference. Ms. Teresa Peters and Mr. Patrick Reynolds also attended the same conference. Ms. Peters shared information about the changing grocery retail, big box retail, and retail markets. Mr. Reynolds shared that having a warehouse in Chesapeake would be an incentive considering that industrial property is expensive up and down the east coast. Mr. Wilhelm shared information about the ICSC conference. Mr. Wilhelm restated that the demise of big box retail is a big concern. Also, Mr. Wilhelm stated that Dollar Tree retail at Greenbrier Summit Pointe has challenges with getting the first retail in place, getting people to shop there, getting people use to the patterns of parking in a deck, and evolving the Town Center. In addition, Mr. Wilhelm provided a summary of Greenbrier Mall sharing how much control of the mall is owned by the anchors (Sears and Dillard's), not the mall owners.

WESTERN BRANCH UPDATE:

Mr. Preston Wilhelm provided an update on Chesapeake Square Mall, now owned by the Kotaridies. Mr. Wilhelm shared how the retail process is challenging and very complex. In addition, Mr. Wilhelm stated that Chesapeake Economic Development is constantly communicating and promoting interest in retail and future redevelopment.

GREENBRIER NORTH COMMERCE PARK (SEVTC) UPDATE:

Mr. Ben White did not have an update but stated that some items will be discussed in closed session.

POINDEXTER STREET PROPERTY:

Mr. Ben White updated that the EDA will not be moving forward with purchasing the property on Poindexter Street. Mr. White shared that time factor played a role and therefore the City will purchase the Poindexter Street Property and not the EDA.

**OAKBROOKE BUSINESS AND TECHNOLOGY PARK –
WETLAND DELINEATION SCOPE AND FEE PROPOSAL:**

Mr. Ben White asked the EDA to approve the Wetland Delineation Scope and Fee Proposal. Ms. Teresa Peters suggested it might be good to put this requirement in the budget for the future. Ms. Vonda Chappell recused herself from the voting since her firm works for Bay Environmental, Inc. Mr. Kevin Cosgrove made a motion; seconded by Ms. Teresa Peters, to approve the Wetland Delineation Scope and Fee Proposal. The motion was approved unanimously.

EXECUTIVE SESSION:

Mr. Jim Pickrell, EDA Attorney stated the executive session will cover:


- Clause 3, discussion of disposition of publicly held real estate where discussion in open session would adversely affect the bargaining position of the EDA.

Ms. Valerie Brown made a motion; seconded by Ms. Dawn Matheson, to go into Executive Session. The motion was approved unanimously.

Ms. Dawn Matheson made a motion; seconded by Ms. Valerie Brown, to leave the Executive Session. The motion was approved unanimously.

Mr. Preston Wilhelm introduced Dr. Christian Perez, Director of Procreate Fertility Center of Virginia. Dr. Perez stated his interest in the Oakbrooke Business & Technology Center in Chesapeake as a location for his young Bio Tech/ Bio Medical Company. Dr. Perez explained that his company clinically makes it easy for successful pregnancy. Finally, Dr. Perez stated that his company is super busy and is interested in purchasing at least 2 acres in Oakbrooke for development within 6 months. Mr. Ben White summarized that Dr. Perez made a compelling case for informational purposes of what he does; however it's for the EDA to decide. Mr. White suggested perhaps a letter of intent from Dr. Perez would be the next step and the EDA would decide in a closed session.

ADJOURNMENT: There being no further business to discuss, it was the consensus to adjourn the meeting.

 11-20-18
Ben White, Assistant Director
Chesapeake Economic Development

Minutes provided by Angela Davis