

CITY OF VIRGINIA BEACH DEVELOPMENT AUTHORITY
May 16, 2023 MINUTES

The City of Virginia Beach Development Authority (“VBDA”) held its regular meeting on Tuesday, May 16, 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
David Bernd, Secretary
William Brown, Commissioner
William Brunke, Treasurer
W. Taylor Franklin, Assistant Secretary
Penny Morgan, Commissioner
Ronnie L. Parker, Commissioner
Michael J. Standing, Commissioner
Joseph E. Strange, Vice-Chair

MEMBERS ABSENT: Nneka Chiazor, Commissioner
Guenter H. Weissenseel, Commissioner

CITY COUNCIL: City Councilman 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
Charles E. Rigney, Business Attractions Administrator
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
J. D. Hines, Civil Engineer & Project Manager
Letitia Langaster, Business Development Manager II
Elisabeth D. Parker, Administrative Technician
Katelyn Philleo, Business Development Representative I
Jeffrey L. Smith, Business Development Coordinator
Joshua Spicer, Intern
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

OPEN FLOOR
No public speakers.

REGULAR MEETING

MEETING MINUTES

1. Approval of Meeting Minutes, April 18, 2023

MOTION: Taylor Franklin
SECOND: Penny Morgan
APPROVED: 7-0-1

Commissioner William Brunke abstained from the vote since he was absent from the April 18th meeting. Commissioner Ronnie Parker arrived at 8:33am after the vote on the April 18, 2023 Meeting Minutes.

FINANCIALS

2. The monthly financials were presented by Katrina Flowers.

Operating Account Summary: April 2023

Beginning Cash – April 1, 2023 **\$3,025,262**

Significant Cash Receipts

- Grand Total of Significant Cash Receipts - \$2,147,405
- \$ 27,600 Innovation Park Reimbursement from GO VA Grant
- \$779,269 Atlantic Park Entertainment Venue Reimbursement from the City
- \$655,247 City View II-Initial Tax Incentive Funding for the Constitution Drive Development from the City
- \$103,242 Dome Site (Venture Realty) Reimbursement from the City
- \$564,300 Land Sale for Corporate Landing Property from Precision Measurements, Inc
- \$ 17,747 Interest Income

Significant Cash Disbursements

- Grand Total of Significant Cash Disbursements - \$4,629,380
- \$779,269 Atlantic Park Entertainment Venue Reimbursable
- \$121,949 Live Nation Worldwide, Inc-Parking Lot LED & HVAC Systems
- \$121,262 Seabreezy Enterprises, LLC-Corporate Landing Park Off-Site Infrastructure – Reimbursable
- \$701,747 Venture Waves, LLC-Atlantic Offsite Work-Reimbursable
- \$ 14,205 Globalinx – Monthly Recurring Charge Conduit Management – April 2023
- \$350,537 Venture Waves, LLC-Atlantic Park Entertainment Venue-Reimbursable
- \$ 13,943 MPB-Off-Site Construction Kickoff and Inspections at Pacific Avenue
- \$655,000 The Constitution LLC – City View Two Incremental Real Estate Taxes thru 6/30/23 – Incentive Program
- \$ 31,664 Singer Davis, LLC – Legal Services for Atlantic Park Project (Dome Site)
- \$1,405,081 Atlantic Park Offsite Work – Reimbursable
- \$ 434,723 Atlantic Park Entertainment Venue – Reimbursable

*Note: Atlantic Park and Corporate Landing’s reimbursables were received from the City after April 30, 2023 and will be reflected in the May 2023 financial reporting.

Ending Cash – April 30, 2023 **\$ 542,974**

Incentive & Initiative Account Summary: April 2023

Beginning Cash – April 1, 2023 **\$3,008,294**

Significant Cash Receipts

- Grand Total of Significant Cash Receipts - \$462
- \$ 462 Bank Interest Income

Significant Cash Disbursements

- Grand Total of Significant Cash Disbursements - \$13,699
- \$ 11,002 Olympia Bendix-Two – Bio Accelerator Monthly Rent and Annual Real Estate Assessment Adjustment – May 2023
- \$ 2,697 Aligned Chiropractic and Wellness, LLC – FIG Grant

Ending Cash – April 30, 2023 **\$2,994,950**

Incentive Summary Reporting: March 2023

Beginning VBDA EDIP Grant Balance	\$3,595,803
Earned Interest and Activity Analysis Fee	+\$ 107
EDIP Grants Expired (Closed)	+\$ 0
New Grants Approved by VBDA	<u>-\$ 292,600</u>
EDIP Grant Funds Available as of March 2023	\$3,303,310

Discussion:

Katrina Flowers shared that the way reimbursables are received has changed to ACH payments which expedites the process electronically versus going through the physical hard copy check cutting process. Commissioner David Bernd asked why the earned interest of \$107 on the EDIP Incentive Grant account was so low. Ms. Flowers explained that the balance is higher in the operating account than that account. Deputy City Manager Taylor Adams also clarified that the majority of the funds in the EDIP Incentive Grant account are held by the City Treasurer and department staff makes draws as needed for reimbursements and the available balance is not fully sitting in cash in the bank. If there were more funds available, there would be a greater return.

CONTRACTS

3. Approval of a Resolution to modify the Authority’s 2010 Bonds for Our Lady of Perpetual Help presented by Senior City Attorney Alexander Stiles.

No Discussion.

MOTION: David Bernd
 SECOND: Taylor Franklin
 APPROVED: 9-0-0

ADMINISTRATIVE INFORMATION

4. VBDA Priorities: *No Discussion*
5. VBDA Members: *No Discussion*
6. Director’s Report: *T. Adams*

Director’s Report:

Deputy City Manager Taylor Adams acknowledged and thanked the Authority and some members of City Council for participating in a Hampton Roads Leadership Exchange last week in Charleston, South Carolina. There were about 40 participants from the region and four local elected officials, one of them being City Councilmember Michael Berlucchi.

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 purpose:

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*)

MOTION: William Brunke
SECOND: Penny Morgan
APPROVED: 9-0-0

RECONVENED INTO OPEN SESSION

CERTIFIED CLOSED SESSION

Commissioner Taylor Franklin left before the vote to certify the closed session.

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

Chair Lisa Murphy adjourned the meeting at 9:29 am.



Lisa M. Murphy, Chair