

CITY OF VIRGINIA BEACH DEVELOPMENT AUTHORITY
November 15, 2022, MINUTES

The City of Virginia Beach Development Authority (“VBDA”) held its regular meeting on Tuesday, November 15, 2022, 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/vbda>

MEMBERS PRESENT: Lisa M. Murphy, Chair
William Brunke, Treasurer
David Bernd, Secretary
William Brown, Commissioner
Nneka Chiazor, Commissioner
Penny Morgan, Commissioner
Joseph Strange, Commissioner
Guenter H. Weissenseel, Commissioner

CITY COUNCIL: Vice Mayor Rosemary Wilson
Councilmember Michael Berlucchi

ADVISORS PRESENT: Taylor V. Adams, Deputy City Manager
Alexander W. Stiles, Senior City Attorney
Kathy Warren, Deputy Director, Economic Development
Laura Hayes Chalk, Deputy Director, Economic Development
Kaitlen Alcock, Planner II
Michael R. Anaya, Project Development Planner III
Emily Archer, Project Development Manager
Charles Bauman, Sr. Business Development Coordinator
Devin Cowhey, Business Development Manager II
Katrina N. Flowers, VBDA Accountant
Paige Fox, Business Development Manager II
Vicki L. Kelley, Administrative Specialist I
Letitia Langaster, Business Development Manager II
Olivia O’Bry, Executive Assistant II
Elisabeth D. Parker, Administrative Technician
Jeffrey L. Smith, Business Development Coordinator
Svetla Tomanova, Project Development Planner II
Annagid Walker, Account Clerk III
Deborah Zywna, Project Development Planner III

REPORTED BY: Taylor V. Adams

RECORDED BY: Elisabeth D. Parker

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

OPEN FLOOR
No Public Speakers

REGULAR MEETING

MEETING MINUTES

1. Approval of Meeting Minutes, October 18, 2022.

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

FINANCIALS

2. Katrina Flowers presented financials for October 2022.

Operating Account Summary: October 2022

Beginning Cash – October 1, 2022 **\$4,232,364**

Significant Cash Receipts

- Grand Total of Significant Cash Receipts - \$23,348
- \$ 3,639 VSBFA Bond Fee (YMCA Southampton)
- \$ 6,999 Nando's Peri-Peri (Use Fee for Open Café)
- \$ 5,000 SIMIS, Inc. – Final Deposit for Land Purchase (Corporate Landing Park)
- \$ 1,000 Oak View Group (Golf Tournament Sponsorship)
- \$ 6,710 Interest Income

Significant Cash Disbursements

- Grand Total of Significant Cash Disbursements - \$520,681
- \$ 15,125 Get Solutions – Dome Site Reimbursable
- \$ 56,001 Kimley Horn – Dome Site Reimbursable
- \$265,510 Cooper Carry – Dome Site Reimbursable
- \$ 14,205 Globalinx – Monthly Conduit Management for October 2022
- \$ 6,400 Cherry Bekaert – Audit of Financial Statement for June 30, 2022
- \$148,344 Hunton Andrews Kurth – Legal Services for Dome Site
- \$ 10,406 HBA Architecture & Interior Design – Facility Assessment & Feasibility Study
- \$ 4,690 Kimley Horn – Corporate Landing Stormwater Design and Redesign
- Ending Cash – October 31, 2022 **\$3,717,897****

Incentive & Initiative Account Summary: September 2022

Beginning Cash – October 1, 2022 **\$2,422,183**

Significant Cash Receipts

- Grand Total of Significant Cash Receipts - \$523,389
- \$ 490 Bank Interest Income
- \$522,899 City of Virginia Beach – Dome Site Reimbursements for September 2022

Significant Cash Disbursements

- Grand Total of Significant Cash Disbursements - \$39,713
- \$ 21,845 Olympia Bendix Two – Bio Accelerator Monthly Rent – Oct. 2022 & Nov. 2022
- \$ 5,002 Hara, Inc. – New Front Exterior Signage (FIG Grant)
- \$ 2,756 North End Bag Company – New Awnings on Façade (FIG Grant)
- \$ 4,610 Jim White, Inc. – New Back Exterior Fence and Landscaping (FIG Grant)
- \$ 5,500 Koch Development Corp. – Repair Facades and roof (FIG Grant)
- Ending Cash – October 31, 2022 **\$2,905,543****

Incentive Summary Reporting: October 2022

Beginning VBDA EDIP Grant Balance	\$3,528,617
Earned Interest and Activity Analysis Fee	- \$ 64
EDIP Grants Expired (Closed)	+ \$ -
New Grants Approved by VBDA	- \$ -
EDIP Grant Funds Available as of October 2022	<u>\$3,528,553</u>

AMPHITHEATER

3. Approval to accept the appropriation of \$1,000,000 from City Council for repairs to the Amphitheater presented by Kathy Warren.

Deputy Director Kathy Warren explained that the Virginia Beach City Council recently appropriated \$1M for the Virginia Beach Veterans United Home Loans Amphitheater for large capital projects. The request is for the VBDA to approve this appropriation to disburse the funds for roof repairs, some HVAC system repairs and replacements, as well as a new generator since the VBDA is the lease holder.

Discussion:

Deputy City Manager Taylor Adams shared that Live Nation is the current tenant of the Amphitheater and the City, along with the VBDA, has an obligation to keep the asset in good working order per the terms of the lease agreement in place with them. He also explained that during the global pandemic, revenue was not going into the capital reserve and this is simply an opportunity to take care of maintenance to a facility that the VBDA owns and has an obligation to maintain.

David Bernd arrived during the Amphitheater agenda item presentation.

MOTION: Joseph Strange
SECOND: Penny Morgan
APPROVED: 8-0-0

ECONOMIC DEVELOPMENT INVESTMENT PROGRAM (EDIP)

4. Approval of a Resolution authorizing an EDIP Part "A" Award in the amount of \$500,000 to STIHL presented by Laura Hayes Chalk.

Discussion:

Chair Lisa Murphy asked if this request will improve the company's ability to produce more locally which will increase domestic production. Ms. Chalk confirmed that just the guide bar production will be increased by 20% which would then leverage additional production. Ms. Murphy stated this is a great company to have here in Virginia Beach and Ms. Chalk expressed the positive experience she had with them as a corporate partner when she received an unexpected visit from another German-based prospect company. Their willingness to assist with hosting the visit, made it very positively impactful.

MOTION: David Bernd
SECOND: William Brunke
APPROVED: 8-0-0

ADMINISTRATIVE INFORMATION

5. VBDA Priorities: *L. Murphy*
6. VBDA Members: *L. Murphy*

VBDA Priorities/Members:

Chair Lisa Murphy stated that Mike Standing called her to share his request to discuss the Strategic Plan with the VBDA board members. Ms. Murphy is aware that a consultant company made a presentation with their recommendations for the Department of Economic Development and would like the VBDA members to be able to review the reported recommendations via a possible work session. Deputy City Manager

Taylor Adams agreed to ensure that occurs and informed all present that some of the recommendations were written for a global pandemic and post global pandemic environment. He stated that those specific bullets are currently being updated with the original consultant and believes it should be complete by then end of the year. Mr. Adams welcomes sharing this information to align it with the VBDA's priorities.

7. Director's Report: *T. Adams*

Director's Report:

Deputy Director Taylor Adams thanked the VBDA for their continued support of Economic Development's corporate clients with a special regard to STIHL. He recognized Peter Mueller, who was a long-term member of the VBDA and a former executive of STIHL, for his leadership and corporate partnership with the City of Virginia Beach.

Mr. Adams announced the staff changes that have recently occurred in the Department of Economic Development. He thanked the City Manager, Patrick Duhaney, for allowing him to continue to serve as a Deputy City Manager and the Director of the Department of Economic Development. It serves to nurture the connectivity of City leadership to business partnership and development. As a result, Kathy Warren was named as the Deputy Director for the Project Delivery team and the strategic growth aspect of the department. Mr. Adams has since been allowed to search for a Deputy Director for Business Attractions and was pleased to announce and congratulate Laura Chalk on successfully competing for and earning that position. He went on to congratulate Charles Bauman on being promoted from a Business Development Representative II to a Senior Business Development Coordinator which is the vacated position of recently retired Raymond White. Vicki Kelley, who was the VBDA Clerk, has been promoted to an Administrative Specialist I. Lastly, Elisabeth Parker has been promoted to an Administrative Technician and will be the new VBDA Clerk. All four of these changes are internal staff members that competed for and earned these positions and Mr. Adams is pleased to have staff that produce quality work and are willing to stay and grow with the department.

Mr. Adams also announced the upcoming annual VBDA Holiday party coming up in about three weeks. It is scheduled for December 7, 2022 at the Westin Hotel from 5p-7p.

Chair Lisa Murphy moved to recess into a closed session.

RECESS TO 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:

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)(29). (*District 2*) (*District 4*)

PUBLICLY-HELD PROPERTY: Discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, pursuant to Va. Code § 2.2-3711(A)(3). (*District 2*)

LEGAL MATTERS: 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 2*)

MOTION: William Brunke

SECOND: Nneka Chiazor


APPROVED: 8-0-0

RECONVENED INTO OPEN SESSION

CERTIFIED CLOSED SESSION

MOTION: Joseph Strange
SECOND: William Brunke
APPROVED: 8-0-0

Chair Lisa Murphy adjourned the meeting at 9:45 am.



Lisa M. Murphy, Chair