

CITY OF VIRGINIA BEACH DEVELOPMENT AUTHORITY

August 13, 2024, MINUTES

The City of Virginia Beach Development Authority (“VBDA” or “Authority”) held its regular meeting on Tuesday, August 13, 2024, at 8:30 a.m. in the Economic Development Town Center Boardroom at 4525 Main Street, Suite 700, Virginia Beach, VA, pursuant to notice given by the Chair.

Full video of each item presented and discussed at this meeting can be viewed on the Economic Development website at the following link – <https://www.yesvirginiabeach.com/vbda>

MEMBERS PRESENT: Lisa M. Murphy, Chair
W. Taylor Franklin, Vice-Chair
Guenter H. Weissenseel, Secretary
William Brunke, Treasurer
William Brown, Assistant Secretary
Penny Morgan, Commissioner
Michael J. Standing, Commissioner
David Weiner, Commissioner

MEMBERS ABSENT: Linda Garris-Bright, Commissioner
Ronnie L. Parker, Commissioner

CITY COUNCIL: Council Member Michael Berlucchi

CITY COUNCIL ABSENT: Vice Mayor Rosemary Wilson

ADVISORS PRESENT: Amanda Jarratt, Deputy City Manager
Kathy M. Warren, Director, Planning & Community Development
Alexander W. Stiles, Senior City Attorney
Emily L. Archer, Project Development Administrator
Charles J. Bauman, III, Business Development Coordinator
Henry W. Cobb, Business Development Manager II
Dominique DeBose, Business Development Representative I
Kayla Dotson, Administrative Technician
Madison Eichholz, Development Liaison Planner
Roosevelt Grandberry, Town Center Planning Coordinator
Paige M. Fox, Business Development Manager II
Ashley-Loren Grant, Associate City Attorney
Jadon Gayle, Business Development Representative II
J.D. Hines, Senior Project Manager
Letitia E. Langaster, Business Development Manager II
Vicki Kelley, Administrative Specialist I
Matt Mader, Senior Land Development Engineer
Howie McEntee, Accountant II
Ihsane Mouak, Business Development Coordinator
Jeffrey L. Smith, Business Development Coordinator
Annagid Walker, Account Clerk III
Pamela D. Witham, Project Development Planner III

Deborah Zywna, Project Development Planner III

REPORTED BY: Amanda Jarratt

RECORDED BY: Kayla B. Dotson

Chair Lisa Murphy began the meeting at 8:31 a.m. and opened the floor for public comment.

OPEN FLOOR

No public speakers.

REGULAR MEETING

MEETING MINUTES

- 1. Approval of Meeting Minutes, July 9, 2024

MOTION: William Brunke
SECOND: Taylor Franklin
APPROVED: 9-0-0

FINANCIALS

- 2. Review of Financial Statements for July 2024 presented by Howie McEntee.

Operating Account Summary: July 2024

Adjusted Beginning Cash – July 1, 2024 **\$10,195,703**

Cash Receipts Detail

- Grand Total of Cash Receipts
\$ 14,207 Interest Income
\$ 7,210 FY25 Annual TC Open Air Café fees – Quirk’s Town Center

Cash Disbursements Detail

- Grand Total of Significant Cash Disbursements
\$ 1,850,000 Budgeted transfer to the VB National GC Capital Maintenance Fund
\$ 93,131 Demolition of 110 South Independence building – Demolition Services, Inc
\$ 51,934 Landscape Maintenance of Corporate Landing Parcels - VB Parks & Recreation
\$ 14,632 Monthly Conduit Management July 15th - August 15th Globalinx
\$ 30,683 Innovation Park YCH Subdivision Plat – VHB
\$ 4,075 Utility Marking for Corporate Landing Data Conduit- Mid-Atlantic Surveying

Ending Cash – July 31, 2024 **\$8,174,682**

- Payments Reimbursed by City of VB – July 2024
\$ 1,925,504 Atlantic Park -Venture Waves Draw #17– Entertainment Venue
\$ 385,633 Atlantic Park -Venture Waves Draw #17 – Offsite Infrastructure (City Asset)

\$ 816,556	Innovation Park – Architectural Graphics – Offsite Infrastructure construction through June 2024 Draw #9
\$ 9,313	Innovation Park – Kimley Horn –Construction Phase Services
\$ 6,571	Innovation Park -VHB – Geotechnical Services
\$ 26,559	Corporate Landing – VHB – Pond C Final Design
\$ 17,687	Corporate Landing – Seabreezy Enterprises – Utility Construction Draw #12

Capital Maintenance: July 2024

- Amphitheater - \$615,959
- Human Services Building - \$3,381,614
\$ 47,910 Monthly Lease – August
- VB National Golf Course - \$2,132,726
\$ 25,682 Revenue Agreement
\$ 1,850,000 Transfer from Operating Funds

Incentive & Initiative Account Summary: July 2024

Beginning Cash – July 1, 2024 **\$1,267,582**

Cash Receipts Detail

- No Significant Receipts

Cash Disbursements Detail -

- Chez Madeleine, Inc. - FIG – Paint removal and re-paint exterior, new sign

Ending Cash – July 21, 2024 **\$1,260,835**

Beginning VBDA EDIP Grant Balance **\$4,770,560**

Interest Less Finance Charge **\$ _____**

EDIP Grant Funds Available as of June 2024 **\$4,770,574**

- An additional \$1,598,476 of annual EDIP funds have been appropriated from the City of Virginia Beach for Fiscal Year 2025 but have yet to be transferred to the VBDA as of July 31, 2024.

Construction in Progress**

- Atlantic Park – Entertainment Venue - \$23,173,258 (Paid to date)
\$ 1,925,504 Venture Waves Draw #17
- Atlantic Park – Parking - \$20,820,057 FY24 year-end Contribution (True-up with Atlantic Park CDA)

No Discussion

ANNUAL REPORT

3. Review and approval of FY23-24 Annual Report to City Council Presented by Project Development Administrator, Emily Archer

Presentation: Project Development Administrator, Emily Archer, shared that the Fiscal Year Annual Report is due to City Council for review by August 31, 2024. Ms. Archer shared highlights on the Fiscal Year 2023-2024 report including Economic Development Incentive Program (EDIP) awards, Façade Improvement Grant recipients, tenants of the International Incubator, and VBDA Asset updates. The recommendation to City Council is to adopt the new EDIP Policy voted on and approved by the VBDA.

Full Presentation located at minute [8:01 of the meeting video](#).

Discussion: Chair Murphy asked if the information about Chorus Intelligence's graduation out of the International Incubator could be moved under the corresponding section of Part 3, rather than the current placement in Part 6 under Ribbon cuttings, Ms. Archer acknowledged and agreed to the update.

Note: A vote was taken on this item after the presentation of the 5th agenda item.

MOTION: Eric Keplinger

SECOND: David Wiener

APPROVED: 9-0-0

VBDA ASSETS

4. Request approval of a Right of Entry Agreement to allow the City temporary access to VBDA property located at 312 Virginia Beach Boulevard related to the 17th Street Improvement Project – Phase I (CIP 100001) Presented by Senior City Attorney, Alex Stiles

Presentation: Senior City Attorney Alex Stiles presented a request by the City of Virginia Beach for the right to enter the VBDA Property located at 312 Virginia Beach Boulevard to construct improvements related to the upcoming 17th Street Improvement Project Phase I.

Full Presentation located at minute [12:35 of the meeting video](#).

No Discussion

MOTION: Penny Morgan

SECOND: Guenter Weissenseel

APPROVED: 9-0-0

5. Request for approval of Bid for Human Services Building Roof Replacement Presented by Project Development Planner III, Pamela Witham

Presentation: Project Development Planner III, Pamela Witham, shared a request for the approval of a Bid of \$2,173,000 for the Human Services Building Roof and cooling tower replacement by Simpson Unlimited LLC. Currently, there is \$3,381,614 available in the related Capital Maintenance Account, so there are sufficient funds in the capital account for this asset to fund this project.

Full Presentation located at minute [13:48 of the meeting video](#).

Discussion: Chair Murphy asked Ms. Witham if this project would replace the entire roof of the building, and Ms. Witham confirmed the information was accurate.

MOTION: Taylor Franklin
SECOND: Eric Keplinger
APPROVED: 9-0-0

INDUSTRIAL PARKS

6. Busch Virginia Property, LLC request for waiver of Oceana West Industrial Park Sign Restrictions at 516 Viking Drive Restrictions Presented by Project Development Planner III, Pamela Witham

Presentation: Project Development Planner III, Pamela Witham, presented a request for Busch Vacuum Solutions to erect 4 new signs at property it owns at 516 Viking Drive. Current Oceana West Industrial Park Restrictions would not allow the number and size signs that Busch Vacuum Solutions would like to install on their building. The Industrial Park guidelines are more restrictive than the signage requirements in the City's zoning ordinance for properties zoned I-1. .

Full Presentation located at minute [16:59 of the meeting video](#).

Discussion: Commissioner David Wiener began the conversation by asking how long the current Oceana West guidelines have been in effect. In response, Ms. Witham indicated that the original guidelines were created in 1984, but that they were updated in 2014. Mr. Wiener asked if these guidelines could be reassessed. Project Development Administrator, Emily Archer, joined the discussion to say that Economic Development staff have been looking at these guidelines to determine if the original intentions of the restrictions were still beneficial to that industrial park. Chair Murphy shared that the VBDA sees requests like this one seeking waivers from the Oceana West guidelines about once a year. Chair Murphy agreed that a reassessment would be beneficial.

MOTION: David Wiener
SECOND: Guenter Weissenseel
APPROVED: 9-0-0

ECONOMIC DEVELOPMENT INVESTMENT PROGRAM (EDIP)

7. Request approval of a Resolution of an EDIP Part "A" award in the amount of \$420,000 to Born Primitive LLC Presented by Business Development Manager II, Letitia Langaster

Presentation: Business Development Manager II, Letitia Langaster, shared information and a recommendation for a Part "A" EDIP Grant to Born Primitive LLC, a Virginia Beach, a company in the "Warehouse and Distribution" industry, which is one of our target industry sectors. The company was founded by a Navy Seal and it creates functional activewear for both men and woman with over 1,200 products. The company is expanding from a 6,000 sq. ft. headquarters and 53,000 sq. ft. warehouse to a 58,000 sq. ft. facility, the anticipated completion of the new structure is Fall 2025.

Full Presentation located at minute [22:03 of the meeting video](#).

No Discussion

MOTION: Taylor Franklin
SECOND: Eric Keplinger
APPROVED: 9-0-0

ADMINISTRATIVE INFORMATION

8. VBDA Priorities: *VBDA Members*

Discussion: Commissioner David Weiner shared his recent experience with spending an overnight trip on an aircraft carrier. He observed the operation of the vessel and explained it was a wonderful experience and offered to submit member's names to go on the excursion if they were interested.

9. VBDA Members: *L. Murphy*

Discussion:

- Chair Lisa Murphy shared that Mr. David Weiner and Mr. Guenter Weissenseel have agreed to serve on the nominating committee for the September 2024 VBDA meeting, to recommend a slate of VBDA officers for the upcoming year.
- Chair Murphy also shared that this would be Dr. William Brown's final meeting with the City of Virginia Beach Development Authority. Chair Murphy read a Resolution in honor of Dr. Brown's 4 four-year commitment to the VBDA and presented him a gift of appreciation for his service. Dr. Brown thanked members and City staff.

10. Interim Directors Report: *A. Jarratt*

Discussion:

- Deputy City Manager Amanda Jarratt shared with the Authority that ZIM hosted a ribbon cutting for its new US Headquarters on July 29, 2024. Governor Youngkin was in attendance for the Virginia Beach event. Acoustical Sheet Metal also had a ribbon-cutting ceremony on July 31, 2024 for its Phase II development.
- Ms. Jarratt brought attention to an upcoming Startup World Cup event to be hosted at Zeider's American Dream Theater at 5:30 pm on August 28, 2024. Ms. Jarratt noted that this is the first event of its kind to be hosted in Virginia. The event is in partnership with Innovate Hampton Roads and the winner of this event will represent Virginia in the San Francisco portion of the competition with a chance to receive \$1,000,000 for their start-up company. Ms. Jarratt asked for Commissioners to RSVP if they were interested in attending the event.

RECESS TO CLOSED SESSION

The VBDA moved to recess into a closed session pursuant to the exemptions from open meeting allowed by Section 2.2-3711(A) of the Code of Virginia (1950), as amended, for the following purposes:

CONTRACTS: Discussion of the award of a public contract involving the expenditure of public funds, including interviews of bidders or offerors, and discussion of the terms or scope of such contract, where discussion in an open session would adversely affect the bargaining position or

negotiating strategy of the public body, pursuant to Va. Code § 2.2-3711(A)(30). *(District 4)*
(District 5)

MOTION: William Brunke
SECOND: Penny Morgan
APPROVED: 9-0-0


RECONVENED INTO OPEN SESSION

Discussion: Chair Murphy shared that she neglected to give an update on the VBDA Retreat scheduled for September 6, 2024, during the initial Open Session meeting. Instead of an all-day event with a tour as previously shared, the meeting would begin at 8:30 am and end at noon to include a routine VBDA meeting from 8:30-10:00 and a special discussion session from 10:00-noon. This September 6th date will replace the standing September 10, 2024 City of Virginia Beach Development Authority monthly meeting. The Clerk will send out an updated invitation to Commissioners.

CERTIFIED CLOSED SESSION

MOTION: Taylor Franklin
SECOND: Guenter Weissenseel
APPROVED: 9-0-0

Chair Lisa Murphy adjourned the meeting at 9:43 a.m.



Lisa M. Murphy, Chair