

**ECONOMIC DEVELOPMENT AUTHORITY  
OF THE CITY OF CHESAPEAKE  
THURSDAY, May 19, 2022**

The regular meeting of the Economic Development Authority of the City of Chesapeake was held on Thursday, May 19, 2022, at 3:00 p.m. at Summit Pointe, 555 Belaire Avenue, Apex Room 2<sup>nd</sup> floor, Chesapeake, VA 23320.

**MEMBERS PRESENT:** Vonda W. Chappell, Chair  
Kevin J. Cosgrove, Vice Chair  
Dawn Matheson, Treasurer/Assistant Secretary  
Patrick L. Reynolds, Member  
John Maddux, Member  
Luis Jimenez, Member  
Michael Malone, Member – via remote telephone connection  
Tonya Gill, Member

**MEMBER(S) ABSENT:** M. Bradley Brickhouse, Secretary

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

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

**CED STAFF PRESENT:** Preston Wilhelm; Lloyd Jackson; Sherry Barnette; Tim Howlett; Curtis Cobert; Constantia Matthews; Kerstin Plarr

**GUESTS PRESENT:** Brian Solis, Deputy City Manager; Jay Stroman, City Attorney

**CALL TO ORDER:** Ms. Vonda Chappell, Chair, welcomed Mr. John Sawyer as the new EDA counsel, declared a quorum present, and called the meeting to order.

**MEETING MINUTES:**

After a review of the April 21, 2022 Meeting Minutes, Mr. Kevin Cosgrove made a motion; seconded by Mr. John Maddux, to accept the minutes from the April 21, 2022 meeting. The motion was approved unanimously.

**TREASURER'S REPORT(S):**

Mr. Steven Wright, Chesapeake Economic Development, presented the treasurer's report for April 2022. No other questions or concerns were expressed; therefore, Chair Vonda Chappell declared April 2022 Treasurer's Report filed for audit.

**INVOICES:**

All the invoices were approved budgeted invoices.

**UNFINISHED BUSINESS:**

**ECONOMIC DEVELOPMENT UPDATE:**

Ms. Kerstin Plarr updated that on April 5, 2022, Titan America announced a \$37 million dollar investment in the City for the expansion of their facility in South Norfolk. Ms. Plarr also updated Star Cycle is coming to Summit Pointe featuring an indoor cycling facility, and the opening of LUCE Secondo on May 17, 2022. In addition, Ms. Plarr provided an update on the status of the application submitted for the Go Virginia Grant for Business Ready Sites advising a formal vote is expected mid-June.

**THREE OAKS AT GREENBRIER COMMERCE PARK:**

Mr. Wright updated Three Oaks at Greenbrier is on the shortlist for a major manufacturing company with an approximate capital investment of \$173 million dollars as well as 100 new jobs. Mr. Wright advised he and Mr. Ben White recently addressed a professional real estate group to make them aware of the Three Oaks site.

**OAKBROOKE BUSINESS & TECHNOLOGY CENTER UPDATE:**

Mr. Tim Howlett reported the Great Bridge Care final sale for a portion of the Southeastern Parkway will be finalized in the very near future. Mr. Howlett advised there are pending sales for several additional parts of the parkway.

**WESTERN BRANCH UPDATE:**

Mr. Brian Solis reported City Council approved a significant gateway improvement project that includes signage, streetscape, and beautification for the northern gateway into Chesapeake especially along the Portsmouth Boulevard business corridor.

Mr. Preston Wilhelm added there is beginning to be some interest from developers in a lot of the Bowers Hill properties but reminded the Authority members there are some challenges to overcome in that area before development can begin.

**COMMITTEE REPORTS:**

Will be in closed session.

**NEW BUSINESS:**

Mr. Steven Wright presented a Resolution for an EDIP Investment Grant for Fairbanks Morse, LLC in the amount of \$150,000. Mr. Wright reported Fairbanks Morse manufactures and services diesel engines for the Navy and plan to develop a facility off Curtis Saunders Boulevard with a capital investment of approximately \$8 million dollars and will create 95 jobs with an average salary of \$50,000 per year.

**NEW BUSINESS cont.:**

Ms. Dawn Matheson made a motion to approve the \$150,000 EDIP grant for Fairbanks Morse; seconded by Ms. Tonya Gill. The motion was unanimously approved.

Mr. Steven Wright presented a Resolution for an EDIP Investment Grant for Marcari, Russotto, Spencer & Balaban in the amount of \$32,000. Mr. Wright reported Marcari, Russotto, Spencer & Balaban is a legal firm with eighteen operations across five states. The firm plans to create a shared services operation which will include purchasing, finance, and human resources located in the Battlefield Corporate Center. The capital investment is approximately \$1.2 million dollars and will create 9 new jobs with an average salary between \$37,000 and \$45,000 dollars per year.

Mr. Kevin Cosgrove made a motion to approve the \$32,000 EDIP grant for Marcari, Russotto, Spencer & Balaban; seconded by Mr. Luis Jimenez. The motion was unanimously approved.

Mr. Steven Wright proposed the consideration of amending the EDIP Program to allow retail uses to be incentivized within specific areas of the City experiencing unique challenges with market conditions and/or a higher-level design requirement. The Authority members requested a Summit Pointe broker brief them regarding retail challenges at the next EDA meeting.

**EXECUTIVE SESSION:**

Mr. John Sawyer, EDA Counsel, stated the executive session will cover:

Clause 3: 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 position or negotiating strategy of the Economic Development Authority (EDA), specifically acquisition of property for economic development opportunity.

Clause 5: Discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community, specifically an economic incentive for a new business.

All as permitted by Sections 2.2-3711(A) (3) and (5) of the Code of Virginia.

Mr. Luis Jimenez made a motion; seconded by Ms. Dawn Matheson to go into Executive Session. The motion was unanimously approved.

Mr. John Sawyer, EDA Counsel, stated the EDA may wish to consider a motion certifying the closed meeting as follows that the EDA of the City of Chesapeake hereby certifies that to the best of each member's knowledge 1) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the executive meeting to which this certification resolution applies; and 2) only such public business matters as were identified in the motion convening the executive meeting were heard, discussed, or considered by the EDA of the City of Chesapeake. The certification was approved, and the Executive Session was closed unanimously via a roll call vote.

**ADDITIONAL MOTIONS:**

A motion was made by Mr. Brad Brickhouse to appoint Mr. Kevin Cosgrove as the EDA representative to meet with the appropriate City officials to negotiate moving forward on the property discussed in the closed meeting; seconded by Mr. John Maddux. The motion was approved with one abstention.

**FOR YOUR INFORMATION:**

- 22<sup>nd</sup> Annual Chesapeake Business Appreciation Golf Classic will be held at the Greenbrier Country Club on June 3, 2022, with a 9:00 am shotgun start. The recipient of the proceeds from the tournament will be the Chesapeake Public Schools Educational Foundation, specifically the J.A. Cotton Career Scholar Award.

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



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Steven C. Wright  
Executive Secretary