

**ECONOMIC DEVELOPMENT AUTHORITY  
OF THE CITY OF CHESAPEAKE  
THURSDAY, December 16, 2021**

The regular meeting of the Economic Development Authority of the City of Chesapeake was held on Thursday, December 16, 2021, 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  
M. Bradley Brickhouse, Secretary  
Patrick L. Reynolds, Member  
John Maddux, Member  
Luis Jimenez, Member  
Michael Malone, Member  
Tonya Gill, Member

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

**MEMBER(S) ABSENT:** Dawn Matheson, Treasurer/Assistant Secretary

**CED STAFF PRESENT:** Ben White; Preston Wilhelm; Lloyd Jackson; Curtis Cobert;  
Constantia Matthews; Kerstin Plarr; Stephanie Glover

**GUESTS PRESENT:** Brian Solis, Deputy City Manager; Jay Stroman, City Attorney; Kelly Sheeran, Esq., with Kellam, Pickrell & Cox; Steven Romine, Esq., with Williams Mullen, John Balestino, General Manager with Adams Outdoor Advertising; and Kim Wade, Real Estate Manager with Adams Outdoor Advertising.

**CALL TO ORDER:** Ms. Vonda Chappell, Chair, declared a quorum present, and called the meeting to order.

**INTRODUCTIONS:** Mr. Steven Wright introduced Mr. Brian Solis, the new Deputy City Manager for the City of Chesapeake. Mr. Solis will oversee Economic Development, Planning, Parks, Recreation & Tourism, and Development & Permits. Economic Development would like to welcome Mr. Solis and looks forward to working with him. Mr. Solis thanked Mr. Steven Wright for the introduction.

Mr. Wright also introduced Mr. Steve Romine, an attorney with Williams Mullen Law Firm, and Ms. Kelly Sheeran, an attorney with Kellam, Pickrell & Cox.

**SPECIAL PRESENTATION:**

Mr. Steve Romine introduced his clients Mr. John Balestino, General Manager, and Ms. Kim Wade, Real Estate Manager, both with Adams Outdoor Advertising. Mr. Romine, Mr. Balestino and Ms. Wade presented on the use of billboards in Chesapeake and the governing ordinance. Mr. Romine pointed out that the 30-year-old regulations have not kept up with the growth and economic development in the City of Chesapeake over that time. The two main concerns raised were the 15,000 sq ft and primary use requirements. Mr. Romine advised they are in the process of requesting a modification of the ordinance through the Planning Department and the City Council. Mr. Steven Wright reiterated some of the benefits of utilizing billboards for businesses and the community.

**MEETING MINUTES:** After a review of the November 18, 2021 Meeting Minutes, Mr. Kevin Cosgrove made a motion; seconded by Mr. Michael Malone, to accept the minutes from the November 18, 2021 meeting. The motion was approved unanimously.

**TREASURER'S REPORT(S):** Mr. Steven Wright, Chesapeake Economic Development, presented the treasurer's report for November 2021. No other questions or concerns were expressed; therefore, Chair Vonda Chappell declared November 2021 Treasurer's Report filed for audit.

**INVOICES:** All the invoices were approved budgeted invoices.

**UNFINISHED BUSINESS:**

**ECONOMIC DEVELOPMENT UPDATE:** Mr. Ben White reported that he and several CED staff members had attended various site selection conferences. Mr. White advised there is very high activity right now for advanced manufacturing logistics and distribution and there has been a pick-up in demand, especially in Europe. Mr. White explained that part of the demand increase is related to the supply chain issues and the reduction in the work force created by COVID. European and national companies are looking for manufacturing opportunities as well as warehouse facilities in the US to stockpile supplies to avoid the import issues. Work force was a predominant issue addressed by every conference speaker. Mr. White reported the consultants advise a post COVID office will be a hybrid of virtual and in-person for the short-term, but the long-term variant will include a collaboration between professional services. The consultants reported the post-Covid trend in office space popularity will be spaces that include multiple amenities within the office or within a two-minute walk such as cafes, work-out facilities, green space, paid parking, and a gas allowance.

**ECONOMIC DEVELOPMENT UPDATE cont.:**

Mr. Steven Wright shared that he attended a consultant conference in Phoenix, Arizona, where all participants echoed the consistent theme of speed. Mr. Wright advised the communities that can respond to requests the fastest are the communities that will be successful. Additionally, Mr. Wright reported the communities that have the land and available buildings will get the ‘first look.’

Mr. Wright reported that even during COVID, CED was able to conduct some Existing Business Visits one of which included Perdue AgriBusiness. Mr. Lloyd Jackson, Senior Business Development Manager, coordinated a site visit to the Purdue facility with several staff members and Mayor West. Mr. Wright presented a short video that highlighted many of the business operations taking place in the Purdue facility located in Chesapeake on the Elizabeth River.

Mr. Wright updated CED had a ribbon cutting event for Plasser American. Mr. Wright advised the company built a 52 million dollar investment in Chesapeake on Atlantic Avenue and is in the process of completing a 3-story office building for their North American headquarters. In the near future, Plasser American plans to break ground in Chesapeake on an 80,000 sq ft addition to their manufacturing line.

**OAKBROOKE BUSINESS & TECHNOLOGY CENTER UPDATE:**

Mr. Ben White updated the PUD Amendment that will be acted on to remove the restrictions on the property in the Southeastern Expressway will go to City Council Tuesday, December 21, 2021. Mr. White reported CED has provided status updates to all the companies with pending contracts for those properties. The pending contracts have been updated and the Authority will be able to move forward as soon as the PUD Amendment is approved by City Council.

**WESTERN BRANCH UPDATE:** Mr. Preston Wilhelm updated CED continues to work with our partners on the rehab and renovation of the mall. Several options are being considered with a focus on entertainment.

**NEW BUSINESS: NONE**

**COMMITTEE REPORTS:** Mr. Jay Stroman, City Attorney, reported for the Real Estate Committee that the Mitsubishi transaction has closed, and the property has been acquired.

Mr. Steven Wright acknowledged all the hard work Ms. Susan Rowling, Deputy City Attorney, did on the Mitsubishi contract, as well as several other big projects for the Authority and asked Mr. Stroman to pass on the sincere appreciation of the Authority to her.

**EXECUTIVE SESSION:**

Mr. Jay Stroman, City Attorney, acting EDA Counsel, stated the executive session will cover:

Clause 3, discussion of acquisition of real property and/or disposition of publicly held real property where discussion in open session would adversely affect the negotiating position of the EDA.

Clause 5, discussion of prospective business where no previous public announcement has been made of the business' interest in locating or expanding in Chesapeake.

Clause 8, discussion of consultation with legal counsel retained by the EDA regarding a specific legal matter requiring the provision of legal advice by counsel.

Mr. Jay Stroman, City Attorney, acting EDA Counsel, amended the motion for the executive session to include all items previously mentioned in addition to the consideration of the expenditure of public funds in negotiation of a contract where doing so in an open meeting could adversely affect the negotiating position of the Authority.

A motion was made to go into Executive Session by Mr. Kevin Cosgrove; seconded by Mr. Michael Malone. The motion was approved unanimously.

A motion was made by Mr. Michael Malone; seconded by Mr. Kevin Cosgrove certifying that only public business matters lawfully exempted from open meeting requirements were identified in the motion convening the executive discussion were heard, discussed, or considered. The certification was approved unanimously via a roll call vote.

Mr. Michael Malone made a motion; seconded by Mr. Kevin Cosgrove to leave the Executive Session. The motion was approved unanimously via a roll call vote.


**ADDITIONAL MOTIONS FROM COMMITTEE MEMBERS:**

Mr. Kevin Cosgrove made a motion that the Authority authorize the Chairman to endorse closing documents for the properties discussed in the Executive Session at a price that is no lower than 1.4 million dollars and to give the Real Estate Committee the authorization to work with the CED staff; seconded by Mr. Luis Jimenez. The motion was approved unanimously.

Mr. Michael Malone made a motion to set aside \$8,000.00 to amend the initial Darden traffic analysis to include the Green Tree Road extension and to authorize the Chairman to execute a contract for the amended study; seconded by Mr. John Maddux. The motion was approved unanimously.

**FOR YOUR INFORMATION:** Mr. Steven Wright announced Chesapeake Regional Health Foundation's Gala has been rescheduled to February 26, 2022, at Chesapeake Conference Center. Members of the Authority interested in attending were instructed to contact CED for tickets.

**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

Minutes provided by Jude Jackson