# VBDA Monthly Cash Flow

City of Virginia Beach Development Authority

May 21, 2024

# Operating Account Summary: April 2024

**Beginning Cash – April 1, 2024**        **$ 4,843,986**

### Cash Receipts Detail

- ✓ $ 19,702     Interest Income
- ✓ $ 38,576     Virginia Wesleyan University – Bond #473 – Annual Administrative Fee

### Cash Disbursements Detail

- ✓ $ 51,923     Atlantic Park Construction – Inspection and support services – MBP
- ✓ $ 14,632     Monthly recurring charge conduit management for Globalinx
- ✓ $ 43,903     Box Seating 2024 concert season – Live Nation
- ✓ $ 15,000     CBRE Hotel Advisory Services – Convention Center Hotel - Feasibility Study
- ✓ $ 4,725     Legal Services for Atlantic Park – Davis Commercial Law Group
- ✓ $ 3,977     Professional Services – YCH Subdivision Plat - VHB

**Ending Cash – April 30, 2024**        **$ 4,781,110**

## Payments Reimbursed by City of VB - April

- ✓ **$ 1,917,291** Atlantic Park – Venture Waves Draw #14 – Entertainment Venue
- ✓ **$ 1,228,937** Atlantic Park – Venture Waves Draw #14 – Offsite Infrastructure (City Asset)
- ✓ **$ 310,712** Innovation Park – Architectural Graphics – Offsite Infrastructure

  Draw #6 – Reimbursable from GO VA Grant Funds
- ✓ **$ 79,486** Innovation Park – Architectural Graphics – Offsite Infrastructure

  Draw #6 – Reimbursable from CIP #100576
- ✓ **$ 6,555** Innovation Park – Kimley Horn – Construction Phase Services
- ✓ **$ 26,954** Corporate Landing – VHB – Construction Administration

# Capital Maintenance: April 2024

**Amphitheater** $ 615,959

**Human Services Building** $ 3,244,884
- ✓ Monthly Lease - April $ 47,911
- ✓ Monthly Lease – May $ 47,911

**VB National Golf Course** $ 266,090
- ✓ Revenue Agreement $ 13,164
- ✓ HBA Architecture – Facility Assessment
  – Investigation and reporting $ (9,494)

# Incentive & Initiative Account Summary: April 2024

**Beginning Cash – April 1, 2024**     **$ 1,319,641**

### Cash Receipts Detail

No Significant Receipts

### Cash Disbursements Detail - $15,423

- ✓ **$ 11,826** Olympia Bendix Two (Bio Accelerator Monthly Lease Payment)
- ✓ **$ 3,597** Plaza Bakery – Fig Award – New Signage and Installation

**Ending Cash – April 31, 2024**     **$ 1,304,234**

# EDIP Grant Summary Reporting: April 2024

| | |
|---|---|
| **Beginning VBDA EDIP Grant Balance** | **$ 4,824,938** |
| **360IT Partners - First Partial Payment** | |
| **Capital Investment** | **$  (22,099)** |
| **Job Creation** | **$   (  3,320)** |
| **EDIP Grant Funds Available as of April 2024** | **$ 4,799,519** |

# Construction in Progress

**Atlantic Park - Entertainment Venue**       **$ 19,078,999**

$ 1,917,291     Venture Waves Draw #14

**Atlantic Park – Parking**       **$ 13,480,789**

# Why Are We Here?

- Present findings of 2024 Virginia Beach Housing Study relating to expanding VBDA's role in increasing affordable housing opportunities in the city.

- Hear your feedback on proposed strategies.

# 2024 Virginia Beach Housing Study Key Findings

Virginia Beach faces significant **affordability** and **accessibility** challenges.

- One in three households (about 59,000 households) pay 30% or more of their income on their total housing costs.

- Increased competition is making it harder for first-time and moderate-income buyers to purchase homes, and for renters to find quality, affordable units.

# HNP Role in Promoting Affordable Housing

- Provide Community Development funds from U.S. Dept. of Housing and Urban Development (HUD) as grants/low interest-rate loans to developers

- Provide HUD Housing Choice Vouchers to developers

- Facilitate sale of City-owned land

- Facilitate partnerships

- Guide nonprofits through City development processes

- Coordinate with the Planning Department to oversee the City's voluntary Workforce Housing Program

- Highlight affordable housing efforts and opportunities

VB

# Potential Role for VBDA

- Housing Study proposed 8 program and policy solutions

- One solution: **Use Virginia Beach Development Authority (VBDA) to fund new large-scale, mixed-use development projects**
  - Mixed of incomes OR
  - 100% Affordable

- Strategic Priority
  - Will build the City's capacity to make significant strides in addressing the affordable housing needs
  - May require substantial planning and investment

# Study's Proposed Strategies

- Land Support and Public-Private Partnerships

- Financial Support
  - Affordable Housing Performance Grant

- Planning and Technical Assistance

# Land Support and Public-Private Partnerships

**Land Banking, Discounted Sales, Long-Term Ground Leasing, and Land Swaps**

- Use Existing City-owned land and/or acquire land
  - Offer land at discounted prices in exchange for providing a portion of the units as low-income housing in a mixed-income or affordable mixed-use project OR
  - Create a ground lease for improvements at a nominal cost -- developer exempt from paying real estate taxes on land value
- Execute Land Swaps to strategically trade land where appropriate and with market acquisitions

**Housing and VBDA could seek out collaborations with experienced developers for Public-Private Partnerships**

- If City-owned land is available and/or funding involved in the deal

# Financial Support

- Continue to issue tax-exempt multi-family housing bonds as a conduit

- Economic Development Investment Program (EDIP) grants to businesses involved in the production of lower-cost housing or who can strengthen the construction workforce, especially through innovative methods

- Creation of an Affordable Housing Performance Grant program

# Affordable Housing Performance Grant

**Developer/Owner pays annual real estate taxes each year.**

**City funds an economic development monetary grant to construct and operate the project using real estate taxes paid by the developer.**

- Grant funding is limited to a portion of the incremental real estate tax revenues for the site generated by the project.
- Grant amount is determined based on percent of affordable units

**Project requests Grant Payment after paying real estate taxes each period over the 30-year grant period**

- Economic Development takes a 1% fee of each grant payment for admin. costs

# Planning and Technical Assistance

- **Intermediary for applying to the state for planning grants**

- **Knowledge Sharing: Encourage networking among developers of affordable and residential housing and commercial developers.**

## Questions and Comments?

## For More Information

Final reports are available online:
VirginiaBeach.gov/HousingStudy

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Sharon Shoff, Housing Finance Coordinator
(757) 385-5836 | sshoff@vbgov.com
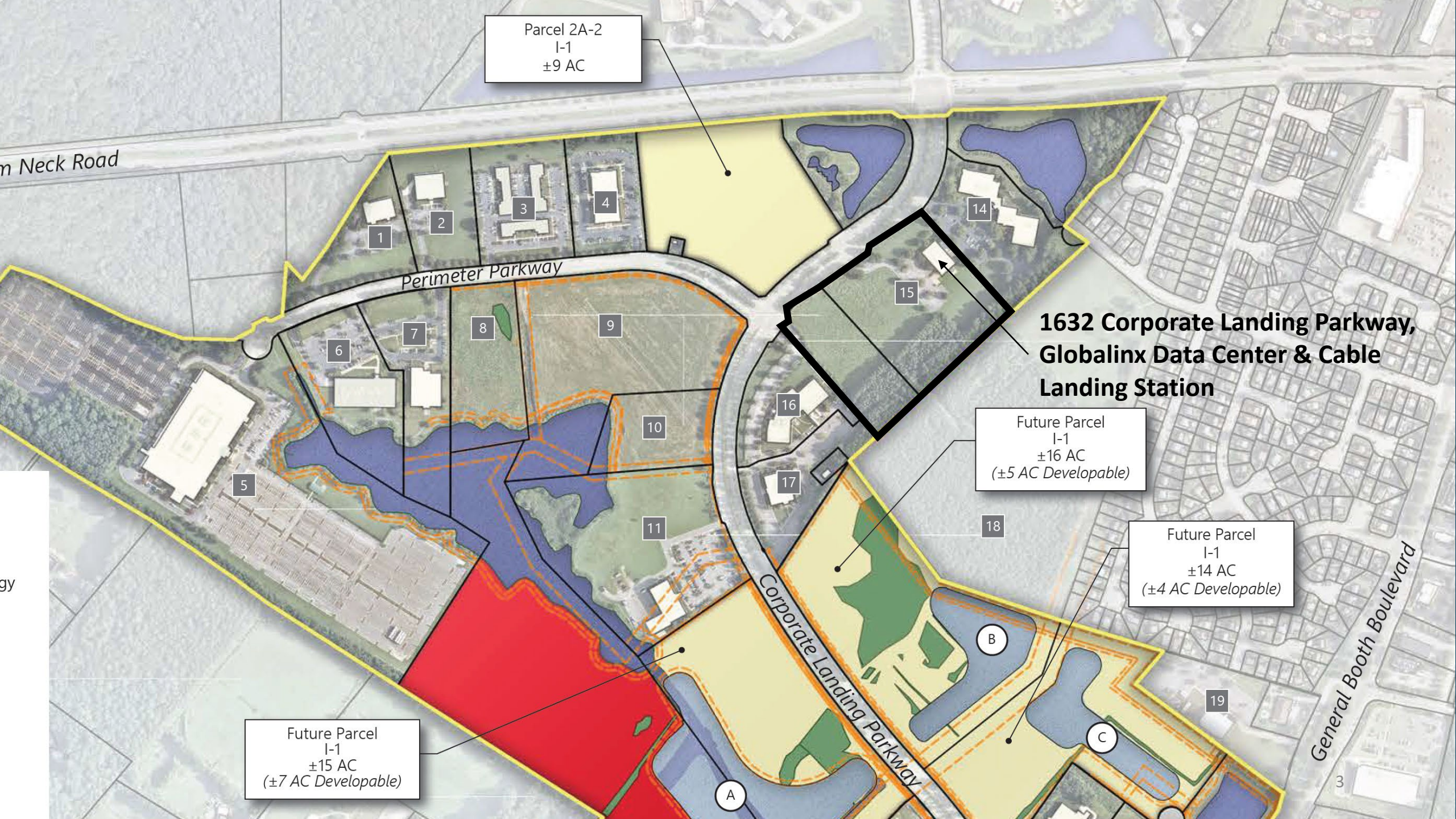
**VB** | CITY OF **VIRGINIA BEACH**

# Fence Approval Request

## 1632 Corporate Landing Parkway

City of Virginia Beach Development Authority

May 21, 2024

virginia beach

# Disclosures (Owner)

Applicant:                    Globalinx Data Center LLC
Affiliated Businesses:  Landing 888 LLC
President:                    Greg Twitt
Accounting:                 FORVIS
Legal:                          Wolcott Rivers Gates
Engineer:                     Bylers Engineering & Mastec

Parcel 2A-2
I-1
±9 AC

Neck Road

Perimeter Parkway

1632 Corporate Landing Parkway,
Globalinx Data Center & Cable
Landing Station

Future Parcel
I-1
±16 AC
(±5 AC Developable)

Future Parcel
I-1
±14 AC
(±4 AC Developable)

Future Parcel
I-1
±15 AC
(±7 AC Developable)

Corporate Landing Parkway

General Booth Boulevard

3

# Background

- Fencing is not permitted in Corporate Landing Parkway per the Design Criteria

- VBDA has made exemptions previously for security measures

- Globalinx Data Center and Cable Landing Station received VBDA approval for a security fence around their current building in 2019, but never constructed it

- Requesting approval for a reconfiguration of the proposed security fence
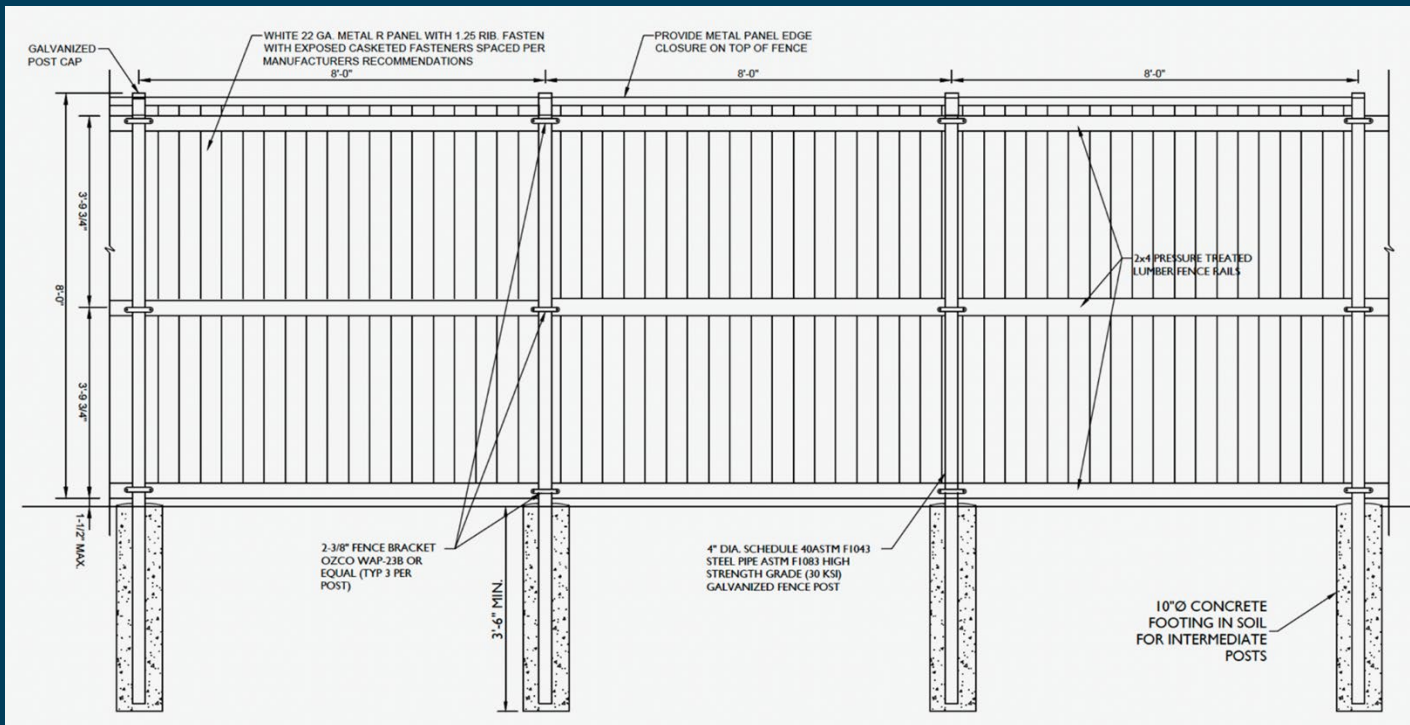


*Globalinx Data Center*

# Location of Proposed Fence

- Fence to screen a satellite array

- Satellites will be no taller than 5' in height

- 40 low-orbit satellites will provide connectivity to underserved areas of Virginia and Mid-Atlantic region

- One of two facilities in Virginia



Globalinx / Landing 888LLC
1632 Corporate Landing Pwy

ing Pkwy

over 100ft from ROW

FENCE REQUIREMENTS

Amendment Request

Existing Fence approval

95'x195' Area Enclosure

Data Center Meet me room

1632 Corporate La

Globalinx Data C rs

Text

# Proposed Fence

- 8' high tongue and groove aluminum panel fence

- Forest green color

# Recommendation to approve fence request

virginia
beach

# EDIP- Part F: Small Business Grant

City of Virginia Beach Development Authority

May 21, 2024| Open Session

*Ihsane Mouak, Business Development Coordinator*

# EDIP-Part F: Small Business Grant

- New Policy and procedure for the provisions of EDIP funds for small, women-owned, minority owned, veteran, and service-disabled veteran owned businesses

- The program seeks to increase access to funding for historically underserved and marginalized small businesses using grants to qualifying businesses

- Funds for first round: $150K

- Grant up to $10K per approved business

# Qualifying Businesses

- Micro-business with fewer than twenty five (25) employees

- Holds a valid Virginia Beach business license

- Operated in the City for at least one year

- Current on the payment of all local taxes and fees

- Has not received any other grant from the Authority or the City for the past 12 months

- Does not employ an officer, official or employee of the City of Virginia Beach, the Authority, and the Minority Business Council

# Selection Process

- Points system based on meeting eligibility criteria

- Priority consideration to businesses owned by:
  - o Women
  - o Minority
  - o Service-disabled veteran
  - o Veteran

- Evaluation of proposed use of funds and how the grant will promote the continued operation and/or expansion backed by invoice(s)/estimate(s)

- Business or strategic plan

- Commit to attending at least three business counseling sessions at the HIVE if awarded the grant

- Non-Eligible:  Not-for-profit entities, chains with more than three locations and national franchises

# Use of Funds

## Permitted Uses:

- Working capital (purchase of inventory or renewables)
- Marketing & advertising
- Development of online or mobile presence
- Equipment/supplies purchase
- Business vehicle purchases
- Pay down high interest loan
- Business expansion
- Real estate acquisition
- Other business development purpose approved by the Authority

## Not Permitted Uses:

- Payroll
- Salaries
- Insurance
- Lease payments
- Personal expenses

# Selection Committee

- City of Virginia Beach Development Authority

- Minority Business Council

- Department of Economic Development

- City Manager's Office

*Appointed for a one-year term

# Small Business Grant Documents

- Application
- Grant Guidelines
- FAQs
- Scoring Matrix
- Pre-application workshop
- Marketing flier
- Press release

# Proposed Schedule

- Virginia Beach Development Authority: May 21, 2024

- City Council: June 18, 2024

- Press Release: June 19-21, 2024

- Week of June 24 & July 1st, 2024: Pre-Application Workshops
  o Four per week- two in-person and two virtual

- First round: July 8, 2024 (Until funds are depleted. The Authority will give at least 10 days' notice before it opens the next round)

# Recommendation

City staff requesting approval of the EDIP-Part F Small Business Grant as presented

**QUESTIONS**