

CITY OF VIRGINIA BEACH DEVELOPMENT AUTHORITY

August 12, 2025, MEETING MINUTES

The City of Virginia Beach Development Authority (“VBDA” or “Authority”) held its regular meeting on Tuesday, August 12, 2025, 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
William Brunke, Treasurer
Guenter H. Weissenseel, Secretary
Eric Keplinger, Assistant Secretary
Donald Horsley, Commissioner
Akhil Jain, Commissioner
Esmel Meeks, Commissioner
Penny Morgan, Commissioner
David Weiner, Commissioner

MEMBERS ABSENT:

Michael J. Standing, Commissioner

CITY COUNCIL:

Councilman Michael Berlucchi

ADVISORS PRESENT:

Amanda Jarratt, Deputy City Manager
Alexander W. Stiles, Senior City Attorney
Emily L. Archer, Deputy Director, Economic Development
Natalie Guilmeus, Deputy Director, Economic Development
Dominique DeBose, Business Development Representative, I
Kayla Dotson, Executive Assistant I
Madison Eichholz, Development Liaison Planner
Paige Fox, Business Attraction Coordinator
Jadon Gayle, Business Development Representative II
Peter Gaytan, Senior Planner
Vicki Kelley, Administrative Specialist I
Howie McEntee, Accountant II
Ihsane Mouak, Workforce Development Coordinator
Letitia Langaster, Business Development Representative II
Matt Mader, Civil Engineer
PJ Scully, Planning Evaluation Coordinator
Eric Severn, Planner II
Denis Ozowara, Project Development Administrator

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

#1 Sybil Pappas / Agenda Item #6 Hampton Roads Transit (HRT) Development Proposal for a Bus Operations Facility in Corporate Landing Business Park

Ms. Pappas, with Hampton Roads Transit (HRT) took the public comment period to share that she believes the briefing given to the Authority today will state that the aforementioned project does support economic development in Virginia Beach. Ms. Pappas stated this project would in fact, create 125 new jobs in Virginia Beach and that HRT would invest \$130M into the project. Ms. Pappas noted that none of the \$130M would come from City of Virginia Beach funds. HRT is aware that economic development is critical for the City and this is one of the goal of this project. Ms. Pappas stated that HRT would be able to save Virginia Beach \$650,000 per year by reducing the proximity from the current bus depot in Norfolk to the oceanfront transit lines. Ms. Pappas noted that Geico, the business that pays the highest amount of taxes within the Corporate Landing Business Park, pays less than half of the \$650,000 in real estate taxes. Ms. Pappas expressed that she was unsure why anyone would not agree to this project as it benefits all parties. Ms. Pappas shares that HRT has taken all appropriate measures to move an agreement forward.

#2 Stephen Romine / Agenda Item #6 Hampton Roads Transit (HRT) Development Proposal for a Bus Operations Facility in Corporate Landing Business Park

Mr. Romine stated that this critical project was never fully presented to the VBDA for consideration. Mr. Romine hopes this project can be judged on merits and not false pretenses. Mr. Romine stated that the VBDA directed HRT to the site in Corporate Landing in 2021, he continued his point by claiming the VBDA could not deliver a usable and developable lot. HRT diligently worked with the VBDA to develop stormwater plans. Mr. Romine stated the VBDA map of Corporate Landing noted the parcel as “under contract” with HRT for 3 years. Mr. Romine claimed that following the November 2024 City election this project was deemed a “bad fit” for the City. Mr. Romine contended that there was always an established deal between the VBDA and HRT and that the project is an economic benefit for the City of Virginia Beach.

#3 Rob Salt, / Agenda Item #6 Hampton Roads Transit (HRT) Development Proposal for a Bus Operations Facility in Corporate Landing Business Park

Mr. Salt is a resident of Virginia Beach and is co-chair of Hampton Roads Association for Commercial Real Estate (HRARCE), the largest member advocacy group in Hampton Roads. HRARCE unanimously supported the HRT project at Corporate Landing Business Park. Mr. Salt believes that this location would further the goal for a regional metro for bus stations. Mr. Salt supports the claims made by the first 2 presenters, noting the increased savings to the City, job creation and economic benefit.

MEETING MINUTES

1. Approval of Meeting Minutes July 8, 2025.

MOTION: William Brunke

SECOND: Ahkil Jain

APPROVED: 10-0-0

FINANCIALS

2. Review of Financial Statements for July 2025 presented by Howie McEntee.

Operating Account Summary: July 2025

Adjusted Beginning Cash – July 1, 2025,

\$7,264,363

Cash Receipts Detail

- Grand Total of Cash Receipts
 - \$ 13,110 May & June Operating Profit Share – Atlantic Park Entertainment Venue
 - \$ 10,657 Interest Income

Cash Disbursements Detail

- Grand Total of Significant Cash Disbursements
 - \$ 49,997 Offsite Infrastructure and Asset Construction through 6/30/2025 – MBP
 - \$ 15,070 Monthly Conduit Management July 15th – August 15th - Globalinx
 - \$ 6,835 Legal Services for Atlantic Park Project through 5/31/2025 – Davis Commercial Law
 - \$ 5,619 Innovation Park Subdivision Plat and Master Plan

Ending Cash – July 31, 2025,

\$7,105,813

- Amounts Paid and Reimbursed by City of VB – July 2025
 - \$ 140,651 Atlantic Park -Venture Waves Draw #29– Entertainment Venue
 - \$ 287,167 Atlantic Park -Venture Waves Draw #29 – Offsite Infrastructure (City Asset)
 - \$ 282,233 Innovation Park – Draw #21 Offsite Construction Work through 5/31/2025 – Architectural Graphics
 - \$ 2,788 Innovation Park – Geotechnical Testing Services through 5/30/2025 - VHB
 - \$ 867,116 Corporate Landing – Draw Request #3 for Offsite Infrastructure and Utility Construction - Seabreezy Enterprises
 - \$ 6,682 Corporate Landing – Global Way and Pond C Construction Admin – VHB
 - \$ 308,000 City View II – Real Estate Tax Incentive #6 Development Agreement – The Constitution

Capital Maintenance: July 31, 2025

- Amphitheater - \$407,721
 - \$ (173,776) Parking repaving Lot D, Replace 7 HVAC Units, and Replace stage lighting – Live Nation
- Human Services Building - \$1,917,635
 - \$ 47,910 Monthly Lease – August 2025

\$ (35,735) Roof Replacement Construction/Replacement Phase, Pay App #6 – Simpson Unlimited

- Atlantic Park Entertainment Venue (The Dome) - \$26,220
\$ 26,220 Revenue Share from May and June Performances
- VB National Golf Course - \$1,898,041
\$ 28,296 Monthly Revenue Share Agreement
\$ (114,696) Interior Renovations – Construction Mobilization – Vanar Construction
\$ (54,219) Roof Replacement. Construction, Materials, and Repairs. Pay App #2– Integral Contracting, LLC
\$ (4,717) Construction admin for Roof Replacement and HVAC Replacement construction – HBA Architecture
\$ (15,049) Fire Alarm Design, Materials, and Repairs - BFPE

Incentive & Initiative Account Summary: July 2025

Façade Improvement Grant **\$ 73,569**

- Remove and Replace Damaged Siding and repaint signage– Beach Bully BBQ
\$ (7,500)
- Signage Restoration– Atlantic Avenue Association \$ (2,158)

Small Business Grant Program **\$ 488,122**

- Reimbursement for expanding marketing and production – Open Door Media
\$ (5,454)
- Support for Publishing Expenses – Greight Company Limited \$ (3,250)

EDIP appropriations as of July 2025, FY 2025 EDIP Appropriations from the City – July 2025

- **Ending EDIP appropriations 7/31/2025** **\$12,166,585**

EDIP Part A – Encumbered as of 6/30/2025 **\$5,989,612**

No Activity in the month of July

EDIP Part B - Encumbered as of 7/31/2025 **\$1,000,670**

No Activity in the month of July

EDIP Grant Funds Available as of 7/31/2025 **\$5,176,303**

** Actual EDIP Cash received from the City and held by the VBDA on June 30, 2025, is \$1,044,988. The remaining \$10,044,903 is being held by the City and will be transferred to the VBDA as needed for payment of approved EDIP awards.*

No Discussion

VBDA ASSETS

3. Request approval of a Resolution to Revise Terms of Lishelle Place Purchase Agreement, Presented by Business Attraction Coordinator Paige Fox.

Presentation: Business Attraction Coordinator Paige Fox presented information on 2656 Lishelle Place. On January 7, 2025, City Council approved transferring the property to the VBDA with terms requiring transferring title back to City if the sale was not finalized within 6 months. The property was conveyed on March 17, 2025, with the deadline for sale on September 17, 2025. The VBDA approved the sale of Lishelle Place to ViDARR, Inc. for \$1.3M. Ms. Fox requested an approval of a Resolution to amend the terms of the sale of Lishelle Place by extending the deadline to sell and the reverter date. This approval would be dependent on approval by City Council, who will vote on this matter August 19, 2025.

Full Presentation located at minute [19:13 of the meeting video](#).

No Discussion

MOTION: Taylor Franklin
SECOND: Guenter Weissenseel
APPROVED: 10-0-0

4. Request approval to amend the Town Center Garage Security Agreement, Presented by Deputy Director Emily Archer

Presentation: Deputy Director Emily Archer presented a request for a modification to the 2025 Town Center Security Agreement to increase patrols to 7 days a week from the current 5 days a week. The cost for this additional service would be \$50,000 annually. Security would continue to provide vehicle and foot patrols as well as camera monitoring. Ms. Archer noted that if approved, the agreement would be paid from the Special Services District (SSD) funds.

Full Presentation located at minute [22:11 of the meeting video](#).

No Discussion

MOTION: Eric Keplinger
SECOND: Penny Morgan
APPROVED: 10-0-0

5. Request for Approval of a Resolution Modifying the Terms Relating to the Acquisition of a Structured Public Parking Facility at 35th Street from Suburban Capital, Presented by Deputy Director Emily Archer

Presentation: Deputy Director Emily Archer presented information on the 35th Street parking garage development. In December 2021, the Authority and City Council approved \$7M for the purchase of 200 parking spaces in partnership with Suburban Capital Inc. The original proposal was for Suburban Capital to own the land and their parking spaces and for VBDA to own their spaces under a condo regime. The current proposal states that the developer would convey land to

VBDA at no cost in exchange for 148 spaces in the planned 348 space garage (148 Private/200 Public). The Authority, with funds from the City, would pay the cost to construct the garage, not to exceed \$13,350,000 or (\$38,362 per space) The garage would be a two unit condominium. The Parking Enterprise Fund would fund the management of the garage.

Full Presentation located at minute [24:31 of the meeting video](#).

Discussion: Treasurer William Brunke began the conversation by asking how the private space usage proposed in the new terms would work from a financial standpoint. Senior City Attorney Alex Stiles stated that Suburban Capital, Inc. would make an ongoing financial contribution into the operations and maintenance capital reserve to fund the private spaces. All spaces will be integrated, allowing for them to be operated and managed by the City. Chair Lisa Murphy inquired as to how the parking structures would operate since all aspects are now electronic. Deputy Director Emily Archer responded by explaining that cameras scan the vehicle's license plate upon entering and exiting the garage. Drivers then have a set amount of time to access the payment portal and pay using the posted QR codes and their license plate numbers. If they fail to do so, it will trigger enforcement.

MOTION: Taylor Franklin
SECOND: Penny Morgan
APPROVED: 9-0-1

Commissioner Ahkil Jain abstained from the vote pursuant to Conflict of Interests Act § 2.2-3114(E). A copy of his abstention letter is attached to these minutes.

CORPORATE PARKS

6. Request Hampton Roads Transit (HRT) Development Proposal for a Bus Operations Facility in Corporate Landing Business Park Presented by Deputy City Manager Amanda Jarratt

Presentation: Deputy City Manager Amanda Jarratt provided a briefing regarding the background of the Hampton Roads Transit development proposal in Corporate Landing Business Park and timelines associated with the various agreements. In September 2021, the VBDA approved a Resolution to sell 11 acres to HRT at \$200,000 per acre or appraised value, and to close by October 2022. All deadlines in the 2021 Resolution have expired and no final agreement was ever reached between the parties, no binding purchase agreement was ever executed, and an option agreement was never proposed or discussed. The proposed facility would have also required City Council approval for 2 Conditional Use Permits.

Full Presentation located at minute [31:28 of the meeting video](#).

Discussion: Vice Chair Taylor Franklin began by recalling that a speaker mentioned that there was an amount awarded by the federal government. Deputy City Manager Amanda Jarratt confirmed that the City's understanding is that HRT was awarded a federal grant that is site-specific, but that there is no direct access to the related documents. Commissioner Ahkil Jain asked if City staff no longer felt that the project was a good use. Deputy City Manager Amanda Jarratt explained that City staff would merely provide an assessment of facts based on the project parameters, which include taxes and wages. Ms. Jarratt also noted that the stormwater needs could not be properly

accommodated because of the depth of the concrete needed to support the buses on site. Chair Lisa Murphy asked what the standard is for stormwater support in the corporate parks. Deputy Director Emily Archer noted that up to 60% of the park water can be processed with the ponds.

ANNUAL REPORT

7. Review and approval of FY24-25 Annual Report to City Council, Presented by Deputy City Manager Amanda Jarratt

Presentation: Deputy City Manager Amanda Jarratt shared information from the VBDA annual report due each year to City Council. Highlights include EDIP Grants, Façade Improvement Grants, the success of the newly formed EDIP Part F: Small Business Grant Program, as well as 5 major ribbon cuttings in fiscal year 2024-2025. The full report can be found on yesvirginiabeach.com

Full Presentation located at minute [22:36 of the meeting video.](#)

No Discussion

ADMINISTRATIVE INFORMATION

8. VBDA Priorities: *VBDA Members*

No Discussion

9. VBDA Members: *Chair Lisa Murphy*

Discussion: Chair Lisa Murphy asked Secretary Weissenseel and Commissioner David Wiener to serve on the officer nominating committee for the upcoming annual meeting in September 2025. Both Commissioners agreed to serve on the committee.

10. Directors' Report: *Deputy City Manager Amanda Jarratt*

Discussion: Deputy City Manager Amanda Jarratt discussed the following:

- Virginia Beach will be host to the largest all female surfing competition in 2026, anticipating over 50,000 guests visiting the City labor day 2026.
- Virginia Beach will be host to ESCS at the end of August 2025.
- Ms. Jarratt introduced Eric Severin, the new Economic Development Planner II.
- Deputy Director Natalie Guilmeus is currently filming to promote Startup WorldCup. Four Virginia Beach companies are competing for a chance to win \$1M in the California finals.
- City Council will be holding a retreat on August 26 & 27, 2025.

Chair Lisa Murphy moved to recess into a closed session.

RECESS TO CLOSED SESSION

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). (Districts 2 and 10)

PROSPECTIVE BUSINESS OR INDUSTRY: Discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community, pursuant to Va. Code § 2.2-3711(A)(5). (District 10)

LEGAL MATTERS: Consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body; and consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel, pursuant to Va. Code § 2.2-3711(A)(7). (District 6)

MOTION: Taylor Franklin
SECOND: Eric Keplinger
APPROVED: 10-0-0

RECONVENED INTO OPEN SESSION

CERTIFIED CLOSED SESSION

MOTION: William Brunke
SECOND: Penny Morgan
APPROVED: 8-0-0

Commissioners David Weiner, Eric Keplinger and Ahkil Jain left the meeting prior to the certification of closed session. Mr. Weiner returned for the certification of the closed session.

Chair Lisa Murphy adjourned the meeting at 10:16 a.m.

Lisa M. Murphy, Chair