

CITY OF VIRGINIA BEACH DEVELOPMENT AUTHORITY

June 13, 2025, SPECIAL MEETING MINUTES

The City of Virginia Beach Development Authority (“VBDA” or “Authority”) held a special called meeting on Friday, June 13, 2025, 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 each item presented and discussed at this meeting can be viewed on the Economic Development website at the following link – <https://www.yesvirginiabeach.com/vbda>

MEMBERS PRESENT:

Lisa M. Murphy, Chair
W. Taylor Franklin, Vice-Chair
William Brunke, Treasurer
Guenter H. Weissenseel, Secretary
Eric Keplinger, Assistant Secretary
Akhil Jain, Commissioner
Esmel Meeks, Commissioner
Penny Morgan, Commissioner
Michael J. Standing, Commissioner
David Weiner, Commissioner

MEMBERS ABSENT:

Donald Horsley, Commissioner

CITY COUNCIL:

Vice Mayor, Rosemary Wilson
Councilman Michael Berlucchi
Councilman Robert “Worth” Remick

ADVISORS PRESENT:

Amanda Jarratt, Deputy City Manager
Alexander W. Stiles, Senior City Attorney
Emily L. Archer, Deputy Director, Economic Development
Randy Blitz, Project Manager
Katrina Dant, Economic Development Intern
Kayla Dotson, Executive Assistant I
Paige Fox, Business Attraction Coordinator
Jadon Gayle, Business Development Representative II
Nahla Saleh, Business Development Representative II
Vicki Kelley, Administrative Specialist I
Ken Rodman, Senior Land Development Engineer
Howie McEntee, Accountant II
Tecora McIntyre-Catlett, Executive Assistant II
Ihsane Mouak, Business Development Coordinator
Baylee Kotajarvi, Legislative Aide

Letitia Langaster, Business Development Representative II
Matt Mader, Civil Engineer
Denis Ozowara, Project Development Administrator

REPORTED BY: Amanda Jarratt

RECORDED BY: Kayla B. Dotson

Chair Lisa Murphy began the meeting at 8:31 a.m. by reading her letter requesting a special meeting and opened the floor for public comment.

OPEN FLOOR

No public speakers.

SPECIAL MEETING

MEETING MINUTES

1. Approval of Regular Meeting Minutes May 13, 2025.

MOTION: Taylor Franklin

SECOND: Eric Keplinger

APPROVED: 10-0-0

FINANCIALS

2. Review of Financial Statements for May 2025 presented by Howie McEntee.

Operating Account Summary: May 2025

Adjusted Beginning Cash – May 1, 2025, \$7,634,953

Cash Receipts Detail

- Grand Total of Cash Receipts
\$ 12,282 Interest Income

Cash Disbursements Detail

- Grand Total of Significant Cash Disbursements
\$ 77,854 International Incubator Furniture Replacement – MOI, Inc
\$ 15,070 Monthly Conduit Management May 15th – June 15th - Globalinx
\$ 12,572 Legal Services for Atlantic Park Project through 3/31/2025 – Davis

Commercial Law

- \$ 38,234 Innovation Park Master Plan and Subdivision plat -2 payments – VHB
\$ 4,684 Atlantic Park Parking Garage Screening Study – VHB

Ending Cash – May 31, 2025, \$7,420,060

- Amounts Paid and Reimbursed by City of VB – May 2025
\$ 704,358 Atlantic Park -Venture Waves Draw #27– Entertainment Venue
\$ 910,130 Atlantic Park -Venture Waves Draw #27 – Offsite Infrastructure (City Asset)

- \$ 208,891 Innovation Park – Draw #18 Offsite Construction Work through 3/31/2025
– Architectural Graphics
- \$ 526,887 Innovation Park – Draw #19 Offsite Construction Work through 4/30/2025
– Architectural Graphics
- \$ 4,070 Innovation Park - Construction Phase Services through 3/31/2025 – Kimley
Horn
- \$ 151,256 Corporate Landing – Draw Request #2 for Utility Construction –
Seabreezy Enterprises
- \$ 9,049 Corporate Landing - New Roadway & Pond C Final Design – VHB

Capital Maintenance: May 31, 2025

- Amphitheater - \$581,498
\$ (4,186) Parking lot improvements plan -VHB
- Human Services Building - \$2,015,734
\$ 47,910 Monthly Lease – June 2025
\$ (589,299) Roof Replacement Construction/Replacement Phase, Pay App #4 –
Simpson Unlimited
\$ (9,820) Re-roofing and Cooling tower Replacement Design Phase – HBA
Architecture
- VB National Golf Course - \$2,211,588
\$ 21,579 Monthly Revenue Share Agreement
\$ (18,156) Roof Replacement and HVAC Replacement Construction Admin. –
HBA Architecture

Incentive & Initiative Account Summary: May 2025

Façade Improvement Grant **\$ 95,585**

- New Entrance Signage – The Vintage Cauldron \$ (3,307)

Small Business Grant Program **\$ 521,728**

- No Activity

Bio Incubator **\$ 532,884**

- No Activity

EDIP appropriations as of May 2025,

- **Ending EDIP appropriations 4/30/2025** **\$11,103,358**

EDIP Part A – Encumbered as of 5/31/2025 **\$4,834,832**

EDIP Part B - Encumbered as of 5/31/2025 **\$ 625,000**

EDIP Grant Funds Available as of 5/31/2025 **\$5,643,526**

** Actual EDIP Cash received from the City and held by the VBDA on May 31, 2025, is \$1,027,622. The remaining \$10,075,696 is being held by the City and will be transferred to the VBDA as needed for payment of approved EDIP awards.*

No Discussion

3. Request approval of the VBDA Fiscal Year 2025-2026 Annual Budget Presented by Howie McEntee

Presentation: Virginia Beach Development Authority Accountant II, Howie McEntee reviewed the VBDA Fiscal year 2026 proposed budget.

Full Presentation located at minute [9:41 of the meeting video](#).

No Discussion

MOTION: William Brunke
SECOND: Guenter Weissenseel
APPROVED: 10-0-0

PROJECT ENCORE

4. Request approval of a Resolution Authorizing the sale of 21.97+/- for Project Encore expansion, Business Attraction Coordinator, Paige Fox

Presentation: Business Attraction Coordinator, Paige Fox, presented information on Acoustical Sheetmetal, a Virginia Beach-based manufacturer of sound-reducing and weather-protective enclosures for onsite power generation equipment. In 2020, the Authority dedicated 20 acres in Innovation Park to Acoustical Sheetmetal in which they have built a 235,000 square foot facility, created 380 jobs and invested nearly \$43 million. Acoustical sheet metal expressed interest in expanding in Innovation Park with a proposed sale of a 21-acre parcel (17.4 developable), for \$147,019 per acre or \$2,558,130.6.

Full Presentation located at minute [23:59 of the meeting video](#).

No Discussion

MOTION: Akhil Jain
SECOND: Mike Standing
APPROVED: 10-0-0

5. Request approval of a Resolution of an EDIP Part “A” award in the amount of \$828,130.60 to Project Encore Business Attraction Coordinator, Paige Fox

Presentation: Business Attraction Coordinator, Paige Fox, continued to share that Phase III will create capital investment of over \$45M and add over 300 jobs. Ms. Fox recommended \$828,130.60 EDIP pursuant to Part A Award to partially match the \$1.75M Commonwealth Opportunity Fund Award granted to the company by Governor Youngkin.

Full Presentation located at minute [23:59 of the meeting video](#).

Discussion: Treasurer Bill Brunke commented on the impact shown in the presentation's projection for the 20-year return of interest, which includes local taxes. Ms. Fox noted the return of interest would be over 200%. Commissioner Akhil Jain asked why the cumulative impact for the 20-year projection was shown to be higher than the net present value. Ms. Fox noted that the cumulative impact accounts for inflation.

MOTION: Taylor Franklin
SECOND: Guenter Weissenseel
APPROVED: 10-0-0

TOWN CENTER

6. Request approval of a resolution authorizing the exercise of the first renewal term for the Town Center Security Contract, presented by Senior City Attorney Alex Stiles

Presentation: In April 2019, the VBDA entered into an agreement with Divaris Property Management Corp. to provide security for all 5 Town Center Parking Garages. In September 2023, the VBDA approved extending the term of the Agreement for two (2) years, with three (3) additional optional 1-year renewal terms. Mr. Stiles requested approval to exercise the first 1-year renewal terms (July 1, 2025 – June 30, 2026). The Total Compensation would be \$383,064.50 to include the Management Fee, Administration Fee, and Security Services. Mr. Stiles noted that all other terms and conditions remain unchanged.

Full Presentation located at minute [35:00 of the meeting video](#).

Discussion: Councilmember Michael Berluca asked if the contract accounts for the increase in the instances of issues in Town Center. Mr. Stiles noted that in terms of staffing, Divaris has increased their numbers. However, the equipment is an ongoing discussion between our Virginia Beach and the police department. Staff are willing to continue that discussion to find a solution. Commissioner Mike Standing asked if this agreement included the cost per space for maintenance in the garages. Mr. Stiles noted that that's a separate agreement; this agreement comes out of the special tax assessed at Town Center. Vice Mayor Rosemary Wilson asked if there were cameras in the Town Center Garages. Ms. Emily Archer noted that it is an ongoing initiative to ensure there is adequate coverage of cameras. Mr. Stiles stated that this matter would be done separately from this contract and would be a separate cost.

Mr. Berluca shared that he has heard concerns from people who operate and own businesses in this area that the security posture at Town Center is not adequate. Mr. Stiles responded that increased security can certainly be discussed with Divaris and the police to see if there is an acceptable solution. There was additional discussion regarding the collection of incident reporting and camera pricing. Chair Murphy noted that because the security contract expires in July, a vote should be taken but requested an update in the July 8, 2025, VBDA meeting on the above topics, so the Authority might better implement security, especially after closing time for the restaurants and retail.

MOTION: Taylor Franklin
SECOND: Penny Morgan
APPROVED: 10-0-0

VBDA ASSETS

7. Innovation Park Master Plan Draft Review Presented by Randy Blitz, Project Manager at VHB

Presentation: VHB Project Manager Randy Blitz reviewed existing Innovation Park constraints, the Parks & Recreation Master Plan/proposed Preservation/Passive Area, and VHB's Proposed 25-year Innovation Park Master Plan. This proposed plan allows for the immediate expansion of Innovation Park with the extension of Hudome Way. Potential funding sources include the creation of a TIF or state infrastructure funds for economic development. This plan has a potential preservation Area of 100 + acres and 600 acres for agricultural, environmental, or recreational uses.

Full Presentation located at minute [44:55 of the meeting video](#).

Discussion: Chair Murphy noted that this proposed plan meets some of the needs of the existing businesses in Innovation Park but still allows for growth for all interested parties. Chair Murphy discussed that this plan would be years in the making but is hopeful there could potentially be state funding granted for the road expansion. Treasure Brunke asked how much overlap there would be between the proposed Parks and Recreation plan and this Innovation Park plan. Mr. Blitz noted that there wouldn't be an overlap, just a swap of land to develop both plans. It was also discussed that the majority of this plan involves City-owned land. Deputy City Manager Amanda Jarratt noted that Virginia Beach staff are working on a model to show an overlay of land usage in the updated Comprehensive Plan so Boards and Commissions across Virginia Beach can see how plans can coexist.

8. Request approval of a Contingency for the Virginia Beach National Golf Course Interior Renovation, presented by Senior Planner, Pam Witham

Presentation: Senior Planner, Pamela Witham, requested a 15% contingency, totaling \$38,975, for unforeseen capital repairs of the VBNG clubhouse discovered during the interior renovation project approved in March 2025.

Full Presentation located at minute [1:12:51 of the meeting video](#).

Discussion: Chair Murphy asked if the source of the water damage could be determined. Ms. Witham noted that this could only be done if the wall was removed but has suspicions it could be from the previous roof.

MOTION: Taylor Franklin
SECOND: Mike Standing
APPROVED: 9-0-0

Commissioner Penny Morgan left prior to the vote on item #8 - Contingency for the Virginia Beach National Golf Course Interior Renovation

9. 110 Independence Blvd Extension Request for Laydown Yard Presented by Senior Planner, Pamela Witham

Presentation: Senior Planner, Pamela Witham, shared information on the Virginia Beach Department of Parks and Recreation's request to utilize this location as a laydown yard for Phase

III of the Thalia Creek Greenway Project. The project was anticipated to begin in September 2024, however, there was a delay in obtaining the lumber necessary to complete the project which delayed their start to March 2025. The Virginia Beach Department of Parks and Recreation is requesting an extension with an expected completion date in December 2025. All other items of agreement remain the same.

Full Presentation located at minute [1:16:26 of the meeting video](#).

No Discussion

MOTION: Eric Keplinger
SECOND: William Brunke
APPROVED: 9-0-0

ECONOMIC DEVELOPMENT INVESTMENT PROGRAM (EDIP)

10. Request approval of a Resolution of an EDIP Part “B” award in the amount of \$375,670 to Columbus Town Center II, LLC. Presented by Business Development Coordinator Ihsane Mouak

Presentation: Business Development Coordinator, Ihsane Mouak, shared information on the redevelopment of an existing vacant shopping center on block 16 of Town Center in the Pembroke Strategic Growth Area. Armada Hoffler will invest \$13.6M in this project, with an estimated completion in November 2025. Ms. Mouak requested \$375,670 under Part “B” redevelopment of the EDIP policy. This grant will be used for improvements to the public sidewalks, roads, and off-site utilities. The proposed development is consistent with the City’s Economic Development strategy for expanding Town Center and will serve to influence redevelopment and additional capital investment in surrounding properties.

Full Presentation located at minute [1:18:24 of the meeting video](#).

No Discussion

MOTION: Guenter Weissenseel
SECOND: Esmel Meeks
APPROVED: 9-0-0

ADMINISTRATIVE INFORMATION

11. VBDA Priorities: *VBDA Members*

No Discussion

12. VBDA Members: *L. Murphy*

Discussion: Chair Lisa Murphy reminded Commissioners of the Acoustical Sheetmetal Expansion announcement, taking place the same afternoon of the meeting.

13. Directors Report: *A. Jarratt*

Discussion: Deputy City Manager Amanda Jarratt noted the following:

- The Virginia Beach resort season is off to a great start.
- Comprehensive Plan workshops are being scheduled for July 2025.
- The Master Transportation plan draft will be placed on the Virginia Beach Website within the next 30 days.
- The Weekend of June 21-22 will be an action-packed weekend at the Virginia Beach Ocean Front.
- The Atlantic Ave task force will begin meeting in July 2025.

Chair Lisa Murphy moved to recess into a closed session.

RECESS TO CLOSED SESSION

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). (Districts 2 and 5)

LEGAL MATTERS: Consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body; and 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 6)

MOTION: Eric Keplinger
SECOND: William Brunke
APPROVED: 9-0-0

RECONVENED INTO OPEN SESSION

CERTIFIED CLOSED SESSION

MOTION: William Brunke
SECOND: Taylor Franklin
APPROVED:

Commissioners, Esmel Meeks, Mike Standing, and David Weiner left the meeting prior to the certification of closed session.

Chair Lisa Murphy adjourned the meeting at 10:42 a.m.



Lisa M. Murphy, Chair