

**ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF CHESAPEAKE
THURSDAY, October 19, 2023**

The regular meeting of the Economic Development Authority of the City of Chesapeake was held on Thursday, October 19, 2023, at 3:00 p.m. at Summit Pointe, 555 Belaire Avenue, Suite 310, Chesapeake, VA 23320.

MEMBERS PRESENT: Kevin J. Cosgrove, Chair
Julie Anderson, Vice Chair
Vonda W. Chappell, Member
Dawn Matheson, Treasurer/Asst. Secretary
Michael Malone, Member
Tonya Gill, Member
Jeffrey Ganthner, Member

MEMBER(S) ABSENT: M. Bradley Brickhouse, Secretary; Luis Jimenez, Member

ALSO PRESENT: Steven C. Wright, Executive Secretary

COUNSEL PRESENT: John Sawyer, WRG PC, EDA Counsel

CED STAFF PRESENT: Ben White; Sherry Barnette; Preston Wilhelm; Lloyd Jackson; Tim Howlett; Kerstin Plarr; Constantia Robinson; Curtis Cobert; Austin Bussey

GUESTS PRESENT: Brian Solis, Deputy City Manager; Catherine Lindley, City Attorney; Brian Economy, President/CEO of Emerald State Environmental; Vic Nichols, citizen

CALL TO ORDER:

Mr. Kevin Cosgrove, Chair, declared a quorum present and called the meeting to order. Ms. Dawn Matheson made a motion to amend the Draft Agenda go into closed session first; seconded by Mr. Jeffrey Ganthner. Hearing no objections, the motion passed unanimously. Chair Kevin Cosgrove declared the Draft Agenda adopted as amended.

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.

Ms. Vonda Chappell made a motion, seconded by Ms. Dawn Matheson to go into Executive Session. The motion was unanimously approved.

Ms. Dawn Matheson made a motion, seconded by Mr. Jeffrey Ganthner, to leave Executive Session. The motion was unanimously approved.

EXECUTIVE SESSION cont.:

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.

MEETING MINUTES:

After a review of the September 21, 2023 Meeting Minutes, Ms. Dawn Matheson made a motion; seconded by Mr. Michael Malone, to accept the minutes from the September 21, 2023 meeting. The motion was unanimously approved.

TREASURER'S REPORT:

Mr. Steven Wright presented the treasurer's report for September 2023. No questions or concerns were expressed; therefore, Chair Kevin Cosgrove declared September 2023, Treasurer's Report filed for audit.

INVOICES:

All the invoices were approved budgeted invoices.

ECONOMIC DEVELOPMENT UPDATE:

Mr. Steven Wright reported the CED staff is actively promoting Chesapeake at various levels, locally, statewide, nationally, and internationally. Ms. Sherry Barnette shared her positive experience at the ICSC conference in National Harbor, Maryland, highlighting valuable networking opportunities with national retailers and local partners. Ms. Kerstin Plarr discussed the formation of the Women of Offshore Wind special interest group by the Hampton Roads Alliance, aiming to advance the Offshore Wind industry through education, networking, and business development. Mr. Lloyd Jackson reported concerns raised by businesses about check fraud during the recent Cavalier Industrial Park meeting. Ms. Sherry Barnette also participated in the Virginia Maritime Association 2023 conference, engaging with local businesses and citizens. Mr. Wright concluded by reminding members of the \$7 million property acquisition obligation due in April/May 2024.

THREE OAKS AT GREENBRIER COMMERCE PARK:

Mr. Preston Wilhelm updated CED staff has been approached by two potential development partners that are proposing to construct speculative manufacturing space at Three Oaks Industrial Park. Proposals are very preliminary, but staff wanted to get approval from EDA prior to asking for additional details. The EDA members were receptive to the proposal and directed staff to investigate further.

Mr. Tim Howlett reported the Kotarides have requested a drainage easement along the northern portion of the EDA's property in Three Oaks that connects with the drainage easement already established along this same property line. The Kotarides have offered \$10 for the easement and staff does not believe this easement would adversely impact a future user of this land.

OAKBROOK BUSINESS & TECHNOLOGY CENTER:

Mr. John Sawyer reported Jones Printing Services is on schedule to close on lot 2, which is approximately 4.6 acres. Mr. Wright reported there is only one parcel left in Oakbrook that has been subdivided.

COASTAL VIRGINIA COMMERCE PARK (CVCP):

Updated in the Executive Session.

OLD BUSINESS:

Mr. Jeffrey Ganthner made a motion to approve the Kotarides request for a drainage easement along the northern portion of the EDA's property in Three Oaks that connects with the existing drainage easement along the same property line; seconded by Ms. Dawn Matheson. The motion was unanimously approved.

Mr. Michael Malone made a motion to approve the Memorandum of Understanding (MOU) between the City and the EDA as presented by EDA counsel, Mr. John Sawyer; seconded by Ms. Tonya Gill. The motion was unanimously approved.

ADDITIONAL MOTION:

Mr. Jeffrey Ganthner made a motion to move the December EDA meeting to December 14, 2023 at 2:00 pm; seconded by Mr. Michael Malone. The motion was unanimously approved.

FOR YOUR INFORMATION:

- November 17, 2023 – Toastique Grand Opening
 - 555 Belaire Avenue – 1st Floor
- December 11 – 12, 2023 – VIDA/Virginia Industrial Development Authority Institute
 - Online Event Via Zoom
- December 14, 2023 – Economic Development Holiday Open House
 - Apex Room – 2nd Floor

ADJOURNMENT: There being no further business to discuss, and it being the consensus of the members, Chair Kevin Cosgrove declared the meeting was adjourned.



Steven C. Wright
Executive Secretary