

CITY OF VIRGINIA BEACH DEVELOPMENT AUTHORITY  
APRIL 20, 2021 MINUTES

The City of Virginia Beach Development Authority (“Authority”) held their regular meeting on Tuesday, April 20, 2021, 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 item presentations and discussions can be viewed on our website at the following link - <https://www.yesvirginiabeach.com/about-us/Pages/development-authority.aspx>

MEMBERS PRESENT: Lisa M. Murphy, Chair  
Joseph Strange, Vice-Chair  
William Brunke, Treasurer  
W. Taylor Franklin, Assistant Secretary  
William Brown, Commissioner  
Penny Morgan, Commissioner  
Guenter Weissenseel, Commissioner

MEMBERS PRESENT BY PHONE:  
David Bernd, Secretary  
Dorothy Wood, Commissioner

ADVISORS PRESENT: Taylor Adams, Director of Economic Development  
Alexander Stiles, Senior City Attorney  
Emily Archer, Senior Planner  
Charles Bauman, Senior Business Development Manager  
Debra Bryan, Assistant to City Manager  
Blake Huffman, Interim Accountant, VBDA  
Vicki Kelley, VBDA Clerk  
Ihsane Mouak, Project Development Manager  
Lyndon Remias, City Auditor  
Brian Solis, Special Projects, Assistant to City Manager  
Svetla Tomanova, Marketing Assistant  
Ray White, Business Development Coordinator  
Kathy Warren, Planning and Community Development

REPORTED BY: Taylor V. Adams

RECORDED BY: Vicki Kelley

Chair, Lisa Murphy, began the meeting at 8:30 a.m.

**OPEN FLOOR**  
No public speakers

**REGULAR MEETING**  
1. Approved Minutes  
• March 16, 2020

MOTION: Taylor Franklin  
SECOND: Joseph Strange  
APPROVED: 7-0-0

**REVIEW OF FINANCIAL POSITION**

2. Blake Huffman gave the monthly financial overview for March 2021
- See video of meeting
  - Presentation attached

**Operating Account Summary: March 2021**

<b>Beginning Cash</b>	<b>\$ 4,578,277</b>
<b>Significant Cash Receipts</b>	
✓ \$910.85 Monthly Interest Deposit	
<b>Significant Cash Disbursements</b>	
✓ \$13,390 to Globalinx for April conduit management fee	
✓ \$13,390 to Globalinx for May conduit management fee	
✓ \$10,000 to TIP Strategies, Inc for Economic Development strategic plan (3 <sup>rd</sup> of 5 payments)	
✓ #3,594 to CliftonLarsonAllen for final FY 2020 audit billing	
<b>Ending Cash</b>	<b>\$4,538,784</b>

**Incentive Account Summary: February 2021**

<b>Beginning Cash</b>	<b>\$ 4,083,712</b>
<b>Significant Cash Receipts</b>	
✓ No Significant Cash Receipts	
<b>Significant Cash Disbursements</b>	
✓ \$1,156,801 of Bio Initiative funding for:	
✓ \$11,078 Bio Accelerator rent	
✓ \$12,500 Bio Accelerator management fees	
✓ \$1,1151,133 Reimbursable construction expenditures	
✓ \$2,550 Bio Park engineering fees	
✓ \$\$16,585 of EDIP Part B, C, & E payments	
<b>Ending Cash</b>	<b>\$2,899,437</b>

**BRIEFING**

3. CAPT John Hewitt and Brian Solis presented an update on the Future Base Design initiative at Oceana.
- See video of meeting
  - Presentation attached

**TOWN CENTER**

4. Approval of a resolution extending the term of the Town Center Option Agreement.
- See video of meeting
  - Presentation attached

MOTION: William Brunke  
SECOND: Taylor Franklin  
APPROVED: 7-0-0

**DISTRICT IMPROVEMENT PROGRAM GRANTS (DIP)**

5. Approval of a resolution authorizing seven grants under the District Improvement Grant Program
  - See video of meeting
  - Presentation attached

MOTION: Taylor Franklin  
SECOND: Guenter Weissenseel  
APPROVED: 6-0-1

Lisa Murphy abstained from voting on this and abstention letter attached to these minutes.

**CORPORATE PARKS**

6. Approval of a resolution authorizing the sale of approximately 5.8 acres in the Innovation Park to Asturian Construction with the change of special terms of cost participation.
  - See video of meeting
  - Presentation attached

MOTION: William Brunke  
SECOND: Joseph Strange  
APPROVED: 7-0-0

7. Approval of a resolution authorizing an option for sale of approximately 4 acres of property located in the Corporate Landing Business Park to SimIS Holdings LLC.
  - See video of meeting
  - Presentation attached

MOTION: Taylor Franklin  
SECOND: Guenter Weissenseel  
APPROVED: 7-0-0

8. Approval to submit modifications to design guidelines and proffers for Corporate Landing Park to the Planning Commission on May 1, 2021.
  - See video of meeting
  - Presentation attached

MOTION: William Brunke  
SECOND: Guenter Weissenseel  
APPROVED: 7-0-0

**ECONOMIC DEVELOPMENT INCENTIVE PROGRAM (EDIP)**

9. Approved a Resolution authorizing an EDIP Part A award in the amount of \$600,000 for Sunny Farms LLC. The recipient was announced by Governor Northam just prior to the meeting in connection with a Commonwealth Opportunity Fund Grant.
  - See video of meeting
  - Presentation attached

MOTION: Joseph Strange  
SECOND: William Brunke  
APPROVED: 7-0-0

10. Approval of a Resolution authorizing an extension of time for performance for an EDIP Part C grant for DAO Technologies.
- See video of meeting
  - Presentation attached

MOTION: Taylor Franklin  
SECOND: Joseph Strange  
APPROVED: 7-0-0

**ADMINISTRATIVE INFORMATION**

11. The members had no priorities to discuss.  
12. The Chair had no items to discuss.  
13. The Director had nothing to report.

**CLOSED SESSION**

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

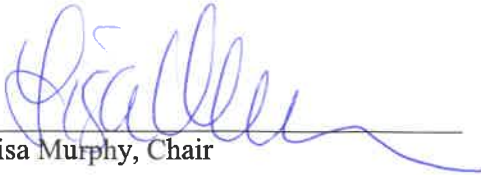
MOTION: William Brunke  
SECOND: Joseph Strange  
APPROVED: 7-0-0

**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).

**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).

MOTION: William Brunke  
SECOND: Taylor Franklin  
APPROVED: 7-0-0

Chair Murphy adjourned the meeting at 10:25 am

  
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Lisa Murphy, Chair



April 20, 2021

Ms. Vicki Kelley  
City of Virginia Beach Development Authority  
4525 Main Street, Suite 700  
Virginia Beach, Virginia 23462

Re: Abstention/Disclosure Pursuant to Conflict of Interests Act § 2.2-3114(E)

Dear Ms. Kelley:

Pursuant to the State and Local Government Conflict of Interests Act, I make the following declaration:

1. I am executing this written disclosure regarding the City of Virginia Beach Development Authority's discussion and/or vote on the award of a District Improvement Program grant to Bay Billiards Inc (t/a Shorebreak Pizza & Taphouse) (the "Applicant"), whose address is 2941 Shore Drive Road, Virginia Beach, Virginia 23451.

2. Willcox Savage is a service provider for the Applicant, and I am employed by, and have a personal interest in, Willcox Savage, and I work in their office at 440 Monticello Avenue, Suite 2200, Norfolk Virginia 23510.

3. The City Attorney's Office has advised me that although I have a personal interest in this transaction, because I do not personally provide services to the applicant, the Act provides that I may participate in the Authority's discussion and vote on this application, upon disclosure of this interest. I have nevertheless chosen to voluntarily abstain from the Authority's consideration of this matter.

Accordingly, I respectfully request that you record this declaration in the official records of the Authority.

Thank you for your assistance and cooperation in this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Lisa M. Murphy', with a long, sweeping underline.

Lisa M. Murphy  
Chair

LMM/AWS