

**ECONOMIC DEVELOPMENT AUTHORITY  
OF THE CITY OF CHESAPEAKE  
THURSDAY, February 20, 2020**

The regular meeting of the Economic Development Authority of the City of Chesapeake was held on Thursday, February 20, 2020, at 3:00 p.m. at the Economic Development Office, 676 Independence Parkway, Chesapeake, VA.

**MEMBERS PRESENT:** Patrick L. Reynolds, Chairman; Vonda W. Chappell, Vice Chairman; Kevin J. Cosgrove, Secretary; Teresa C. Peters, Treasurer; John B. Maddux, Member; Arthur W. Robinson, Member

**MEMBERS ABSENT:** Dawn Matheson, Member; Valerie Brown, Member; Bradley Brickhouse, Member

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

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

**STAFF PRESENT:** Ben White, Chesapeake Economic Development  
Preston Wilhelm, Chesapeake Economic Development  
Tim Howlett, Chesapeake Economic Development  
Sherry Barnette, Chesapeake Economic Development  
Casey Gilchrist, Chesapeake Economic Development  
Constantia Matthews, Chesapeake Economic Development  
Kerstin Plarr, Chesapeake Economic Development  
Dulishu Mapp, Chesapeake Economic Development

**GUESTS PRESENT:** Chris Price, City Manager; Jay Stroman, City Attorney

**CALL TO ORDER**

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

**SPECIAL PRESENTATION:**

**Presentation by:** Christopher Price, City Manager

Mr. Christopher Price, City Manager, introduced himself and thanked the EDA members for the invitation to speak at the EDA meeting. He advised there are a lot of opportunities in front of the City, but his biggest concern is creating a lens that City Council will use in making decisions. He noted there are only so many resources to go around and there are legislative, policy, budget, and investment choices to make. The big question is what criteria and filter will be used to make those decisions.

Mr. Price shared several of his observations including his feeling that we have some very solid elements in the portfolio – noting the City has honed in on target industries based on success in the marketplace and the available labor pool. Additionally, he advised that challenges, such as developable land, must be addressed.

Mr. Price said he wants City Council's help with providing a set of clear parameters to aid him in recommending the things that advance the ball toward the goal City Council wants for the City. He also discussed multiple regional networking opportunities to facilitate the City's goals, as well as capitalizing on the benefits of having multi modal connections to other areas which produces more opportunities and job choices. Mr. Price also highlighted Off Shore Wind as another industry with a lot of big opportunity, advising it's not a traditional target for the City, but regionally it could be a game changer. He intends to be actively engaged in this area.

Mr. Price addressed three questions from EDA members: 1.) appropriate housing needs for target businesses and their incoming workforce; 2.) existing transportation needs, including investing in and relying more heavily on Uber, Lyft, and non-traditional service providers; and 3.) the importance of working closely with VEDP to highlight the City's available land resources.

**MEETING MINUTES:** After a review of the January 16, 2020 Meeting Minutes, Ms. Vonda Chappell, made a motion; seconded by Ms. Teresa Peters, to accept the minutes from the January 16, 2020 Meeting. The motion was approved unanimously.

**TREASURER'S REPORT:** Mr. Steven Wright, Chesapeake Economic Development, presented the treasurer's report for January, 2020. No other questions or concerns were expressed; therefore, Chairman Patrick Reynolds declared January 2020 Treasurer's Report filed for audit.

**INVOICES:**

All of the invoices were approved budgeted invoices

**UNFINISHED BUSINESS:**

**ECONOMIC DEVELOPMENT UPDATE:**

Mr. Steven Wright reported that over the past two days the city staff led by the City Manager and the Finance Department made a series of presentations to the bond rating agencies. Two of the agencies actually made visits to Chesapeake, and a third participated in a conference call.

The presentations were very important because it gave the Economic Development Department an opportunity to highlight and showcase all of the past, present and future economic development opportunities. The rating agencies were very impressed by what's going on in Chesapeake and recognize that economic development is what sets AAA communities apart from those that are not.

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

Mr. Tim Howlett reminded the Authority there was a first right-of-refusal from Blackwater on Lot #25 and a contract offer has been made on Lot 2.

The remaining issues will be discussed in closed session.

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

Mr. Steven Wright updated the Givens project is under construction along with the Baylor project, and that we are waiting for Project Big Belly to execute the documents and close on that parcel which we anticipate occurring on March 3, 2020. The other Givens property is also moving forward.

Mr. Tim Howlett updated all the counts have been completed on the traffic study and they are hoping to be able to present to the EDA next month.

**WESTERN BRANCH UPDATE:**

Mr. Steven Wright updated that next Friday, the Mayor will have his State of the City address at The Chesapeake Conference Center.

The remaining issues will be discussed in closed session, and a public announcement will be forthcoming.

**COMMITTEE REPORTS:**

There were no committee reports.

**NEW BUSINESS:**

No new business to discuss.

**EXECUTIVE SESSION:**

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

Clause 3, discussion of acquisition of real property and/or disposition of publicly held real property where discussion in open session would adversely affect the negotiating position of the EDA.

Clause 5, discussion of prospective business or expansion of an existing business where no previous public announcement has been made of the business' interest in locating or expanding in the City of Chesapeake, Virginia.

Clause 8, discussion of consultation with legal counsel retained by the EDA regarding specific legal matters requiring the provision of legal advice.

Mr. Kevin Cosgrove made a motion; seconded by Mr. John Maddox, to go into Executive Session. The motion was approved unanimously.

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

**ADDITIONAL MOTIONS FROM COMMITTEE MEMBERS:**

Mr. Kevin Cosgrove made a motion that the Authority accept the contract made by James & Irene Castaldo based on the terms as explained by counsel and staff in closed session; seconded by Mr. Arthur Robinson. The motion was passed unanimously.

Mr. Kevin Cosgrove made a motion for the Authority to approve the sale of parcel 12 B to Innovation Holdings, LLC, based on the terms of the contract as it was explained in closed session by counsel and staff; seconded by Ms. Teresa Peters. The motion was passed unanimously.

Mr. Kevin Cosgrove made a motion that the Authority approve the 2<sup>nd</sup> Amendment to the development agreement dated February 5, 2020 regarding Dollar Tree; seconded by Ms. Vonda Chappell. The motion was passed unanimously.

**ADDITIONAL BUSINESS:**

**FOR YOUR INFORMATION:**

Mr. Steven Wright reminded members that on March 20<sup>th</sup> the Annual ODU Market Review will take place at the Constance Center followed by a very nice reception. CED has secured a table so if any of the EDA members would like to attend, and have not already done so, please let staff know.

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



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Steven C. Wright  
Executive Secretary

Minutes provided by Jude Jackson