

**ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF CHESAPEAKE
THURSDAY, June 20, 2024**

The regular meeting of the Economic Development Authority of the City of Chesapeake was held on Thursday, June 20, 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; Dawn Matheson, Treasurer; Bradley Brickhouse, Secretary; Tonya Gill, Member; Michael Malone, Member; Luis Jimenez, Member; Jeffrey Ganthner, Member

MEMBER(S) ABSENT: Vonda W. Chappell, Member

ALSO PRESENT: Steven C. Wright, Executive Secretary

COUNSEL PRESENT: John Sawyer, WRG PC, EDA Counsel

CED STAFF PRESENT: Preston Wilhelm; Sherry Barnette; Tim Howlett; Kerstin Plarr; Curtis Cobert; Constantia Cobert; Austin Bussey; Jude Jackson; Molly Ruffin, Summer Intern

GUESTS PRESENT: Brian Solis, Deputy City Manager; Catherine Lindley, City Attorney; George Hoddinott, Planning Department; Harvey Miller, Jr., Broadband Development Officer, IT Department; Stephanie Lindo, Wilcox Savage Law Firm Intern; Vic Nichols, Citizen; Brett Hall, WAVY TV

CALL TO ORDER:

Mr. Kevin Cosgrove, Chair, declared a quorum present and called the meeting to order. Mr. Michael Malone made a motion to adopt the Draft Agenda; seconded by Ms. Dawn Matheson. The motion was unanimously approved.

INTRODUCTION(S):

Mr. Steven Wright introduced Ms. Molly Ruffin as our CED Summer Intern. Ms. Ruffin is a rising senior at Auburn University and is majoring in Business Administration with a minor in Marketing.

Chair Kevin Cosgrove introduced Ms. Stephanie Lindo as Wilcox Savage Law Firm's Summer Intern. Ms. Lindo is a rising senior at Christopher Newport College majoring in Criminology with a minor in Leadership Studies and Philosophy of Law.

SPECIAL PRESENTATION:

Mr. George Hoddinott from the Planning Department provided an update on the ongoing development of Chesapeake's Comprehensive Plan. Mr. Hoddinott shared that following a gap analysis, seven focus areas were identified: Connectivity & Infrastructure, Economic Prosperity, Environmental Resilience, Growth Management in Rural Areas, Housing and Equity, Placemaking and Design, and Quality of Life. Mr. Hoddinott emphasized there has been extensive community outreach and engagement to gather public input and reported the timeline for presenting the completed updated Comprehensive Plan is set for Spring 2025.

MEETING MINUTES:

After a review of the May 16, 2024 Meeting Minutes, Mr. Michael Malone made a motion; seconded by Mr. Jeffrey Ganthner, to accept the minutes as amended from the May 16, 2024 meeting. The motion was unanimously approved.

TREASURER’S REPORT:

Ms. Constantia Cobert presented the treasurer’s report for May 2024. Mr. Steven Wright clarified the \$2,148,000.00 payment to Kotarides was part of the purchase agreement for Three Oaks Commerce Park to complete the necessary infrastructure improvements that included water and sewer connections and a new pump station. Mr. Wright explained these are public facilities that are necessary to make the commerce park a shovel ready site and ready for development. Ms. Cobert advised a copy of the Operating Budget has been provided to each member and next month the FY25 Proposed Budget will be ready for review.

INVOICES:

All the invoices were approved budgeted invoices.

ECONOMIC DEVELOPMENT UPDATE:

Mr. Steven Wright reported there has been significant activity within the department during the last month which several staff members will share.

Ms. Kerstin Plarr reported on a meeting with Cavalier Industrial Park businesses regarding landscaping and signage at the park's entrance. Ms. Plarr emphasized the staff's commitment to addressing these issues, citing efforts such as the Care’s Community Day activities where staff picked up trash in the Park. Ms. Plarr advised CED staff is working with other City departments on plans to improve the park's aesthetics, including storm water management, uplighting, and enhanced signage, to create a welcoming atmosphere.

Mr. Wright added that CED staff will continue to work in collaboration with Public Works to address the storm water situation, which is a prerequisite for landscaping enhancements. Mr. Wright explained that the medians along Cavalier Boulevard are designed for storm water management, so any landscaping must be carefully planned to avoid clogging the system. Contractors have assessed the area, and discussions are ongoing to find solutions that improve both aesthetics and storm water management. Mr. Wright advised addressing the concerns of tenants in Cavalier Industrial Park remains a priority, and efforts will continue until a viable solution is found.

Ms. Kerstin Plarr reported that Chesapeake has three award winners that will be announced at the Hampton Roads Small Business Awards luncheon on May 21, 2024. Ms. Plarr listed the following small businesses award winners: Chesapeake Small Business of the Year - IDF Pensign, - specializing in commercial signage; Veteran & Military Spouse Owner Small Business of the Year (first time New Category) - Pale Horse Coffee; Small Business Champion - Mr. Bert Ortiz with AVMAC.

ECONOMIC DEVELOPMENT UPDATE cont.:

Mr. Curtis Cobert discussed a group visit to Sims Metal, a scrap metal recycling company. He reported the company recently invested approximately \$20 million in facility updates, focusing on staff improvements and safety measures. Mr. Cobert advised Sims Metal's primary goal is to recycle scrap metals reducing them to the smallest amount of metal possible and disposing of the remaining materials in the most environmentally friendly way. He also reported Sims Metals plans to start a new process to achieve a 99% clean recycling rate and to become more active in Chesapeake and the business community.

Mr. Steven Wright presented a PowerPoint announcing the winners of the 2024 Annual Golf Classic and introduced the new champion trophy named "The Bernie" in honor of our colleague the late Mr. Lloyd Jackson. Mr. Wright announced that the event raised \$13,091.00, that will be donated to the Jared Cotton Scholarship Fund at the Chesapeake Education Foundation which supports students pursuing careers in the trades.

Mr. Steven Wright discussed the Economic Development Advisory Committee (EDAC) monthly meetings, which provide a platform for the Economic Development Department to share information and address issues with the business community. Mr. Wright explained anyone is welcome to attend these breakfast meetings which are typically held on the second Friday of each month, however there will be a summer hiatus for June, July and August. Mr. Wright advised the meetings will resume in September with six or seven additional meetings, and moving forward, there will likely be six or seven meetings per year to keep them fresh and relevant, focusing on popular topics and introducing new information as needed. Mr. Wright encouraged attendees to share ideas and feedback to improve the EDAC meetings.

THREE OAKS AT GREENBRIER COMMERCE PARK:

Mr. Steven Wright reported on the collaboration with Go Virginia Region Five to facilitate some of the ongoing infrastructure work and reminded members of the grant that was received. Mr. Wright advised that the time to use the full amount of the \$3.5 million grant has been extended.

COASTAL VIRGINIA COMMERCE PARK (CVCP):

Mr. Steven Wright updated that the staff at VEDP has delayed the decisions on the VBRSP grant, advising the awards were expected to be made in June, but the timeline has now been pushed back to beyond July 1st. Mr. Wright reported there are ongoing discussions with our VEDP partners, and they are aware we have a strong interest in receiving State funds to advance the Park's development. Mr. Wright assured the members that updates will continue to be provided.

OLD BUSINESS:

Mr. Steven Wright provided an update on the potential for data centers in Three Oaks at Greenbrier Commerce Park. Mr. Wright advised CED staff is gathering tax rate information from other communities in Virginia to complete an in-depth analysis of what makes sense for Chesapeake without creating peripheral impacts on other technology businesses withing the City.

Mr. Wright also provided an update on the possibility of speculative development in Three Oaks at Greenbrier Commerce Park advising there has been significant interest and the sites are very marketable. Mr. Wright emphasized the goal is to ensure that the Park is used for advanced manufacturing and to avoid developments that could easily be repurposed into logistics facilities, which would generate excessive truck traffic that the area cannot accommodate.

In addition, Mr. Wright advised an announcement regarding Project Genesis is expected in the very near future.

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); discussion or consideration of the investment of public funds where competition or bargaining is involved, where if made public initially, the financial interest of the Economic Development Authority (EDA) may be adversely affected; and potentially consultation with legal counsel regarding specific legal matters requiring the provision of legal advice by such counsel all as permitted by Sections 2.2-3711(A) (3)(6)(8) of the Code of Virginia.

Mr. Michael Malone made a motion, seconded by Mr. Luis Jimenez, 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.

ADDITIONAL MOTION(S):

Mr. Michael Malone made a motion to authorize the Chair to execute documents related to the sale of real property owned by the Authority at Three Oaks at Greenbrier Commerce Park parcel 2; seconded by Mr. Jeffrey Ganthner. The motion was passed unanimously.

FOR YOUR INFORMATION:

- **New York Bagel Company – Ribbon Cutting**
 - June 21, 2024 at 9:00 am to 9:30 am - 200 Battlefield Blvd North
- **HR Chamber 2024 Small Business of the Year Awards Ceremony & Luncheon**
 - June 21, 2024 at 12 noon - Delta Hotel 725 Woodlake Drive
- **Better Way Realty – Ribbon Cutting**
 - June 22, 2024 at 12:00 to 2:00 pm – 701 Greenbrier Parkway, 23320
- **Cornland School – Ribbon Cutting**
 - June 28, 2024 at 11:00 a.m. – 12:00 pm 5221 Glencoe Street, 23322

ADJOURNMENT: There being no further business to discuss, Mr. Michael Malone 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