

**ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF CHESAPEAKE
THURSDAY, April 21, 2022**

The regular meeting of the Economic Development Authority of the City of Chesapeake was held on Thursday, April 21, 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
Dawn Matheson, Treasurer/Assistant Secretary
Patrick L. Reynolds, Member
John Maddux, Member
Luis Jimenez, Member
Tonya Gill, Member

MEMBER(S) ABSENT: M. Bradley Brickhouse, Secretary; Michael Malone, Member

ALSO PRESENT: Steven C. Wright, Executive Secretary

COUNSEL PRESENT: John Sawyer, WRG PC, EDA Counsel

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

GUESTS PRESENT: Brian Solis, Deputy City Manager; Tracy Bedgood, CPA and Audit Senior Manager with Cherry Bekaert, LLP;

CALL TO ORDER: Ms. Vonda Chappell, Chair, welcomed Mr. John Sawyer as the new EDA counsel, declared a quorum present, and called the meeting to order.

AUDIT:

Cherry Bekaert, LLP presented the results of the Fiscal Year 2021 Audit of Financial Statements. The results indicated a clean audit opinion with no internal control deficiencies noted. Ms. Tracy Bedgood, CPA and Audit Senior Manager with Cherry Bekaert thanked Ms. Constantia Matthews and the CED staff for all their assistance with the audit.

EXECUTIVE SESSION:

Chair Vonda Chappell stated the executive session will cover 1) discussion or consideration of the disposition acquisition of publicly held real property, where discussion in open meeting would adversely affect the bargaining or negotiating position of the Authority, for the purposes of disposition or acquisition of a parcel of Authority-owned or to be acquired property; all as permitted by Sections 2.2-3711(A) (3) of the Code of Virginia.

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

EXECUTIVE SESSION cont.:

Chair Vonda Chappell certified that to the best of each member's knowledge, only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed, and only such public business matters as were identified in the motion convening the closed meeting were heard, discussed, or considered. The certification was approved, and the Executive Session was Closed unanimously via a roll call vote.

ADDITIONAL MOTION:

Mr. Kevin Cosgrove made a motion to increase the previously agreed upon funding to assist with due diligence necessary for the rezoning of Williams Farm from \$150,000.00 to an amount not to exceed \$200,000.00; seconded by Mr. John Maddux. The motion was approved unanimously.

MEETING MINUTES:

After a review of the March 17, 2022 Meeting Minutes, Ms. Dawn Matheson made a motion; seconded by Mr. John Maddux, to accept the minutes from the March 17, 2022 meeting. The motion was approved unanimously.

TREASURER'S REPORT(S):

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

Mr. Wright reported a new budget committee needs to be appointed to assist Ms. Constantia Matthews in preparing next year's budget. Chair Vonda Chappell made a request for volunteers. Treasurer Ms. Dawn Matheson was appointed to the committee and the decision was made to confirm a second committee member at the next EDA meeting.

INVOICES:

All the invoices were approved budgeted invoices.

UNFINISHED BUSINESS:

ECONOMIC DEVELOPMENT UPDATE:

Mr. Steven Wright updated all properties in Greenbrier North have been sold except a small lot along Steppingstone Square. Mr. Wright advised the POA (Property Owners Association) needs to be reactivated and the parcel for the Pump Station conveyed to the City for the reconstituted POA to take possession of the Stepping Stone lot. Mr. Tim Howlett is working with the City to get the Pump Station property conveyed and will have an update at the next EDA meeting.

ECONOMIC DEVELOPMENT UPDATE cont.:

Mr. Preston Wilhelm updated Greenbrier Mall is in receivership being handled by a Special Servicer which will be a lengthy process to work through and makes development opportunities challenging.

Mr. Wright reported that partially in conjunction with CED, the City Planning Department intends to conduct a Greenbrier Land Use Study. Mr. Wright advised the Land Use Study will help to determine a strategy to revitalize and enhance the Greenbrier Business Sector and restore the Mall to a true revenue-producing asset for the community.

THREE OAKS AT GREENBRIER COMMERCE PARK:

Mr. Wright discussed the type of stipulations that need to be inserted into all contracts for sale of the property specifically addressing the timeframe for development of the property. Mr. Wright suggested CED staff work with the real estate committee and EDA counsel to formulate the appropriate contractual language. Mr. Wright also recommended the EDA appoint an Architectural Review Committee (ARC) that can design and enforce the agreed upon standards as well.

Mr. Wilhelm provided an update on the projects that were presented for Three Oaks at the last meeting.

OAKBROOKE BUSINESS & TECHNOLOGY CENTER UPDATE:

No new updates.

WESTERN BRANCH UPDATE:

Mr. Preston Wilhelm updated conversations continue regarding development possibilities as well as significant beautification improvements along Portsmouth Boulevard which should help make the Western Branch corridor more attractive and marketable.

COMMITTEE REPORTS:

Mr. Kevin Cosgrove formally introduced Attorney John Sawyer with Wolcott, Rivers, Gates, as the EDA's new counsel and welcomed him to the Authority.

2nd EXECUTIVE SESSION:

Chair Vonda Chappel requested a motion to go into executive session for a discussion of a prospective business or industry, the expansion of an existing business or industry where no previous announcement has been made of the business or industry's interest in locating or expanding its facilities in the City for the purposes of potential economic development opportunities; all as permitted by Sections 2.2-3711(A) (1) and (3) of the Code of Virginia.

2nd EXECUTIVE SESSION cont.:

A motion was made to go into Executive Session by Mr. Luis Jimenez; seconded by Ms. Dawn Matheson. The motion was approved unanimously.

Chair Vonda Chappell certified that to the best of each member's knowledge, only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed, and only such public business matters as were identified in the motion convening the closed meeting were heard, discussed, or considered. The certification was approved, and the Executive Session was Closed unanimously via a roll call vote.

FOR YOUR INFORMATION:

- Cutlass Grille Ribbon Cutting
 - o April 22, 2022 at 11:00 am – 725 Eden Way, Ste. 700
- Konikoff Dental Associates Ribbon Cutting
 - o April 28, 2022 at 4:00 pm - 684 N. Battlefield Blvd
- Bickford of Chesapeake Ribbon Cutting
 - o April 28, 2022 at 4:00 pm – 361 Great Bridge Blvd
- Commonwealth Senior Living Ribbon Cutting
 - o April 29, 2022 at 2:00 pm -1324 Cedar Road
- Blue Heron Waterway Gallery Ribbon Cutting
 - o April 29, 2022 at 3:30 pm
 - o Reception at 4:30 pm at Atlantic Yacht Basin - 2615 Basin Road
- Southern Bank - Ground Opening
 - o May 3, 2022 at 9:00 am – additional details to follow

Mr. Wright announced the 22nd Annual Chesapeake Business Appreciation Golf Classic will be held at the Greenbrier Country Club on June 3, 2022, with a 9:00 am shotgun start. The recipient of the proceeds from the tournament will be the Chesapeake Public Schools Educational Foundation, specifically the J.A. Cotton Career Scholar Award.

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



Steven C. Wright
Executive Secretary