

**ECONOMIC DEVELOPMENT AUTHORITY  
OF THE CITY OF CHESAPEAKE  
THURSDAY, November 18, 2021**

The regular meeting of the Economic Development Authority of the City of Chesapeake was held on Thursday, November 18, 2021, at 3:00 p.m. at Summit Pointe, 555 Belaire Avenue, APEX Room 2<sup>nd</sup> floor, Chesapeake, VA 23320.

**MEMBERS PRESENT:** Vonda W. Chappell, Chairman  
Kevin J. Cosgrove, Vice Chairman  
Dawn Matheson, Treasurer/Assistant Secretary  
Patrick L. Reynolds, Member  
John Maddux, Member  
Luis Jimenez, Member  
Michael Malone, Member  
Tonya Gill, Member

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

**MEMBER(S) ABSENT:** M. Bradley Brickhouse, Secretary

**CED STAFF PRESENT:** Lloyd Jackson; Curtis Cobert; Constantia Matthews; Kerstin Plarr;  
Stephanie Glover

**GUESTS PRESENT:** Susan Rowling, Deputy City Attorney

**CALL TO ORDER:** Mr. Patrick Reynolds, 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 Ms. Vonda Chappell, new Chairman.

**NOMINATION COMMITTEE/SLATE OF OFFICERS:** Mr. Patrick Reynolds and Mr. John Maddux served on the nomination committee and recommended for approval the following nomination for the slate of new EDA officers: Ms. Vonda W. Chappell, Chairman; Mr. Kevin C. Cosgrove, Vice Chairman; Mr. M. Bradley Brickhouse, Secretary; Ms. Dawn Matheson, Treasurer/Assistant Secretary. Mr. Kevin Cosgrove made a motion; seconded by Mr. Michael Malone, to approve the recommendation from the nomination committee for the new slate of EDA officers. The motion was approved unanimously.

**MEETING MINUTES:** After a review of the October 21, 2021 Meeting Minutes, Ms. Dawn Matheson made a motion; seconded by Mr. Michael Malone, to accept the minutes from the October 21, 2021 meeting. The motion was approved unanimously.

**TREASURER'S REPORT(S):** Mr. Steven Wright, Chesapeake Economic Development, presented the treasurer's report for October 2021. No other questions or concerns were expressed; therefore, Chairman Vonda Chappell declared October 2021 Treasurer's Report filed for audit.

**INVOICES:** All the invoices were approved budgeted invoices.

**UNFINISHED BUSINESS:**

**ECONOMIC DEVELOPMENT UPDATE:** Mr. Steven Wright reported that two (2) members of the CED staff, Mr. Ben White and Mr. Preston Wilhelm, were currently in Atlanta attending a consultant-connect trade show to promote the properties available in Chesapeake. Mr. Wright updated there are several similar trips planned to get CED members back out on the road promoting Chesapeake's available land sites.

Mr. Wright updated he and Ms. Constantia Matthews participated with the local NAACP in continuing to build the City's relationship via the Fair Share Agreement. Mr. Wright reported the City's relationship with the local NAACP is very strong and very positive because of the Fair Share Agreement which was established in Chesapeake decades ago. Mr. Wright advised the NAACP, City Council, and the City Manager's office would like to be more engaged with the SWAM business community. CED has partnered with a local vendor who will provide financial literacy training to business which should be very beneficial to Chesapeake's SWAM business partners.

**OAKBROOKE BUSINESS & TECHNOLOGY CENTER UPDATE:** Mr. Wright reported that the group that Mr. Jim Baylor was representing has pulled out of the contract for lot #25 due to rising construction costs.

Mr. Wright also reported that double advertising was requested at the last City Council meeting regarding the PUD modification for the elimination of the Southeastern Expressway. Mr. Wright advised there are several pending contracts from current tenants waiting on resolution of the rezoning issue to move forward and close on those properties.

**WESTERN BRANCH UPDATE:** Mr. Steven Wright updated the rehab and renovation of the mall is still in planning stages with several options being considered.

**NEW BUSINESS:** Mr. Kevin Cosgrove made a motion to authorize the EDA Chairman to sign the documents dealing with the Cloverleaf assignment to Americold; seconded by Ms. Tonya Gill. The motion was approved unanimously.

Ms. Vonda Chappell, Chairman, publicly acknowledged the passing of Mr. Jim Pickrell, KPCT PC, EDA Attorney, and thanked him posthumously for his services rendered. Ms. Chappell, Chairman, appointed Mr. Kevin Cosgrove and Mr. Bradley Brickhouse to a committee to bring recommendations to the Authority for the appointment of new EDA counsel.

**COMMITTEE REPORTS:** Will be discussed in closed session.

**EXECUTIVE SESSION:**

Ms. Susan Rowling, Deputy City Attorney, acting EDA Counsel, 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 6, discussion of consideration of investment of public funds.

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

A motion was made to go into Executive Session by Mr. Michael Malone; seconded by Mr. John Maddux. The motion was approved unanimously.

A motion was made by Mr. Michael Malone; seconded by Mr. John Maddux certifying that only public business matters lawfully exempted from open meeting requirements were identified in the motion convening the executive discussion were heard, discussed, or considered. The certification was approved unanimously.

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

**FOR YOUR INFORMATION:** Mr. Steven Wright announced that the Governor and the Secretary will be attending the Plasser Ribbon Cutting ceremony on December 2, 2021 at 10:00 am and invited members of the Authority to the event.

Ms. Vonda Chappell, Chairman, thanked outgoing Chairman Mr. Patrick Reynolds for his two (2) years of service to the EDA.

**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