

CITY OF VIRGINIA BEACH DEVELOPMENT AUTHORITY  
April 18, 2023 MINUTES

The City of Virginia Beach Development Authority (“VBDA”) held its regular meeting on Tuesday, April 18, 2023, 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 Brown, Commissioner  
Nneka Chiazor, Commissioner  
W. Taylor Franklin, Assistant Secretary  
Ronnie L. Parker, Commissioner  
Michael J. Standing, Commissioner  
Joseph E. Strange, Vice-Chair  
Guenter H. Weissenseel, Commissioner

MEMBERS ABSENT: David Bernd, Secretary  
William Brunke, Treasurer  
Penny Morgan, Commissioner

CITY COUNCIL: City Councilman Michael Berlucchi  
City Councilman Worth Remick

ADVISORS PRESENT: Taylor V. Adams, Deputy City Manager  
Lyndon Remias, City Auditor  
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  
Katrina N. Flowers, VBDA Accountant  
Paige Fox, Business Development Manager II  
Vicki L. Kelley, Administrative Specialist I  
Letitia Langaster, Business Development Manager II  
Elisabeth D. Parker, Administrative Technician  
Katelyn Philleo, Business Development Representative I  
Charles E. Rigney, Business Attractions Administrator  
Svetla Tomanova, Project Development Planner II  
Annagid Walker, Account Clerk III  
Deborah Zywna, Planner III

REPORTED BY: Taylor V. Adams

RECORDED BY: Elisabeth D. Parker

Note: At the request of Deputy City Manager Taylor Adams, the published agenda was reorganized with the permission of the Authority to accommodate priority time-sensitive matters. These minutes reflect the agenda items as reordered.

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

### **OPEN FLOOR**

Five citizens signed up to speak for public comment. Four were in attendance to speak. All were given a maximum of three minutes to speak. They are listed in the order they actually spoke with a summary of their comments below. Please reference the VBDA April 18, 2023 meeting video for full details.

1. Cherie Takemoto / Revised Agenda Item #3 Vanguard Landing (Call-in)

Ms. Takemoto is on the board of the Arc of Virginia and shared that she has an adult child with developmental disabilities who lives in his own apartment with supervised care. She feels Vanguard Landing's development is the opposite of what many people like her have been working to eliminate due to the segregation of its demographic.

2. Kim Goodloe / Revised Agenda Item #3 Vanguard Landing

Ms. Goodloe is the past President of the Arc of Virginia and has been involved with the disability movement for over 30 years. She has twin sons that were born with intellectual disabilities that require continuous care. She believes everyone involved with Vanguard Landing has good intentions but feels it is just a different form of institutional care and segregation for people with disabilities and their lack of choice. There is a real fear that parents have for their children who have witnessed money being spent on the building instead of the people.

3. Teri Morgan / Revised Agenda Item #3 Vanguard Landing

Ms. Teri Morgan is the Executive Director for the Virginia Board for People with Disabilities. She expressed that the Department of Justice closed all but one training facility in the Commonwealth of Virginia with this type of development and that in itself is concerning. She stated there are considerable risks associated with investing in this type of campus-developed community for people with disabilities. She quoted an email response to a letter sent to Virginia Housing on behalf of the Virginia Board for People with Disabilities and the Disability Law Center of Virginia expressing concerns about Virginia Housing funding the development of Vanguard Landing. There were four contingencies that were asked to be met before moving forward and of the four, only one has been completed. She believes there is no guarantee Vanguard Landing will fully comply with mandated requirements to execute their offered services.

4. Jesse Monroe / Revised Agenda Item #3 Vanguard Landing

Mr. Monroe lives independently in the area in his apartment with support but gets to live the life of his choosing. He is active in the disability advocacy community in Hampton Roads and in the state. He is a member of an alliance that fight for those with disabilities that can live an inclusive life within the community. He feels that the City of Virginia Beach and Sentara should be making investments in truly inclusive communities with integrated services.

5. Dr. Zipporah Levi-Shackleford / Revised Agenda Item #3 Vanguard Landing - ABSENT

### **REGULAR MEETING**

#### **MEETING MINUTES**

1. Approval of Meeting Minutes, March 21, 202

MOTION: Taylor Franklin

SECOND: Joseph Strange  
APPROVED: 8-0-0

**LONDON BRIDGE COMMERCE CENTER**

2. Approval of a Resolution modifying terms of sale for London Bridge Commerce Center presented by Deputy City Manager Taylor Adams.

*No Discussion*

MOTION: Taylor Franklin  
SECOND: Michael Standing  
APPROVED: 8-0-0

**VANGUARD LANDING**

3. Approval of a Resolution authorizing the sale of the Authority's Promissory Note to Sentara presented by Deputy City Manager Taylor Adams.

Mr. Adams invited Aubrey Lane, Executive Vice President of Governance and External Affairs of Sentara and former Secretary of Finance for the Commonwealth of Virginia, to the podium for comments. Mr. Lane stated he is aware of the Medicaid rules and Sentara is the largest Medicaid provider in the state with the largest Medicaid Health Plan coverage in the state with over 740,000 members. Their relationship with Medicaid is very important. Sentara is looking to work with both Vanguard Landing and the community to try to come to a consensus about having a facility that would help citizens with intellectual disabilities with expressed concerns in mind. No decision has been made to follow the blueprint that is currently out there. Sentara is in a position to subordinate and bring other services because that is part of their mission to help people with housing and other types of services that would best serve the disability community. If we can't get a consensus then we will go down another path because we believe this piece of land could truly benefit the citizens of Virginia Beach and Hampton Roads.

*Discussion:*

Chair Lisa Murphy expressed her appreciation for Sentara as providing these kinds of services are not part of the Board's mission and they have stepped up with their lawyers and regulatory staff with an indicated willingness to work with the community to figure this all out.

MOTION: Nneka Chiazor  
SECOND: Guenter Weissenseel  
APPROVED: 8-0-0

**AMPHITHEATER**

4. Amphitheater Season Preview and Updates presented by Tabatha Webster of LiveNation.

*Discussion:*

Ms. Webster expressed her appreciation to the Authority and Economic Development for their demonstrated support which has enabled the venue to get back to doing live events at full capacity especially since there was a fire that occurred this year but left no structural damage to the building. LiveNation has partnered with W.M. Jordan to get the venue back on track in time for the first concert scheduled on May 14<sup>th</sup>. Ms. Murphy said the venue is a huge amenity for the local community and for the visitors that come in the summertime and she is looking forward to a great season as well.

**FINANCIALS**

5. The monthly financials were presented by Katrina Flowers.

**Operating Account Summary: March 2023**

Beginning Cash – March 1, 2023 **\$3,139,255**

*Significant Cash Receipts*

- Grand Total of Significant Cash Receipts - \$712,259
- \$ 37,599      VSBFA Bond Fee for Children’s Hospital of the King’s Daughter
- \$161,233     Atlantic Park/Dome Site Reimbursement from the City
- \$ 17,700      Corporate Stormwater Design Reimbursement from the City
- \$127,085     Innovation Park Offsite Infrastructure Reimbursement from the City
- \$349,614      Land Sale for Hudome Way/Innovation Park from Acoustical Sheetmetal Company
- \$ 19,028      Interest Income

*Significant Cash Disbursements*

- Grand Total of Significant Cash Disbursements - \$441,062
- \$ 14,205      Globalinx – Monthly Recurring Charge Conduit Management – March 2023
- \$ 91,547      Singer Davis, LLC – Legal Services for Atlantic Park/Dome Site
- \$ 294,423     Innovation Park Offsite Infrastructure – Reimbursable
- \$ 17,700      Corporate Landing Stormwater - Reimbursable
- \$ 19,022      Corporate Landing New Roadway Design & Innovation Park Modification
- \$ 4,165        Corporate Landing New Roadway Design Reimbursable

**Ending Cash – March 31, 2023 **\$3,025,262****

**Incentive & Initiative Account Summary: March 2023**

Beginning Cash – March 1, 2023 **\$3,030,929**

*Significant Cash Receipts*

- Grand Total of Significant Cash Receipts - \$443
- \$ 443         Bank Interest Income

*Significant Cash Disbursements*

- Grand Total of Significant Cash Disbursements - \$22,463
- \$ 22,463     Olympia Bendix-Two – Bio Accelerator Monthly Rent and Annual Real Estate Assessment Adjustment – March and April 2023

**Ending Cash – March 31, 2023 **\$3,595,792****

**Incentive Summary Reporting: March 2023**

<b>Beginning VBDA EDIP Grant Balance</b>	<b>\$3,595,771</b>
<b>Earned Interest and Activity Analysis Fee</b>	<b>+\$ 11</b>
<b>EDIP Grants Expired (Closed)</b>	<b>+\$ 0</b>
<b>New Grants Approved by VBDA</b>	<b>-\$ 0</b>
<b>EDIP Grant Funds Available as of March 2023</b>	<b><u>\$3,595,803</u></b>

*No Discussion.*

**CONTRACTS**

6. Approval of a Resolution to approve the modification to 2010 LifeNet Bonds presented by Senior City Attorney Alexander Stiles.

*No Discussion.*

MOTION: Taylor Franklin  
SECOND: Joseph Strange  
APPROVED: 8-0-0

7. Approval of a Resolution to terminate the Intergovernmental Support Agreement (IGSA) with NAS Oceana presented by Deputy City Manager Taylor Adams.

*No Discussion.*

MOTION: Joseph Strange  
SECOND: Nneka Chiazor  
APPROVED: 8-0-0

**FACADE IMPROVEMENT GRANTS (FIG) PROGRAM**

8. Approval of a Resolution approving 1 grant in the amount of \$10,000 under the Façade Improvement Grants (FIG) Program presented by Svetla Tomanova.

*No Discussion.*

MOTION: Taylor Franklin  
SECOND: Michael Standing  
APPROVED: 8-0-0

**ECONOMIC DEVELOPMENT INVESTMENT PROGRAM (EDIP)**

9. Approval of a Resolution authorizing an EDIP Part “A” award in the amount of \$100,000 for Jazz Solutions, Inc. presented by Letitia Langaster.

*No Discussion.*

MOTION: Michael Standing  
SECOND: Ronnie Parker  
APPROVED: 8-0-0

10. Approval of a Resolution authorizing an EDIP Part “A” award in the amount of \$192,600 for Power Train Industries, Inc. presented by Letitia Langaster.

*Discussion:*

Chair Lisa Murphy expressed it is important to point out that the Authority is partnering with the State because we have so many companies looking for employees that haven't been able to find them so we are trying to ensure we can attract workers to come and work for these businesses. City Auditor Lyndon Remias asked why the initial EDIP grant of \$25,000 was not used. Ms. Langaster informed him that that request preceded her tenure with the City. Deputy City Manager Taylor Adams stated that the original request was made eight years ago wherein there was a paperwork issue that was not followed through on but he is delighted to have an opportunity to support the company and its ongoing growth and their commitment.

MOTION: Nneka Chiazor  
SECOND: Guenter Weissenseel  
APPROVED: 8-0-0

## **ADMINISTRATIVE INFORMATION**

### **11. VBDA Priorities:**

#### *Discussion:*

Commissioner Guenter Weissenseel was recognized by Chair Lisa Murphy regarding his collaborative efforts to initiate a trip being taken to Germany to look at some of their apprenticeship programs for high-tech manufacturing businesses such as Mercedes and IMS Gear to see what can be done to train high school and college students with representatives going from the community such as local stakeholders, workforce development, the Mayor of Virginia Beach and staff from Economic Development.

### **12. VBDA Members:**

#### *Discussion:*

Commissioner Nneka Chiazor participated in the Global Travelers Wherever Awards wherein she received an award for using her miles and the City of Virginia Beach received an honorable mention for the best location for families to visit the best beach in the Southeast. Kudos to the Commissioners of the Authority and to City Staff for all you do to develop the City and attract tourism to our locale.

### **13. Director's Report: T. Adams**

#### *Director's Report:*

Deputy City Manager Taylor Adams acknowledged and thanked Commissioner Nneka Chiazor for her acknowledgement of the City's efforts in winning that award. The City has won the award for best family beach in the Southeast three years in a row. Mr. Adams also acknowledged the CVB and Resort Management team for their hard work ensuring a family friendly environment at the oceanfront.

Mr. Adams announced:

- The Bulls and Barrels Rodeo at the Beach occurred last weekend and it was the first of its kind. It was a great event.
- Something in the Water Festival is the kickoff to our season coming at the end of April and is an incredible step forward for our young people and people of all ages.
- Please keep former Authority Chair, Dot Wood, in your prayers as her husband recently passed.
- International Partnering Forum pre-conference event happening this weekend that will bring 65 international prospects and 55 companies from 8 different countries. He thanked Deputy Director Laura Chalk and her team for continuing to build out the international portfolio.
- As mentioned earlier, an additional note to make regarding the workforce trip to Germany, there are now five regional mayors committed to the trip and instead of the initially anticipated 10-12 people going, it is more like 25. This is in an effort to ensure our elected officials and policy makers understand what the new world of manufacturing looks like and just as importantly, that our school systems, colleges, and universities understand what a career in advanced manufacturing looks like today.
- The annual business appreciation outing is the first Friday in May and it's full which is evidence that we are continuing to grow coming out of the pandemic.

- Devin Cowhey left the Department of Economic Development after eight years with the department. Mr. Adams wished her the best in all of her future professional endeavors.

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 5*)

**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)(8). (*District 2*)

**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 3*)

MOTION: Taylor Franklin  
SECOND: Michael Standing  
APPROVED: 8-0-0

**RECONVENED INTO OPEN SESSION**

**CERTIFIED CLOSED SESSION**

Commissioner Joseph Strange left before the vote to certify the closed session.

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

Chair Lisa Murphy adjourned the meeting at 10:29 am.



Lisa M. Murphy, Chair