

CITY OF VIRGINIA BEACH DEVELOPMENT AUTHORITY

April 14, 2026, MEETING MINUTES

The City of Virginia Beach Development Authority (“VBDA” or “Authority”) held its regular meeting on Tuesday, April 14, 2026, 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
Guenter H. Weissenseel, Treasurer
David Weiner, Secretary
Eric Keplinger, Assistant Secretary
Michael Harris, Commissioner
Donald Horsley, Commissioner
Akhil Jain, Commissioner
Esmel Meeks, Commissioner
Penny Morgan, Commissioner
Michael J. Standing, Commissioner

MEMBERS ABSENT: William Brunke, Vice Chair

CITY COUNCIL: Councilman Michael Berlucchi
Councilman Worth Remick

ADVISORS PRESENT: Emily L. Archer, Acting Director of Economic Development
Natalie Guilmeus, Deputy Director, Economic Development
Kathy Warren, Director of Planning and Community Development
Alexander W. Stiles, Senior City Attorney
Nikki Griffith, Deputy Director, Finance
Paul Bayer, Business Development Manager II
Kayla Dotson, Executive Assistant II
Paige Fox, Business Attraction Coordinator
Peter Gaytan, Planner III
Natacia James, Administrative Technician
Howie McEntee, Accountant II
Matt Mader, Civil Engineer
Ihsane Mouak, Economic Development Project Manager
Nahla Saleh, Business Development Workforce Manager
Eric Severn, Planner II
Beatriz Soares-Campos, Administrative Technician
Letitia Tibbs, Business Development Manager
Pamela Witham, Project Development Planner III

REPORTED BY: Emily Archer

RECORDED BY: Natacia James

Chair Lisa Murphy began the meeting at 8:30 a.m. and opened the floor for public comment.

OPEN FLOOR

No public speakers.

MEETING MINUTES

1. Approval of Meeting Minutes March 10, 2026.

MOTION: Akhil Jain
SECOND: Donald Horsley
APPROVED: 9-0-0

Commissioner Esmel Meeks arrived following the approval of the March 10, 2026 meeting minutes.

FINANCIALS

2. Review of Financial Statements for March 2026 presented by Howie McEntee.

Operating Account Summary: March 2026

Beginning Cash – March 1, 2026 **\$ 10,048,785**

\$ 15,030	Interest Income March 2026
\$ 1,450	International Incubator Sublease months 13-18 – Valtech Group
\$ 1,450	International Incubator Sublease months 13-18 – CASC International

Total Cash Receipts during March **\$ 17,930**

(\$ 62,217)	Corporate Landing Business Park Utility Construction (Offsite Infrastructure) – Seabreezy Enterprises
(\$ 15,523)	Corporate Landing Monthly Conduit Management Agreement February 15 th – March 15 th , 2026 – Globalinx
(\$ 3,525)	Utility Markings within Corporate Landing Business Park November 3, 2025 – February 3, 2026 – MidAtlantic Surveying and Land Design

Total Cash Disbursements during March **(\$ 87,765)**

Ending Cash – March 31, 2026 **\$ 9,978,950**

Amounts paid and reimbursed by City of VB – March 2026

(\$ 510,077)	Atlantic Park Offsite Infrastructure Draw #35 – Venture Waves
(\$ 115,252)	Atlantic Park Entertainment Venue – Construction Monitoring - VHB
(\$ 22,000)	Atlantic Park Entertainment Venue – Consulting Services for January and February 2026 – Prayworks, LLC
(\$ 4,023)	Innovation Park – Construction Phase Services and Structural Inspections

	through February 28, 2026 done on behalf of the VBDA – Kimley Horn
(\$ <u>2,116</u>)	Corporate Landing – Pond C Final Design – VHB
(\$ 653,468)	Total Reimbursable VBDA Expenses for March
Other Non-City Reimbursements	
\$ <u>145,770</u>	Amount Reimbursed by the City of Virginia Beach on 3/26/2026
\$ -	Change in VBDA Operating Cash for CIP transactions

Capital Maintenance: March 31, 2026

Human Services Building		\$2,183,094
• Monthly Lease – April 2026	\$ 47,910	
Encumbered funds as of 3/31/2026		<u>\$ 822,534</u>
Funds available for future Human Services Building Expenses		\$1,360,560

Atlantic Park Entertainment Venue		\$101,930
• No Activity during March 2026		

VB National Golf Course		\$1,618,946
• February Monthly Revenue Share Agreement	\$ 8,173	
Encumbered funds as of 3/31/2026		<u>\$ 890,259</u>
Funds available for future VBNGC expenses		\$ 728,687

Incentive & Initiative Account Summary: March 2026

Façade Improvement Grant		\$ 113,501
• Landscape Improvements, replace windows and doors on all units, Parking lot repairs – Virginia Beach School of Arts		(\$ 9,644)

Atlantic Avenue – Façade Improvement Grant		\$ 250,000
• No Activity during March 2026		

Small Business Grant Program		\$ 430,349
• No Activity during March 2026		

EDIP Grant Summary Reporting: March 2026

Ending EDIP appropriations 3/31/2026		\$ 11,857,209
• Remaining grant closed. \$40k total award amount performance Period ended 1/17/26 – 360 IT Partners		(\$ 14,581)
• Performance period ended without award being claimed – Drone Up		(\$ 800,000)
EDIP Part A – Encumbered as of 3/31/2026		\$ 5,413,847
• No EDIP Part B activity during March 2026		
EDIP Part B - Encumbered as of 3/31/2026		<u>\$ 812,269</u>

EDIP Grant Funds Available as of 3/31/2026

\$ 5,631,093

** Actual EDIP Cash received from the City and held by the VBDA on March 31, 2026, is \$533,016. The remaining \$11,324,193 is being held by the City and will be reimbursed to the VBDA when EDIP recipients receive their awards.*

No Discussion

ECONOMIC DEVELOPMENT INVESTMENT PROGRAM (EDIP)

3. Request approval of a Resolution for an EDIP Part “A” award in the amount of \$12,240 to OneSpace Architects presented by Economic Development Project Manager Ihsane Mouak

Presentation: Economic Development Project Manager Ihsane Mouak presented a request for an EDIP Part A award for OneSpace Architects. Founded in 2018 and headquartered in Virginia Beach, OneSpace is a SWaM-certified architecture and space planning firm. The company specializes in commercial projects – including office, retail, restaurant, and hospitality – while also providing residential design and custom home services across Hampton Roads. OneSpace has purchased a building on a 1.9-acre property; the firm will occupy 1,834 square feet of the facility and maintain three existing tenants in the remaining leased spaces.

Ms. Mouak concluded with a recommendation for an award of \$12,240 EDIP funds pursuant to Part A, with \$9,240 for Capital Investment and \$3,000 for Job Creation within Virginia Beach.

Full Presentation located at minute [8:21 of the meeting video.](#)

No Discussion

MOTION: Eric Keplinger
SECOND: Penny Morgan
APPROVED: 10-0-0

4. Request approval of a Resolution for an EDIP Part “A” award in the amount of \$36,000 to PT2Go, LLC presented by Economic Development Project Manager Ihsane Mouak

Presentation: Ms. Mouak presented a request for an EDIP Part “A” award for PT2Go, a concierge physical therapy service that was established in Virginia Beach in 2018. The company purchased a 10,000 square foot building on South Independence Blvd with plans to expand their care to accommodate pediatric patients with special needs, active duty/retired military and athletic specialties. PT2Go will occupy 5,800 square feet of the facility and maintain three existing tenants in the remaining leased spaces.

Ms. Mouak concluded with a recommendation for an award of \$36,000 to PT2Go pursuant to EDIP Part A, with \$32,000 for Capital Investment and \$4,000 for Job Creation within Virginia Beach.

Full Presentation located at minute [11:44 of the meeting video.](#)

No Discussion

MOTION: Michael Harris
SECOND: Guenter Weissenseel
APPROVED: 10-0-0

VBDA ASSETS

5. Amphitheater and The Dome Season Preview and Updates presented by Venue Operations Market Manager Tabatha Webster

Presentation: Tabatha Webster provided a recap of the 2025 season for both the Veterans United Home Loans Amphitheater and The Dome by Rutter Mills. Highlights for the Amphitheater’s 2025 season include hosting 26 total shows – two of which sold out, welcomed over 260,000 fans and generated \$2.4 million in rent and taxes to the City of Virginia Beach. Several shared capital improvement projects were completed in 2025, some notable examples are parking expansions, lighting and HVAC replacements, and a new walk-in cooler/freezer. Notable shows for 2026 were shared along with plans to celebrate the Amphitheater’s 30th Anniversary.

In its first year of operation, The Dome by Rutter Mills hosted 46 promoted/ticketed events, welcomed more than 96,000 fans and generated \$1 million in rent and taxes. Rutter Mills was introduced as the title sponsor in February of 2026 and was added to “The Dome” to retain that identity which was very important for the City. New logo and branding is in process to incorporate the name change. Ms. Webster shared photos of the facility and used that to illustrate the announcement that The Dome has been nominated for Venue of the Year by Pollstar and the voting results are expected very soon. The Dome by Rutter Mills was also awarded the Platinum Prize for Flexible Indoor Outdoor Event Venue by the World Green Sustainable Design Awards. There are 23 shows announced for 2026 so far and more are to be announced in the coming weeks.

Full Presentation located at minute [14:19 of the meeting video](#).

No Discussion

6. Review of The Dome Concert Box agreement for the 2026 Season presented by Economic Development Acting Director Emily Archer

Presentation: Economic Development Acting Director Emily Archer provided a review of The Dome Concert Box Agreement as a new season begins. The concert box is utilized by the VBDA for prospects and marketing purposes and the contract is for three years. There is a \$2,500 annual ticket “credit” that can then be used to purchase tickets. \$1,200 was used in the 2025 season, it should also be noted that as the inaugural season it was not a full year, and there are two prospective uses for the credits this year.

Full Presentation located at minute [26:19 of the meeting video](#).

No Discussion

ATLANTIC AVENUE GRANT PROGRAM (AAG)

7. Request approval of a Resolution approving 4 grants in the total amount of \$77,833 under the AAG Program presented by Town Center Planning Coordinator Eric Severn

Presentation: Planner II Eric Severn provided a summary of the grant program before presenting a total of 4 businesses that have been recommended by the AAG Review Committee for the Atlantic Avenue Grant. The AAG program is a 50% matching grant program that provides support to businesses and property owners that are located along Atlantic Ave from 2nd street to 40th street within the Virginia Beach Oceanfront Resort Area.

Funding for this fiscal year opened with \$250,000, with a minimum award of \$10,000 and a maximum award of \$25,000. The requested total amount of funding for the awards considered today is \$77,833, with an estimated private investment of \$157,166. Applications opened January 13, 2026, and 9 total applications have been received to date – the program is still open and accepting applications.

Full Presentation located at minute [27:52 of the meeting video](#).

Discussion: Chair Lisa Murphy thanked Mr. Severn for his hard work in promoting this new grant program.

MOTION: Eric Keplinger
SECOND: Penny Morgan
APPROVED: 9-0-1

Commissioner Mike Standing abstained from the vote pursuant to Conflict of Interests Act § 2.2-3114(E). A copy of the abstention letter is attached to these minutes.

INTERNATIONAL INCUBATOR

8. Request approval of a Resolution authorizing a sublease in the International Incubator to Lunas Light International Corporation presented by Business Attraction Coordinator Paige Fox

Presentation: Business Attraction Coordinator Paige Fox presented information on Lunas Light International Corporation; a Taiwan based company that was recruited by the Virginia Economic Development Partnership (VEDP) State Economic Development office following a collaborative visit that Ms. Fox joined in November 2025. As a precision parts manufacturer and supplier, the company serves multiple industries, including automotive, semiconductor, industrial and medical. The plan is to establish an initial sales office before expanding into a distribution center. Ms. Fox provided a brief overview of the International Incubator and the growth it has experienced since the first tenant was approved in September 2021 – which most recently included an expansion adding two additional office spaces. Lunas Light is applying for a membership lease, which is an option added in 2025, and provides benefits such as a U.S. mailing address and access to shared rooms and conference spaces.

Full Presentation located at minute [36:11 of the meeting video](#).

No Discussion

MOTION: Akhil Jain
SECOND: Guenter Weissenseel
APPROVED: 9-0-1

Chair Lisa Murphy abstained from the vote pursuant to Conflict of Interests Act § 2.2-3114(E). A copy of the abstention letter is attached to these minutes.

9. Request approval of a Resolution authorizing a sublease in the International Incubator to Mehrer Compression PA presented by Business Attraction Coordinator Paige Fox

Presentation: Business Attraction Coordinator Paige Fox presented information on Mehrer PA, LLC. Headquartered in Germany and founded in 1889, they are one of the oldest and most traditional compressor manufacturers in the world. They manufacture advanced, high pressure, oil-free compression systems used in water treatment, energy storage, renewable energy and hydrogen powered cars. Mehrer engaged with Hampton Roads Alliance in 2022, were introduced to Virginia Beach in 2023 and staff continued that relationship, including a visit to their headquarters in 2023. They have formed the company in Virginia and have \$25 million worth of projects scheduled. They would like to establish Virginia Beach as their U.S. Headquarters, grow their customer base and within 3 years establish assembly, packaging and warehousing in Virginia Beach. Mehrer Compression is applying for a private office lease, which includes access to shared rooms and conference spaces, for up to 2 years.

Full Presentation located at minute [39:00 of the meeting video](#).

Discussion: Chair Lisa Murphy sought clarity on the number of spaces left once these two leases are approved – Ms. Fox confirmed that there would be 5 private office spaces available once this request is approved.

MOTION: Donald Horsley

SECOND: Michael Harris

APPROVED: 10-0-0

ADMINISTRATIVE INFORMATION

10. VBDA Priorities: *VBDA Members*

Commissioner Donald Horsley shared that the annual Ag. Banquet was held in March and the City of Virginia Beach was recognized for 30 years of the Agricultural Reserve Program. There was great representation from City leadership and it was very much appreciated.

11. VBDA Members: *Chair Lisa Murphy*

No Discussion

12. Directors' Report: *E. Archer*

Discussion:

- Acting Director Emily Archer highlighted the recent Step Up and Toast: A Celebration of Defense Innovators event that was held at The Hive on March 26th. Key businesses and stakeholders from across the Virginia Beach defense industry were in attendance and it served to demonstrate the regional depth of engagement, talent and growth within the defense sector.
- Sponsorship and team opportunities are still open for our Taste of the ViBe event on May 8th. Chauffeured golf cart tours of the ViBe district followed by an Economic Development Week Block Party celebration at ViBe Park, immediately following.

- City Manager will roll out his budget to City Council on March 24th, followed by reconciliation and budget adoption by the second Tuesday in May.
- April 21st is the Comp Plan public hearing with final adoption potentially following.
- Update to the ITA Masterplan, led by the Planning Department, will start public engagement at the end of April/early May and is tentatively on the May VBDA agenda, with Clay Dills here to provide a brief.

Chair Lisa Murphy moved to recess into a closed session.

RECESS TO CLOSED SESSION

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). *(Districts 4,5,6)*

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 4,5,6)*

MOTION: David Weiner
 SECOND: Penny Morgan
 APPROVED: 10-0-0

RECONVENED INTO OPEN SESSION

CERTIFIED CLOSED SESSION

MOTION: Penny Morgan
 SECOND: Guenter Weissenseel
 APPROVED: 9-0-0

Commissioner Mike Standing left the meeting prior to the certification of closed session.

Chair Lisa Murphy adjourned the meeting at 9:22 a.m.

Signed by Lisa M. Murphy
 Lisa M. Murphy, Chair