

**ECONOMIC DEVELOPMENT AUTHORITY  
OF THE CITY OF CHESAPEAKE  
THURSDAY, SEPTEMBER 20, 2018**

The regular meeting of the Economic Development Authority of the City of Chesapeake was held on Thursday, September 20, 2018, at 3:00 p.m. at the Economic Development office, 676 Independence Parkway, Chesapeake, VA.

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

**ALSO PRESENT:** Steven C. Wright, Executive Secretary

**COUNSEL PRESENT:** Jim Pickrell, KPCT PC, EDA Attorney

**STAFF PRESENT:** Constantia Matthews, Chesapeake Economic Development  
Ben White, Chesapeake Economic Development  
Sherry Barnette, Chesapeake Economic Development  
Jillian Pittman, Chesapeake Economic Development  
Voncile "Von" Gilbreath, Chesapeake Economic Development

**GUESTS PRESENT:** James Baker, City Manager; Jay Stroman, City Attorney; Dick Browner; Grady Palmer; Chris Gullickson; Danny Blevins

**CALL TO ORDER**

John B. Maddux, Chairman declared a quorum present and called the meeting to order.

**PRESENTATIONS:**

**Presentation by:** Dick Browner – Williams Farm Tract

Mr. Dick Browner presented information concerning the Williams Farm property. Mr. Browner shared that everything is falling into place. Mr. Browner stated that the biggest missing component is zoning. Mr. Browner shared that once the property is zoned, it would easily qualify for a Tier 3 Classification or possible a Tier 4 Classification pending infrastructure. Also, Mr. Browner shared that Environmental Permits have been achieved.

**Presentation by:** Grady Palmer – EDA Property

Mr. Grady Palmer presented information related to the EDA Property in Western Branch known as The Old Theatre Movie Site. Mr. Palmer addressed the access easement on the EDA property. Mr. Palmer asked the EDA for approval and consent to adjust the access easement for redevelopment around Chesapeake Square Mall. Chairman Maddux stated the matter would be discussed in closed session.

**Presentation by:** Chris Gullickson – Port of Virginia

Mr. Chris Gullickson presented update on the Port of Virginia. Mr. Gullickson explained how the port of Virginia is attracting new opportunities and businesses into the State of Virginia. Mr. Gullickson shared that the Port of Virginia is a big organization with approximately 520 colleagues strong with teams in Operations, Maintenance, Sales, and Economic Development. Mr. Gullickson provided a detailed presentation and a copy will be emailed to the EDA members.

**MEETING MINUTES:** After a review of the August 16, 2018 Meeting Minutes, Patrick Reynolds made a motion; seconded by Teresa Peters, to accept the Minutes from the August 16, 2018 Meeting. The motion was approved unanimously.

**TREASURER’S REPORT:** Mr. Steven Wright, Chesapeake Economic Development, presented the treasury report for August 2018. No other questions or concerns were expressed; therefore, Chairman John Maddux declared August 2018 Treasurer’s Report filed for audit.

**INVOICES:**

After a review of the invoices related to the Dollar Tree, Summit Pointe Garage Financing, Reimbursement to the Commonwealth; and the invoices related to the approved operational budget, Mr. Patrick Reynolds made a motion; seconded by Ms. Vonda Chappell, to approve payment of the invoices. The motion was approved unanimously.

It was noted that Mr. Kevin Cosgrove abstained from voting on invoice payment to Hunton Andrews Kurth LLP since it is related to his law firm. Also, Ms. Vonda Chappell abstained from voting on invoice payment to Kaufman & Canoles since it is related to her law firm.

**UNFINISHED BUSINESS:**

**ECONOMIC DEVELOPMENT UPDATE:**

The Economic Development Update was the presentation from the Port of Virginia.

**OAKBROOKE BUSINESS & TECHNOLOGY CENTER – UPDATE:**

Mr. Wright shared that construction continues on the Jo-Kell Building and the Coastal Prosthetics Building; providing good activity in the park.

**GREENBRIER NORTH COMMERCE PARK (SEVTC) – UPDATE:**

Mr. Steven Wright updated that the properties under contract with Givens and Jim Baylor in Greenbrier North are required to be subdivided before they are disposed. Mr. Wright stated that the parcels have to be created before they are sold. Mr. Wright shared that Hassell & Folkes are handling the engineer record for the subdivision and have submitted their cost associated and

job complete date. Further, Mr. Wright shared that the plat should be recorded by Mid-December and therefore meet timing obligations of the contract. Mr. Wright stated that the EDA will be updated on any additional expenditure associated with the subdivision and sale of land in Greenbrier North.

**WESTERN BRANCH UPDATE:**

No update on Western Branch.

**COMMITTEE REPORTS:  
COMPETITIVENESS:**

Mr. Kevin Cosgrove updated that three outstanding reports will be complete by the consultants the first part of October and the consultants will present their findings at the next EDA meeting.

**NOMINATING COMMITTEE:**

Chairman Maddux reactivated the Nominating Committee and charged them to bring a slate of new officers at the next EDA meeting. Mr. Patrick Reynolds and Ms. Teresa Peters serve on the nominating committee.

**NEW BUSINESS:  
WINE FESTIVAL:**

Mr. Steven Wright stated that the budgeted item Wine Festival will be October 13, 2018. Mr. Wright encouraged the EDA members to provide staff with company names that should receive invitations for the Chalet. Mr. Wright asked the EDA members to submit company names for invites to Sherry Barnette by Friday, September 28, 2018. Mr. Wright expressed that the Wine Festival is a signature, quality event that the Authority has every year.

**EDAC MEETING:**

Mr. Steven Wright shared that the September's EDAC meeting is rescheduled to Friday, September 21, 2018 due to the threat of the hurricane last week. The meeting will be held at Cox Communications at 8:00am and the guest speaker will be from ODU. Mr. Wright encouraged the EDA members to attend the meeting to learn about Hampton Roads and Chesapeake from a different perspective.

**EDA WILLIAMS TRACT LETTER:**

Mr. Steven Wright announced that the Planning Department is soliciting comments from the EDA to express support for amending the 2035 comprehensive plan regarding the Williams Farm. Chairman Maddux shared that he would sign the letter of support on behalf of the EDA and send a copy to the EDA members.

**EXECUTIVE SESSION:**

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


- Clause 3, discussion of disposition of publicly held real property where discussion in an open meeting would adversely affect the bargaining/negotiation position of the EDA.
- Clause 8, discussion of consultation with legal counsel retained by the EDA regarding specific legal matters requiring legal advice by counsel.

Ms. Dawn Matheson made a motion; seconded by Mr. Kevin Cosgrove to go into Executive Session. The motion was approved unanimously.

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

Mr. Kevin Cosgrove made a motion; seconded by Ms. Dawn Matheson to grant the Kotarides an additional area of 40 x 11 on the EDA Property in Western Branch known as The Old Theatre Movie Site for an easement to improve access to its contemplated Adult Family Apartment Development subject to confirmation by staff to Public Works that this action will not have an adverse effect on our access to or use of EDA property. Further, Mr. Cosgrove stated that It's important to note that this motion does not encompass the negotiation of the actual agreement itself which will take place at some point in the future and will entail maintaining the easement, possible curb and gutter improvement, etc. The motion was approved unanimously.

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



Steven C. Wright  
Executive Secretary