

**ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF CHESAPEAKE
THURSDAY,
July 17, 2025**

The regular meeting of the Economic Development Authority of the City of Chesapeake was held on Thursday, July 17, 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/Assist. Secretary; Bradley Brickhouse, Member;
Luis Jimenez, Member; Tonya Gill, Member – via Teams from Paris France;
Kristi Wooten, Member; Troy Lindsey, Member

MEMBERS ABSENT: Jeffrey Ganthner, Member

ALSO PRESENT: Steven C. Wright, Executive Secretary

COUNSEL PRESENT: John Sawyer, WRG PC, EDA Counsel

CED STAFF PRESENT: Sherry Barnette; Tim Howlett; Edie Saecker; Kerstin Plarr; Austin Bussey;
Jude Jackson

GUESTS PRESENT: Brian Solis, Deputy City Manager; Susan Rowland, Deputy City Attorney –
via Teams; Anna Nagorniuk, Planning Dept.; Dr. Anna Peoples, Peoples
Pharmacy; Venetta Charbs, Legacy Connection, LLC; Daniel Brownell, SCI;
Cory McCoy, Oasis Health Group

CALL TO ORDER:

Mr. Kevin Cosgrove, Chair, declared a quorum present and called the meeting to order. Mr. Luis Jimenez made a motion to adopt the amended Draft Agenda to include a presentation by CED Intern Devin Rondeau; seconded by Ms. Kristi Wooten. The motion was unanimously approved.

SPECIAL PRESENTATION(S):

Mr. Steven Wright introduced Dr. Anna Peoples, CEO and Founder of Peoples Pharmacy. Dr. Peoples, a Registered Pharmacist and Naturopathic Doctor with over 30 years of experience, presented her visionary business model for People's Health and Wellness Center—a mixed-use development designed to address disparities in health care in medically underserved communities. The project, focused on health, wellness, and longevity, would feature a one-stop health center and 45 senior apartments in Chesapeake. The center aims to integrate essential health care providers, including primary care physicians, dentists, optometrists, nurse practitioners specializing in functional medicine, an on-site lab and pharmacy, as well as a gym with physical fitness equipment. Dr. Peoples noted the facility would generate approximately \$250,000 in tax revenue for the City and create 250–300 new jobs.

SPECIAL PRESENTATION(S) cont.:

Mr. Devin Rondeau, CED Summer Intern, delivered a PowerPoint presentation profiling the business landscape of the City of Chesapeake, with a focus on business retention and attraction. He noted that Chesapeake is home to more than 6,000 small businesses, with health care—hospitals, clinics, nursing homes, and therapeutic services—representing the largest sector at 19.8%. This is followed by professional services at 15.8%, including engineering and architecture firms, financial services, IT, and legal practices. Construction accounts for 11.6% and retail 10.7%, while the remaining 40% includes government, military, and public-school sectors. Mr. Rondeau emphasized the importance of these four clusters to Chesapeake’s business ecosystem, noting that they work together to sustain a thriving community. He further highlighted the contributions of each cluster, stressing the critical role small businesses play in strengthening the local economy and building connections between the City and its citizens.

MEETING MINUTES:

After a review of the May 17, 2025 Meeting Minutes, Mr. Luis Jimenez made a motion to approve the Minutes; seconded by Ms. Julie Anderson. The motion was unanimously approved.

TREASURER REPORT:

Ms. Edie Saecker presented the Treasurer’s Report for June 2025. No questions or concerns were expressed; Chair Kevin Cosgrove declared June 2025, Treasurer’s Report filed for audit.

ECONOMIC DEVELOPMENT UPDATE:

Mr. Steven Wright reported on several events CED attended and/or participated in, including the opening of the new event venue, **Riverview Center**. Formerly a Class A office building, the property has been renovated into a mixed-use facility that now offers office space for lease as well as a beautifully designed first-floor event venue ideal for weddings, receptions, and other special gatherings. Mr. Wright noted that the **Riverview Center** is a valuable addition to Great Bridge and the City of Chesapeake.

Additionally, Mr. Wright reported that last month CED attended the Hampton Roads Chamber Small Business of the Year celebration, where the Chamber recognizes the top small business in each Hampton Roads city. This year, Chesapeake’s Small Business of the Year was **Procreate Fertility Center**, which has been serving families in the City for about 10 years. Mr. Wright noted the center is doing meaningful work helping families grow and it was great to see them recognized at this regional event.

Ms. Kerstin Plarr reported on the Job Fair held last month in collaboration with the Hampton Roads Workforce Council at the Chesapeake Conference Center. This was one of the first job fairs hosted in Chesapeake, featuring over 100 businesses and drawing approximately 500 job seekers. She noted there was a strong mix of public and private sector employers, and several businesses conducted on-site interviews that resulted in job offers. Ms. Plarr concluded that the event was a great success.

ECONOMIC DEVELOPMENT UPDATE cont.:

Mr. Wright also reported on attending the HR Alliance Mid-Year Mixer, a regional economic development event at Nauticus that provided updates on current initiatives and plans for the remainder of the year. He noted it was well-attended and highlighted that Chesapeake was recognized for its success in attracting and securing the LS GreenLink project. LS GreenLink is the largest single investment in both Chesapeake's and Hampton Roads' history—a monumental achievement for the City and the Region. Mr. Wright further reported that City Council has approved all agreements for the LS GreenLink incentive package, marking an important milestone that reflects the strong partnership between LS GreenLink, the City of Chesapeake, and the Commonwealth of Virginia.

Mr. Wright announced that Mr. Curtis Cobert has accepted a position with the Economic Development Department in Hampton and extended well wishes to him in his new role.

OAKBROOKE BUSINESS & TECHNOLOGY CENTER:

Mr. Steven Wright reported that CED is officially under contract with COVA Insurance on parcel 13B. With this agreement in place, only parcels 12 and 13A remain available, which further emphasizes the importance of the adjacent property where Virginia Natural Gas will be constructing their new facility.

COMMITTEE(S):

Mr. Wright advised that it is time to establish a Nominating Committee to prepare a Slate of Officers for the Authority's consideration and election at the August meeting. The new officer terms will begin in September. Ms. Tonya Gill and Ms. Kristi Wooten agreed to serve on the committee.

NEW BUSINESS:

Mr. Wright reviewed the Capital Investment Project for the Great Bridge Village Overlay District, highlighting its importance as a key area of the City. He noted that City Council has designated three redevelopment tools to support projects in alignment with the Great Bridge Overlay District Plan including the EDIP, Façade Grants, and the newest program, the Great Bridge Village Plan Implementation Seed Funding.

One example is the Great Bridge Market Place; a mixed-use shopping center developed on South Battlefield Boulevard. The redevelopment features elevated architectural standards and upgraded building materials, along with significant public infrastructure improvements. These improvements include a dedicated turn lane onto Allen Drive, sidewalks, and drainage upgrades to improve both local access and continuous traffic flow along Battlefield Boulevard.

The purpose of the capital budget project is to allow developers to receive reimbursement for identified corridor improvements, thereby helping to achieve the vision of the Great Bridge Plan.

NEW BUSINESS CONT.:

Mr. Brian Solis added that the project was approved by City Council in July 2021 and represents the first private investment project to take advantage of this opportunity. As part of the enhancements, the project includes an outdoor dining area, enhanced landscape buffers, and innovative stormwater quality improvements, in addition to higher-quality architectural design. Mr. Solis further advised that these three tools are beginning to generate visible activity. He emphasized that the Façade Grant program supports improvements to existing businesses and the adaptive reuse of existing buildings. Together, these programs are starting to make a noticeable difference in redevelopment efforts, and if successful, similar programs could be extended to other areas such as Indian River and Deep Creek as guidelines for those districts are developed.

Ms. Dawn Matheson made a motion to approve the Resolution By The Chesapeake Economic Development Authority Approving An Award Of Great Bridge Village Plan Implementation Seed Funding In The Total Amount of \$150,000 to Atherton Construction and Development, Inc.; seconded by Mr. Luis Jimenez. 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); all as permitted by Sections 2.2-3711(A)(3) of the Code of Virginia. Ms. Dawn Matheson made a motion to go into the Executive Session; seconded by Ms. Kristi Wooten. 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 unanimously and the Executive Session closed by Chair Kevin Cosgrove via roll call vote.

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