

**ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF CHESAPEAKE
THURSDAY, August 15, 2019**

The regular meeting of the Economic Development Authority of the City of Chesapeake was held on Thursday, August 15, 2019, 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; Kevin J. Cosgrove, Member; Dawn W. Matheson, Member; Bradley M. Brickhouse, 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: Ben White, Chesapeake Economic Development
Constantia Matthews, Chesapeake Economic Development
Sherry Barnette, Chesapeake Economic Development
Tim Howlett, Chesapeake Economic Development
Casey Gilchrist, Chesapeake Economic Development
Dulishu Mapp, Chesapeake Economic Development
Preston Wilhelm, Chesapeake Economic Development

GUESTS PRESENT: James Baker, City Manager; Jay Stroman, City Attorney; Sam Sease, JRC Mechanical; Thomas McCarthy, Hourigan Construction; Paul Hunter, BCS; Valerie James, WM Jordan Co.; Darlene Wilkinson, ERA Real Estate Professionals; Vic Nicholls, Citizen

CALL TO ORDER

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

PRESENTATIONS:

Presentation by: Sam Sease – JRC Mechanical

Chairman Maddux clarified that JRC Mechanical is buying the property in Oakbrooke owned by their founders and have to abide by the rules of Oakbrooke. Mr. Sam Sease from JRC Mechanical presented information concerning their design and construction. Chairman Maddux stated that the Architectural Review Committee will discuss the building materials and design, and will get back with them. Also, Chairman Maddux stated that the committee would like to see their final color selections for the building.

MEETING MINUTES: After a review of the July 18, 2019 Meeting Minutes, Ms. Teresa Peters made a motion; seconded by Ms. Valerie Brown, to accept the minutes from the July 18, 2019 Meeting. The motion was approved unanimously.

TREASURER’S REPORT: Mr. Steven Wright, Chesapeake Economic Development, presented the treasurer’s report for July, 2019. No other questions or concerns were expressed; therefore, Chairman John Maddux declared July 2019 Treasurer’s Report filed for audit.

Mr. Steven Wright clarified and summarized the Proposed Operations Budget for FY 2020. Mr. Kevin Cosgrove made a motion; second by Ms. Dawn Matheson, to accept the Proposed Budget for FY 2020. The motion was approved unanimously.

INVOICES:

There were no new invoices for the month.

UNFINISHED BUSINESS:

ECONOMIC DEVELOPMENT UPDATE:

Mr. Steven Wright stated that the City Council Retreat was held on July 30, 2019 and there was spirited discussion about Economic Development. Mr. Wright included in the EDA package information that was presented to City Council. Mr. Wright deferred comments concerning the council retreat to Chairman John Maddux and Mr. Kevin Cosgrove who were in attendance for the strategic planning session. Chairman Maddux shared that it was encouraging to hear a number of Council-members expressed disappointed that the EDA had not yet asked for funds. Chairman Maddux stated that the EDA will request funds appropriately. Mr. Cosgrove concurred that the City Council meeting was encouraging as several Council-members spoke and ask for proposals from the EDA for their review and approval.

OAKBROOKE BUSINESS & TECHNOLOGY CENTER – UPDATE:

Mr. Steven Wright stated that the EDA will discuss JRC Mechanical’s proposal again in closed session. Also, Mr. Wright explained that there are properties around the lake in Oakbrooke that will need to be reevaluated. Mr. Wright introduced the idea of allowing industrial uses around the lake. Chairman Maddux indicated that there has been no interest in building office on those parcels. Mr. Wright stated that a more formal amendment regarding the changes to the park will be provided for the EDA to review and approval. Also, Mr. Wright shared that conversations with current owners in the park would be considered as well. Mr. Wright stated that information and pricing data will be presented at the next EDA meeting.

GREENBRIER NORTH COMMERCE PARK (SEVTC) – UPDATE:

Chairman Maddux signed the documents and shared that Givens now owns their property in Greenbrier North Commerce Park. Mr. Tim Howlett shared update that Baylor development is moving forward and will be further discuss in closed session.

WESTERN BRANCH UPDATE:

Chairman Maddux shared that Western Branch is moving along and should continue progressing after Labor Day following the rezoning of the Grove.

**NEW BUSINESS:
COUNCIL LIAISON:**

Mr. Steven Wright shared two follow-up items from the City Council Retreat/Strategic Planning Session: (1) Revisiting Council Liaison/Proposed by Council/Asking for feedback. (2) City Council to have a joint meeting with the EDA/Enhanced communication between the two bodies.

EXECUTIVE SESSION:

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

Clause 3, discussion of acquisition of real property for a public purpose and also the disposition of publicly held real property where discussion in open session would adversely affect the negotiating position of the EDA.

Mr. Arthur Robinson made a motion; seconded by Ms. Vonda Chappell, to go into Executive Session. The motion was approved unanimously.

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

OPEN SESSION (CONT.):

Mr. Kevin Cosgrove made a motion; seconded by Ms. Dawn Matheson, that the Authority give the Chairman the authority to sign a contract between the Authority and RMB Real Estate Investment LLC, for a parcel of land located in Greenbrier North Commerce Park, on the terms that are currently in contract or that will be negotiated by the Attorney. The motion was approved unanimously.

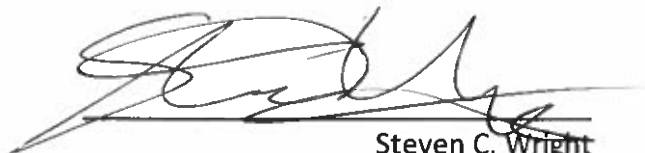
Mr. Kevin Cosgrove made a motion; seconded by Mr. Arthur Robinson, that the Authority authorize the Chairman to sign a contract to sell a piece of property owned by the Authority in Greenbrier North Commerce Park, the Nakano Warehouse Transportation, along the terms of the contract that the Authority discussed in Executive Session. The motion was approved unanimously.

FOR YOUR INFORMATION:

Mr. Steven Wright announced that on September 19, 2019, at 6:00pm, the Chesapeake Rotary Club will recognize, "First Citizen of Chesapeake Award" at a banquet to honor Mr. Robert Tull. The EDA has purchased a table for the event and members are invited to attend. If interested, please notify Dee, Chesapeake Economic Development.

Mr. Steven Wright announced that Dollar Tree will have their Campus Dedication on Saturday, August 24, 2019. EDA members were previously notified of the event with a personal invitation and should turn in their acceptance by August 16, 2019 to Dollar Tree.

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



Steven C. Wright
Executive Secretary