

RESOLUTION ADOPTING THE ATTAINABLE WORKFORCE
HOUSING PERFORMANCE GRANT PROGRAM

WHEREAS, affordable housing is a priority of the Virginia Beach City Council (the "City Council") and the City of Virginia Beach Development Authority (the "VBDA");

WHEREAS, after receiving a report on affordable housing, the City Council directed the City Manager to advance discussions with the VBDA to fund new, large-scale, mixed-use development projects;

WHEREAS, at the VBDA's March 11, 2025 meeting, the Department of Housing and Neighborhood Preservation presented a program, modeled on other local initiatives, that proposed partnering with the VBDA to create a grant program to partially offset the costs associated with development of affordable housing, and seek to encourage reinvestment in such projects over time;

WHEREAS, in 2022, the General Assembly amended the purposes of the Industrial Development and Revenue Bond Act to include "the power to make grants associated with the construction of affordable housing in order to promote safe and affordable housing in the Commonwealth and to benefit thereby the safety, health, welfare, and prosperity of the inhabitants of the Commonwealth." Va. Code § 15.2-4901;

WHEREAS, on April 1, 2025, City Council in furtherance of its priority to increase affordable housing, adopted a program for Attainable Workforce Housing Performance Grants, attached hereto as Exhibit A, and requested the VBDA consider a resolution also adopting the Attainable Workforce Housing Performance Grants Program; and

WHEREAS, the VBDA is of the opinion that the Attainable Workforce Housing Grant Program would promote affordable housing in Virginia Beach, furthering a goal of the VBDA and City Council.

NOW, THEREFORE, BE IT RESOLVED THE CITY OF VIRGINIA BEACH DEVELOPMENT AUTHORITY:

1. That the Attainable Workforce Housing Performance Grant Program provided in Exhibit A is hereby adopted by VBDA.

2. That the Chair or Vice-Chair is hereby authorized to execute the Attainable Workforce Housing Performance Grant Program Policy (the "Policy") on behalf of the VBDA.

3. That, in accordance with the Policy, the City Manager is to present a proposed terms sheet for a qualifying Attainable Workforce Housing Project to the City Council and the VBDA for review and approval.

Adopted this 13 day of May, 2025, by the City of Virginia Beach Development Authority.

CITY OF VIRGINIA BEACH
DEVELOPMENT AUTHORITY

By: 
Secretary / Assistant Secretary

APPROVED AS TO CONTENT:


Economic Development

APPROVED AS TO LEGAL SUFFICIENCY:



City Attorney

Exhibit A



Attainable Workforce Housing Performance Grant Program Policy

Purpose of Program

The purpose of the City of Virginia Beach Attainable Workforce Housing Performance (AWHP) Grant is to provide an incentive for applicants to construct, own, and operate new affordable rental housing units in the City of Virginia Beach.

Affordable housing units are those units that will be rented and affordable to households with an annual income at or below 80% of the Area Median Income (AMI), adjusted for household size, as established by the United States Department of Housing and Urban Development (HUD) for the Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area for the applicable year of the grant period.

Background

To combat the affordable housing shortage, to further economic development, and specifically to incentivize the development of affordable housing across the Commonwealth, the General Assembly passed HB 1194 during the 2022 Session, and it became effective on July 1, 2022. HB1194 amended Ch. 49, Title 15.2 of the Code of Virginia, known as the “Industrial Development and Revenue Bond Act,” to allow local Development Authorities, in conjunction with their local governing bodies, the power to make grants associated with the construction of affordable housing.

Eligible Projects

- Projects must be new construction.
- Projects must be developed by a for-profit entity.
- Only new multi-family affordable rental housing units that have not started construction as of a to-be-determined date are eligible for the AWHP Grant.
- Attainable Workforce Housing Performance Grant applicants must have a demonstrable gap in project financing, as evidenced by their development and operating pro forma.
- Eligible projects may be fully affordable or mixed-income, and may also be mixed-use (i.e., with commercial and residential components).

- Projects that involve the demolition of existing rental housing units only to build a minimum 20% additional affordable housing units.

Ineligible Projects

- The following projects are not eligible:
- Projects that involve only the purchase and/or rehabilitation of existing housing units.
- Projects that have already started construction as of a to-be-determined date.
- Projects that do not have a demonstrable gap in project financing as evidenced by their development and operating pro forma.
- Developments that are produced by a non-profit entity that is already exempt from paying real estate taxes.

Grant Award

Duration and Timing:

The Attainable Workforce Housing Performance Grant is for 15 years. The grant period may be extended another 15- year period for a total grant period of 30 years if the recipient complies with the capital reinvestment terms set forth below.

The Attainable Workforce Housing Performance Grant period commences on July 1st of the first real estate tax year following the applicant's completion of the project's construction, as evidenced by receipt of a temporary or permanent Certificate of Occupancy and ends on the last day of the 15th real estate tax year following the grant commencement date, or the 30th tax year, if the grant period is extended.

Amount and Payment:

The amount of the performance grant is capped at 100% of the amount of incremental new real estate taxes to be levied and collected for improvements on the Project Site. This amount may be adjusted to reflect the percentage of residential square footage to the total gross square footage of the structure(s) and the percentage of the number of affordable rental housing units to the number of total residential rental units.

A Grant amount of two (2) times the Performance Grant Percentage, up to 100% of the incremental value, is available to a qualified property when twenty percent (20%) or more of the residential units are affordable at or below 50% of the Area Median Income. The amounts subject to this increase are not subject to the amount of incremental new real estate taxes.

The Attainable Workforce Housing Performance Grant is payable by the City of Virginia Beach Development Authority ("VBDA") upon proof of full and timely payment of the property's real estate tax levy for the applicable payment period and proof of compliance with all requirements of the grant agreement. The VBDA's obligations would be funded via and subject to a corresponding appropriation by the Virginia Beach City Council.

Terms/Conditions for Award

The recipient of an Attainable Workforce Housing Performance Grant will be required to sign a grant agreement outlining the terms and condition of the award.

Recipients of an award must:

1. Adhere to the project construction timeline based on the effective date of the grant agreement by submitting a plan of development within 9 months, commencing project construction within 18 months, and completing construction within 3 years.
2. Strive for a goal of 50% small, woman, and minority (SWaM) business participation during the construction phase of development. The recipient is required to submit to the City's SWaM Office a report detailing all expenditures with minority business enterprises and emerging small businesses.
3. Provide detailed updates and verifications to the City of the applicant's progress regarding the completion of the project construction and, following Project construction, of recipient's continued control, maintenance, and operation of the Project throughout the 15-30 year grant period.
4. Restrict occupancy and rents of the Project throughout the 15-30 year grant period according to the schedule that will be outlined in the Grant Agreement. Ongoing compliance monitoring and approvals by Virginia Housing provided to the City will serve as evidence of the recipient's compliance with the occupancy and rent restrictions
5. Notify the VBDA and City of any material change in the project's financing structure occurring after an award is made.

For projects with a 30-year performance period, the Project Owner will be required to make an agreed upon reinvestment in capital improvements to the Project to ensure the ongoing upkeep and livability of all the rental units prior to the 15th year of service.

Any restructure in the project's financing or change in the Attainable Workforce Housing Performance Grant Agreement after an award is approved may constitute a material change in the approved application. The VBDA and the City of Virginia Beach understand the fluidity in the current housing market and intend for this program to be as flexible as possible. However, a material or substantial change in the project's financing structure may negate the approved grant award and the submission of a new application may be needed. If a new application is required, it must follow the same approval process as all performance grant applications. There is no guarantee that an Attainable Workforce Housing Performance Grant will be approved.

Award Process

1. The Project Owner completes an application to include its project in the Attainable Workforce Housing Performance Grant Program. After receipt of the application, [Housing/ED/special group designated for this purpose] reviews internally to

determine if project could qualify and to assess if additional information is needed from Project Owner. Staff could meet with Project Owner to discuss project to determine if project is eligible as a participant in the program.

2. If the project is eligible for inclusion in the program, the City Manager will brief City Council in closed session and, if directed to proceed, request the appointment of grant liaisons. Subsequently, the VBDA will be briefed in closed session on the project.
3. If not previously completed, the City will complete a study of the economic, fiscal and social impacts of the project.
4. A term sheet may be developed, in concert with the City Attorney, and presented to the City Council and VBDA for concurrence.
5. The project manager will undertake stakeholder and community input appropriate for the size and scope of the proposed project.
6. A grant agreement, setting forth all the terms and conditions of the proposed Attainable Workforce Housing Performance Grant is developed between the VBDA and the Project Owner.
7. On completion, the grant agreement will be presented to City Council and the VBDA for approval. Along with the grant agreement, a support agreement wherein the City agrees, subject to appropriation, to provide sufficient funds to the VBDA to meet its obligations under the grant agreement.

A RESOLUTION APPROVING THE PROVISION
OF FAÇADE IMPROVEMENT GRANTS

WHEREAS, the City of Virginia Beach Development Authority (the "Authority") was created pursuant to Chapter 643 of the Acts of Assembly of 1964, as amended (the "Act");

WHEREAS, one of the primary purposes of the Act is to enable development authorities "to promote industry and develop trade by inducing manufacturing, industrial, governmental and commercial enterprises to locate in or remain in the Commonwealth....";

WHEREAS, pursuant to §6 of the Act, the Authority has the power, *inter alia*, "to sell, exchange, donate and convey any or all of its facilities or other properties whether realty or personalty whenever the Authority shall find any such action to be in furtherance of the purposes for which the Authority was organized";

WHEREAS, pursuant to §7 of the Act, "the Authority may foster and stimulate the development of industry in the area within its jurisdiction... [and] may accept, and expend for the purposes stated above, money from any public or private source....";

WHEREAS, pursuant to §10 of the Act, the City of Virginia Beach (the "City") "is authorized and empowered to make appropriations and to provide funds for the operation of the Authority and to further its purposes";

WHEREAS, the economic development goals and objectives of the City include achieving a higher ratio of nonresidential to residential real estate assessments, investing in land and infrastructure to benefit future economic growth, and maximizing the return of economic development efforts through the development and implementation of programs and strategies that facilitate new business investment and encourage retention and expansion activities, thereby improving the overall quality of life in the City;

WHEREAS, pursuant to the authority and empowerment set forth in §10 of the Act, the Authority administers the Façade Improvement Grant (FIG) program (the "Program") to assist small, locally owned and operated business located in any commercial or industrial zoned area within the City of Virginia Beach (each business, an "Applicant");

WHEREAS, the Program is a matching grant program to reimburse businesses up to \$10,000 for the cost of impactful improvement to the exterior building, site and outdoor dining areas;

WHEREAS, a grant review committee (the "Grant Review Committee") evaluates and ranks each application submitted and makes recommendations to the Authority for consideration;

WHEREAS, the Grant Review Committee has reviewed and ranked the applications and recommends that the Authority approve grants under the Program to the Applicants and in the amounts as shown on Exhibit A attached hereto.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF VIRGINIA BEACH
DEVELOPMENT AUTHORITY:

1. That the Authority hereby finds (a) that the provision of each grant will primarily serve the valid public purpose and will foster and stimulate economic development in the City; and (b) is in furtherance of the purposes for which the Authority was created.


2. That based on the recommendations of the Grant Review Committee, the Authority hereby approves reimbursement grants under the Program in the Applicants and in the amounts as specified on Exhibit A, attached hereto and made a part hereof.

4. That funds will be dispersed only after (a) completion of the improvements for which funds are authorized and (b) final inspection by staff to ensure consistency with the Program, including the expenditures as stated in the application.

6. The Authority may terminate this award and decline to pay any unpaid grant funds if the Applicant has not completed the improvements within six (6) months from the date of this Resolution unless, prior to the expiration of the six month period, the Recipient has requested an extension (not to exceed two months) which may be approved administratively at the discretion of the Director of Economic Development with the concurrence of the City Attorney.

Adopted this 13 day of May, 2025, by the City of Virginia Beach
Development Authority.

CITY OF VIRGINIA BEACH
DEVELOPMENT AUTHORITY

By: 
Secretary/Assistant Secretary

APPROVED AS TO CONTENT:


Economic Development

APPROVED AS TO LEGAL
SUFFICIENCY:



City Attorney

EXHIBIT A

Virginia Beach Economic Development Façade Improvement Grant (FIG) Recommended Awardees May 13, 2025

Plaza Bakery, LLC (Council District 8)
3762 Virginia Beach Blvd.
Virginia Beach, Virginia 23451
Grant amount: \$1,495
Uses of funds:

- New window images & Install

Lakeshore Property I, LLC (Council District 9)
1444 Kempsville Rd.
Virginia Beach, Virginia 23464
Grant amount: \$7,400
Uses of funds:

- Parking lot sealcoat and re-stripe

JWFNS Hilltop, LLC (Council District 6)
848 First Colonial Rd.
Virginia Beach, Virginia 23452
Grant amount: \$3,700
Uses of funds:

- Install exterior lighting
- Landscape improvements

**Antoni Medical Services, Inc. dba Atlantic
Veterinary Center** (Council District 2)
1804 Princess Anne Rd.
Virginia Beach, Virginia 23451
Grant amount: \$10,000
Uses of funds:

- Exterior signage addition LED
- Install doors
- Install outdoor exam room
- Landscape improvements
- Install fencing

Snip Atlantic, LLC (Council District 6)
2116 Atlantic Ave.
Virginia Beach, Virginia 23451
Grant amount: \$9,850
Uses of funds:

- New Coping & Install
- Paint Columns
- Replace storefront sliding glass

Esoteric, LLC (Council District 5)
501 Virginia Beach Blvd.
Virginia Beach, Virginia 23452
Grant amount: \$3,517
Uses of funds:

- New & Install Awning
- Landscape

Atlantic Avenue Association (Council District 6)
2406 Atlantic Ave.
Virginia Beach, Virginia 23462
Grant amount: \$2,158
Uses of funds:

- Restoration of existing signage

Animal Medical Center, Inc. (Council District 8)
1556 Mill Dam Rd.
Virginia Beach, Virginia 23451
Grant amount: \$2,786
Use of funds:

- Landscaping

Alex & Manny, Inc. dba Waffles & Company
(Council District 6)
1710 Pacific Ave.
Virginia Beach, Virginia 23452
Grant amount: \$5,000
Uses of funds:

- Paint exterior
- Replace wood on exterior

**Area's Catering, Inc. dba The Pig Shop
Barbeque Eatery** (Council District 1)
6637 Indian River Rd.
Virginia Beach, Virginia 23452
Grant amount: \$10,000
Uses of funds:

- Parking lot mill and overlay

MPN Group, LLC (Council District 3)
3079 Brickhouse Court
Virginia Beach, Virginia 23452
Grant amount: \$8,650
Uses of funds:

- Landscape improvements
- Replace and wrap new windows and doors on all units
- Replace and install lights, and paint
- Parking lot repairs

Total Recommended Funding: \$64,556

A RESOLUTION APPROVING THE PROVISION
OF \$162,681 IN ECONOMIC DEVELOPMENT
INVESTMENT PROGRAM FUNDS TO
NEPTUNE SHIELD HOLDINGS LLC.

WHEREAS, the City of Virginia Beach Development Authority (the "Authority") was created pursuant to Chapter 643 of the Acts of Assembly of 1964, as amended (the "Act");

WHEREAS, one of the primary purposes of the Act is to enable development authorities "to promote industry and develop trade by inducing manufacturing, industrial, governmental and commercial enterprises to locate in or remain in the Commonwealth....";

WHEREAS, pursuant to §6 of the Act, the Authority has the power, *inter alia*, "to sell, exchange, donate and convey any or all of its facilities or other properties whether realty or personalty whenever the Authority shall find any such action to be in furtherance of the purposes for which the Authority was organized";

WHEREAS, pursuant to §7 of the Act, "the Authority may foster and stimulate the development of industry in the area within its jurisdiction... [and] may accept, and expend for the purposes stated above, money from any public or private source....";

WHEREAS, pursuant to §10 of the Act, the City of Virginia Beach (the "City") "is authorized and empowered to make appropriations and to provide funds for the operation of the Authority and to further its purposes";

WHEREAS, the economic development goals and objectives of the City include achieving a higher ratio of nonresidential to residential real estate assessments, investing in land and infrastructure to benefit future economic growth, and maximizing the return of economic development efforts through the development and implementation of programs and strategies that facilitate new business investment and encourage retention and expansion activities, thereby improving the overall quality of life in the City;

WHEREAS, the City established the Economic Development Investment Program ("EDIP") as part of its overall effort to enhance the City's ability to accomplish these goals and objectives;

WHEREAS, pursuant to the authority and empowerment set forth in §10 of the Act, City Council authorized the transfer of funds in the EDIP account to the Authority and the provision of future EDIP appropriations to the Authority to enable the Authority to more effectively continue its efforts to foster and stimulate economic development by inducing businesses to locate or remain in the City;

WHEREAS, the Department of Economic Development (the "Department"), acting on behalf of the Authority, has induced Neptune SHEILD Holdings LLC, a Virginia limited liability company (the "Recipient"), to expand its operation to 448 Viking Drive, Virginia Beach, Virginia 23452 (the "Property");

WHEREAS, the inducement includes an agreement to recommend the award to Recipient of \$162,681 in EDIP funds to underwrite a portion of costs associated with the relocation of Recipient's headquarters at the Property;

WHEREAS, Recipient has represented in its application and the Director of Economic Development (the "Director"), upon review of the application submitted by Recipient, has determined and has advised the Authority it will meet at least one of the following performance criteria (the "Performance Criteria") within thirty-six (36) months after the date of this Resolution.

- (a) Tax Revenues: The net amount of direct tax revenues returned to the City as a result of the Recipient's operation will exceed the amount of EDIP Funds provided in thirty-six (36) months; and/or
- (b) Capital Investment: For every One Dollar (\$1.00) of EDIP funds received, Recipient shall make a new capital investment of at least \$25.00; with the maximum award for this criteria to be limited to \$96,681 of the \$162,681 total award; and
- (c) Employment Opportunity: For every Three Thousand Dollars (\$3,000) of EDIP funds received, Recipient will create and/or retain one (1) New Job or Retained Job (as defined in the EDIP policy) in its operation with an average salary of at least \$112,045, excluding benefits, with the maximum award for this criteria to be limited to \$66,000 of the \$162,681 total award.

WHEREAS, the Director of Economic Development, upon review of the application submitted by Recipient, has determined and has advised the Authority that one or more of the following criteria has been met:

(i) the net amount of direct tax revenues returned to the City as a result of Recipient's expanded operation will exceed the amount of EDIP funds provided in thirty-six (36) months, and/or

(ii) For \$96,681 of the award: for every one dollar (\$1.00) in EDIP funds provided, Recipient will spend at least twenty-five and 00/100 dollars (\$25.00) in new capital investment, and

(iii) For the remaining \$66,000 of the award: for every Three Thousand Dollars (\$3,000) in EDIP funds provided, the Recipient will create and/or retain at least one (1) New Job or Retained Job (as defined in the EDIP policy) in its operation with an average salary of at least \$112,045, excluding benefits.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF VIRGINIA BEACH DEVELOPMENT AUTHORITY:

1. That the Authority hereby finds:

- (a) that the provision of \$162,681 in EDIP funds to Neptune SHIELD Holdings LLC, a Virginia limited liability company (the "Recipient") will primarily serve the valid public purpose of fostering and stimulating economic development in the City; and
- (b) that the provision of the EDIP funds is in furtherance of the purposes for which the Authority was created; and
- (c) that it is unlikely the Recipient would expand its operation within the City without the stimulus of the EDIP award.

2. That the Authority hereby further finds that, based on the direct benefits to the City of Virginia Beach and its citizens resulting from the capital investment and employment opportunities to be generated by the Recipient as a result of its proposed expansion of its operation in Virginia Beach, the provision of \$162,681 in EDIP funds to the Recipient will only incidentally enure to the benefit of private interests.

3. That as of the date of this Resolution, the Recipient has not yet commenced construction of the proposed improvements or filled any of the new job positions being incentivized by this EDIP award.

4. That based on these findings, the Authority hereby approves the provision of \$162,681 in EDIP funds to the Recipient to underwrite a portion of the costs associated with the expansion and relocation of the Recipient's operation in Virginia Beach, with \$96,681 of the award to be based on capital investment and \$66,000 based on creation and/or retention of new employment opportunities.

5. That disbursement of EDIP Funds by the Authority shall be at the discretion of the Director of the Department of Economic Development of the City of Virginia Beach or his designee (the "Director"), who shall be authorized to require appropriate verification as to qualifying expenditures.

6. That disbursement of EDIP funds to the Recipient shall be on a pro-rata reimbursement basis upon presentation of original receipts for qualifying expenditures to the Director with not more than \$96,681 to be disbursed for capital investment and not more than \$66,000 to be dispersed for creation of employment opportunities. At the sole discretion of the Director, disbursement may not be prior to the completion of the Employment Opportunity Performance Criteria. Disbursement of EDIP funds shall be from time to time, but not more frequently than once per month, until fully expended.

7. That as a condition of receiving EDIP funds related to the employment opportunities incentivized by this award, once a new full-time job is filled, it must be maintained without interruption for thirty-six (36) months from the date of this Resolution (the "Performance

Period”) or the funds advanced for that job may be subject to recapture as set forth in Section 8, below.

8. The Director may require the Recipient to enter into a Recapture Agreement approved by the Director to allow for the recapture of funds for any job incentivized that is subsequently terminated or eliminated by the Recipient. Such Recapture Agreement shall provide for the repayment by the Recipient of that portion of EDIP funds so disbursed prorated for the percentage of the Performance Criteria satisfied prior to the expiration of the Performance Period, and shall contain certain other provision as may be determined or required by the Director. Should an individual job be vacant but Recipient is actively seeking a replacement employee, EDIP funds advanced for that position shall not be subject to recapture.

9. As a further condition of receiving the EDIP Funds, the Recipient shall conduct operations in the building at the Property (or such other locations in the City of Virginia Beach as may be agreed to by the Authority) for a minimum of five (5) years from the time of this award. Even if the requirement of paragraph 1 is met, for each year less than five that the Recipient conducts operations at the Property (or other agreed to location) upon written request from the Authority, the Recipient shall pay to the Authority, as EDIP recapture and not as a penalty, one-fifth (1/5) of the amount of the EDIP Funds provided. Such amount shall be paid within fifteen (15) business days after receipt of request from the Authority, and if not paid by such date, the amount due will bear interest at the rate of ten percent (10%) per annum from such date until paid, and such interest shall be payable by the Recipient in addition to the amount due as calculated above.

10. The Authority may terminate this award and decline to pay any unpaid funds if the recipient has not requested the full \$162,681 within thirty-six (36) months of the date of this Resolution.

[SIGNATURES ON FOLLOWING PAGE]

Adopted this 13th day of May, 2025, by the City of Virginia Beach Development Authority.


CITY OF VIRGINIA BEACH
DEVELOPMENT AUTHORITY

By: 
Secretary/Assistant Secretary

APPROVED AS TO CONTENT:


Economic Development

APPROVED AS TO LEGAL
SUFFICIENCY:


City Attorney

A RESOLUTION AUTHORIZING THE CITY OF VIRGINIA BEACH DEVELOPMENT AUTHORITY TO SUBLEASE APPROXIMATELY 200 SQ. FT. OF OFFICE SPACE TO RVT GROUP, INC.

WHEREAS, the City of Virginia Beach Development Authority (the "Authority") entered into a lease with Town Center Associates 11, LLC, for approximately 23,000 sq. ft. of office space (the "Premises") located at 4525 Main Street, Suite 700, in Virginia Beach;

WHEREAS, RVT GROUP, INC., a Virginia corporation ("RVT"), desires to sublease approximately 200 sq. ft. of the Premises from the Authority; and

WHEREAS, the terms and conditions of the sublease are set forth in the Summary of Terms, attached hereto as Exhibit A, and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF VIRGINIA BEACH DEVELOPMENT AUTHORITY:

That the Chair or Vice-Chair is hereby authorized to execute a sublease between the Authority and RVT GROUP, INC., so long as the terms and conditions are in accordance with the Summary of Terms attached hereto as Exhibit A, and made a part hereof, and such other terms, conditions and modifications as may be acceptable to the Chair or Vice-Chair and in a form deemed satisfactory by the City Attorney.

Adopted this 13 day of May, 2025, by the City of Virginia Beach Development Authority.

CITY OF VIRGINIA BEACH
DEVELOPMENT AUTHORITY

By: 
Secretary/Assistant Secretary

APPROVED AS TO CONTENT:


Economic Development

APPROVED AS TO LEGAL
SUFFICIENCY:


City Attorney

EXHIBIT A

Summary of Terms

LANDLORD:	TCA Block 11 Office, LLC, a Virginia limited liability company (c/o Divaris Property Management Corp.)
TENANT / SUBLESSOR:	City of Virginia Beach Development Authority (the "Authority")
SUBLESSEE	RVT GROUP, INC., a Virginia corporation, or an affiliated entity
PREMISES:	Approx. 200 sq. ft. of office space located at 4525 Main Street, Suite 700, Virginia Beach, VA 23462 (within the City of Virginia Beach's Office of Economic Development)
TERM:	Two (2) years
RENT:	Months 1-6: N/A (no rent) Months 7-12: \$7.25 / sq. ft. = \$1,450 / yr. (\$120.83 / mo.) Months 13-18: \$14.50 /sq. ft. = \$2,900 / yr. (\$241.67 / mo.) Months 19-24: \$20.25 / sq. ft. = \$4,050 / yr. (\$337.50 / mo.)
SECURITY DEPOSIT:	\$0.00
CONDITIONS:	The Sublease is subject to all the terms and conditions of the Master Lease between the Landlord and the Authority.
SPECIAL FEATURES:	Sublessee shall have the right to terminate the Sublease on thirty (30) days' written notice to the Sublessor, without penalty.

A RESOLUTION AUTHORIZING THE CITY OF
VIRGINIA BEACH DEVELOPMENT AUTHORITY TO
GRANT A SUBLEASE TO USE THE INTERNATIONAL
INCUBATOR TO VENTUS ENERGY INC.

WHEREAS, the City of Virginia Beach Development Authority (the "Authority") entered into a lease with Town Center Associates 11, LLC, for approximately 23,000 sq. ft. of office space (the "Premises") located at 4525 Main Street, Suite 700, in Virginia Beach;

WHEREAS, Ventus Energy Inc., a _____, authorized to transact business in Virginia ("Ventus"), desires utilize a portion of the Premises for the purposes of establishing its operations in Virginia; and

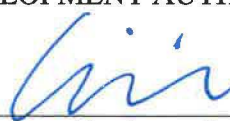
WHEREAS, the terms and conditions of the sublease are set forth in the Summary of Terms, attached hereto as Exhibit A, and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF VIRGINIA BEACH DEVELOPMENT AUTHORITY:

That the Chair or Vice-Chair is hereby authorized to execute a sublease between the Authority and Ventus Energy Inc., so long as the terms and conditions are in accordance with the Summary of Terms attached hereto as Exhibit A, and made a part hereof, and such other terms, conditions and modifications as may be acceptable to the Chair or Vice-Chair and in a form deemed satisfactory by the City Attorney.

Adopted this 13 day of May, 2025, by the City of Virginia Beach Development Authority.

CITY OF VIRGINIA BEACH
DEVELOPMENT AUTHORITY

By: 
Secretary/Assistant Secretary

APPROVED AS TO CONTENT:


Economic Development

APPROVED AS TO LEGAL
SUFFICIENCY:



City Attorney

EXHIBIT A

Summary of Terms

LANDLORD:	TCA Block 11 Office, LLC, a Virginia limited liability company (c/o Divaris Property Management Corp.)
TENANT / SUBLESSOR:	City of Virginia Beach Development Authority (the "Authority")
SUBLEASEE:	Ventus Energy, Inc., a _____, authorized to transact business in Virginia, or an affiliated entity
PREMISES:	Subleasee shall have the right to access and use the office space located at 4525 Main Street, Suite 700, Virginia Beach, VA 23462 (within the City of Virginia Beach's Office of Economic Development) known as the "International Incubator".
TERM:	Two (2) years
LICENSE FEE:	Months 1-6: N/A (no fee) Months 7-12: \$100 / month Months 13-18: \$150 / month Months 19-24: \$200 / month
SECURITY DEPOSIT:	\$0.00
CONDITIONS:	The Sublease is subject to all the terms and conditions of the Master Lease between the Landlord and the Authority.
SPECIAL FEATURES:	<p>This Sublease shall not grant the exclusive right to use any portion of the Premises, but the right to access the Premises and utilize available space on a first come first served basis, such as the "collaboration spaces" existing in the International Incubator. Subleasee may also utilize the International Incubator as its address in Virginia for mailing purposes.</p> <p>Subleasee shall have the right to terminate the License on thirty (30) days' written notice to the Licensor, without penalty.</p>