

**ECONOMIC DEVELOPMENT AUTHORITY  
OF THE CITY OF CHESAPEAKE  
THURSDAY, July 20, 2023**

The regular meeting of the Economic Development Authority of the City of Chesapeake was held on Thursday, July 20, 2023, 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/Asst. Secretary  
John Maddux, Member  
Luis Jimenez, Member  
Michael Malone, Member – via Telephone & Teams  
Tonya Gill, Member  
Julie Anderson, Member

**MEMBER(S) ABSENT:** None

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

**COUNSEL PRESENT:** John Sawyer, WRG PC, EDA Counsel

**CED STAFF PRESENT:** Ben White; Preston Wilhelm; Lloyd Jackson; Sherry Barnette; Tim Howlett;  
Curtis Cobert; Constantia Robinson

**GUESTS PRESENT:** Brian Solis, Deputy City Manager; Susan Rowling, Assistant City Attorney -via Teams; Toi Hunter, VP Business Retention, Alliance; Nesha Ubiles, CED Summer Intern; Allison Auten, Chesapeake Public Schools

**CALL TO ORDER:**

Ms. Vonda Chappell, Chair, declared a quorum present and called the meeting to order. After a review of the proposed Draft Agenda, hearing no objections, Ms. Chappell requested a motion to adopt the Draft Agenda. Ms. Dawn Mattheson made a motion to adopt and finalize the Draft Agenda; seconded by Ms. Julie Anderson. The motion passed unanimously.

**INTRODUCTION:**

Mr. Ben White introduced Ms. Allison Auten, a teacher from Great Bridge High School who is part of the Career Technical Development Program with Chesapeake Public Schools. Ms. Auten spent the day shadowing Economic Development which included a tour of Yupo Corporation, lunch with Jo-Kel representatives, and a meeting with the Chesapeake Visitors Bureau. Ms. Auten greeted the members and advised she works in the Business and Marketing Department teaching Economics, Personal Finance, Digital Applications, Keyboarding, and will be teaching a new class in Cyber Security in the Spring. Ms. Auten reported she learned a lot of useful information that she can share with her students.

**SPECIAL PRESENTATION:**

Ms. Nisha Ubiles, CED Summer Intern, gave a power point presentation addressing the five main industries in Chesapeake which include Logistics and Supply Chain, Defense and Security Technology, Advanced Manufacturing, Professional Business Services, and Health Care Technologies and Services. Ms. Ubiles also highlighted the use of AI technologies in lead generation.

**MEETING MINUTES:**

After a review of the June 15, 2023 Meeting Minutes, Mr. John Maddux made a motion; seconded by Ms. Tonya Gill, to accept the minutes from the June 15, 2023 meeting. The motion was unanimously approved.

**TREASURER'S REPORT:**

Ms. Constantia Robinson presented the treasurer's report for July 2023. No questions or concerns were expressed; therefore, Chair Vonda Chappell declared July 2023, Treasurer's Report filed for audit.

**INVOICES:**

All the invoices were approved budgeted invoices.

**ECONOMIC DEVELOPMENT UPDATE:**

Mr. Preston Wilhelm discussed his marketing mission to Denver where he and local consultants met with several business prospects including data storage and advanced manufacturing companies. Mr. Wilhelm advised the effects of COVID are still being felt with respect to employees working from home and not in the corporate offices.

Mr. Ben White discussed his recent marketing mission in Germany, which was organized by the HR Alliance, where he and Mr. Steven Wright met with several businesses that should generate site prospect visits to Chesapeake. Mr. White advised they also had an opportunity to visit Plasser's manufacturing headquarters in Lintz, Germany. One of the mission goals was to gain an understanding of European apprenticeship programs and best practices. They hope to implement similar types of practices in Chesapeake, providing employees with growth opportunities, including education, industry certifications, and experience, to advance their careers from entry-level positions to management and beyond.

**THREE OAKS AT GREENBRIER COMMERCE PARK:**

Mr. Tim Howlett updated the water and sewer lines should be complete by the end of August, and the pump station is scheduled to be completed sometime in December. However, the pump station may take a little longer because of the new designs.

**OAKBROOK BUSINESS & TECHNOLOGY CENTER:**

Mr. Ben White updated general activity is strong and several contracts are moving forward. Mr. White reported there are only approximately 7 acres still available.

**WESTERN BRANCH:**

Mr. Tim Howlett reported there have been recent discussions with Pete Kotarides about mall redevelopment. Plans involve demolishing the SEARS building, introducing a new tenant, relocating existing businesses within the mall, and connecting sites. The main section of the mall renovation is delayed until 2035 due to contracts, prompting consideration of interim space utilization by Mr. Kotarides. The City has approved two Gateway projects for signage and landscaping on both sides of the boulevard and eventually the interstate right-of-way.

**COASTAL VIRGINIA COMMERCE PARK (CVCP):**

Mr. Brian Solis reported meetings regarding rezoning, due diligence and the permitting process are ongoing. Mr. Steven advised future meetings with the consultants will include DEQ and VEDP.

**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 as well as consultation with legal counsel requiring the provision of legal advice by counsel all as permitted by Sections 2.2-3711(A) (3) of the Code of Virginia.

Mr. Kevin Cosgrove made a motion, seconded by Mr. John Maddux 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.

**MOTIONS:**

Mr. Kevin Cosgrove made a motion to approve the Purchase and Sale Agreement for Jones Printing; seconded by Mr. Bradley Brickhouse. The motion was unanimously approved.

Ms. Dawn Matheson made a motion to authorize the Chair to execute the Agricultural Grant for Perdue Agribusiness; seconded by Mr. Luis Jimenez. The motion was unanimously approved.

**FOR YOUR INFORMATION:**

- September 18, 2023 - Nakano Warehouse and Transportation Corp. Ribbon Cutting
  - Nakano Warehouse - 1:00 pm
- October 14, 2023 - 14<sup>th</sup> Annual Chesapeake Wine Festival
  - Chesapeake City Park 12:00 pm – 6:00 pm

**ADJOURNMENT:** There being no further business to discuss, Mr. John Maddux a motion to adjourn; no second being needed, it was the consensus to adjourn the meeting.



Steven C. Wright  
Executive Secretary

Minutes provided by Jude Jackson