

CITY OF VIRGINIA BEACH DEVELOPMENT AUTHORITY

September 8, 2026, MEETING MINUTES

The City of Virginia Beach Development Authority (“VBDA” or “Authority”) held its regular meeting on Tuesday, September 8, 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
Esmel Meeks, Commissioner
Patrick Shuler, Commissioner
Martin Joseph, Commissioner

MEMBERS ABSENT: Michael E. Harris
Akhil Jain
Eric L. Keplinger

CITY COUNCIL: Vice Mayor Rosemary Wilson
Councilman Michael Berlucchi
Councilwoman Barbara Henley

ADVISORS PRESENT: Amanda Jarratt, Deputy City Manager
Emily L. Archer, Director of Economic Development
David Trimmer, Director of Agriculture
Kathy Walsh, Director of Planning and Community Development
Dana Harmeyer, Deputy City Attorney
Christopher Boynton, Deputy City Attorney
Paul Bayer, Business Development Manager II
Kristin Bauer, Planner I
Dominique DeBose, Business Development Manager II
Jason DeHart, Media and Communications Coordinator III
Kayla Dotson, Executive Assistant II
Natacia James, Executive Assistant I
Howie McEntee, Accountant II
Ihsane Mouak, Economic Development Project Manager
Denis Ozowara, Project Development Administrator
Paul J. Scully, Planning Evaluation Coordinator
Eric Severn, Planner II

D’Juan Tucker, Administrative Technician
Pamela Witham, Project Development Planner III

REPORTED BY: Emily Archer

RECORDED BY: D’Juan Tucker

Chair Lisa Murphy began the meeting at 8:32 a.m. and opened the floor for public comment.

OPEN FLOOR

No public speakers

MEETING MINUTES

1. Approval of Meeting Minutes August 11, 2026.

MOTION: Guenter Weissenseel

SECOND: Donald Horsley

APPROVED: 8-0-0

ANNUAL MEETING

2. Commissioner William Brunke and Commissioner David Weiner nominated the Committee Report/Election of Officers.

New/Current Officers:

Chair:	Lisa Murphy
Vice Chair:	William Brunke
Treasurer:	Guenter Weissenseel
Secretary:	David Weiner
Assistant Secretary:	Eric Keplinger
Assistant Secretary:	Emily Archer

Emily Archer was nominated as Assistant Secretary pursuant to the Authority Bylaws which state that the Director of the Department may be elected as an Assistant Secretary.

MOTION: Patrick Shuler

SECOND: Donald Horsley

APPROVED: 8-0-0

AGRICULTURE AND FORESTRY INDUSTRIES DEVELOPMENT (AFID) GRANT PROGRAM

3. Request approval of a Resolution of a matching AFID grant award in the amount of \$24,249 to Creekmore’s Place presented by Business Development Coordinator Ihsane Mouak

Presentation: Business Development Coordinator Ihsane Mouak presented a request for approval of an AFID Infrastructure matching grant award totaling \$24,249 for Creekmore’s Place. Ms. Mouak provided a brief overview of the program, sharing that the AFID Infrastructure Grant Program, provided by the Virginia Department of Agriculture and Consumer Services (VDACS), is focused on awarding grants, up to \$50,000, primarily for capital projects at new and existing food hubs, farmers’ markets, commercial kitchens, and other value-added facilities, such as those used for processing or other Virginia-grown products. This grant will directly support the completion of construction and operational readiness for a fully functioning food processing and educational facility that serves local farmers, food access programs, and community development initiatives. Creekmore’s Place Farm to Table project total cost is \$48,498. Governor Spanberger’s office announced the VDACS award of \$24,249 on August 18, 2026. Staff is recommending that the Authority approve the matching award of \$24,249, for a total grant amount of \$48,498.

Full Presentation located at minute [3:01 of the meeting video](#).

Discussion: Creekmore’s Place owner, Mrs. Mosley, thanked everyone and expressed her gratitude for considering Creekmore’s Place for this AFID grant.

MOTION: Donald Horsley

SECOND: Patrick Shuler

APPROVED: 8-0-0

FINANCIALS

4. Review of Financial Statements for August 2026 presented by Howie McEntee.

Operating Account Summary: August 2026

Beginning Cash – August 1, 2026	\$ 9,066,183
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\$ 11,078 Interest income – August 2026	
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Total Cash Receipts during August	\$ 11,087
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(\$ 222,300) Multiple invoices for expenses including Corporate Landing Pond C Final Design, Pond C Construction Administration, Industrial Conceptual Plans, and Atlantic Park Dome Consulting Services - VHB	
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(\$ 41,399) Corporate Landing Offsite Infrastructure Draw #17 for work completed through July 31, 2026 – Seabreezy Enterprises	
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(\$ 41,924) Maintenance for available parcels in Corporate Landing Business Park and 2 parcels Innovation Park – Park & Landscape Services	
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(\$ 21,147) Extension of Bond for Corporate Landing Stormwater Management – Towne Insurance Agency	
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(\$ 10,725) Utility Markings within the Corporate Landing Business Park covering the	
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Period Feb. 5th, 2026 – May 7th, 2026 – MidAtlantic Surveying and Land Design

Total Cash Disbursements during August **(\$ 397,495)**

Ending Cash – August 31, 2026 **\$ 8,680,077**

VBDA Amounts Paid and Reimbursed by City of VB – August 2026

(\$ 298,222) 19th Street Garage – Pre-development costs incurred in connection with the Garage Architecture and Design. Services rendered through 6/30/2026
-The Runnymede Corporation

(\$ 240,769) Virginia Beach Amphitheater - Walk in Cooler & Freezer Replacement.
Merchandise Stand Replacement -Live Nation

(\$ 538,991) Total Reimbursable VBDA Expenses for July

<u>\$ 538,991</u>	Amount Reimbursed by the City of Virginia Beach on 8/31/2026
\$ -	Change in VBDA Operating Cash for CIP transactions

Capital Maintenance: August 31, 2026

Human Services Building **\$2,252,270**

- Monthly Lease – September 2026 \$ 47,910
- Human Services Elevator Modernization Project
-HBA Architecture (\$ 4,096)

Encumbered funds as of 8/31/2026 \$ 815,371

Funds available for future Human Services Building Expenses **\$1,436,899**

The Dome by Rutter Mills **\$163,978**

- No activity during August 2026

VB National Golf Course **\$ 914,746**

- June Monthly Revenue Share Agreement \$ 23,729
- 3 invoices for Lake #1 Maintenance and Construction
Admin. Covering the periods of 4/12-5/9/26,
5/10-6/6/2026, and 6/7-7/4/2026 – VHB (\$ 53,095)
- Furniture Rental and Installation – Cort Furniture (\$ 1,822)

Encumbered funds as of 8/31/2026 \$ 96,545

Funds available for future VBNGC expenses **\$ 846,761**

EDIP Payments during August 2026

- Reimbursement of \$1.82M invested in Capital Improvements
-Born Primitive (\$ 54,389)

Ending EDIP appropriations 8/31/2026 \$ 11,802,820

Grants Awarded or Closed during August

- Awarded at 8/11/26 meeting award based on \$1.6M in Capital
Investment – Onyx Realty \$ 64,000

EDIP Part A – Encumbered as of 8/31/2026 \$ 5,024,450

- No EDIP Part B activity during August 2026

EDIP Part B - Encumbered as of 8/31/2026 \$ 812,269

EDIP Grant Funds Available as of 8/31/2026 \$ 6,966,101

Discussion: Commissioner Patrick Shuler asked Vice Chair William Brunke if a running total of projected disbursements if grants are fulfilled was kept. Mr. Brunke expressed that they were part of the calculations when you get down to the total available. Mr. Brunke stated that the cash balance that is shown does not include all that is available that resides with the city.

ECONOMIC DEVELOPMENT INVESTMENT PROGRAM (EDIP)

5. Request approval of a Resolution of an EDIP Part “A” award in the amount of \$42,000 to SACRA LLC presented by Business Development Coordinator Ihsane Mouak

Presentation: Business Development Coordinator Ihsane Mouak presented a request for approval of an EDIP Part “A” award totaling \$42,000 for SACRA LLC. Ms. Mouak began by providing a quick overview of the EDIP policy, including requirements for the performance-based reimbursement. This EDIP grant will help to facilitate construction of acquired property, which was previously a McDonald’s, and has been vacant since 2018. This project will create a collaborative performance and wellness campus that brings together preventive fitness, chiropractor, physical therapy, business coach, mental health counselors, and nutrition and recovery specialists. Staff recommends granting the EDIP Part “A” award for capital investment and creation of new jobs.

Full Presentation located at minute [16:21 of the meeting video](#).

Discussion: Commissioner Patrick Shuler clarified whether, pertaining to construction costs, the Authority would be concerned if the cost was less than estimated and not if it goes above the presented amount. Chair Lisa Murphy stated the process for the EDIP grants specifies that the business must show that they have spent the money and then a reimbursement can be requested or in the case of qualifying by way of job creation, they have to show that the employee has been with the company for a year before reimbursement can be requested. Mr. Shuler commented on

the particular logistics for this specific site and how fortunate it is for the city that someone is willing to develop there.

MOTION: Patrick Shuler

SECOND: Esmel Meeks

APPROVED: 8-0-0

CORPORATE LANDING BUSINESS PARK

6. Request approval of a Resolution Authorizing an amendment to the conveyance of 16 acres in Corporate Landing Business Park and Cost Participation agreement to TST Tactical Defense Solutions, Inc, presented by Project Development Administrator Denis Ozowara
7. Request approval authorizing construction design for TST Tactical Defense Solutions, Inc. in Corporate Landing Business Park presented by Project Development Administrator Denis Ozowara

Presentation: Project Development Administrator Denis Ozowara presented a request for approval for a Cost Participation agreement with TST Tactical Defense Solutions, Inc. Mr. Ozowara gave a brief background on TST Tactical Defense Solutions. The company is currently located in Corporate Landing Business Park, and they have requested to purchase a 16-acre parcel next to their current location. TST would be building a 20,000-sf warehouse and a 15,000-sf office with a laydown area. As part of the cost participation agreement, TST would also be constructing Pond B, which will be located adjacent to the proposed development and would provide stormwater coverage for their property as well as the parcel across the road. Mr. Ozowara stated that three bids were received to construct Pond B, and the lowest bid was TST. The base bid to construct Pond B is equal to the sale price of the 16-acre parcel (5-acres developable at \$200k per acre). TST proposed constructing Pond B at its cost in exchange for the 16-acres of land. TST also requested an additional contingency not to exceed \$500,000 from the Authority for unforeseen conditions, as needed. Staff recommends the approval of the purchase of the 16-acre parcel by TST in exchange for constructing Pond B, approval of construction design as presented and modification of proffers for outdoor storage and fencing with exception recommended due to low visibility.

Full Presentation located at minute [21:58 of the meeting video](#).

Discussion: Chair Lisa Murphy asked if the fence being approved was visible from Corporate Landing. Mr. Ozowara clarified that only a small part on the side of the building and just behind would be visible from Corporate Landing. Ms. Murphy asked why the cost overrun was 50% of the projected amount. Mr. Ozowara stated that the engineers' estimates came in higher and the other bids came in roughly \$2 million higher than TST's, so they wanted to add a contingency for unforeseen conditions but capped it at \$500,000. Vice Chair William Brunke asked how this is recorded as a sale on the deed since only 5 acres are developable. Deputy City Attorney Dana Harmeyer stated that the deed recites consideration, and it will therefore reflect \$1 million on the deed. Director of Economic Development Emily Archer spoke about the recapture of the project, stating that the cost of the pond is the recapture, so should we need to recapture the site the cost of

the pond would be recorded with the sale. Commissioner Patrick Shuler inquired about what makes 11 of the 16 acres being sold unusable. Mr. Ozowara confirmed that the 11 acres are wetlands. Commissioner David Weiner asked if there was a timeline for construction to begin. Ms. Archer confirmed that it was slated to begin Q1 of 2027. Mr. Shuler inquired about design guidelines for Corporate Landing Business Park. Ms. Archer stated that they were just updated in 2021 and any development, even if already purchased, must be approved by the VBDA to make sure it's consistent with the design guidelines.

MOTION: David Weiner
SECOND: William Brunke
APPROVED: 8-0-0

Items 6 and 7 were voted on together.

ATLANTIC AVENUE GRANT (AAG) PROGRAM

8. Request approval of a Resolution approving 1 grant in the amount of \$7,989 under the AAG Program presented by Planner II Eric Severn

Presentation: Planner II Eric Severn presented a request for approval for an Atlantic Avenue grant in the amount of \$7,989 to Benny Cavallonis, LLC. Mr. Severn gave a brief overview of the Atlantic Avenue Grant program. For this project the company would like to install a new sign, as well as paint the front of the façade. The estimated façade investment is \$15,978. Staff recommends awarding the grant request in the amount of \$7,989.

Full presentation located at minute [37:26 of the meeting video](#).

Discussion: Chair Lisa Murphy asked how long the Atlantic Avenue Grant program would be accepting applications. Mr. Severn confirmed that it would continue until all the funds were allocated.

MOTION: Guenter Weissenseel
SECOND: Esmel Meeks
APPROVED: 8-0-0

ATLANTIC PARK

9. Resolution accepting the appropriation of \$5,000,000 in pass-through revenue from the Commonwealth of Virginia for the Atlantic Park Development Project presented by Deputy City Attorney Christopher Boynton

Presentation: Deputy City Attorney Christopher Boynton presented a resolution accepting the appropriation of \$5,000,000 in pass-through revenue from the Commonwealth of Virginia for the Atlantic Park Development. This item was added to the Commonwealth's budget and specifically

designed to be passed through to Atlantic Park for purposes of development expansion. There is no local match.

Full presentation located at minute [41:56 of the meeting video](#).

Discussion: Vice Chair William Brunke emphasized that this was all state money that was passed through to Atlantic Park and not to the VBDA. Mr. Boynton stated that it must be reimbursed for some type of expense which is being worked through with the Secretary of Commerce and Trade which will be documented.

MOTION: Patrick Shuler
SECOND: Martin Joseph
APPROVED: 7-0-1

Commissioner David Weiner 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.

ADMINISTRATIVE INFORMATION

10. VBDA Priorities: *VBDA Members*

No Discussion

11. VBDA Members: *Chair Lisa Murphy*

Discussion:

- Introduced a student from First Colonial High School who is in the Legal Studies program, who was in attendance shadowing Vice Mayor Rosemary Wilson.
- VBDA Annual Holiday Party will take place Wednesday, December 9, 2026, from 5:30 p.m. – 7:30 p.m. at The Dome by Rutter Mills.

12. Directors' Report: *E. Archer*

Discussion:

- Director Emily Archer introduced two new Economic Development staff members, D’Juan Tucker and Jason DeHart.
- Start-Up World Cup will be held on September 17, 2026, at the Sandler Center, with a preparty hosted at The HIVE at 5:00 pm. It is a pitch competition where the top Start Up in Virginia will be chosen and advances to San Francisco for a chance at a \$1 million investment.
- Small Business Grant applications open in October, but the mandatory pre-application workshops will begin in September.

- International Incubator turns 5 years old in October. There will be a tour of the space after the October 13, 2026, VBDA meeting – members are encouraged to reserve time to attend following the October meeting.
- Deputy City Manager, Amanda Jarratt thanked those that were able to attend the Super Girl event this past weekend, which is the world's largest all female surfing competition. Virginia Beach hosted over 2,000 athletes and initial counts show that the event brought in over 70,000 people across the weekend. It was one of the strongest Labor Day weekends for the city in some time.

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 3*)

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). (*Atlantic Park Garage Signage*)

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 3,4,5,8*)

MOTION: Donald Horsley
SECOND: Patrick Shuler
APPROVED: 8-0-0

RECONVENED INTO OPEN SESSION

CERTIFIED CLOSED SESSION

MOTION: William Brunke
SECOND: Patrick Shuler
APPROVED: 7-0-0

Commissioner Esmel Meeks left the meeting prior to certification of closed session.

Chair Lisa Murphy adjourned the meeting at 10:28 a.m.

Signed by Lisa Murphy

Lisa M. Murphy, Chair