

**ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF CHESAPEAKE
THURSDAY, October 20, 2022**

The regular meeting of the Economic Development Authority of the City of Chesapeake was held on Thursday, October 20, 2022, at 3:00 p.m. at Summit Pointe, 555 Belaire Avenue, Suite 310, Chesapeake, VA 23320.

MEMBERS PRESENT: Vonda W. Chappell, Chair
Kevin J. Cosgrove, Vice Chair
M. Bradley Brickhouse, Secretary
Dawn Matheson, Treasurer/Assistant Secretary
Michael Malone, Member
Tonya Gill, Member
Julie Anderson, Member

MEMBER(S) ABSENT: John Maddux, Member; Luis Jimenez, Member

ALSO PRESENT: Steven C. Wright, Executive Secretary

COUNSEL PRESENT: John Sawyer, WRG PC, EDA Counsel

CED STAFF PRESENT: Ben White; Preston Wilhelm; Tim Howlett; Curtis Cobert; Kerstin Plarr;
Constantia Matthews; Stephanie Howell

GUESTS PRESENT: Brian Solis, Deputy City Manager; Jay Stroman, City Attorney; Mark Dallman with Kimley-Horne; Toi Hunter with the Alliance; and Vic Nicholls, citizen

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

INTRODUCTION:

Chair Vonda Chappell introduced and welcomed new EDA member Ms. Julie Anderson, Executive Vice President Commercial Lending, with TowneBank who brings a wealth of knowledge to the EDA.

EDA OFFICERS:

Mr. Steven Wright advised the EDA Rules of Order require the EDA to adopt a Slate of Officers every year at the September meeting with those elections going into effect at the October meeting. Historically EDA Officers serve for two years to maintain continuity and momentum. Due to an oversight a new Slate of Officers was presented at the September meeting without confirming the two-year term of the current EDA Officers. Accordingly, Mr. Wright requested the Authority to reconsider the elections approved at the September meeting. Mr. Michael Malone made a motion; seconded by Ms. Tonya Gill to rescind last month's action adopting the presented new Slate of Officers. The motion was unanimously approved.

EDA OFFICERS cont.:

Mr. Michael Malone made a motion; seconded by Mr. Brad Brickhouse to reinstate the previous Slate of Officers which are Chair, Vonda Chappell; Vice Chair Kevin Cosgrove; Secretary, Brad Brickhouse; Treasurer/Assistant Secretary, Dawn Matheson. The motion was unanimously approved.

MEETING MINUTES:

After a review of the September 15, 2022 Meeting Minutes, Mr. Kevin Cosgrove made a motion; seconded by Mr. Michael Malone, to accept the minutes from the September 15, 2022 meeting. The motion was unanimously approved.

TREASURER'S REPORT(S):

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

INVOICES:

All the invoices were approved budgeted invoices.

UNFINISHED BUSINESS:

ECONOMIC DEVELOPMENT UPDATE:

Mr. Steven Wright updated there continues to be a tremendous amount of economic development activity including a groundbreaking for the new VA Clinic and a ribbon cutting for the new Chesapeake Regional Hospital tower. The VA Clinic and the hospital tower are both multi-million dollar projects. The new VA Clinic is adjacent to the hospital and will serve all the Veterans in South Hampton Roads. Mr. Wright advised Chesapeake Regional Hospital has done a wonderful job providing services to the community for a long time and with the addition of the new tower they now have the capacity to do even more.

Mr. Wright reported the Planning Department is conducting an Industrial Waterfront Study to identify potential future development activities and has launched a Facade Grant program for businesses within the Great Bridge Historic Gateway Overlay District. The Facade Grant is a 1-to-1 matching grant up to \$20,000.00 that can be used for facade improvements, updating signage, landscape and hardscape improvements, pedestrian enhancements, and outdoor eating areas.

In addition, CED staff held a meeting at Cavalier Industrial Park and invited tenants to share their concerns as well as growth and improvement suggestions. The tenants' collectively agreed traffic was a major concern. In response, CED and Public Works plan on requesting a traffic analysis to identify solutions that can be quickly implemented.

THREE OAKS AT GREENBRIER COMMERCE PARK:

Mr. Ben White updated the construction project related to water and sewer is underway, beginning with deforestation and clearing the paths. In addition, Mr. Steven Wright updated a 15-acre project has been affirmed and will be moving forward – more information to follow.

OAKBROOKE BUSINESS & TECHNOLOGY CENTER UPDATE:

CED staff closed on the sale of land to ALM for some of the residual property located in the former Southeastern Expressway Reservation.

WESTERN BRANCH UPDATE:

Mr. Preston Wilhelm updated the VA Clinic has applied for a conditional use permit and met with the development review committee. No major issues were cited at the development review meeting with City staff, and the application is currently scheduled to go to the Planning Commission in December.

GREENBRIER NORTH UPDATE:

Mr. Ben White updated the pump station has been dedicated to the City and the EDA has no further interest in Greenbrier North.

NEW BUSINESS:

Mr. Steven Wright presented an Amended Resolution and Development Agreement for Plasser American due to some minor changes to their project which affects the EDIP Grant the City awarded Plasser. The changes include how the capitol investment was divided between real estate and equipment, with an actual increase in the overall investment. Mr. Wright asked the Authority for a vote to ratify the Amended Resolution and Development Agreement. Plasser American's expansion project will still create 98 new jobs with an average annual salary of \$50,000.00

Chair Vonda Chappell clarified upon receipt of the CO for both the office building and the manufacturing/industrial component the EDIP funds will be distributed. The payments are proposed to be made in two separate installments – ½ upon receipt of the CO and ½ after 12 months to ensure compliance. Mr. Kevin Cosgrove made a motion; seconded by Mr. Brad Brickhouse to ratify the Amended EDIP Agreement for Plasser. The motion was unanimously approved.

Mr. Steven Wright also presented an LOI for the sale of the property mentioned therein that CED staff negotiated with Russell's Heating and Cooling for the terms requested by the Authority.

Ms. Dawn Matheson made a motion; seconded by Mr. Michael Malone to adopt Russell's Heating and Cooling LOI and authorize the Chair to execute any necessary documents to finalize the sale of this property in Three Oaks. The motion was unanimously approved.

EXECUTIVE SESSION:

Mr. John Sawyer, EDA Counsel, stated the EDA may wish to consider a motion to conduct a closed meeting for discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining or negotiating position of the Economic Development Authority (EDA), specifically for potential acquisition of real property for economic development purposes and the disposition of publicly held real property all as permitted by Sections 2.2-3711(A) (3) of the Code of Virginia.

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

Mr. John Sawyer, EDA Counsel, stated the EDA may wish to consider a motion to certify 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.

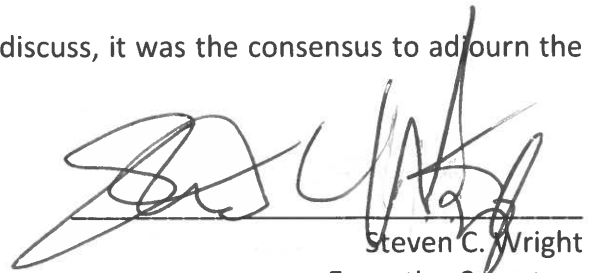
Mr. Kevin Cosgrove made a motion; seconded by Mr. Michael Malone to cancel the EDIP grant to GEMSA due to the lack of a CO. The motion was unanimously approved.

Mr. Michael Malone made a motion; seconded by Ms. Dawn Matheson to authorize additional expenditures to Kimley-Horne, not to exceed \$275,000.00. The motion was unanimously approved.

FOR YOUR INFORMATION:

- October 8, 2022 - 12th Annual Wine Festival
 - Chesapeake City Park 12:00 pm – 6:00 pm
- December 15, 2022 – Economic Development Holiday Open House
 - Summit Pointe 2nd Floor 4:00 pm

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



Steven C. Wright
Executive Secretary