

**ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF CHESAPEAKE
THURSDAY, APRIL 25, 2019**

The rescheduled meeting for April 18, 2019 of the Economic Development Authority of the City of Chesapeake was held on Thursday, April 25, 2019, at 3:00 p.m. at the Economic Development office, 676 Independence Parkway, Chesapeake, VA.

MEMBERS PRESENT: John B. Maddux, Chairman; Patrick L. Reynolds, Vice Chairman; Teresa C. Peters, Treasurer; Vonda W. Chappell, Secretary; Bradley M. Brickhouse, Member; Kevin J. Cosgrove, Member; Arthur W. Robinson, Member

MEMBERS ASBENT: *Dawn W. Matheson, Member; *Valerie K. Brown, Member
*Absence excused due to Rescheduled Meeting

ALSO PRESENT: Steven C. Wright, Executive Secretary

COUNSEL PRESENT: Jim Pickrell, KPCT PC, EDA Attorney

STAFF PRESENT: Constantia Matthews, Chesapeake Economic Development
Preston Wilhelm, Chesapeake Economic Development
Sherry Barnette, Chesapeake Economic Development
Voncile "Von" Gilbreath, Chesapeake Economic Development
Casey Gilchrist, Chesapeake Economic Development
Ben White, Chesapeake Economic Development
Tim Howlett, Chesapeake Economic Development

GUESTS PRESENT: Jim Baker, City Manager; Sam Sease, JRC Mechanical; Robb Riddle, Riddle & Associates; Matt Smith, Hampton Roads Planning District; Earl Sorey, Assistant Director of Public Works

CALL TO ORDER

John B. Maddux, Chairman declared a quorum present and called the meeting to order.

MEETING MINUTES: After a review of the March 21, 2019 Meeting Minutes, Mr. Bradley Brickhouse made a motion; seconded by Mr. Arthur Robinson, to accept the Minutes from the March 21, 2019 Meeting. The motion was approved unanimously.

TREASURER'S REPORT: Mr. Steven Wright, Chesapeake Economic Development, presented the treasurer's report for February 2019. No other questions or concerns were expressed; therefore, Chairman John Maddux declared February 2019 Treasurer's Report filed for audit.

**UNFINISHED BUSINESS:
ECONOMIC DEVELOPMENT UPDATE:**

Mr. Steven Wright shared two reminders to the EDA of upcoming events: (1) Business Appreciation Golf Classic on Friday, May 10, 2019. Mr. Wright asked the EDA members to notify staff of their attendance for a head count of the EDA team participation. (2) Mayor's State of the City Address on Tuesday, April 30, 2019. Mr. Wright stated that he would like as many EDA members to join in as host at the two EDA tables where invited business guests will be in attendance. Mr. Wright asked the EDA members to notify staff of their participation as quickly as possible.

OAKBROOKE BUSINESS & TECHNOLOGY CENTER – UPDATE:

Mr. Steven Wright recognized Mr. Robb Riddle, Riddle & Associates and his client, Mr. Sam Sease, representing JRC Mechanical, for a presentation about the development of parcel 27 in Oakbrooke Business & Technology Center. Mr. Riddle stated that he is representing the property owner for parcel 27 in Oakbrooke and Ms. Von Gilbreath has been assisting JRC Mechanical. Ms. Gilbreath explained that Mr. Sease is working with Mr. Riddle because JRC Mechanical has an interest in a large 2-acre property. Ms. Gilbreath stated that she is helping JRC Mechanical find a solution to accommodate their current need to grow. Mr. Sam Sease presented JRC Mechanical's proposal for development in parcel 27. Chairman Maddux stated that the proposal would have to be screened properly. Mr. Wright stated that the EDA will make sure that the proposal is treated appropriately and fairly. Chairman Maddux stated that a civil site plan (building, landscaping, & material) would be needed and should be routed thru Ms. Gilbreath to present to the Architectural Review Committee (ARC).

GREENBRIER NORTH COMMERCE PARK (SEVTC) – UPDATE:

Mr. Tim Howlett updated that the subdivision site plan is still moving along; but when approved, fees will have to be paid up to \$10,000. Mr. Steven Wright stated that a motion to pay the fees is needed since the fees will fall outside of budgeted items. Mr. Kevin Cosgrove made a motion, seconded by Ms. Teresa Peters to authorize fees be paid up to \$10,000 in order to obtain the subdivision goals. The motion was approved unanimously.

PROJECT BIG BELLY VISIT:

Mr. Steven Wright explained that Project Big Belly is a Japanese base firm that has shown interest for a parcel in Greenbrier North. Mr. Wright shared that he met with the owner of Big Belly in Japan and things are progressing very well. Mr. Wright shared that the Japanese base firm is very close to making their decision to come to Greenbrier North and is very excited about the property.

WESTERN BRANCH UPDATE:

Mr. Steven Wright updated that the property in Western Branch at The Grove was approved for double advertising by City Council on Tuesday, April 23, 2019. Chairman Maddux stated that hopefully by the middle of May 2019, Mr. Kotarides will know where he stands because there is excitement and a lot of interest in the property.

Ms. Barnette reported that a number of citizens made complaints about tractor trailers and personal vehicles parking on the Theatre site in Western Branch. Ms. Barnette shared that Public Works Department installed “No Parking at Any Time” signs, but those signs have not been effective. Therefore, Ms. Barnette is asking the EDA to approve funding for “Towing at the Owners Expense” metal signs with reflective material, to be printed and installed by DeSigns in the amount of \$1,571.40. Ms. Barnette stated that the signs will be installed in four locations in the parking lot so that trespassing vehicles can be removed. Ms. Teresa Peters made a motion, second by Mr. Kevin Cosgrove to approve the spending and installation of towing enforced signs in the amount of \$1,571.40. The motion was approved unanimously.

SPECIAL PRESENTATION:

MATT SMITH – SR. REGIONAL PLANNER, HAMPTON ROADS PLANNING DISTRICT COMMISSION

Mr. Steven Wright introduced Mr. Matt Smith from Hampton Roads Planning District Commission to present a comprehensive analysis on available economic opportunity sites throughout the region. Mr. Smith began by stating that the region of Hampton Roads is in a time of economic opportunity and will continue to have growing traffic to the port. Mr. Smith slide presentation detailed site readiness as a region; locality by locality. Mr. Smith stated that prospects look at the region before they look at localities. Mr. Smith shared that by not having an available site pipe line is a disadvantage to Chesapeake. Mr. Smith’s presentation addressed three questions for our locality: (1) Do we have sites that prospects are looking for? (2) What level tier sites are available? (3) Do we want to invest to make sites more appealing? Mr. Smith stated that there are definitely opportunities to use the fiscal characteristics from the information presented to address economic opportunity sites locally and regionally.

**SPECIAL PRESENTATION:
BEN WHITE – VEDP SITE ANALYSIS FOR ALL 25+AC SITES IN VA SCAB**

Mr. Ben White spoke about a new initiative from VEDP to address economic development opportunity for smaller sites. Mr. White provided a list from VEDP of 28, 25+ acre sites for Chesapeake. Mr. White shared that Chesapeake has more sites in Hampton Roads that are 25+ acre. Mr. White shared that most of the sites in Chesapeake are not zoned for commercial industrial property for industrial development. Mr. White provided a list of 525, 25+ acre Virginia Scab sites and stated that the state will hire consultants to analyze those sites across the entire state. Mr. White provided information concerning the advisory committee who will characterized the sites and make recommendations to the General Assembly. Also, Mr. White stated that the only requirement in the VEDP program is to have 25+ acre continuous sites in Chesapeake and to update those sites in the system by April 12, 2019; which was already done. Mr. White shared that VEDP will pay for the analysis and there is no matching fund requirement. Mr. White stated that the objective for Chesapeake is to have 2 tier sites come out of the VEDP program and to identify cost to get them up to tier 4 within 12 months to be site ready.

**SPECIAL PRESENTATION:
EARL SOREY – ASST. DIRECTOR, PUBLIC WORKS, CHESAPEAKE TRANSPORTATION**

Mr. Steven Wright introduced Mr. Earl Sorey, Asst. Director, Public Works to talk about a variety of transportation projects throughout Chesapeake that will have a direct impact on site creation. Mr. Sorey presented data on how Chesapeake transportation look at regional conversion. Also Mr. Sorey showed some highlights of current projects.

**NEW BUSINESS:
ENCOMPASS HEALTH – EDIP RESOLUTION**

Mr. Steven Wright informed that the EDIP Resolution for Encompass Health is added to the agenda for discussion. Mr. Kevin Cosgrove recused himself from the discussion because of his firm's adverse relationship with Encompass Health. Mr. Wright recalled Encompass Health, presented by Ms. Casey Gilchrist, as an inpatient rehab hospital facility that will be located in Battlefield Corporate Center with a total investment of nearly \$21 million dollars. Mr. Wright shared that Encompass Health will bring 2,100 new jobs with an average salary of \$61,000 per year. Mr. Wright stated that the development agreement for this EDIP grant is \$300,000 and will be paid out over three years. Mr. Patrick Reynolds made a motion; seconded by Ms. Teresa Peters, to approve Encompass Health – EDIP Resolution. The motion was approved unanimously.

EXECUTIVE SESSION:

Mr. Jim Pickrell, EDA Attorney stated the executive session will cover:

- Clause 3, discussion of acquisition of real property for a public purpose where discussion in open session would adversely affect the negotiating position of the EDA.

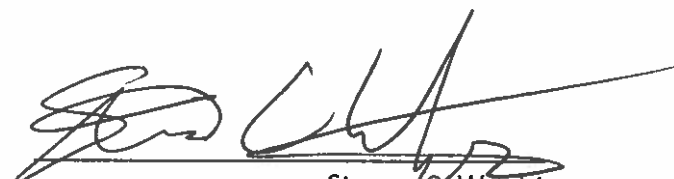
Mr. Arthur Robinson made a motion; seconded by Mr. Kevin Cosgrove to go into Executive Session. The motion was approved unanimously.

Mr. Patrick Reynolds made a motion; seconded by Mr. Arthur Robinson to leave the Executive Session. The motion was approved unanimously.

FOR YOUR INFORMATION:

The EDA was presented a handout concerning the Virginia Industrial Development Authorities (VIDA) seminar in May 2019 and the Virginia Institute for Economic Development (VIED) seminar in September 2019. Mr. Kevin Cosgrove shared that he attend the VIDA seminar last year along with Ms. Dawn Matheson and learned some very interesting concepts. Mr. Cosgrove also shared that the VIDA seminar focus is for professionals without an Economic Development Department. The VIED seminar however is more focused on the needs of staff in economic development.

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



Steven C. Wright
Executive Secretary

Minutes provided by Angela Davis