

**ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF CHESAPEAKE
THURSDAY, May 16, 2024**

The regular meeting of the Economic Development Authority of the City of Chesapeake was held on Thursday, May 16, 2024, 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; Luis Jimenez, Member
Michael Malone, Member; Tonya Gill, Member – *Remote from Richmond, VA*
Jeffrey Ganthner, Member

MEMBER(S) ABSENT: M. Bradley Brickhouse, Secretary; Dawn Matheson, Treasurer

ALSO PRESENT: Steven C. Wright, Executive Secretary

COUNSEL PRESENT: John Sawyer, WRG PC, EDA Counsel

CED STAFF PRESENT: Preston Wilhelm; Sherry Barnette; Curtis Cobert; Kerstin Plarr; Constantia Cobert; Austin Bussey; Jude Jackson

GUESTS PRESENT: Brian Solis, Deputy City Manager; Catherine Lindley, City Attorney; David Dallman, PE, Kimley-Horn; Harvey Miller, Jr., Broadband Development Officer, City of Chesapeake IT Department; Jaleesa Hyman, Account Specialist, City of Chesapeake IT Department; James Salgado, Sr. Account Manager, Commonwealth Payroll

CALL TO ORDER:

Mr. Kevin Cosgrove, Chair, declared a quorum present and called the meeting to order. Mr. Jeffrey Ganthner made a motion to adopt the Draft Agenda; seconded by Ms. Julie Anderson. The motion was unanimously approved.

SPECIAL PRESENTATION:

Mr. David Dallman, PE, with Kimely-Horn, gave a presentation addressing the new storm water regulations regarding phosphorous and contrasting them with the old regulations. Mr. Dallman advised in 2014 the new regulations began going into effect regarding the quality of how water is cleaned before being discharged off development sites as well as retaining water on development sites to demonstrate the impact on the surrounding areas. A provision in the 2014 regulation known as 'grandfathering' allowed property to be developed in accordance with previous storm water management regulations up to 2024. As of June 30, 2024, all sites going forward must meet the new regulations established in 2014. There is an additional grace period for a year, however, the new regulations will affect the development of Oakbrook and Three Oaks.

MEETING MINUTES:

After a review of the April 18, 2024 Meeting Minutes, Ms. Julie Anderson made a motion; seconded by Mr. Luis Jimenez, to accept the minutes from the April 18, 2024 meeting. The motion was unanimously approved.

TREASURER’S REPORT:

Ms. Constantia Cobert presented the treasurer’s report for April 2024. No questions or concerns were expressed; therefore, Chair Kevin Cosgrove declared April 2024, Treasurer’s Report filed for audit.

INVOICES:

All the invoices were approved budgeted invoices.

ECONOMIC DEVELOPMENT UPDATE:

Mr. Steven Wright reported significant activity withing the department, including a meeting with the Development and Permits Department to discuss a new development tool they designed to streamline the development process in Chesapeake making it easier for businesses and economic developers.

Mr. Curtis Cobert attended the IPF Offshore Wind International Conference in New Orleans, Louisiana, partnering with VEDP, Dominion Energy, the Port, and the Alliance. Mr. Cobert reported there were over 3500 attendees representing 33 different countries at the conference. Mr. Cobert advised Hampton Roads, and particularly Chesapeake, is well-positioned for the development of various Offshore Wind possibilities.

Mr. Wright reported on attending the 2024 Hampton Roads Leadership Exchange Conference in Tampa, Florida. Mr. Wright explained the conference focused on best practice models from comparable regions and the potential benefits for Hampton Roads, and particularly Chesapeake. Mr. Wright advised several mayors and council members attended, providing valuable networking opportunities.

Mr. Wright also reported the CED staff participated in a Chesapeake CARES community service activity by canvassing Cavalier Industrial Park where they spent the morning picking up several bags of trash and cleaning up the area. Mr. Wright advised there are several other things planned to improve the look and appearance of for Cavalier Industrial Park.

THREË OAKS AT GREENBRIER COMMERCE PARK:

Mr. Steven Wright reported a contract for a 1.08 acre parcel is expected in the near future. Mr. Wright also reported on the payment made to the Kotarides organization in the amount of 2.1 million dollars for the utilities and pump station infrastructure work done to upgrade Three Oaks to a shovel ready site. The remainder of the \$3.5 million commitment for site development that was made will be used on storm water management. Mr. Wright reminded members that City Council made a commitment to fund the \$3.5 million infrastructure upgrade so the EDA will be reimbursed.

OAKBROOK BUSINESS & TECHNOLOGY CENTER:

Mr. Steven Wright updated Jones Printing has closed on the 4 acre site on Resource Road and a ground breaking will be forthcoming sometime this summer.

COASTAL VIRGINIA COMMERCE PARK (CVCP):

Mr. Wright updated on the application for the VBRSP Grant in the amount of \$125 million-dollars and after a very productive meeting with the VEDP Review Committee we are still awaiting a decision on our request. We are anticipating a final decision from the Committee by the end of this fiscal year.

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 where discussion in an open meeting would adversely affect the bargaining or negotiating position of the Economic Development Authority (EDA); all as permitted by Sections 2.2-3711(A) (3) of the Code of Virginia.

Mr. Michael Malone made a motion, seconded by Mr. Jeffrey Ganthner, 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 by Chair Cosgrove unanimously via a roll call vote.

Mr. Michael Malone made a motion to authorize an allocation of up to \$40,000.00 to support Kimley-Horn and Aqua Law's work in support of Coastal Commerce Park; seconded by Mr. Jeffrey Ganthner. The motion was approved unanimously.

FOR YOUR INFORMATION:

- **Fred Astaire Dance Studios – Chesapeake East**
 - May 18, 2024 at 1040 Volvo Pkwy, Ste.1
- **24th Annual Business Appreciation Golf Tournament**
 - May 23, 2024 at the Chesapeake Golf Club
- **Bob's Discount Furniture - Grand Opening Ribbon Cutting**
 - May 24, 2024 at 9:00 am – 9:30 am 1324 Greenbrier Pkwy
- **N.A.E. Federal Credit Union**
 - June 8, 2024 - Grand opening 12:00 pm – 4:00 pm
 - Ribbon Cutting at 1:00 pm

Mr. Steven Wright provided members with a flyer detailing the date, time, and location of scheduled meeting regarding the City of Chesapeake’s Comprehensive Plan. Mr. Wright stressed the importance of the Comprehensive Plan to the future development of the City and encouraged members to attend as many of the scheduled meetings as possible.

ADJOURNMENT: There being no further business to discuss, Mr. Luis Jimenez made 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