

**ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF CHESAPEAKE
THURSDAY, October 17, 2019**

The regular meeting of the Economic Development Authority of the City of Chesapeake was held on Thursday, October 17, 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
Tim Howlett, Chesapeake Economic Development
Dulishu Mapp, Chesapeake Economic Development
Preston Wilhelm, Chesapeake Economic Development
Kerstin Plarr, Chesapeake Economic Development
Sherry Barnette, Chesapeake Economic Development
Casey Gilchrist, Chesapeake Economic Development

GUESTS PRESENT: Jay Stroman, City Attorney; Robert Ursini, Seritage Growth Properties; Grady Palmer, Williams & Mullens Law Firm; Stephanie Gilliard, Seritage; Tom Dunn, Seritage; Stefan Huba, Seritage; Bert Ortiz, AVMAC; Don Buzard, AVMAC

CALL TO ORDER

John B. Maddux, outgoing Chairman, declared a quorum present; called the meeting to order; and presented the recommendation of the nomination committee before turning the meeting over to Mr. Patrick L. Reynolds, new Chairman.

NOMINATION COMMITTEE/SLATE OF OFFICERS

Mr. John Maddux and Mr. Bradley Brickhouse served on the nomination committee and recommended to approve the following nomination for the slate of new EDA officers: Ms. Vonda W. Chappell, Vice Chairman; Ms. Teresa C. Peters, Treasurer; and Mr. Kevin J. Cosgrove, Secretary. Ms. Valerie Brown made a motion; seconded by Ms. Dawn Matheson, to approve the recommendation from the nomination committee to nominate the new slate of EDA officers. The motion was approved unanimously.

SPECIAL PRESENTATIONS:

Presentation by: Seritage Developers - Grady Palmer, Robert Ursini

Mr. Steven Wright introduced Mr. Grady Palmer from Williams & Mullens, Law Firm and Mr. Robert Ursini, Seritage Development Consultant. Mr. Palmer stated that Seritage owns many of the Sears locations across the country including the Sears parcel at Greenbrier Mall. Mr. Palmer stated that Mr. Robert Ursini from Seritage Growth Properties would discuss the plans for the redevelopment of the Sears parcel at Greenbrier Mall. Mr. Ursini shared their proposal to redevelop the Sears parcel; and also talked about the current conditions of the mall since Sears closed in January 2019. Mr. Ursini discussed their plans, known tenants, and called their project an "Entertainment Themed Project." Mr. Ursini stated that the revenue generated from the development of the parcel will benefit the City of Chesapeake significantly: approximately 80 million spent on the site; 500 new jobs created; and over 2 million dollars a year in tax revenues. Mr. Ursini asked the EDA to assist with the cost to offset the DPU required pump station for their property as well as for potential future development of the site. Mr. Ursini stated that the projected overall timing, if council approves, would be: (1) construction phase – spring 2020; and (2) opening - end of 2020 or spring 2021.

Mr. Steven Wright added that the Greenbrier Mall project will be an opportunity to kick off and set a high bar of redevelopment on that site. Mr. Wright shared that staff is very much in support of the project.

PRESENTATIONS:

Presentation by: AVMAC – Bert Ortiz, Don Buzard

Mr. Steven Wright introduced Mr. Bert Ortiz and Mr. Don Buzard from AVMAC to talk about what they do, how they've grown, and their plans for future growth in Chesapeake. Mr. Bert Ortiz thanked the EDA for having them and discussed their business background and successes. Mr. Ortiz stated that they do aviation maintenance and ship support services. Mr. Don Buzard stated that they have outgrown their business in Oakbrooke and is looking for a larger location to expand in Chesapeake. Mr. Buzard stated that with the help of the EDA, they would like to relocate in Chesapeake because the support from the city has been great.

Mr. Steven Wright stated that AVMAC started in Chesapeake, has grown tremendously and wants to stay in Chesapeake. Mr. Wright shared that staff is working with AVMAC to find options for their continued growth. Also, Mr. Wright stated that information will be shared with the EDA to assist with the growth of AVMAC.

MEETING MINUTES: After a review of the September 19, 2019 Meeting Minutes, Mr. Kevin Cosgrove stated that the minutes should show that he excused himself from the vote on the Damuth Resolution on page 4. Ms. Dawn Matheson made a motion; seconded by Mrs. Vonda Chappell, to approve the minutes as amended from the September 19, 2019 Meeting. The motion was approved unanimously.

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

INVOICES:

All of the invoices were approved budgeted invoices.

**UNFINISHED BUSINESS:
ECONOMIC DEVELOPMENT UPDATE:**

Mr. Steven Wright stated that the update will be discussed in closed session.

OAKBROOKE BUSINESS & TECHNOLOGY CENTER – UPDATE:

Mr. Steven Wright stated that the land activity in Oakbrooke is just about done and in the upcoming months some projects that are pending will be brought forward. Also, Mr. Wright stated that the Alex Risser property located north of the lake will be discussed by the new property owners at the next EDA meeting.

GREENBRIER NORTH COMMERCE PARK (SEVTC) – UPDATE:

Mr. Jim Pickrell, EDA Attorney, updated that Jim Baylor will sign the contract on parcel B-1-C and the process will move forward.

WESTERN BRANCH UPDATE:

Mr. Steven Wright and Mr. Preston Wilhelm provided update regarding the Theatre property owned by the EDA, as it relates to the 15 feet access to the Kotarides’ Senior Apartment Community. Mr. Wright stated that further information will be discussed in closed session. Mr. Steven Wright shared that all things are tracking very well working with the Kotarides on the Chesapeake Square Mall property, Theatre property, and the Pine Grove property.

COMMITTEE REPORTS:

There were no committee reports.

NEW BUSINESS:

Mr. Jay Stroman, City Attorney for Chesapeake, presented information concerning a resolution for property at Albermale Drive. Mr. Stroman asked the EDA to consider a motion to authorize a deed of bargain for the sale of the property at 400 Albermale Drive for one hundred dollars. Also, the bond documents indicated the price of one hundred dollars. Mr. Kevin Cosgrove made a motion; seconded by Mr. John Maddux, to approve the resolution for the sale of the property at 400 Albemarle Drive for one hundred dollars. The motion was approved unanimously.

EXECUTIVE SESSION:

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

Clause 3, discussion of acquisition and disposition of real property where discussion in an open meeting would adversely affect the negotiating position of the EDA.

Clause 5, discussion of a prospective business where no previous public announcement has been made of the business' interest in locating or expanding in Chesapeake, VA.

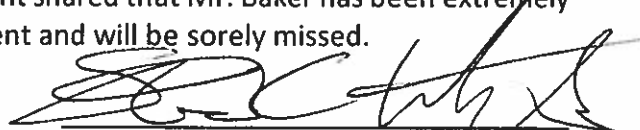
Ms. Dawn Matheson made a motion; seconded by Mr. Bradley Brickhouse, to go into Executive Session. The motion was approved unanimously.

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

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

FOR YOUR INFORMATION:

Mr. Steven Wright shared that the retirement celebration for Mr. James Baker, City Manager will be Friday, October 25th at the Central Library in Great Bridge starting from 2:00pm to 5:00pm. The program/remarks will start at 3:00pm. Mr. Wright shared that Mr. Baker has been extremely supportive of the Economic Development Department and will be sorely missed.



Steven C. Wright
Executive Secretary