

**ECONOMIC DEVELOPMENT AUTHORITY  
OF THE CITY OF CHESAPEAKE  
THURSDAY,  
March 20, 2025**

The regular meeting of the Economic Development Authority of the City of Chesapeake was held on Thursday, March 20, 2025, 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/Assistant Secretary; Bradley Brickhouse, Member; Luis Jimenez, Member; Tonya Gill, Member; Jeffrey Ganthner, Member; Kristi Wooten, Member

**MEMBER(S) ABSENT:** Steven C. Wright, Executive Secretary

**COUNSEL PRESENT:** John Sawyer, WRG PC, EDA Counsel

**CED STAFF PRESENT:** Preston Wilhelm; Edie Saecker; Tim Howlett; Curtis Cobert; Constantia Corbert; Austin Bussey; Jude Jackson

**GUESTS PRESENT:** Catherine Lindley, City Attorney – via Teams; Patrick Reynolds, CCMI, NAI Dominion; Jon Elliott, Creoteric Commercial Real Estate; Landon Strawhand, President of Cova Insurance; Greg Ireland, Ireland Inc.

**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. Jon Elliott and Mr. Landon Strawhand addressed the Authority about a potential office building project in the Oakbrooke Business & Technology Center area, sharing preliminary information and their prospective plans related to the development.

**MEETING MINUTES:**

After a review of the January 16, 2025 Meeting Minutes, Mr. Jeffrey Ganthner 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 February 2025. No questions or concerns were expressed; Chair Kevin Cosgrove declared February 2025, Treasurer's Report filed for audit.

**ECONOMIC DEVELOPMENT UPDATE:**

Mr. Curtis Cobert announced that the LS GreenLink Groundbreaking will take place on April 28, 2025, at 2:00 p.m. The event will coincide with the IPF Offshore Wind Conference in Virginia Beach, scheduled for the week of April 28–May 1, and both events are expected to complement each other. The groundbreaking is anticipated to be a major event, with several South Korean dignitaries attending and Governor Youngkin confirmed to appear. Mr. Preston Wilhelm added that the project is progressing well, with FAA approval secured for the tower and a 730-foot crane. LS GreenLink representatives are actively working through local and federal approvals, with support from Mr. Timothy Howlett, due to the project's complexity and the regulatory requirements involved.

In addition, Mr. Cobert reported on attending the State of the City and introduced the updated CED website highlighting the new features.

Ms. Tonya Gill reported on her tour of the new VA Outpatient Clinic adjacent to Chesapeake Regional Healthcare, highlighting the building's features and the various departments and services that will be available to veterans upon opening.

Mr. Preston Wilhelm reported VNG closed on 30 acres adjacent to Oakbrooke and they will be doing some tree trimming and removal.

**NEW BUSINESS:**

Ms. Constantia Cobert provided an update on the EDIP for Project Wine, originally presented to the EDA in 2023. The project represents an \$8.1 million investment, creating 34 new jobs and retaining 15 existing ones, with an average annual wage of \$36,000. Ms. Dawn Matheson made a Motion to approve the EDIP for Project Wine as presented; seconded by Vice Chair Julie Anderson. After further discussion, Mr. Brad Brickhouse made a substitute motion to table the approval for one month to allow time for additional clarification from the City and details on the EDIP's structure; seconded by Ms. Dawn Matheson and Vice Chair Julie Anderson. The substitute motion was unanimously approved.

EDA Counsel John Sawyer presented an All-Virtual Meeting Policy to the Authority, explaining that such meetings must remain open to the public and comply with Virginia Code requirements for Boards and Commissions. The policy limits all-virtual meetings to three times per year, with no consecutive virtual meetings allowed. While the Code discourages frequent use, the option can be used for both regular and special meetings. Mr. Curtis Cobert confirmed that CED has the necessary technology to support virtual meetings. Ms. Dawn Matheson made a motion to approve the policy; seconded by Mr. Jeffrey Ganthner. 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); and potentially consultation with legal counsel regarding specific legal matters requiring the provision of legal advice by counsel all as permitted by Sections 2.2-3711(A) (3) and (A) (8) of the Code of Virginia. Ms. Kristi Wooten made a motion, seconded by Mr. Luis Jimenez, 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 Ms. Kristi Wooten. The certification was approved, and the Executive Session was closed by Chair Kevin Cosgrove unanimously via a roll call vote.

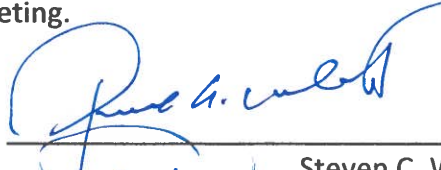
**ADDITIONAL MOTION:**

Mr. Jeffrey Ganthner made a motion for the Chair to negotiate the terms of a Purchase and Sale Agreement for Lot 13B in Oakbrooke Business & Technology Center as discussed in Executive Session; seconded by Ms. Dawn Matheson. The motion was approved unanimously.

**FOR YOUR INFORMATION**

- **March 25, 2025 – Small Business Symposium from 8:00 am – 12:30 pm**
  - Chesapeake Conference Center
- **March 28, 2025 - EDAC Meeting at 8:00 am – 10:00 am**
  - Chesapeake Public Schools Administration Building – 1421 Kristina Way, Chesapeake 23320
  - Instruction to Industry Building – Chesapeake's Future Workforce
- **May 22, 2025 – 25<sup>th</sup> Annual Golf Classic at Cypress Point Country Club**
  - Registration 8:00 am
  - Shotgun Start 9:00 am
- **April 1, 2025 – Kiddie Academy Ground Breaking from 12:00 pm to 12:30 pm**
  - 640 Cedar Road

**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.

  
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FOR SCW Steven C. Wright  
Executive Secretary