

**ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF CHESAPEAKE
THURSDAY,
October 17, 2024**

The regular meeting of the Economic Development Authority of the City of Chesapeake was held on Thursday, October 17, 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; Luis Jimenez, Member; Tonya Gill, Member; Michael Malone, Member; Jeffrey Ganthner, Member

MEMBER(S) ABSENT: Kristi Wooten, Member

ALSO PRESENT: Steven C. Wright, Executive Secretary

COUNSEL PRESENT: John Sawyer, WRG PC, EDA Counsel

CED STAFF PRESENT: Preston Wilhelm; Edie Saecker; Austin Bussey; Tim Howlett; Jude Jackson; Zamy Darthard, Summer Intern

GUESTS PRESENT: Brian Solis, Deputy City Manager; Catherine Lindley, City Attorney; Mr. Shim, LS GreenLink; George Hoddinott, Chesapeake Planning Department; Luke Cotturone, Choice Financial Commercial Insurance
Joe Mendez, citizen

CALL TO ORDER:

Mr. 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 Mr. Michael Malone. The motion was unanimously approved.

SPECIAL PRESENTATION:

Mr. Patrick Shim, representing LS GreenLink, addressed the Authority members to discuss the process of selecting Chesapeake as the location for the company's \$680 million sub-c cable manufacturing project, facilitated directly with the assistance of the Chesapeake Economic Development Authority. Mr. Shim emphasized that the project's scope will span decades, with plans for continuous growth and expansion. He provided an in-depth overview of LS GreenLink's origins and the company's initial plans for the facility in Chesapeake. He highlighted that the sub-c cables will be manufactured locally, utilizing raw materials sourced from within the United States and employing a workforce from the region. Mr. Shim expressed his gratitude to the Authority and the City of Chesapeake for their invaluable support in bringing this transformative project to fruition.

MEETING MINUTES:

After a review of the September 19, 2024 Meeting Minutes, Mr. Michael Malone made a motion to approve the Minutes; seconded by Ms. Dawn Matheson. The motion was unanimously approved.

TREASURER’S REPORT:

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

INVOICES:

All the invoices were reviewed and approved invoices.

ECONOMIC DEVELOPMENT UPDATE:

Mr. Steven Wright provided an overview of his recent trip to Richmond, where he delivered a presentation to the Virginia Economic Development Partnership (VEDP) Board. This Board, appointed by the Governor, consists of citizens and business owners from across Virginia and oversees the activities of VEDP. Mr. Wright described the experience as a valuable opportunity to highlight the City of Chesapeake and its many growth opportunities. He noted that the presentation sparked productive questions and feedback from Board members. During the discussion, he expressed gratitude to VEDP for their support with the LS GreenLink project and explored potential future collaborations between Chesapeake and the State. Specifically, he focused on key development sites in Chesapeake, such as Three Oaks Commerce Park in Greenbrier and the Coastal Virginia Commerce Park, emphasizing their importance for attracting new business ventures.

Mr. Steven Wright reported on his recent marketing trip to Japan, where he was accompanied by representatives from The Port of Virginia. During the trip, they met with several existing and prospective companies to discuss opportunities for collaboration and future investments. Mr. Wright emphasized the importance of these international outreach efforts in fostering relationships and positioning Chesapeake as an attractive location for business expansion and development.

Mr. Preston Wilhelm provided an update on his recent marketing trip to Canada, where he joined representatives from the Alliance to attend DEF SEC, a prominent Canadian Defense Sector Trade Show. Mr. Wilhelm advised that they met with various Canadian defense-related companies specializing in manufacturing products for the U.S. Department of Defense, particularly the Navy and other military branches. Mr. Wilhelm advised that the largest shipbuilding facility in Canada is in Halifax, Nova Scotia. The trip yielded numerous opportunities for future follow-ups and potential maritime collaborations, emphasizing the strategic value of fostering connections in this vital sector.

ECONOMIC DEVELOPMENT UPDATE cont.:

Mr. Steven Wright reported that several members of the Chesapeake Economic Development (CED) staff and the Authority attended the State of the Region (SOTR) address, which delivered positive news about the regional economy. Mr. Wright noted that the address presented valuable insights, data, and analysis regarding the area's economic performance and outlook. For those who were unable to attend, he advised that the presentation is available online and encouraged members to review it for its informative content.

Mr. Steven Wright also discussed the recent Economic Development Advisory Committee (EDAC) meeting held in October, which focused on the State of Logistics. The meeting featured a panel of speakers, including representatives from the Port Authority, the Airport Authority, the Virginia Economic Development Partnership (VEDP), and a local third-party logistics (3PL) company. The panel provided valuable insights into logistics trends and opportunities impacting the region. Mr. Wright also announced that the next EDAC meeting is scheduled for February 2025.

In addition, Mr. Steven Wright reported that Ms. Kerstin Plarr, Small Business Development Manager with Chesapeake Economic Development (CED), partnered with the Small Business Development Center (SBDC) to host a Veterans' Roundtable. The event was well-attended and provided an opportunity to engage with a group of Veteran business owners. The roundtable facilitated discussions on the specific needs of Veteran entrepreneurs and explored how the City of Chesapeake could better support and assist their business ventures.

THREE OAKS AT GREENBRIER COMMERCE PARK:

Mr. Steven Wright reported that utility work in the area is progressing well, with completion anticipated in the near future. He also shared that the contract with Ramey Racing is expected to close within the next week. Additionally, Project Flavor continues to advance, reflecting positive momentum.

NEW BUSINESSES:

Ms. Tonya Gill reported that the Nominating Committee, consisting of herself and Mr. Michael Malone, after discussions with several members of the Authority, proposed the following Slate of Officers for the next term:

- Mr. Kevin Cosgrove – Chair
- Ms. Julie Anderson – Vice Chair
- Ms. Dawn Matheson – Treasurer/Assistant Secretary
- Mr. Michael Malone – Secretary

The floor was opened for discussion and a motion to approve the proposed Slate of Officers as presented by the Nominating Committee was made; seconded by Mr. Jeffrey Ganthner. The recommend Slate of Officers was approved unanimously.

NEW BUSINESSES cont.:

Mr. Steven Wright informed the Authority that it is time to consider whether to apply for the Virginia Business Ready Sites Program (VBRSP) for FY 2025. He reported the owners of the Hampton Roads Executive Airport are interested in applying for a grant to support the development of approximately 200 acres of airport property. As part of the proposal, the North-South runway at the airport is set to be closed, a move supported by both the FAA and the State, which will unlock significant acreage for industrial development. Mr. Wright also highlighted critical challenges for this development, including traffic egress to I-664 and optimal connectivity to the Virginia International Gateway terminals operated by the Port Authority. These efforts will require traffic studies and rezoning. The airport plans to request a grant of \$500,000 to \$600,000 to conduct due diligence and analysis with the assistance of the EDA and CED to submit the application and advance the project. The planned development would focus on warehousing and industrial purposes, creating a significant opportunity for industrial growth in the region.

OLD BUSINESSES:

Chair Kevin Cosgrove reported that there was a request for a Motion to Reconsider the Request to Modify the Façade Grant application for 202 Battlefield Boulevard S. The Request to Modify the Façade Grant application was initially denied at the October 17, 2024 EDA meeting. Mr. Steven Wright explained that the issue was whether the property owner would agree to install awnings on the side of the building. When the application was initially made, reviewed, and approved, it was based on the inclusion of awnings. However, when the Request to Modify the Façade Grant application was presented to the Authority last month, it was stated that the property owner had decided, for various reasons, not to include the awnings. Since the awnings were considered a primary design element of the building improvements, the Authority denied the Request to Modify the Façade Grant application.

Ms. Dawn Matheson provided an update on behalf of the applicant, advising that he had rescinded his request for a Motion to Reconsider and would be installing the awnings. Ms. Matheson advised the applicant had invested a considerable amount of money into the façade, despite not installing the awnings. Ms. Matheson shared that there may have been some miscommunication with the applicant. Several members of the Authority indicated that they did not have any direct communication with the applicant regarding the Motion to Reconsider. Mr. Jeffrey Ganthner made a Motion to Rescind his Motion to Reconsider the Request to Modify the Façade Grant application for 202 Battlefield Boulevard S; seconded by Ms. Tonya Gill.

Members of the Authority requested that future applicants be invited to attend meetings to address any questions that arise during the consideration of their Façade Grant applications. Mr. George Hoddinott with the Planning Department clarified that all applicants are invited to attend the EDA meeting when their grant application is scheduled for consideration. Additionally, members expressed a desire to receive the Façade Grant applications being considered prior to the meeting.

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); all as permitted by Sections 2.2-3711(A) (3) 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. A motion to leave the Executive Session was made by Mr. Michael Malone, seconded by Mr. Jeffrey Ganther. The certification was approved, and the Executive Session was closed by Chair Kevin Cosgrove unanimously via a roll call vote.

FOR YOUR INFORMATION:

- **Dominion Energy Coastal Virginia Offshore Wind (CVOW) Supplier Event**
 - October 21, 2024 – 10:00 am to 12:00 pm
 - New Light Full Gospel Baptist Church – 5549 Indian River Rd., Virginia Beach, 23464
- **Coastal Virginia Wealth Group – Ribbon Cutting**
 - October 30th at 11:30 am - 1317 Executive Blvd, Suite 110
- **Worlds of Works**
 - October 22 & 23, 2024 - 9:00 am to 4:00 pm
 - Chesapeake Conference Center
- **FOIA Handouts - AVAILABLE FOR REVIEW UPON REQUEST**
 - Chapter 37. Virginia Freedom of Information Act. § 2.2-3700. Short title; policy.
 - § 2.2-3711. (Effective until date pursuant to Acts 2023, cc. 756 and 778, cl. 5)
Closed meetings Authorized for certain limited purposes.

ADJOURNMENT: There being no further business to discuss, Ms. Julie Anderson made a motion to adjourn; no second being needed, it was the consensus to adjourn the meeting.



Steven C. Wright
Executive Secretary