

# CITY OF VIRGINIA BEACH DEVELOPMENT AUTHORITY

## February 10, 2026, MEETING MINUTES

The City of Virginia Beach Development Authority (“VBDA” or “Authority”) held its regular meeting on Tuesday, February 10, 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  
William Brunke, Vice Chair  
Guenter H. Weissenseel, Treasurer  
David Weiner, Secretary  
Donald Horsley, Commissioner  
Eric Keplinger, Assistant Secretary  
Akhil Jain, Commissioner  
Esmel Meeks, Commissioner  
Penny Morgan, Commissioner  
Michael J. Standing, Commissioner

### MEMBERS ABSENT:

Michael Harris, Commissioner

### CITY COUNCIL:

Vice Mayor Rosemary Wilson

### ADVISORS PRESENT:

Amanda Jarratt, Deputy City Manager  
Alexander W. Stiles, Senior City Attorney  
Emily L. Archer, Director of Economic Development  
Natalie Guilmeus, Deputy Director, Economic Development  
Kathy Warren, Director of Planning and Community Development  
Kayla Dotson, Executive Assistant I  
Paige Fox, Business Attraction Coordinator  
Jadon Gayle, Business Development Manager II  
J.D. Hines, Senior Project Manager  
Natacia James, Administrative Technician  
Howie McEntee, Accountant II  
Ihsane Mouak, Economic Development Project Manager  
Denis Ozowara, Project Development Administrator  
Nahla Saleh, Business Development Workforce Manager  
Eric Severn, Planner II  
Letitia Tibbs, Business Development Manager II  
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 January 13, 2026.

MOTION: William Brunke

SECOND: Akhil Jain

APPROVED: 10-0-0

**FINANCIALS**

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

**Operating Account Summary: January 2026**

**Beginning Cash – January 1, 2026** **\$10,282,620**

*Cash Receipts Detail*

\$ 11,310	Interest Income January 2026
\$ 15,894	Atlantic Park Entertainment Venue quarterly revenue share (October – December 2025) from Live Nation

*Cash Disbursements Detail*

\$ 62,090	Monthly Conduit Management, 4 months, October 15th, 2025 - February 14th, 2026 – Globalinx Data Centers
\$ 5,800	Atlantic Park Off-Site Asset Construction and Support through 12/31/2025 – MBP

**Ending Cash – January 31, 2026** **\$10,236,557**

Amounts paid and reimbursed by City of VB – January 2026

\$ 111,567	Atlantic Park – Draw Request #35 Entertainment Venue – Venture Waves
\$ 4,134	Atlantic Park – Draw #35 Offsite Infrastructure (City Asset) – Venture Waves
\$ 29,692	Atlantic Park - November & December Consulting Services and Expense Reimbursement – Prayworks, LLC
\$ 5,088	Innovation Park – Construction Phase Services and Structural Inspections through 11/30/2025 – Kimley Horn
\$ 62,771	Corporate Landing – Draw Request #10 for Offsite Infrastructure and

Utility Construction through 12/31/2025 – Seabreezy Enterprises  
 City View Two Apartments – Development Agreement Incentive  
 Payment #7 – The Constitution LLC

**Capital Maintenance: January 31, 2026**

<b>Human Services Building</b>		\$2,088,698
• Monthly Lease – February 2026	\$ 47,910	
<b>Atlantic Park Entertainment Venue (The Dome)</b>		\$101,930
• Quarterly Revenue Share (Oct – Dec 2025)		
- \$1 received per ticket sold – Live Nation Worldwide	\$ 31,772	
<b>VB National Golf Course</b>		\$1,763,682
• November Monthly Revenue Share Agreement	\$ 14,509	
• Pond 1 Maintenance Plan – VHB	\$ (9,408)	
 Encumbered funds as of 1/31/2026		 <u>\$ 967,027</u>
<b>Funds available for future VBNGC expenses</b>		<b>\$ 796,055</b>

**Incentive & Initiative Account Summary: January 2026**

<b>Façade Improvement Grant</b>		<b>\$ 31,553</b>
• Parking Lot Milling and Repaving		
– A-Rea’s Gourmet Catering	(\$10,000)	
<b>Small Business Grant Program</b>		<b>\$ 434,278</b>
• Reimbursement for purchase of True Color Retinal Camera and Scanner – Elizabeth Borza O.D.	(\$10,000)	

**EDIP Grant Summary Reporting: January 2026**

<b>Ending EDIP appropriations 1/31/2026</b>		<b>\$ 11,857,209</b>
EDIP Part A – Encumbered as of 1/1/2026		\$ 6,248,694
Born Primitive – 1 <sup>st</sup> Reimbursement. \$42,000 total approved grant amount.		<u>(\$ 20,266)</u>
<b>EDIP Part A – Encumbered as of 1/31/2026</b>		<b>\$ 6,228,428</b>
<b>EDIP Part B - Encumbered as of 1/31/2026</b>		<b><u>\$ 812,269</u></b>
<b>EDIP Grant Funds Available as of 1/31/2026</b>		<b>\$ 4,816,512</b>

*\* Actual EDIP Cash received from the City and held by the VBDA on January 31<sup>st</sup>, 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*

## **CONTRACTS**

3. Request approval of a Resolution amending the CityView Two, LLC Development Agreement presented by Senior City Attorney Alexander Stiles

*Presentation:* Senior City Attorney Alexander Stiles began a presentation to request an amendment to the agreement with CityView Two, LLC that was originally executed in 2017. Mr. Stiles provided background information on the project, which contains three phases; Phase I, is a combination of retail, housing and parking, has been completed. Phase II, will be an office building, has yet to be built but construction is set to start in 2026; Phase III is also complete and consists of a Fairfield Inn by Marriott and office space. In accordance with the original agreement, the Authority would make incentive payments to the Developer based on incremental real estate taxes from the project, up to \$10.2M to offset Developer's structured parking costs at the project. The Authority has the right to terminate payments if the entire project is not complete by January 2029 – which is an extension that was voted on and approved at the January 2026 VBDA Meeting. The Developer is asking to modify the final phase development requirement in an effort to comply with the development agreement and satisfy Phase II. Originally the phase was intended for an office building at One Constitution, and the new proposition is to request that the mixed-use building at Eight Constitution be considered for satisfying the agreement.

Full Presentation located at minute [8:24 of the meeting video](#).

*Discussion:* Vice Chair William Brunke added for clarification, the Developer intends to build both and is merely requesting that both projects be considered when evaluating satisfaction of the agreement to ensure adherence to the 2029 deadline.

MOTION: Guenter Weissenseel  
SECOND: Penny Morgan  
APPROVED: 9-0-1

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

## **WORKFORCE DEVELOPMENT**

4. Workforce Roundtable Debrief presented by Business Development Workforce Manager Nahla Saleh

*Presentation:* Business Development Workforce Manager Nahla Saleh provided an overview of the recent Workforce Connections event that was hosted at The Hive on January 29<sup>th</sup>. The event was a regional convening of HR professionals, employers and workforce partners focused on strengthening talent strategies, employer engagement and collaboration. The goal of these events are primarily to facilitate stronger employer-to-employer networks, share current regional workforce and hiring trends, and increase awareness of available workforce programs.

Full Presentation located at minute [12:11 of the meeting video](#).

*Discussion:* Commissioner Ahkil Jain asked how the event was marketed and Ms. Saleh explained that the event was marketed through a combination of email distribution, community event outreach, strategic partnerships, and social media engagement. Secretary David Weiner inquired whether there were any thoughts on including construction industry employers in this group in the future. Ms. Saleh stated that it is always a possibility and the first step would be identifying companies and meeting with them to evaluate their specific needs. Ms. Saleh encouraged anyone with those partnerships to connect with her.

5. Hiring Our Heroes presented by Deputy Director of Military Spouse Programs Jenny Lynne Stroup

*Presentation:* Deputy Director Jenny Lynne Stroup delivered a comprehensive overview of the Hiring Our Heroes program, their offerings and impact. Ms. Stroup explained the differences in workforce options available, which are primarily through internships and direct hire opportunities. The internship component was segmented into 4 key opportunities:

- Skillbridge: available for degreed transitioning service members through three cohorts a year in January, May and October.
- Skills-based Academy: a new program in partnership with Lowes that is offered for non-degreed transitioning members. Currently located at Camp Lejeune in North Carolina with plans to offer a second location at Ft. Belvoir in Northern Virginia.
- Skills-based Fellowship: offered through Skillbridge for non-degreed service members to be connected with employers while having a program management benefit for both parties.
- Skills-based internships for Military Spouses: Offers paid 12-week internship opportunities, similar to Skillbridge, specifically for spouses.

Direct hire opportunities are presented through large-scale career summits that host around 50-60 employers and garners attendance from hundreds of transitioning service members as well as a large number of veterans. Ms. Stroup's team, the Military Spouse Programs team, will be hosting an all-day workforce development program called Amplify at The Hive on April 28<sup>th</sup>. This event provides resources for military spouses in areas such as resume help, LinkedIn, and interview prep. This event is followed by a military spouse hiring fair at The Westin on April 29<sup>th</sup>. Lastly, industry specific virtual hiring fairs are held twice a month, and employers are encouraged to look for opportunities where their industry can be represented.

Full Presentation located at minute [20:24 of the meeting video.](#)

*No Discussion*

## **INTERNATIONAL INCUBATOR**

6. Request approval for expansion of International Incubator presented by Project Development Planner III Pamela Witham

*Presentation:* Project Development Planner III Pamela Witham presented a request to approve an expansion of the International Incubator. Ms. Witham began by sharing details of the existing space, which consists of 11 offices, 2 collaborative spaces and a main conference room. The Incubator is designed for companies who are entering into our market and are in need of 1-2

offices. The first tenant was approved by the Authority in September 2021. The Incubator expanded its current footprint in 2024, which increased the number of offices from 4 to the current count of 11. A membership lease option was added in 2025 and the conference room received significant IT upgrades in 2026. The request is to expand and increase the office space on the seventh floor to a total of 13 private office suites. The estimated cost to move the existing wall is \$11,005 and the project has been approved by the landlord and work would be performed pursuant to the existing lease agreement. This request for expansion is driven by an upcoming partnership with Virginia Economic Development Partnership (VEDP), and the anticipated increase in visibility and interest in the space.

Full Presentation located at minute [29:02 of the meeting video](#).

*Discussion:* Treasurer Guenter Weissenseel inquired how many of the companies that started in the International Incubator have since expanded in the community and remained local. Ms. Witham confirmed that two companies have since branched out and created a presence here in Virginia Beach.

MOTION: Esmel Meeks  
SECOND: Guenter Weissenseel  
APPROVED: 10-0-0

## **ADMINISTRATIVE INFORMATION**

### 7. VBDA Priorities: *VBDA Members*

*No Discussion*

### 8. VBDA Members: *Chair Lisa Murphy*

*No Discussion*

### 9. Directors' Report: *A. Jarratt, E. Archer*

*Discussion:* Deputy City Manager Amanda Jarratt officially announced the new Economic Development Director Emily Archer.

- Director Emily Archer took a moment to introduce herself in her new role and provide a summary of her professional experience and background.
- Ms. Archer shared a Save-the-Date for the afternoon of May 8, 2026, for an event combining the annual VBDA charity event with a celebration of International Economic Development Week. Additional details will be provided in the coming weeks.
- Both the Façade Improvement Program (FIG) and the Atlantic Avenue Grant (AAG) Program are still open and accepting applications. The first selection of applications will be advanced and presented at the March meeting.

*Discussion:* Chair Lisa Murphy asked how the Atlantic Avenue Grant program has fared so far; has there been a number of applicants or is there a need for more visibility. Ms. Archer replied by encouraging everyone to share. Since it is a new program, staff have also done several outreach events, including going door-to-door to the businesses on Atlantic Avenue, and presenting

information at both the Atlantic Avenue Association and Resort Advisory Commission meetings. One application has been received and there are 5 additional anticipated.

Chair Lisa Murphy moved to recess into a closed session.

**RECESS TO CLOSED SESSION**

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)

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). (District 6)

MOTION: William Brunke

SECOND: Eric Keplinger

APPROVED: 10-0-0

**RECONVENED INTO OPEN SESSION**

**CERTIFIED CLOSED SESSION**

MOTION: Guenter Weissenseel

SECOND: Donald Horsley

APPROVED: 7-0-0

*Assistant Secretary Eric Keplinger and Commissioners Ahkil Jain and Michael Standing left the meeting prior to the certification of closed session.*

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

Signed by Chair Lisa M. Murphy

Lisa M. Murphy, Chair