

**ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF CHESAPEAKE
THURSDAY, August 15, 2024**

The regular meeting of the Economic Development Authority of the City of Chesapeake was held on Thursday, August 15, 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; Vonda W. Chappell, Member; Tonya Gill, Member; Michael Malone, Member; Jeffrey Ganthner, Member

MEMBER(S) ABSENT: Luis Jimenez, Member

ALSO PRESENT: Steven C. Wright, Executive Secretary

COUNSEL PRESENT: John Sawyer, WRG PC, EDA Counsel

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

GUESTS PRESENT: Brian Solis, Deputy City Manager; Benjamin Titter, Assistant City Attorney; John Harbin, Executive Director, Chesapeake Land Bank Authority; Martin Parker, Asphalt Lots; Vic Nichols, Citizen

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. Dawn Matheson. The motion was unanimously approved.

SPECIAL PRESENTATION:

Mr. Steven Wright introduced Mr. John Harbin, Executive Director of the Chesapeake Land Bank Authority (CLBA) and advised that CLBA's primary focus is the redevelopment of acquired land in target areas within Chesapeake. Mr. Harbin reported that the Great Bridge Village area is CLBA's second target area under its strategic plan, and discussed the challenges associated with developing this area, primarily due to parcelization. He presented a visual overview of the parcel along the key corridor of the 300 to 400 block of Battlefield Boulevard North. Mr. Harbin proposed a potential partnership between CLBA and the Economic Development Authority (EDA) to acquire the parcel currently owned by the EDA in this area. Following a brief question-and-answer session, the EDA agreed to discuss the proposal further in an Executive Session.

INTRODUCTION:

Mr. Steven Wright introduced and welcomed the newest member of the Chesapeake Economic Development team, Ms. Edie Saecker. He shared that Ms. Saecker has taken on the role of Accountant II and will be responsible for managing the finances for both Chesapeake Economic Development (CED) and the Economic Development Authority (EDA).

MEETING MINUTES:

After a review of the July 18, 2024 Meeting Minutes, Mr. Michael Malone made a motion to approve the Minutes; seconded by Ms. Vonda Chappel to accept the minutes from the July 18, 2024 meeting. The motion was unanimously approved.

TREASURER’S REPORT:

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

INVOICES:

All the invoices were reviewed and approved invoices.

ECONOMIC DEVELOPMENT UPDATE:

Mr. Steven Wright discussed the annual Hampton Roads Chamber of Commerce Small Business of the Year awards ceremony, which recognized the following three businesses:

- Chesapeake Small Business of the Year - IDF Pensign, - specializing in commercial signage
- Veteran & Military Spouse Owner Small Business of the Year (New Category) - Pale Horse Coffee
- Small Business Champion - Mr. Bert Ortiz with AVMAC

At the most recent City Council meeting, these three businesses were recognized by Council with certificates. Additionally, CED presented the Chesapeake Education Foundation, specifically the Jared Cotton Career Scholarship, with proceeds from the annual golf tournament totaling \$13,091.00. The Career Scholarship is a valuable program that supports students from the Chesapeake Career Center on Cedar Road, providing each recipient with over \$1,000.00 to help them start their careers.

Mr. Wright reminded members that at last month’s meeting, the Authority generously allowed CED to lease office space downstairs at Venture X. The space is intended to serve as an international small business incubator, particularly for assisting international companies when they first arrive in Chesapeake by offering them a "soft landing." Mr. Wright was pleased to announce that the first tenant is LS GreenLink and reported that Mr. Patrick Shim, the local manager for LS GreenLink, will oversee the company’s \$681 million facility, where they will manufacture submarine cables. When the office space was presented to Mr. Shim and his colleagues, they were elated, and he extended his gratitude to the Authority for its support.

ECONOMIC UPDATE cont.:

Ms. Sherry Barnette and Ms. Kerstin Plarr attended the Oceanic Offshore Wind Conference. Ms. Plarr shared that both she and Ms. Barnette are members of the regional Women of Offshore Wind group and were invited to attend the Oceanic Network's Day of Wind. This event included a tour on the American Rover, followed by intense training from industry experts in the Oceanic Network. The training provided comprehensive education on the processes involved in offshore wind, covering topics such as the components of a wind turbine, the regulatory framework, and the overall development process. This knowledge will help Chesapeake small businesses understand how they can engage with the Offshore Wind Industry, particularly by navigating the permitting processes.

COASTAL VIRGINIA COMMERCE PARK (CVCP):

Mr. Steven Wright reported that CED had applied to the Virginia Business Ready Site Program and was awarded a grant of \$35 million which is the largest grant that the Virginia Economic Development Partnership (VEDP) has awarded since the beginning of the program. Mr. Wright highlighted that the size of the grant reflects VEDP's strong belief in the potential of the property and its importance for the City of Chesapeake and the Commonwealth of Virginia. The funds will be used to advance the project with the goal of attracting major manufacturing development.

NEW BUSINESS:

Mr. Steven Wright reported that CED has been working with a developer interested in constructing a limited-service hotel with over 120 rooms at Summit Pointe on the western side in Block 4, which is currently a parking lot. To proceed, the hotel flag requires assurance that there will be enough parking for guests. To meet this requirement, CED has reached an agreement with Dollar Tree, allowing the top deck of the parking garage, across from this office, to be used as emergency overflow parking for the hotel. This parking will only be available during the evening, between 8:00 PM and 7:30 AM, and should not affect the operations of the building or adjacent apartment complexes.

Because the City and the EDA played an instrumental role in the construction of the parking garage, approval from both the Authority and City Council is required for the hotel developer to have access to the top deck for overflow parking. This matter is set to be presented to City Council next Tuesday. The CED staff, City Attorney's staff, and the Authority's attorney have all reviewed the necessary documents and recommend approval. City Attorney, Mr. Benjamin Titter, and EDA Counsel Mr. John Sawyer clarified that the resolution would permit hotel guest overflow parking during specified hours on the top deck, but only when necessary.

Mr. Michael Malone made a motion to approve the resolution for hotel guest overflow parking as presented by the Assistant City Attorney; seconded by Mr. Jeffrey Ganthner. The motion was passed unanimously.

OLD BUSINESS:

Mr. Steven Wright reported that several months ago, the Authority entered into a contract with LPDA (Land Planning and Design Associates) for beautification work along the Portsmouth Boulevard corridor, a crucial gateway on the western side of the City. The EDA is acting as a funding conduit for this important project. However, significant changes have occurred, and LPDA is no longer involved. The project is now being handled by Kimley Horn and Associates, who have requested an additional consideration of approximately \$14,000 to complete the work. Mr. Wright advised the EDA's approval is needed to move forward with this request, and confirmed the funds will be reimbursed through the City's Capital Improvement Project.

Ms. Vonda Chappel made a motion to approve the \$14,000.00 conduit funding for the Portsmouth Boulevard Beautification amendment; seconded by Ms. Dawn Matheson. The motion was unanimously approved.

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, or the disposition of publicly held real property 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 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 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.

RECOGNITION:

Mr. Steven Wright presented Ms. Vonda Chappel with a plaque to commemorate her many years of service to the EDA, both as a member and Chairman. The Authority and Mr. Wright expressed their gratitude and thanked Ms. Chappel for her dedicated service.

FOR YOUR INFORMATION

- **Pedal Bicycle Co. – Ribbon Cutting:** August 17, 2024 – 10:00 am to 11:00 am
 - 565 Cedar Road, Suite 10
- **Honey & Hooch – Grand Opening & Ribbon Cutting:** August 19, 2024 - 4:00 pm to 5:00 pm
 - 500 S. Battlefield Blvd., Suite 21
- **EDAC Meeting – Regional Panel Discussion:** September 13, 2024 - 8:00 am to 10:00 am
 - HRPDC Regional Building 723 Woodlake Drive
- **Sims Metal – Ribbon Cutting:** September 16, 2024 – 1:00 pm to 3:00 pm
 - 4300 Buell Street, 23324
- **First Citizen of Chesapeake Award – Dennis Elmer**
 - September 19, 2024 – 6:00 pm *Reception* & 7:00 pm *Banquet*
 - Chesapeake Conference Center
- **EDAC Meeting – State of Logistics Panel Discussion:** October 11, 2024 – 8:00 am to 10:00 am
 - Chesapeake Conference Center

ADJOURNMENT: There being no further business to discuss, Ms. Vonda Chappel 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