

**ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF CHESAPEAKE
THURSDAY, February 17, 2022**

The regular meeting of the Economic Development Authority of the City of Chesapeake was held on Thursday, February 17, 2022, at 3:00 p.m. at Summit Pointe, 555 Belaire Avenue, Apex Room 2nd floor, Chesapeake, VA 23320.

MEMBERS PRESENT: Vonda W. Chappell, Chair
Kevin J. Cosgrove, Vice Chair
M. Bradley Brickhouse, Secretary
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: None

CED STAFF PRESENT: Ben White; Preston Wilhelm; Lloyd Jackson; Sherry Barnette; Tim Howlett; Curtis Cobert; Constantia Matthews; Kerstin Plarr; Stephanie Glover

GUESTS PRESENT: Jim McNamara, Planning Director Chesapeake Planning Department; Mark Woodward, Planning Administrator Chesapeake Planning Department; Lucy Stoll, Principal Planner Chesapeake Planning Department; Seth Quick, Intern, Chesapeake Planning Department; Ashleigh Newman, Project Manager with Whiting-Turner Contracting; Jay Stroman, City Attorney

CALL TO ORDER: Ms. Vonda Chappell, Chair, declared a quorum present, and called the meeting to order.

INTRODUCTION:

Mr. Steven Wright introduced several members of the Chesapeake Planning Department, including, Mr. Jim McNamara Planning Director, Mr. Mark Woodward Planning Administrator, Ms. Lucy Stoll Principal Planner, and intern Mr. Seth Quick to give an overview of two key overlay districts in the City of Chesapeake.

SPECIAL PRESENTATION:

Mr. Mark Woodward presented on the South Norfolk Business Overlay District and the Great Bridge Historic Gateway Overlay District in Chesapeake advising overlay districts are zoning standards created over existing zoning on specific parcels to provide a more comprehensive and unified approach to development. Mr. Woodward advised the historic district and the business overlay are intended to work together to be complementary to each other to promote orderly and coordinated redevelopment of the area. Mr. Woodward stated the Great Bridge Village Design Guidelines is a support document that governs building elevation, architecture, streetscapes, and landscapes. In addition, Mr. Woodward talked about the supporting elements of the Planning Department's Comprehensive Plan, and the Master Transportation Plan which will support future land uses through improvements to existing roadways. He also updated the Authority on the Zoning Overlay Ordinance established to enhance uses consistent with an area's historic character and prohibit inconsistent usage. Mr. Woodward referred members to the Planning Department's webpage for additional information on the special land use policies.

MEETING MINUTES: After a review of the January 20, 2022 Meeting Minutes, Mr. John Maddux made a motion; seconded by Mr. Patrick Reynolds, to accept the minutes from the January 20, 2022 meeting. The motion was approved unanimously.

TREASURER'S REPORT(S): Mr. Steven Wright, Chesapeake Economic Development, presented the treasurer's report for January 2022. No other questions or concerns were expressed; therefore, Chair Vonda Chappell declared January 2022 Treasurer's Report filed for audit.

INVOICES: All the invoices were approved budgeted invoices.

UNFINISHED BUSINESS:

ECONOMIC DEVELOPMENT UPDATE:

Mr. Preston Wilhelm updated the C-Pace Program was recently passed by City Council and is now available. Mr. Wilhelm explained C-Pace is a special assessment on the real estate tax to help pay for environmentally friendly improvements and development. Mr. Wilhelm advised C-Pace is a gap financing tool established to encourage sustainability in development.

Ms. Kerstin Plarr presented some key takeaways in the industrial market in Chesapeake. First, Ms. Plarr noted that vacancy rates at the end of 2021 are at an all-time low of less than 1%. In addition, lease rates have also increased from approximately \$8 per sq ft in 2020 to just under \$10 currently with the forecast model projecting increases on the horizon. Ms. Plarr advised there has been a lot of interest in the undeveloped land available in Chesapeake for logistics, warehousing, and distribution use. Finally, Ms. Plarr advised there is an opportunity for the Authority and CED to acquire future industrial space and bring some fantastic companies to Chesapeake.

ECONOMIC DEVELOPMENT UPDATE cont.:

Mr. Steven Wright updated on marketing for Three Oaks Industrial Park advising an ad has been developed, which will run in two different prominent site selector and business publications in March and April targeting both new and existing businesses. Mr. Wright advised the Offering Memorandum has been finalized and is available for distribution in print and digital versions. Mr. Wright explained CED Business Development Managers will be attending trade shows and meeting with consultants from across the country to make the site selectors aware of this property. In addition, Mr. Wright reported the website for Three Oaks Industrial Park will go live on Monday, February 14, 2022, and will feature the Offering Memorandum.

Mr. Wright also addressed the current market demand for land to accommodate logistics and warehousing. Mr. Wright stressed the importance and the need to identify sites and opportunities that will allow Chesapeake to capitalize on the logistics, warehousing, and distribution market demand.

OAKBROOKE BUSINESS & TECHNOLOGY CENTER UPDATE:

Mr. Tim Howlett updated two of the plats from the Southeastern Expressway have been recorded to date and three of the remaining properties are expected to close in the near future.

WESTERN BRANCH UPDATE:

Mr. Preston Wilhelm updated there is a signed contract for the old theater parcel that the VA is considering for an outpatient clinic. The VA has issued a request for a lease proposal which will become a part of the purchase agreement and started a 30 day review period. Mr. Wilhelm expects a decision from the VA in the near future and if the VA decides to move forward, they will become a long-term tenet.

COMMITTEE REPORTS: Will be in closed session.

EXECUTIVE SESSION:

Mr. Jay Stroman, City Attorney, acting EDA Counsel, stated the executive session will cover:

Clause 1. Discussion or consideration of prospective candidates for appointment for the purpose of discussing the hiring of legal counsel.

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

EXECUTIVE SESSION cont.:

A motion was made by Mr. Patrick Reynolds; seconded by Mr. Michael Malone 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 via a roll call vote.

Mr. Patrick Reynolds made a motion; seconded by Mr. Michael Malone to leave the Executive Session. The motion was approved unanimously via a roll call vote.

FOR YOUR INFORMATION:

Mr. Wright reported the Mayor's State of the City address will be on March 24, 2022, from 11:30 am to 1:30 pm at the Chesapeake Conference Center.

Mr. Wright also reported the Chesapeake Regional Health Foundation's Gala is currently scheduled for Saturday, April 2, 2022, at Chesapeake Conference Center. Members of the Authority interested in attending were instructed to contact CED for tickets.

Mr. Wright announced the 22nd Annual Chesapeake Business Appreciation Golf Classic will be held at the Greenbrier Country Club on June 3, 2022, at 9:00 am.

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



Steven C. Wright
Executive Secretary