

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

The regular meeting of the Economic Development Authority of the City of Chesapeake was held on Thursday, April 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  
Dawn Matheson, Treasurer/Asst. Secretary – via telephone in Chesapeake, VA  
John Maddux, Member  
Luis Jimenez, Member  
Michael Malone, Member  
Julie Anderson, Member

**MEMBER(S) ABSENT:** M. Bradley Brickhouse, Secretary; Tonya Gill, Member

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

**COUNSEL PRESENT:** Scott Krystiniak, WRG PC, Acting EDA Counsel

**CED STAFF PRESENT:** Ben White; Jude Jackson

**GUESTS PRESENT:** Brian Solis, Deputy City Manager; Catherine Lindley, Acting City Attorney; John Harbin, Executive Director, CLBA; Jon Elliott, President, Creoteric Commercial Real Estate; John Whitman, Whitman Development Group, LLC; Vic Nichols, Citizen

**CALL TO ORDER:**

Ms. Vonda Chappell, Chair, declared a quorum present, called the meeting to order, and opened the floor for a motion to approve the Draft Agenda. Mr. Michael Malone made a motion to approve the Draft Agenda; seconded by Ms. Julie Anderson. The Draft Agenda was unanimously approved.

**INTRODUCTIONS AND SPECIAL PRESENTATIONS:**

Chair Vonda Chappell introduced Mr. John Harbin as the new Executive Director of the Chesapeake Land Bank Authority. Mr. Harbin advised City Council established the Chesapeake Land Bank Authority (CLBA) in 2018 to address vacant, abandoned, and tax delinquent properties. Mr. Harbin reported the CLBA has adopted a strategic plan with primary target areas in South Norfolk, Great Bridge Village, and the South Military Highway Corridor. The CLBA has acquired seven properties within the South Norfolk area and is currently holding them for more significant development opportunities. Mr. Harbin also explained that the CLBA primarily works on the residential use spectrum but can also do commercial and industrial uses and is interested in partnering with the EDA.

**SPECIAL PRESENTATIONS con.:**

Chair Vonda Chappell introduced and welcomed Mr. Jon Elliott. Mr. Elliott, who recently launched a commercial real estate company, Creoteric, introduced a client of his, Mr. John Whitman representing Whitman Development. Mr. Whitman advised that Whitman Development is a Class A General contractor that builds approximately 50 houses a year and works with several property management companies. They wanted to introduce themselves in person and expressed an interest in the Oakbrooke area.

**MEETING MINUTES:**

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

**TREASURER’S REPORT(S):**

Mr. Steven Wright presented the treasurer’s report for March 2023. No other questions or concerns were expressed; therefore, Chair Vonda Chappell declared March 2023, Treasurer’s Report filed for audit.

**INVOICES:**

All the invoices were approved budgeted invoices.

**ECONOMIC DEVELOPMENT UPDATE:**

Mr. Steven Wright reported there is an increase in activity in manufacturing and logistics projects in the marketplace and CED is aggressively pursuing some of these opportunities. Mr. Wright reported the Economic Development staff is actively marketing available properties by participating in marketing missions with the Alliance and VEDP nationally and internationally. Mr. Wright also reported a few previously initiated projects are stalling due to the current financial market’s high cost of money and materials causing the capital investment to triple in some cases. However, several projects are willing to proceed, and contact is being made with new companies with new projects.

**THREE OAKS AT GREENBRIER COMMERCE PARK:**

Mr. Steven Wright reported the CED staff has been working closely with two parties to acquire property at the South end of Three Oaks Commerce Park and the Planning Department to subdivide those parcels. Mr. Wright reported a food and beverage manufacturer is also moving forward with their project.

**OAKBROOK BUSINESS & TECHNOLOGY CENTER:**

Mr. Steven Wright reported there is a tremendous amount of interest in some of the remaining parcels.

**Western Branch:**

Mr. Steven Wright reported the EDA has officially closed on the theater property. Special thanks to Mr. Preston Wilhelm and EDA Attorney Kyle Corte, the members of the Authority, and the City Attorney's office for all their efforts in getting the contract executed.

**OLD BUSINESS:**

Mr. Kevin Cosgrove made a motion that the Board authorize and direct the EDA Chair or the Assigned Designee, in their capacity as Chair or Assigned Designee, and in the name and on behalf of the EDA, to execute any and all documents and other items in connection with or necessary to consummate the sale of that property identified in the Purchase and Sale Agreement by and between the EDA and PPC Holdings, LLC dated February 21, 2023; seconded by Mr. Michael Malone. The motion was unanimously approved.

Ms. Julie Anderson made a motion that the Board hereby authorize and direct the EDA Chair or the Assigned Designee, in their capacity as Chair or Assigned Designee, and in the name and on behalf of the EDA, to execute any and all documents and other items in connection or necessary to consummate the sale of that property identified in the Purchase and Sale Agreement by and between the EDA and Bandlsmith Two, LLC dated January 17, 2023; seconded by Mr. Michael Malone. The motion was unanimously approved.

**NEW BUSINESS:**

Mr. Kevin Cosgrove made a motion that the Authority submit the application for the VBSRP on behalf of the Hampton Roads Executive Airport as more particularly set forth in the presented proposal; seconded by Mr. Michael Malone. The motion was unanimously approved.

**EXECUTIVE SESSION:**

Mr. Scott Krystiniak, Acting 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. Luis Jimenez made a motion; seconded by Mr. Michael Malone to go into Executive Session. The motion was unanimously approved.

Mr. Kevin Cosgrove made a motion; seconded by Mr. John Maddux to leave Executive Session. The motion was unanimously approved.

Mr. Scott Krystiniak, Acting 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 MOTION:**

Mr. Kevin Cosgrove made a motion that the EDA authorize the negotiation and endorsement of a third amendment to the William’s Farm contract extending the closing date and due diligence until July 1, 2024 and authorizing the payment of rollback taxes not to exceed \$30,000.00 and all other terms of the contract remain the same; seconded by Julie Anderson. The motion was unanimously approved.

**FOR YOUR INFORMATION:**

Mr. Steven Wright updated the following items and events:

- HR Chamber Small Business of the Year Awards Luncheon
  - May 2, 2023 - 12:00 pm at the Chesapeake Conference Center
- 23<sup>rd</sup> 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