

**ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF CHESAPEAKE
THURSDAY, March 16, 2023**

The regular meeting of the Economic Development Authority of the City of Chesapeake was held on Thursday, March 16, 2023, at 3:00 p.m. at Summit Pointe, 555 Belaire Avenue, Suite 310, Chesapeake, VA 23320.

MEMBERS PRESENT: Vonda W. Chappell, Chair
Dawn Matheson, Treasurer/Asst. Secretary
M. Bradley Brickhouse, Secretary
John Maddux, Member
Michael Malone, Member
Tonya Gill, Member
Julie Anderson, Member

MEMBER(S) ABSENT: Kevin J. Cosgrove, Vice Chair; Luis Jimenez, Member

COUNSEL PRESENT: John Sawyer, WRG PC, EDA Counsel

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

GUESTS PRESENT: Brian Solis, Deputy City Manager; Catherine Lindley, Acting City Attorney; Levin Turner, Planning Commissioner; Jolie Spiers, VP Small Business & SBDC Director; Brett Hall, WAVY TV-10 Reporter; Alexia Hargrove, Chesapeake NAACP

CALL TO ORDER:

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

INTRODUCTION OF GUESTS:

Mr. Levin Turner, Planning Commissioner and Ms. Alexia Hargrove, Chesapeake NAACP introduced themselves and were greeted by EDA members and CED staff.

SPECIAL PRESENTATION:

Ms. Jolie Spiers, VP of Small Business & Director of SBDC (Small Business Development Center) introduced herself advising she leads a team of business and technical experts. Ms. Spiers reported the SBDC represents Hampton Roads and helps small businesses succeed in all the local communities. The SBDC equips small business owners with many essential tools to help them achieve their business goals. Ms. Spiers presented a power point featuring the services the SBDC provides which includes 1:1 technical advising, connections to curated research, access to other experts and professionals such as accountants, bookkeepers, attorneys, and insurance agents. The SBDC has been hosted by the HR Chamber for the past 30 years. SBDC also participates in special events and has partnered with Virginia Peninsula Community College to provide training.

MEETING MINUTES:

After a review of the February 16, 2023 Meeting Minutes, Mr. Michael Malone made a motion; seconded by Ms. Julie Anderson, to accept the minutes from the February 16, 2023 meeting. The motion was unanimously approved.

TREASURER’S REPORT(S):

Ms. Constantia Matthews presented the treasurer’s report for February 2023. No other questions or concerns were expressed; therefore, Chair Vonda Chappell declared February 2023, Treasurer’s Report filed for audit.

INVOICES:

All the invoices were approved budgeted invoices.

ECONOMIC DEVELOPMENT UPDATE:

Ms. Kerstin Plarr reported on the 2023 Small Business Symposium, which took place on March 14th at the Chesapeake Conference Center. The event was co-hosted by the Virginia Department of Small Business & Supplier Diversity (SBSD) and was attended by over 100 people, including Mayor Rick West, members of City Council, and the City Manager's Office. The symposium was a great success, with a wide range of businesses attending, including those that had been in operation for less than 2 years or just starting up, as well as those that had been in business for over 10 years. The symposium's overall theme was government contracting, and a variety of area experts gave presentations on how to do business with the City of Chesapeake, the Commonwealth of Virginia, and even the Federal Government. The sessions that were presented were well received and created a platform for networking opportunities. Ms. Jolie Spiers from the Small Business Development Center also gave a presentation on business idea creation and operational thinking. Overall, the symposium was a huge success, and the organizers are looking forward to hosting future events.

THREE OAKS AT GREENBRIER COMMERCE PARK:

Mr. Ben White reported several calls have been received regarding the tree removal and clarified that the City is not removing the trees because it is a Kotarides property.

COMMITTEE REPORTS:

Mr. Ben White requested the EDA appoint a Budget Committee to discuss next fiscal year’s budget. Chair Vonda Chappell asked for volunteers and hearing non appointed Treasurer, Ms. Dawn Matheson, and EDA member, Ms. Julie Anderson to work with CED Management Analyst, Ms. Constantia Matthews on next year’s fiscal budget.

NEW BUSINESS:

Mr. Brian Solis, Deputy City Manager, discussed the long-standing need for a performing arts venue, a multi-purpose center, and a stadium for athletic events, which has been expressed by various stakeholders in the City, including City Council members, business leaders, community leaders, and residents. The corporate community has also made the City aware of their need for additional meeting and training spaces. Mr. Solis presented the Johnson Consulting, Inc., Consulting Agreement and requested funding to conduct a Multipurpose Event Center Feasibility Study. Mr. Solis explained the purpose for conducting the market study is to determine the feasibility, space demand, and fiscal impact of a multi-purpose mixed-use facility. Mr. Solis advised the consulting service presented is for \$65,000.00 with a cap of \$4,000.00 of expenses. Mr. Solis pointed out a multi-purpose mixed-use facility could be a catalyst for the largest future phase of Summit Pointe's mixed-use development. The study is the first step in determining cost, fiscal impact, and building location and will not replace the Conference Center. The study will consider the fact that the two facilities will complement not compete with each other.

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) and (8) of the Code of Virginia.

Mr. Michael Malone 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.

ADDITIONAL MOTIONS:

Ms. Tonya Gill made a motion to authorize the EDA Chair to negotiate with counsel for the subdivision and sale of a property in Oakbrooke; seconded by Ms. Dawn Matheson. The motion was unanimously approved.

ADDITIONAL MOTIONS cont.:

Mr. Michael Malone made a motion on a property in Three Oaks to allow the extension of a gravel path through Three Oaks subject to negotiation of an appropriate hold-harmless and indemnification agreement; seconded by Ms. Dawn Matheson. The motion was unanimously approved.

Ms. Dawn Matheson made a motion on a property discussed in closed session to authorize up to \$20,000.00 to cap utilities to expedite the easement-abandonment process; seconded by Mr. Michael Malone. The motion was unanimously approved.

Mr. Brad Brickhouse made a motion to extend the closing of a property discussed in Closed Session to the 30th of April 2023; seconded by Mr. Michael Malone. The motion was unanimously approved.

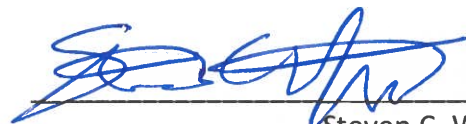
Ms. Dawn Matheson made a motion to authorize the Chair to execute the consulting agreement of Johnson Consulting as presented; seconded by Ms. Tonya Gill. The motion was unanimously approved.

FOR YOUR INFORMATION:

Mr. Ben White updated the following items and events:

- Chesapeake State of the City 2023
 - March 29, 2023 from 11:30 am – 2:00 pm
 - Chesapeake Conference Center
- Chesapeake State of the Schools 2023
 - April 26, 2023 from 8:30 am – 10:30 am
 - Chesapeake Conference Center
- 23rd Annual Business Appreciation Golf Tournament
 - May 19, 2023 at the Chesapeake Golf Club
 - 9:00 am Shotgun Start

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



Steven C. Wright
Executive Secretary