

ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF NORFOLK

Meeting Minutes

The Economic Development Authority of the City of Norfolk called, and held, its regular monthly meeting on Wednesday, September 4, 2024, at 12:01 PM, 999 Waterside Drive, Suite 400, Norfolk, Virginia 23510.

DIRECTORS PRESENT:

Jeffrey Brooke – Chair
Morgan Whayland – Vice Chair
Kim Brown (arrived 12:21 P.M.)
Jaeson Dandalides
Henri Patten
Simon H. Scott
Carter Smith
John Garrett
George Polizos (in attendance but not exercising duties until oath of office taken for new term)
Richard Ottinger

STAFF PRESENT:

Sean Washington – Executive Director
Robert Sharak – Assistant Executive Director
Mike Paris - Secretary-Treasurer

COUNSEL PRESENT:

Barry Hunter – Kaufman & Canoles, P.C.

ABSENT:

Dawn Ryan – Assistant Secretary-Treasurer

GUESTS:

Terri-Ann Scope – Department of Economic Development
Amy Diggins – Department of Economic Development
Ryan Southall - Department of Economic Development
Mike Roggow - City of Norfolk - Finance
Rick Alexander - F&R Geotech
Brett Hall - Wavy-TV 10
Mark Erdly – Gensler (Remote presenter)
Al-Jalil Gault – Gensler (Remote presenter)
Benjamin Ripley – Gensler (Remote presenter)
Radhika Mohan – Gensler (Remote presenter)
Brian Connolly – Victus (Remote presenter)
Walter Franco – Victus (Remote presenter)
Kimberly Phillips – New Board Member
Antonio Sisco

MEETING CALLED TO ORDER

Chairman Brooke called the meeting to order at 12:01 PM and thanked the Directors present for attending. He then acknowledged the members from Gensler and Victus that joined the meeting remotely. Both firms were presenting the status of their studies for Military Circle Mall and the timeline for the studies to be completed.

MINUTES

Chairman Brooke asked the Directors to review the minutes of the August 7th meeting. There being no comments or corrections, Chairman Brooke entertained a motion to approve the minutes as presented. Director Smith moved to approve the minutes, which was seconded by Director Patten, and the motion was approved by the Directors, with Director Polizos and Director Ottinger abstaining (vote 7-0-2).

DIRECTORS REPORT

Mr. Washington introduced the Gensler and Victus members who joined the meeting virtually. Presenters from Gensler were Mark Erdly, Al-Jalil Gault, Benjamin Ripley and Radhika Mohan. Presenters from Victus were Brian Connolly and Walter Franco. Mr. Washington then asked the members of the Gensler team to present their report on Military Circle. Mr. Erdly stated that after an initial analysis of the surrounding neighborhoods, the idea would be to make the former Military Circle Mall location a live, work and play space. He indicated an early analysis suggested a mixed-use community to include light rail. Mr. Erdly then invited Mr. Connolly from Victus to discuss their role in the project. Mr. Connolly stated that they would be completing an analysis on whether sports tourism is a need for the site and how it would work. The teams expect to have an initial report within eight weeks for review. The report would take into consideration the economic goals of the City and the EDA. Chairman Brooke asked about the timeline and what everyone's expectations should be. Mr. Erdly said they plan to have something presented to the public by November. In response to a question on the scope of the studies, both Gensler and Victus members stated that the intention is to look at all aspects, including Health Sciences, office, light manufacturing, and education. They are also taking into consideration the cost to encourage developer participation since it is rarely the case that all costs are paid through operations. Members of Victus left the meeting at 12:45 to catch a departing flight. Mr. Washington

also informed the Board the there is an open line of communication with other City departments like Parks and Recreation to ensure that everything is tied into the extent of the City's involvement regarding infrastructure.

(Attachment #1)

NEW BUSINESS

Mr. Washington invited Mr. Sharak to present the resolution approving the EDA's application to the Virginia Department of Housing and Community Development for a Port Host Cities Grant in the amount of \$1,000,000 to be used to make a subgrant to Colonna's Shipyard, Inc. for the removal or redevelopment of port related structures at 400 E. Indian River Road in the City of Norfolk (Attachment # 2). After a brief overview by Mr. Sharak, Chairman Brooke asked the Directors to review and, if in concurrence, approve the resolution. Director Ottinger abstained from voting because Colonna's Shipyard, Inc. is a client of his law firm, and Director Polizos abstained since he had not yet taken his oath of office for his new term. Director Dandalides moved to approve the resolution, which was seconded by Director Brown, and the motion was approved (Vote 7-0-2).

Mr. Washington then turned over the meeting to legal counsel Barry Hunter. Mr. Hunter informed the Board of their annual duty to elect officers. The positions subject to election being Chairman, Vice Chairman, Executive Director, Assistant Executive Director, Secretary-Treasurer and Assistant Secretary-Treasurer. With there being no objections to the continuation of the current officers as follows:

Chairman – Jeff Brooke
Vice Chairman – Morgan Whayland
Executive Director – Sean Washington
Assistant Executive Director – Bob Sharak
Secretary- Treasurer – Micheal Paris
Assistant Secretary-Treasurer – Dawn Ryan

Director Dandalides moved to reelect the current officers for an additional one-year term, which motion was seconded by Director Garrett, and approved with one abstention by Director Polizos. (Vote 8-0-1). Chairman Brooke thank the Board members for their vote of confidence.

CLOSING

Chairman Brooke recognized former EDA Chairman, Antonio Sisco, who was in attendance and thanked him for his service.

Chairman Brooke then made a few announcements and adjourned the meeting at 1:13 PM.

Approved by  Jayden, Chairman

Attachments:

1. Gensler and Victus Presentation
2. Resolution regarding 2025 Port Host Cities Grant.