

The Virginia Beach Development Authority
Agriculture and Forestry Industries Development
(AFID) Infrastructure Matching Grant Program

September 8, 2026

Ihsane Mouak

Creekmore's Place – Farm to Table Project

Disclosures (Creekmore's Place)

- Owners/Financing: Sharon and Dion Mosley
- General Contractors: Carolina Carports, D&S Builders, and Rollins & Co.

AFID Infrastructure Matching Grant Program

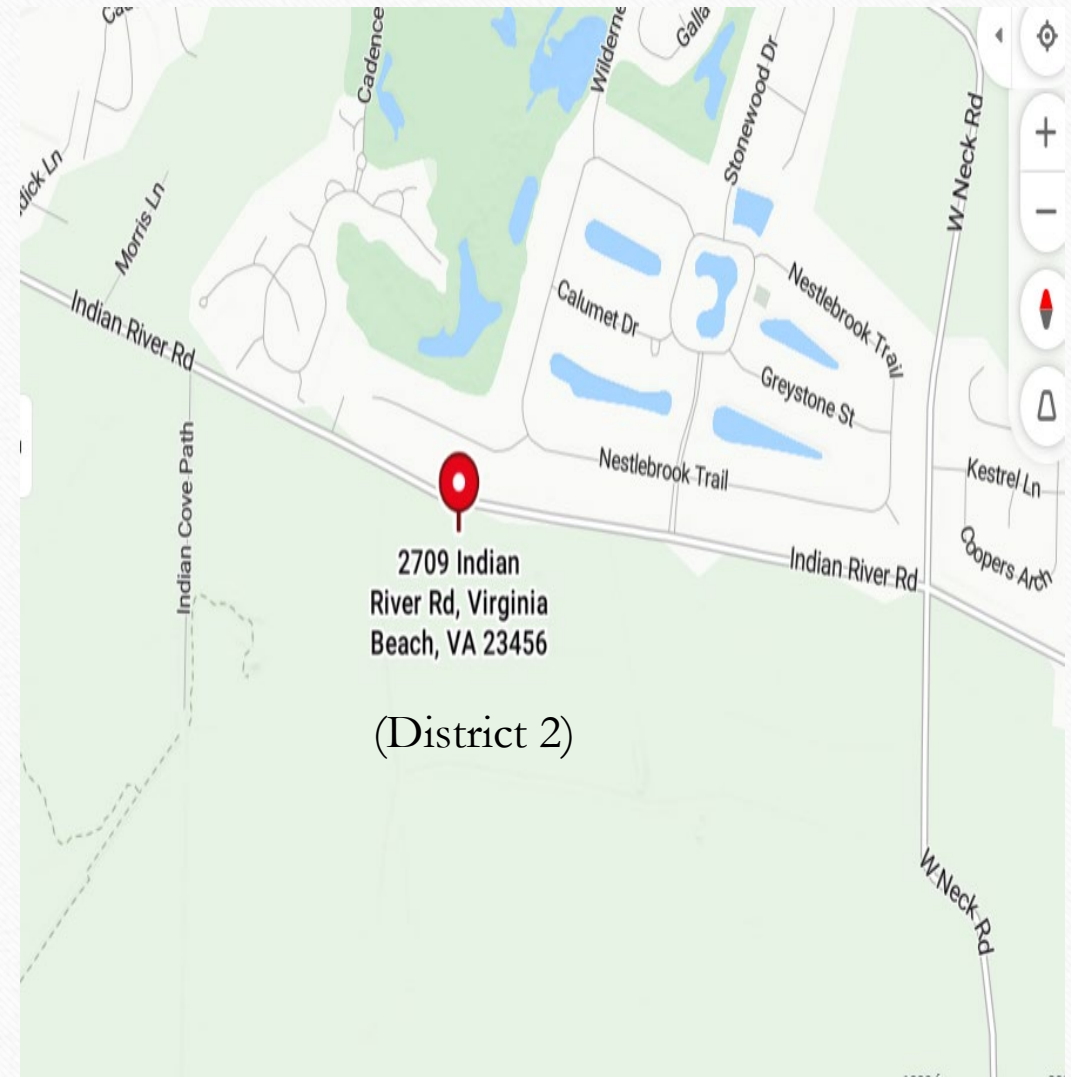
- The AFID Infrastructure Grant Program, provided by the Virginia Department of Agriculture and Consumer Services, is focused on awarding grants, up to \$50,000, primarily for capital projects at new and existing food hubs, farmers' markets, commercial kitchens, and other value-added facilities, such as those used for processing or other Virginia-grown products.
- Funding is to support community infrastructure development projects that support local food production and sustainable agriculture.
- Grants are awarded competitively, paid out as reimbursements, and require matching funds.



About the Company

- Multi-Generational Family-Owned Farm since 1964
- Operates on a 3-acre farm on Indian River Road
- One of the original tenants at the Virginia Beach Farmers Market (Princess Anne Rd. and Dam Neck Rd.) and continues to operate there
- Grow seasonal fruits and vegetables (e.g., strawberries, greens, squash, cucumbers, tomatoes, figs, etc.) as well as make preserves and syrup

Location





Project Description



- Add a private kitchen that will serve as a Farm to Table hub
- Square Footage: 360 SF
- Help expand production capacity to enable washing, packaging, and value-added processing of locally grown produce from the farm
- Increase food access to support the distribution of fresh, locally sourced foods and packaged items for the community

Project Description

These funds 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

Past AFID Matching Grant Awards

- Cullipher Farms - VBDA awarded \$55,000. AFID awarded \$55,000. Total award \$110,000 (2024).
- Commune Bakery - VBDA (Vibe District) awarded \$15,000. AFID awarded \$15,000. Total award \$30,000 (2018).
- Farmhouse Brewing - VBDA awarded \$20,00. AFID awarded \$20,000. Total award \$40,000 (2017).

Letter of Support for the Infrastructure Matching Grant Program

David Trimmer, City of Va. Beach
Director of Agriculture



DEPARTMENT OF AGRICULTURE
(757) 385-5775
FAX (757) 385-5684
TTY: 711

City of Virginia Beach

VBgov.com

MUNICIPAL CENTER
BUILDING 14
2645 PRINCESS ANNE ROAD
VIRGINIA BEACH, VA 23459-9277

April 24, 2026

Ms. Joyce Blankenship
Virginia Department of Agriculture and Consumer Services
102 Governor Street
Richmond, VA 23219

Dear Ms. Blankenship:

Please accept this letter of support for Dion and Sharon Mosley of Creekmore's Place for the AFID grant. Creekmore's Place has been an iconic farm stand at the Virginia Beach Farmers Market for 50 years. Many consider this a place where you shopped with your grandmother, and now you bring your grandchildren to shop with you. The Mosley's treat their customers like family, sharing laughs and stories during their many visits throughout the season.

Dion and Sharon have expanded their agricultural efforts from the Virginia Beach Farmers Market by starting a second Creekmore's Place at 2709 Indian River Road in Virginia Beach. Dion and Sharon are carrying on the legacy of Sharon's parents, Linwood and Elsie Creekmore. The main building of their new location is even named after her parents who have been their inspiration. Customers can shop while they see crops growing such as garlic, kale, squash, strawberries and more. From starting with a dream, to putting a plan into action, Dion and Sharon had the grueling task of removing trees, seeking out water sources, and getting the land ready for planting, all while adding needed structures and obtaining farm equipment. During much of this time, the farm used what they call the "2-10-T" method: "two hands, 10 fingers, and tools." The AFID grant will help the Mosley's to continue to grow by adding further improvements which will aid in keeping the farm in the family for generations to come.

The Mosley's have earned The Farmer of the Year Award from the Virginia State University Small Farm Outreach Program in 2025. They were selected for the strides they made developing their new farm while carrying on the legacy at the Virginia Beach Farmers Market. Sharon's mother and the family received the Friends of Agriculture award in 2019 from the Virginia Beach Excellence in Agriculture Committee. Dion and Sharon have also been featured in many publications: Minority Landowners, Tidewater Family Plus, The Princess Anne Independent News, and The Virginian Pilot.

For these reasons, we support Dion and Sharon Mosley and Creekmore's Place for the AFID grant.

Sincerely,

Ken Thoms

Ken Thoms
Farmers Market Supervisor
757-385-4388 – kthoms@vb.gov

Jenny McPherson

Jenny McPherson
Rural Community Coordinator
757-385-8637 – jsmcphe@vb.gov

State Award & Recommendation

- Governor Spanberger's Office announced the VDACS award of \$24,249 on August 18, 2026
- Authority Funds \$24,249
- Total grant award \$48,498



QUESTIONS?

**CREEKMORE'S PLACE – FARM TO TABLE
KITCHEN PROJECT**

An aerial photograph of Virginia Beach at sunset. The sky is a mix of orange, yellow, and blue. In the center, a tall, modern building with a pointed top (the Westin) is prominent. To its right, another building with a bright light on its roof is visible. The city extends to the horizon with various buildings and parking lots. A large blue rectangular overlay covers the lower-left portion of the image, containing the title and date.

Monthly Cash Flow – August 2026

City of Virginia Beach Development Authority

September 8th, 2026

Operating Account Summary: August 2026

Beginning Cash August 1, 2026

\$ 9,066,183

✓ **\$ 11,078** Interest income – August 2026

Total Cash Receipts During August

\$ 11,078

- ✓ **(\$ 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
- ✓ **(\$ 41,399)** Corporate Landing Offsite Infrastructure Draw #17 for work completed through July 31, 2026 – Seabreezy Enterprises

Operating Account Summary: August 2026 (Continued)

- ✓ **(\$ 41,924)** Maintenance for available parcels in Corporate Landing Business Park and 2 parcels Innovation Park - Park & Landscape Services
- ✓ **(\$ 21,147)** Extension of Bond for Corporate Landing Stormwater Management – Towne Insurance Agency
- ✓ **(\$ 10,725)** Utility Markings within the Corporate Landing Business Park covering the period Feb. 5th, 2026- May 7th, 2026 – MidAtlantic Surveying and Land Design

Total Cash Disbursements During August	(\$ 397,495)
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Ending Cash – August 31, 2026	\$ 8,680,077
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Cont. Operating Account Summary: August 2026

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
✓ (<u>\$ 240,769</u>)	Virginia Beach Ampitheater - Walk In Cooler & Freezer and Merchandise Stand Replacement – Live Nation
(\$ 538,991)	Total Reimbursable VBDA Expenses for August
<u>\$ 538,991</u>	Amount Reimbursed by the City of Virginia Beach on 8/31/2026
\$ -	Change in VBDA Operating Cash related to 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	<u>\$ 815,371</u>
Funds Available for Future Human Services Building Expenses	\$ 1,436,899

The Dome by Rutter Mills	\$ 163,978
✓ No activity during August 2026	

Capital Maintenance: August 31, 2026 (Continued)

VB National Golf Course	\$ 914,746
✓ July Monthly Revenue Share Agreement	\$ 23,729
✓ 3 invoices for Lake #1 Maintenance and Construction Admin. covering the periods of 4/12-5/9/2026, 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	<u>\$ 96,545</u>
Funds available for future VBNGC expenses	\$ 846,761

EDIP Grant Summary Reporting: August 2026

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 8/11/2026 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

A photograph of the Virginia Beach skyline featuring several modern high-rise buildings under a clear blue sky. The buildings have various architectural styles, including glass facades and brickwork. A large blue wave graphic is overlaid on the bottom left of the image.

City of Virginia Beach Development Authority SACRA LLC- EDIP Request

September 8, 2026| Open Session

Ihsane Mouak

Business Retention, Expansion & Workforce



Disclosures (Applicant)

- Applicant Name: Ann Wayne, Sean Wayne
- Business Entity: SACRA LLC and S&A Commercial LLC
- Officers: Ann Wayne and Sean Wayne
- Real Estate Broker: Drew Ott- Colliers
- Accounting: NetAdvizor- Tim Davis
- Architect: Terry Gee
- Construction Contractors: Sean Wayne LLC dba S&A
- Engineer/Surveyor: Small Potatoes Engineering- Jason Smith and Hayden Frye
Land Surveyors- Hayden Frye
- Legal Services: Wolcott Rivers Gates- Christopher Pocta

Disclosures (Owner)

- Applicant Name: SACRA LLC and S&A Commercial LLC
- Officers: Ann Wayne and Sean Wayne
- Financing: Southern Bank
- Real Estate Broker: Drew Ott- Colliers
- Accounting: Stewart & Company
- Architect: Terry Gee Architectural Concepts
- Construction Contractors: Sean Wayne LLC dba S&A
- Engineer/Surveyor: Small Potatoes Engineering- Jason Smith and Hayden Frye
Land Surveyors- Hayden Frye
- Legal Services: Wolcott Rivers Gates- Christopher Pocta

EDIP Overview

- The Economic Development Investment Program (the “EDIP”) is the primary tool of the VBDA to influence a company, within our target industries, decision to locate, remain, or expand in Virginia Beach
- Per the policy, grant funds are not disbursed until the awardee has demonstrated:
 - A. Capital Investment with proof of payment and/or
 - B. Jobs Created or Retained after 1 year, via Virginia Employment Commission reports
 - Tier 1 – Approx. \$69,000 average annual salary
 - Tier 2 – Approx. \$98,000 average annual salary

Discussion

- An EDIP- Part A request based on capital investment and creation of new jobs

Location: 908 General booth

- Acquiring and developing a former McDonald's; 3,982 sf building sitting on 0.98 acres
- Building has been vacant since 2018
- Seller has a deed restriction on restaurants with the intent to stop fast food companies coming into the space



Project Performance & Wellness Center

- Create a collaborative campus consisting of 6-7 offices that brings together:
 - Preventive fitness
 - Chiropractor
 - Rehabilitation- Physical therapy
 - Business Coach
 - Mental health councilors
 - Nutrition and recovery specialists
- Construction to start Q4, 2026 and will take ~6 months to complete



Rendering

SACRA LLC PERFORMANCE & WELLNESS CENTER

908 GENERAL BOOTH BLVD
VIRGINIA BEACH, VA 23451

**FITNESS. REHAB. RECOVERY.
NUTRITION. COMMUNITY.**

Adaptive reuse of a vacant
commercial building into a
multi-tenant health, fitness,
rehabilitation and wellness
destination.

PROJECT SUMMARY

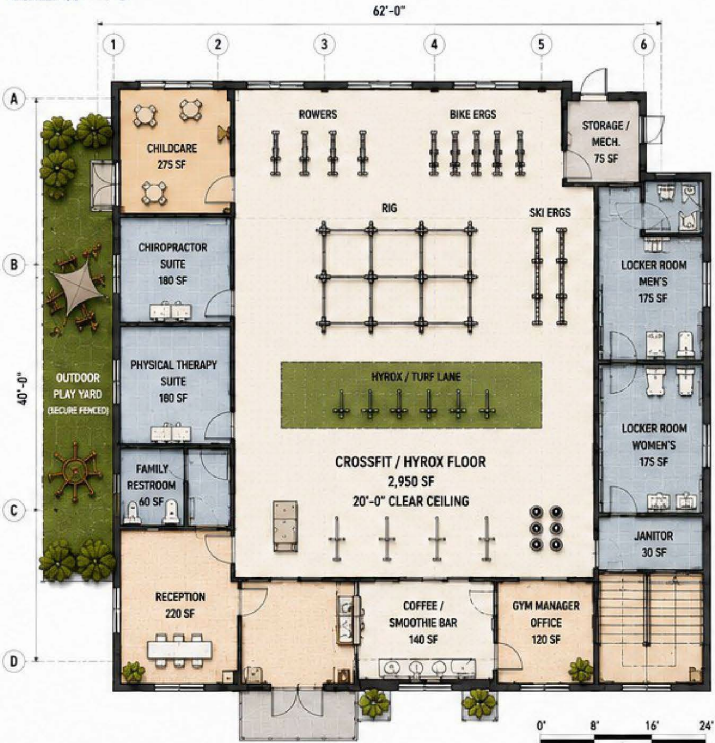
FIRST FLOOR (GROSS)	3,982 SF
MEZZANINE (L-SHAPED)	1,650 SF
TOTAL USABLE AREA	5,632 SF
BUILDING FOOTPRINT	3,982 SF (±)
PARKING SPACES	60 (4 ADA)

KEY BENEFITS TO VIRGINIA BEACH

- Supports community health and wellness
- Creates 15+ jobs and new economic activity
- Keeps a vacant building productive and beautiful
- Enhances property values and neighborhood vitality
- Generates real estate taxes and local revenue

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



MEZZANINE FLOOR PLAN (L-SHAPED)

SCALE: 1/8" = 1'-0"



FIRST FLOOR PROGRAM (3,982 SF)

CrossFit / Hyrox Floor	2,950 SF
Reception	220 SF
Coffee / Smoothie Bar	140 SF
Gym Manager Office	120 SF
Chiropractor Suite	180 SF
Physical Therapy Suite	180 SF
Childcare	275 SF
Men's Locker Room	175 SF
Women's Locker Room	175 SF
Men's Restroom	70 SF
Women's Restroom	70 SF
Family Restroom	60 SF
Storage / Mechanical	75 SF
Janitor Closet	30 SF
Circulation / Walls	302 SF

TOTAL 3,982 SF

MEZZANINE PROGRAM (1,650 SF)

Nutritionist Office	140 SF
Mental Health Professional Office	140 SF
Business Coach / Life Coach Office	140 SF
Massage Therapist Office	140 SF
Conference Room	220 SF
Recovery Lounge	300 SF
Sauna	100 SF
Cold Plunge	120 SF
Yoga Studio	180 SF
Kitchenette	120 SF
Hall / Circulation	250 SF

TOTAL 1,650 SF

**TOTAL USABLE AREA
5,632 SF**

EXISTING SITE PLAN



BUILDING SECTION (LOOKING EAST)



CONCEPT RENDERING



PROJECT NOTES

- All dimensions are conceptual and based on existing conditions.
- Structural system to remain unless noted otherwise.
- All MEP locations are conceptual.
- Egress to be verified by code.
- All new uses to be fully sprinklered.

CONCEPT PLAN
AUGUST 2026
SCALE: 1/8" = 1'-0"

INVESTING IN HEALTH. STRENGTHENING COMMUNITY. BUILDING A BETTER VIRGINIA BEACH.
A PREMIER FITNESS, REHAB & WELLNESS DESTINATION FOR OUR CITY AND OUR RESIDENTS.

CREATING PLACES
THAT PERFORM.



EDIP Request: Project Parameters

CAPITAL INVESTMENT	AMOUNT
Real Estate	\$1,150,000
Construction/Upfits	\$500,000
Machinery & Tools	\$ 50,000
FF&E	\$225,000
Total Investment:	\$1,925,000
Total Qualifying Investment	\$775,000

JOBS	AMOUNT
RETAINED FTEs	-
NEW FTEs	13
TOTAL FTEs:	13
AVERAGE ANNUAL SALARY (Exclusive of Benefits)	\$73,231

Incentivizing 7 jobs:
5 jobs at Tier 1
2 jobs at Tier 2

For Discussion

- Award \$42,000 to SACRA LLC pursuant to EDIP Part A
 - \$31,000 for Capital Investment
 - \$11,000 for Job Creation
- Target Industry Sector: Professional Services



Questions?



TST Defense Briefing Land Purchase, Cost Participation Agreement & Construction Design

The City of Virginia Beach Development Authority
September 8th, 2026 | Open Session
Denis Ozowara, Project Development Administrator



Disclosures

- Proposed property purchaser: TDS Properties, LLC
- Applicant: TST Tactical Defense Solutions, Inc. dba TST Roofing and Glazing
- Officers: Ryan Turner, CEO, CFO
- Construction Contractor: TST Tactical Defense Solutions, Ins. Dba TST Roofing and Glazing
- Architect and Engineering: Covington Hendrix, AES (Jon Covington and Jason Seas)
- Financing: Townebank, Atlantic Union
- Accounting: Anderson Edwards, PLLC (Chris Anderson)
- Legal: Gerald “Jerry” Harris, Hanger Law

About the Company

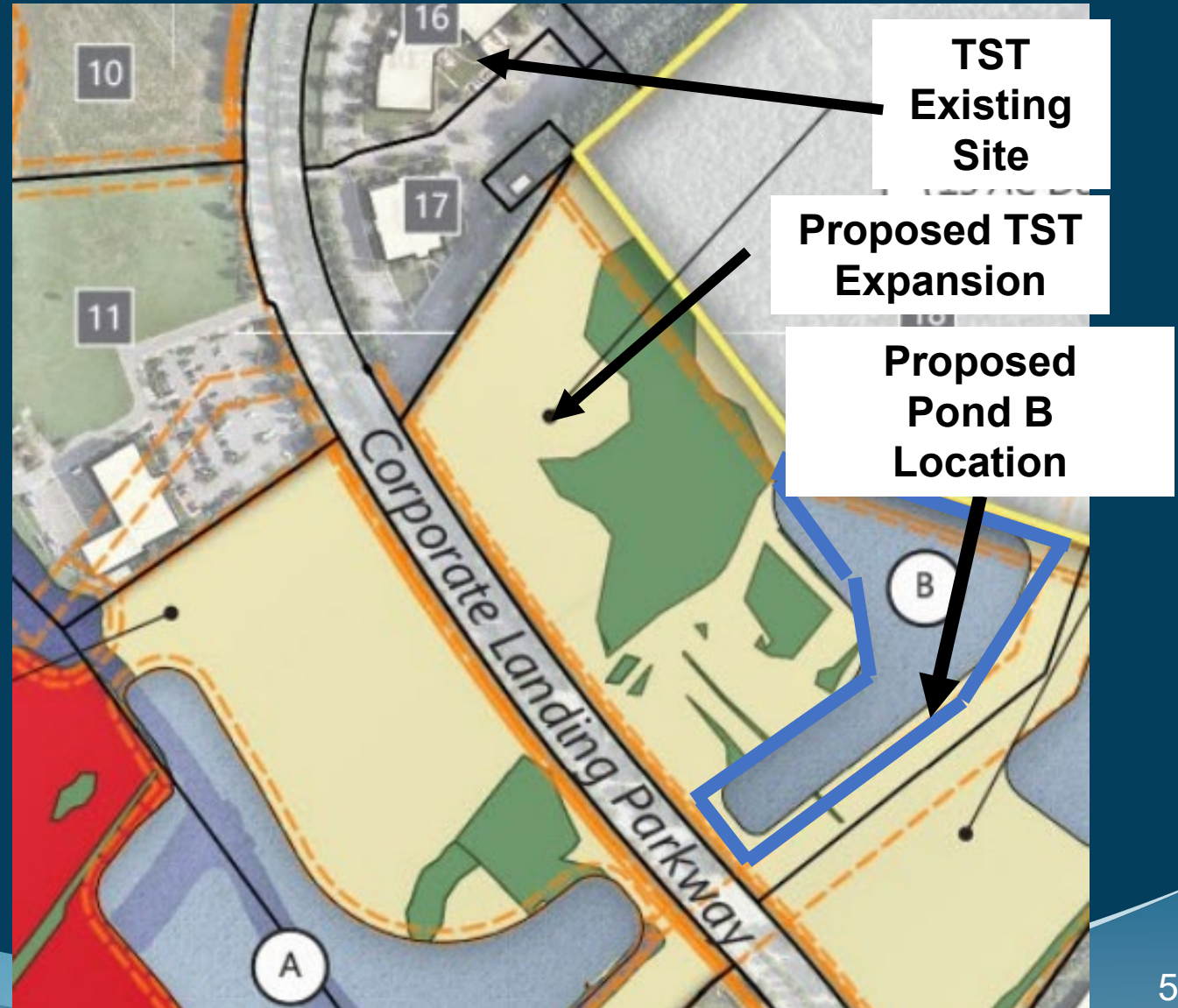
- SBA certified 8(a) and Service-Disabled Veteran Owned and Minority-Owned Small Business providing leadership and management in commercial roofing and glazing construction
- A Class A Roofing, Glazing, and GC with a wealth of experience in both government contracting/construction and commercial construction projects
- As a turnkey contractor, they have worked with agencies ranging from NAVFAC to the USACE to Army MICCs, as well as City Agencies, School Divisions, etc.
- Employs 150 people including Kayden Turner, Chief Canine Officer

Discussion

- Amend the terms of sale of 16-acres parcel (5 acres developable) in Corporate Landing Business Park
- Cost Participation Agreement to construct Pond B
- Building Elevations & Outdoor Storage

Location: Corporate Landing Business Park

- Approximately 16-acres (5-acres developable) to build a 20,000-sf warehouse and 15,000-sf office with a laydown area (application for CUP has been submitted)
- Pond B will be located adjacent to proposed development providing Stormwater coverage for the property as well as the parcel across the road.



Background

- Previously Awarded in December 2025
- EDIP grant for Capital Investment and Job Creation within Virginia Beach,
- Sale of 16-acre parcel



VBDA- December 9, 2025

- We proposed the following terms of sale for the 16-acres (5 acres developable) \$200K per usable acre; or
- Pond B Option:
 - VHB designs Pond B to VBDA specifications
 - Pricing obtained once design complete
 - TST constructs Pond B at its cost in exchange for 16 acres
 - Option will require TST and VBDA approval once pricing known

Cost Participation Proposal

- Three bids were received to construct Pond B, and the lowest bid is TST
- The base bid to construct the Pond is equal to the sale price of the 16-Acre Parce (5-Acres developable @ \$200K per acre)
- TST proposes to constructs Pond B at its cost in exchange for the land
- In addition, TST is requesting an additional contingency not to exceed \$500K from VBDA for unforeseen conditions as needed
- Benefit:
 - single contractor for both site and pond construction will drive cost savings for both parties and keep delivery on schedule
 - Funding strategy to achieve the completion of Corporate Landing infrastructure

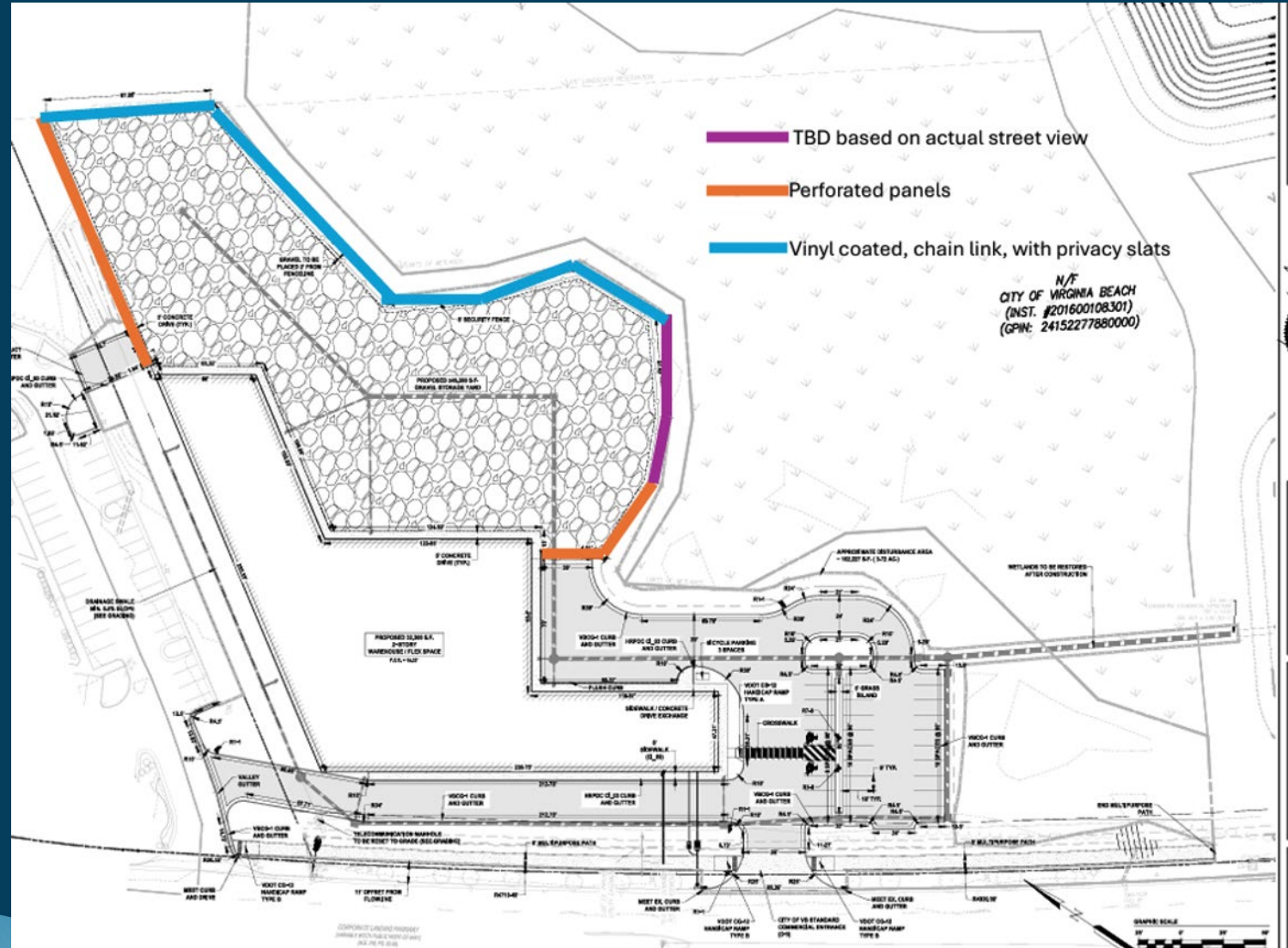
Cost Participation Proposal (Cont.)

- Lowest Bid received for construction of Pond B was TST:

Task Breakdown	Cost
Site Prep / Earthwork	\$700,000
Storm Drainage	\$200,000
Plantings	\$100,000
TOTAL BASE BID (TST)	\$1,000,000
Unforeseen conditions, unsuitable soil removal, and Authority-requested Change Orders (VBDA Cost Cap)	\$500,000
TOTAL	\$1,500,000

TST Construction Plan Review

- 5 Acre Developable site
- Zoned I-1
- 32,303 SF total Floor area
- 54,317 SF Laydown Area
- 29 Parking spaces
- Two separate materials proposed for fence.
- TST has submitted a CUP for outdoor storage and proffer modifications

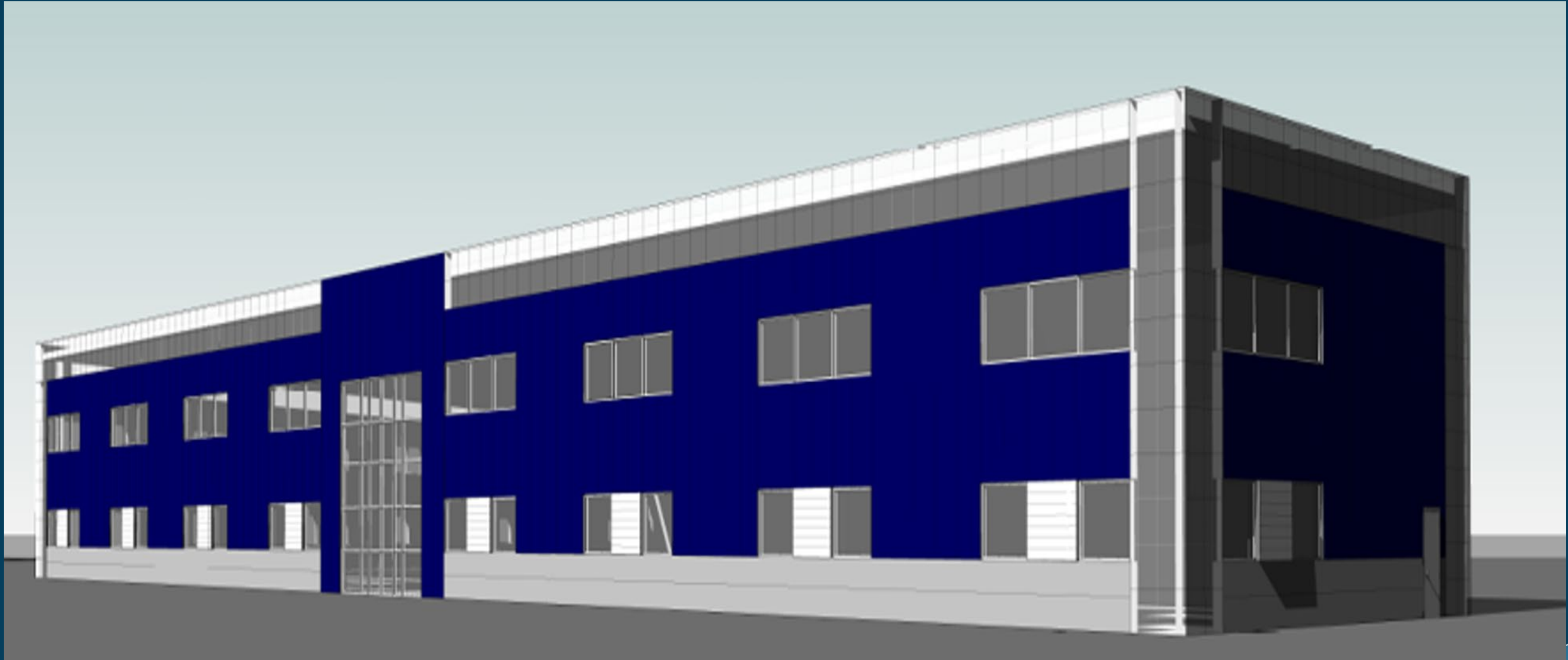


Elevation from Corporate Landing Parkway



Exterior Building materials to include metal paneling and glazing.
Exterior color schematic to be Charcoal Gray, Blue, and White.

Side Elevation



Fencing Sample



Fabricated perforated screening fencing to be placed on sides of building where fencing is visible from the ROW

Recommendation

- A. Approval of the Purchase of the 16-acre parcel by TST in exchange for construction of Pond B at its cost including a not to exceed contingency of \$500K from VBDA for unforeseen conditions
- B. Approval of construction design as presented and modification of proffers for outdoor storage and fencing
 - Exception recommended due to low visibility

QUESTIONS



Atlantic Avenue Grant (AAG) Program

Virginia Beach Development Authority – September 8, 2026

Presenter: Eric Severn, Planner II



Overview

- 50% matching grant program to provide support to businesses and property owners
 - Located along Atlantic Ave from 2nd Street to 40th Street within the Virginia Beach Oceanfront Resort Area
 - Funding for impactful exterior building, site, and outdoor dining improvements
 - Performance-Based; within 12 months of approval
 - Minimum Awards: \$5,000
 - Maximum Awards: \$25,000
 - One time grant program
-
- Program Budget: \$250,000
 - **Present Funds Available: \$147,167**



AAG Review Process

- Applications ranked by:
 - ✓ Completeness of Application (1 point)
 - ✓ Business Eligibility (1 point)
 - ✓ Proposed Improvements Eligibility (1 point)
- AAG Review Committee met on August 27, 2026, recommended 1 applicant be advanced for VBDA review/approval

Benny Cavallonis, LLC d/b/a Benny's on the Ocean 1608 Atlantic Ave (Rank 3)

- **Disclosures Applicant:**

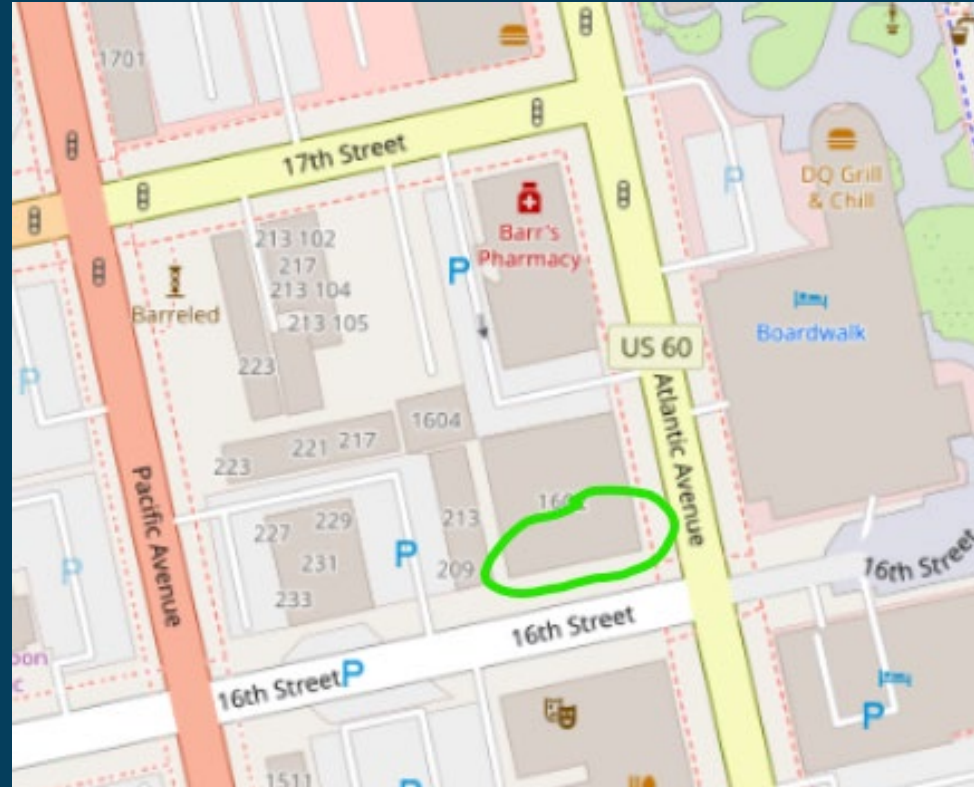
- ✓ Applicant – Benny Cavallonis, LLC (c/o Carson Arnold)
- ✓ Contractors – Done Well Painting; True Love Neon: Handmade Signs

- **Disclosures Property Owner:**

- ✓ Owner – SeaHall, LLC (c/o Nicholas Hall)

- **Project Specifics:**

- ✓ Install new sign
- ✓ Paint front of façade



Benny Cavallonis, LLC d/b/a Benny's on the Ocean 1608 Atlantic Ave (Rank 3)



Estimated Façade Investment: \$15,978
Grant Recommendation: \$7,989

District: 5



Staff Recommendation:

- *Approval of 1 award request in the amount of \$7,989.*
- *The Atlantic Avenue Grant is still open and accepting applications.*
- *www.yesvirginiabeach.com/aag or*

