# CITY OF VIRGINIA BEACH DEVELOPMENT AUTHORITY
# June 9, 2026, MEETING MINUTES

The City of Virginia Beach Development Authority ("VBDA" or "Authority") held its regular meeting on Tuesday, June 9, 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

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| MEMBERS PRESENT: | Lisa M. Murphy, Chair<br>William Brunke, Vice Chair<br>Guenter H. Weissenseel, Treasurer<br>David Weiner, Secretary<br>Eric Keplinger, Assistant Secretary<br>Michael Harris, Commissioner<br>Akhil Jain, Commissioner<br>Penny Morgan, Commissioner<br>Patrick Shuler, Commissioner |
| CITY COUNCIL: | Vice Mayor Rosemary Wilson<br>Councilman Michael Berlucchi |
| ADVISORS PRESENT: | Amanda Jarratt, Deputy City Manager<br>Emily L. Archer, Acting Director of Economic Development<br>Alexander W. Stiles, Senior City Attorney<br>Nikki Griffith, Deputy Director, Finance<br>Paul Bayer, Business Development Manager II<br>Kristin Bauer, Planner I<br>Dominique DeBose, Business Development Manager II<br>Kayla Dotson, Executive Assistant II<br>Paige Fox, Business Attraction Coordinator<br>Jadon Gayle, Business Development Manager II<br>Peter Gaytan, Planner III<br>Natacia James, Administrative Technician<br>Howie McEntee, Accountant II<br>Matt Mader, Sr. Land Development Engineer<br>Ihsane Mouak, Economic Development Project Manager<br>Denis Ozowara, Project Development Administrator<br>Nahla Saleh, Business Development Workforce Manager<br>Eric Severn, Planner II<br>Paul J. Scully, Planning Evaluation Coordinator<br>Beatriz Soares-Campos, Administrative Technician<br>Letitia Tibbs, Business Development Manager<br>Pamela Witham, Project Development Planner III |
| REPORTED BY: | Emily Archer |

RECORDED BY: Natacia James

Chair Lisa Murphy began the meeting at 8:31 a.m. and opened the floor for public comment.

**OPEN FLOOR**

No public speakers.

**MEETING MINUTES**

1. Approval of Meeting Minutes May 12, 2026.

   MOTION: William Brunke
   SECOND: Guenter Weissenseel
   APPROVED: 8-0-0

Mr. Jain joined prior to the Review of Financial Statements.

**FINANCIALS**

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

**Operating Account Summary: May 2026**

| | | |
|---|---|---|
| **Beginning Cash – May 1, 2026** | | **$ 9,994,682** |
| $ 15,135 | Interest Income May 2026 | |
| **Total Cash Receipts during May** | | **$ 15,135** |
| ($ 29,771) | Corporate Landing Pond C Final Design April 15th – May 15th, 2026 – Globalinx | |
| ($ 15,523) | Corporate Landing Monthly Conduit Management Agreement April 15th – May 15th, 2026 – Globalinx | |
| ($ 15,105) | Legal services for the Atlantic Park Dome Site Project through 3/31/2026 – Davis Commercial Law | |
| **Total Cash Disbursements during May** | | **($ 63,400)** |
| **Ending Cash – May 31, 2026** | | **$ 9,946,417** |

**Capital Maintenance: May 2026**

| | | |
|---|---|---|
| **Human Services Building** | | **$2,205,785** |
| • Monthly Lease – June 2026 | $ 47,910 | |
| Encumbered funds as of 5/31/2026 | | $ 819,467 |
| **Funds available for future Human Services Building Expenses** | | **$1,386,318** |
| **Atlantic Park Entertainment Venue** | | **$120,240** |
| • No Activity in May 2026 | | |

| **VB National Golf Course** | | **$1,391,434** |
|---|---|---|
| • April Monthly Revenue Share Agreement | $ 24,154 | |
| • Interior Renovations – Project Closeout – Vanar Construction | ($ 21,332) | |
| • Lake #1 Maintenance – Mobility and Surveying – Divergent Construction Group | ($ 242,332) | |
| • Lake Maintenance – Construction Admin – VHB | ($ 3,875) | |
| Encumbered funds as of 5/31/2026 | | $ 616,285 |
| **Funds available for future VBNGC expenses** | | $ 775,149 |

**EDIP Grant Summary Reporting: May 2026**

| | | |
|---|---|---|
| **Ending EDIP appropriations 5/31/2026** | | **$ 11,324,318** |
| • Closed – none award claimed, approved April 2023 – Jazz Solutions | $ 36,000 | |
| • Reimbursement of $13.9 spent in Capital Investment, 67 new jobs created and 290 jobs retained and moved to Virginia Beach – ZIM American Integrated Shipping | ($1,120,507) | |
| • Approved during May 13th meeting $787K for qualifying Capital Investment & 13k for 9 jobs created – Globalinx | $ 800,000 | |
| • Approved during May 13th meeting $18.8K for qualifying Capital Investment & 27K for 13 jobs created – Subsea Craft | $ 45,820 | |
| EDIP Part A – Encumbered as of 5/31/2026 | | $ 4,991,574 |
| • No EDIP Part B activity during May 2026 | | |
| EDIP Part B - Encumbered as of 5/31/2026 | | $ 812,269 |
| **EDIP Grant Funds Available as of 5/31/2026** | | **$ 5,520,475** |

*No Discussion*

3. Request for approval of the VBDA Fiscal Year 2026-2027 Annual Budget presented by Howie McEntee

*Presentation:* Virginia Beach Development Authority Accountant III, Howie McEntee reviewed the VBDA Fiscal Year 2027 proposed budget.

MOTION: Michael Harris
SECOND: Guenter Weissenseel
APPROVED: 9-0-0

Full Presentation located at minute 6:20 of the meeting video.

*No Discussion*

**ECONOMIC DEVELOPMENT INVESTMENT PROGRAM (EDIP)**

4. Request approval of a Resolution of an EDIP Part "A" award in the amount of $75,000 to Hourigan Construction Corp. presented by Business Development Manager II Jadon Gayle

*Presentation:* Business Development Manager II Jadon Gayle presented a request for approval of a $75,000 EDIP Part "A" grant for Hourigan Construction Corp. to support an office expansion. The discussion focused on the project's economic impact, including the retention of 60 existing jobs and the creation of 12 new, high-paying roles.

Full Presentation located at minute 15:05 of the meeting video.

*No Discussion*

MOTION: Guenter Weissenseel
SECOND: David Weiner
APPROVED: 9-0-0

5. Request approval of a Resolution of an EDIP Part "A" award in the amount of $155,000 to Virginia Wesleyan University presented by Business Attraction Coordinator Paige Fox

*Presentation:* Business Attraction Coordinator Paige Fox requested approval for an EDIP Part "A" award in the amount of $155,000 to Virginia Wesleyan University. This request supports the formal acquisition of Sentara College of Health Sciences and will address a regional gap of 2,000 nursing positions, as well as relocate 38 positions to Virginia Beach. While eligible for more, the University is requesting $155,000 to assist with relocation costs, including laboratory and classroom renovations.

Full Presentation located at minute 20:10 of the meeting video.

*No Discussion*

MOTION: Penny Morgan
SECOND: Michael Harris
APPROVED: 9-0-0

**VBDA ASSETS**

6. Request Approval of a Resolution Authorizing an Option Agreement with Dominion Energy for Approximately 30 Acres in Corporate Landing presented by Business Attraction Coordinator Paige Fox

*Presentation*: Business Attraction Coordinator Paige Fox presented a request to reinstate an option agreement with Dominion Energy for a 5-year term, to expire June 9, 2030, for 32+/- acres in the Corporate Landing Business Park. The purchase price would be $200,000 per acre or the appraised value, whichever is higher, with the appraisal Dominion Energy's cost.

Full Presentation located at minute 23:58 of the meeting video.

*Discussion:* Members inquired about the timeline of the last appraisal (three years ago) and discussed protections regarding the potential merger/acquisition of Dominion Energy. Senior City Attorney, Alexander Stiles, confirmed that the agreement contemplates assignment to related entities.

MOTION: Patrick Shuler
SECOND: Eric Keplinger
APPROVED: 9-0-0

7. Request Approval of a Resolution Authorizing Serviceability Improvements to the Dome by Rutter Mills presented by Economic Development Acting Director Emily Archer

*Presentation:* Economic Development Acting Director Emily Archer presented a request for $661,712 to install air curtains to mitigate humidity and condensation issues caused by the venue's indoor-outdoor door system.

Full Presentation located at minute 1:35:10 of the meeting video.

*Discussion:* Mr. Harris asked about the impact on sound quality; Ms. Archer confirmed an acoustician was consulted and the system will be shielded. Mr. Weissenseel sought clarity on if the cost was included in the budget. Ms. Archer and Mr. McEntee clarified that the funds for these improvements would come from residual Atlantic Park funds that are separate from the operating budget. Other members questioned the vetting process and feasibility, but Ms. Archer expressed confidence based on studies of similar venues.

MOTION: Guenter Weissenseel
SECOND: Patrick Shuler
APPROVED: 6-0-3

*Commissioners Akhil Jain, Eric Keplinger and David Weiner abstained from the vote pursuant to Conflict of Interests Act § 2.2-3114(E). A copy of the abstention letters are attached to these minutes.*

**TOURISM DEVELOPMENT FINANCING PROGRAM (TDFP)**

8. Request Approval of a Resolution Approving the TDFP Application for Hotel Indigo presented by Economic Development Acting Director Emily Archer

*Presentation:* Economic Development Acting Director Emily Archer requested a Resolution to approve the TDFP Application for Hotel Indigo. This project would transform the existing Ramada Hotel at 2809 Atlantic Avenue into a new, upper-upscale Hotel Indigo. The development, estimated to cost $19 million, has already secured approximately $14 million in funding, with the developer seeking $5 million in gap financing through the state's Tourism Development Financing Program (TDFP). As a new-to-market brand for the city, the hotel is designed to attract high-value leisure travelers and enhance the local hospitality landscape. The Authority would serve solely in an administrative capacity in this process, acting as the sponsoring vehicle for the state application, which carries no financial risk or liability for the Authority. Because the program is performance-based, state and city contributions only begin after the hotel is operational and successfully generating revenue.

Full Presentation located at minute [36:36 of the meeting video.]

*No Discussion*

MOTION: Penny Morgan
SECOND: Eric Keplinger
APPROVED: 8-0-1

*Commissioner Akhil Jain 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.*

**19TH AND PARKS PUBLIC PARKING DEVELOPMENT PLAN**

9. Request Approval of a Resolution Authorizing Entering into a Pre-Development Agreement with The Runnymede Corporation for the Proposed 19th Street garage presented by Economic Development Acting Director Emily Archer

*Presentation:* Economic Development Acting Director Emily Archer introduced a request to enter into a Pre-Development Agreement with The Runnymede Corporation for a new public parking garage located at 19th Street and Parks Avenue. The project aims to address parking shortages near the Convention and Sports Center by replacing the existing surface parking with a new structure. This parking garage would feature approximately 1,000 parking spaces, of which 859 are net new, along with 18,000 square feet of retail and restaurant space. Designed as a community asset, the facility will include features such as indoor space for the Old Beach Farmers Market during inclement weather, a screen for outdoor movie nights, and a dedicated art installation at the gateway to the ViBe Creative District. The request for the Authority is to consider and vote on authorizing a pre-development agreement and accept the City's $1.9M pre-development contribution.

Full Presentation located at minute [43:08 of the meeting video.]

*No Discussion*

MOTION: Eric Keplinger
SECOND: Akhil Jain
APPROVED: 8-0-1

*Chair Lisa M. 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.*

**ATLANTIC AVENUE GRANT PROGRAM (AAG)**

10. Request approval of a Resolution approving 1 grant in the amount of $25,000 under the AAG Program presented by Town Center Planner II Eric Severn

*Presentation:* Planner II Eric Severn provided a brief overview of the grant program before presenting the newest applicant that was recommended by the Atlantic Avenue Grant (AAG) Review Committee. 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 award being considered today is $25,000, with a total estimated investment of $58,940. Applications opened January 13, 2026, with 4 applicants awarded to date. The program is still open and accepting applications.

Full Presentation located at minute [49:38 of the meeting video.]

*Discussion:* Chair Murphy asked if the application portal would be closed by a certain date or remain open for the year. Mr. Severn specified that the current plan is to leave it open until the end of the year. Members expressed surprise at the low number of applicants for this grant program; Vice Mayor Wilson suggested that the high minimum investment threshold might be a barrier for smaller storefronts. As a result, staff agreed to revisit the policy and evaluate lowering the threshold for future consideration.

MOTION: Patrick Shuler
SECOND: Penny Morgan
APPROVED: 9-0-0

**INTERNATIONAL INCUBATOR**

11. Nose Corporation Incubator Extension Request presented by Business Development Representative II Dominique DeBose

*Presentation:* Business Development Representative II Dominique DeBose introduced a request for a sub-lease extension on behalf of Nose Corporation of America which is set to expire in July 2026. The request is for a one-year office lease extension in the International Incubator in order to continue contract discussions with defense contractors while maintaining their headquarters in Virginia Beach.

Full Presentation located at minute [56:00 of the meeting video.]

*No Discussion*

MOTION: Eric Keplinger
SECOND: Guenter Weissenseel
APPROVED: 9-0-0

**ADMINISTRATIVE INFORMATION**

12. VBDA Priorities: *VBDA Members*

*No Discussion*

13. VBDA Members: *Chair Lisa Murphy*

- Mr. Patrick Shuler was officially introduced and welcomed as the Authority's newest Commissioner.

14. Directors' Report: *E. Archer*

- STIHL's Centennial: The company celebrated its 100th anniversary, and City Council approved a resolution recognizing the milestone last week.
- SubSea Craft Recognition: The SubSea Craft EDIP award, approved by the board last month, received positive press in 13 national publications, including Area Development and Notable Site Selection magazine, and has been praised regionally for its defense-related economic impact.
- Private Sector Partnerships: Ms. Archer highlighted efforts made by Paul Bayer, Business Development Representative II, to partner with the private sector on a 59-acre site near Oceana. They have submitted a site readiness application with the state, which requires at least 50 acres to qualify for such grants. If successful, the project will return to the board for further approval; results are expected sometime in October.

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). *(District 5)*

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 2, 10,4)*

MOTION: William Brunke
SECOND: Akhil Jain
APPROVED: 9-0-0

**RECONVENED INTO OPEN SESSION**

**CERTIFIED CLOSED SESSION**

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

Chair Lisa Murphy adjourned the meeting at 10:21 a.m.

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