

**ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF CHESAPEAKE
THURSDAY,
September 19, 2024**

The regular meeting of the Economic Development Authority of the City of Chesapeake was held on Thursday, September 19, 2024, at 3:00 p.m. at Summit Pointe, 555 Belaire Avenue, Suite 310, Chesapeake, VA 23320.

MEMBERS PRESENT: Kevin J. Cosgrove, Chair – Remote via Teams; Julie Anderson, Vice Chair; Dawn Matheson, Treasurer – Remote via Teams; Bradley Brickhouse, Secretary; Luis Jimenez, Member; Tonya Gill, Member; Michael Malone, Member; Jeffrey Ganthner, Member; Kristi Wooten, Member

MEMBER(S) ABSENT: None

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; Austin Bussey; Jude Jackson; Zanya Darthard, Summer Intern;

GUESTS PRESENT: Brian Solis, Deputy City Manager; Catherine Lindley, City Attorney; John Harbin, Executive Director, Chesapeake Land Bank Authority; George Hoddinott, Chesapeake Planning Department; Steven Myers, S.B. Ballard Construction

CALL TO ORDER:

Ms. Julie Anderson, Vice Chair, noted Dawn Matheson’s remote participation for the record, declared a quorum present and called the meeting to order. Vice Chair Julie Anderson acknowledged new member, Kristi Wooten, and welcomed her to the EDA.

SPECIAL PRESENTATION:

Mr. George Hoddinott with the Chesapeake Planning Department presented a Great Bridge Façade Improvement Grant Amendment request for 202 Battlefield Boulevard S., addressing the installation of new awnings. After a thorough discussion including a question-and-answer period, Ms. Kristi Wooten made a motion to deny the Great Bridge Façade Improvement Grant Amendment request as presented; seconded by Mr. Michael Malone. The motion was approved with one dissenting vote.

MEETING MINUTES:

After a review of the August 15, 2024 Meeting Minutes, Mr. Michael Malone made a motion to approve the Minutes; seconded by Mr. Luis Jimenez. The motion was unanimously approved.

TREASURER’S REPORT:

Ms. Edie Saecker presented the Treasurer’s Report for September 2024. No questions or concerns were expressed; therefore, Vice Chair Julie Anderson declared September 2024, Treasurer’s Report filed for audit.

INVOICES:

All the invoices were reviewed and approved invoices.

ECONOMIC DEVELOPMENT UPDATE:

Mr. Steven Wright discussed the ribbon-cutting event for Sims Metal, an Australian-based company in Chesapeake, which recently announced a significant \$20 million manufacturing expansion. Sims Metal is a state-of-the-art recycling operation that processes a large amount of scrap metal and repurposes it for various uses, including producing drinking containers for bottled water. Several Authority members attended the event that showcased the company’s impressive capabilities and operations.

Mr. Wright also discussed the recent EDAC meeting, which featured a regional panel that included representatives from the HR Alliance, HR Planning District Commission, HR Transit, and the HR Chamber. The meeting was very well attended and provided valuable insights into the concept of regionalism, emphasizing its importance not only for the regional economy but also for the local economy in Chesapeake. Ms. Tonya Gill served as the moderator and did a wonderful job guiding the discussion.

Mr. Wright advised that Project Genesis is now LS GreenLink, a state-of-the-art manufacturing facility being built on the former deep-water terminal site. As part of their manufacturing process, the company requires a 660-foot tower, which is unprecedented in the City of Chesapeake and the Commonwealth of Virginia. Consequently, the company had to go through a Conditional Use Permit process, which began last month. Mr. Wright was pleased to report that the Planning Commission unanimously approved the Conditional Use Permit at its meeting earlier in September. The project will proceed to City Council on October 15, 2024 for final City approval. Mr. Wright emphasized the critical importance of securing this permit for the project’s progress and encouraged all Authority members who can attend the City Council meeting to do so. The project represents a \$681 million investment and will create over 330 new jobs in Chesapeake, making it the largest single capital investment in the City’s history and in the history of Hampton Roads. Mr. Wright stressed the significance of the project and the importance of ensuring its advancement.

ECONOMIC DEVELOPMENT UPDATE cont.:

Additionally, Mr. Wright shared that he attended the International Economic Development Council (IEDC) Conference in Denver, Colorado, where he learned about several new "Best Practices." A major focus of the conference was the application of AI in economic development, particularly for lead generation. He noted that many new platforms and software solutions are being implemented to help communities conduct more effective and targeted outreach to attract companies to relocate to Chesapeake. Mr. Wright found the conference to be very insightful and indicative of the future of possible operational practices in economic development.

Ms. Sherry Barnette attended the International Council of Shopping Centers (ICSC) Conference and shared that it was a great event attended by many local brokers, providing numerous networking opportunities. She visited various booths and engaged with different businesses.

Ms. Kerstin Plarr announced that as part of the small business initiatives, CED will be hosting the first Veterans' Round Table here at Summit Pointe on the 2nd floor. The event will feature Grey Livingston, owner of Pale Horse Coffee and the 2024 HR Chamber's Veterans' Small Business of the Year award winner. The event is co-hosted with the Small Business Development Center (SBDC).

THREE OAKS AT GREENBRIER COMMERCE PARK:

Mr. Wright reported that the site is now more secure because a fence has been installed to control access off Yupo Court. This measure was crucial for preventing trespassing and trash dumping activities. More importantly, it allows for direct access to the property for showings without needing to go through Mitsubishi, which is a significant benefit.

Mr. Tim Howlett reported that the work to create the pump station force main has been completed. The next steps involve testing the force main, followed by testing the pump station. However, no timeline has been provided for these tests.

Mr. Wright also reported that the EDA is under contract with Ramey Racing for a portion of the property on the southern southeastern corner of the park. The goal is to close the deal within the next 60 days.

OAKBROOKE BUSINESS & TECHNOLOGY CENTER:

Mr. Wright presented several PowerPoint slides showing the current state of the park. He noted that the Church has resumed construction and is now in full compliance with the covenant restrictions and design guidelines related to the park's architecture.

COASTAL VIRGINIA COMMERCE PARK (CVCP):

Mr. Steven Wright updated that the contract with sellers of that property expired on September 1, 2024. The Sellers were notified of that, and we are having some preliminary conversations about what the next steps will be. Mr. Wright will keep the Authority updated.

OLD BUSINESSES:

Mr. Michael Malone made a motion to approve the Resolution for an EDIP Grant to STG, Security Technology Group, Inc., as presented; 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, 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. Jeffrey Ganther, 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 Vice Chair Anderson unanimously via a roll call vote.

Mr. John Sawyer, EDA Counsel, acknowledged and noted the remote participation of Chair Kevin Cosgrove for the record.

FOR YOUR INFORMATION:

- **First Citizen of Chesapeake Award – Dennis Elmer**
 - September 19, 2024 – 6:00 pm *Reception* and 7:00 pm *Banquet*
 - Chesapeake Conference Center
- **USA Ninja Challenge – Ribbon Cutting**
 - September 25, 2024 – 11:00 am to 11:30 am at 905 Live Oak Drive

FOR YOUR INFORMATION cont.:

- **Unleashed Veterinary Clinic – Ribbon Cutting**
 - September 25, 2024 – 4:00 pm to 4:30 pm at 747 Volvo Parkway, Ste 101
- **Dave’s Hot Chicken – Grand Opening & Ribbon Cutting**
 - September 27, 2024 – 10:00 am to 11:00 am at 2401 Taylor Road
- **HR Chamber State of the Region**
 - October 8, 2024 – 12:00 pm to 2:00 pm at Norfolk Waterside Marriot
- **Tidewater Medical Wellness – Ribbon Cutting**
 - October 10, 2024 – 4:00 pm to 5:00 pm at 3212 Churchland Blvd., Ste. 8
- **EDAC Meeting – State of Logistics Panel Discussion**
 - October 11, 2024 – 8:00 am to 10:00 am at the Chesapeake Conference Center
- **15th Annual Chesapeake Wine Festival**
 - October 12, 2024 12:00 pm to 6:00 pm at Chesapeake City Park

ADJOURNMENT: There being no further business to discuss, Ms. Kristi Wooten 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