

ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF NORFOLK
Meeting Minutes (Revised)

The Economic Development Authority of the City of Norfolk called, and held, its regular monthly meeting on Wednesday, December 4, 2024, at 12:03 PM, 999 Waterside Drive, Suite 400, Norfolk, Virginia 23510.

DIRECTORS PRESENT:

Jeffrey Brooke – Chair
Morgan Whayland – Vice Chair
Jaeson Dandalides
Henri Patten
Carter Smith (Left at 12:40 PM)
Richard Ottinger (arrived at 12:19 PM)
Simon Scott
George Polizos
Kim Brown (arrived at 12:13 PM)

STAFF PRESENT:

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

COUNSEL PRESENT:

Barry Hunter – Kaufman & Canoles, P.C.

ABSENT:

John Garrett
Kimberly Phillips

GUESTS:

Terri-Ann Scope – Department of Economic Development
Ryan Southall - Department of Economic Development
Carlisle Morrisette - Department of Economic Development
Mia Bryd-Wilson - Department of Economic Development
Malijah Rubin - Department of Economic Development
Mike Roggow - City of Norfolk Finance
Stephen Meyers - S.B. Ballard
Mark Erdly – Gensler
Radhika Mohan – Gensler (Virtual)
Ben Ripley – Gensler (Virtual)
Al-Jalil Gault - Gensler (Virtual)
Brian Connolly – Victus (Virtual)
Walter Franco – Victus (Virtual)
Larry Pendleton – Planning Commission
Brett Hall - Wavy-10
Nick Harrison – Wavy-10

MEETING CALLED TO ORDER

Chairman Brooke called the meeting to order at 12:03 PM and thanked the Directors present for attending the meeting. Chairman Brooke informed the Directors that there would be a change in the order of the agenda items to give the guest enough time to present.

DIRECTORS REPORT

Mr. Washington thanked the Directors present for their time and for allowing Victus and Gensler to be a part of the Board meeting. Mr. Washington reminded the Directors of the previously approved resolutions for the study by Victus and Gensler, including the maximum fee amounts. Mr. Washington then introduced Mark Erdly from Gensler who was present to discuss the progress on their Military Circle Mall study (attachment # 1). Mr. Erdly introduced his team members, who were present virtually via Microsoft teams. Mr. Erdly reminded the Board that the purpose of the study was to create a new livable, mixed-use community, and to spur economic growth and revitalization in and around the Military Circle Mall site. The study intended also to focus on the opportunity for sports tourism as an anchor program for the site. They stated they were actively working on the timeline but required more time to complete this work. Mr. Erdly introduced Al-Jalil Gault who is part of his team. Mr. Gault reviewed some of the findings set out in the study, noting that there seem to be slower growth around, and within a three-mile radius of, the Mall. He indicated that there is more potential for growth in the area. He also pointed out the need for more affordable housing. Mr. Erdly then introduced Victus who has been responsible for the Sports Analysis for the site (attachment # 2). Brian Connolly and Walter Franco from Victus were present via Microsoft Teams. Mr. Connolly reported on some of their findings, highlighting the potential for a sports complex that could house seven to eight basketball courts that could be converted to volleyball space. Mr. Connolly also spoke about families that actively travel for sports with their kids, and the need for affordable accommodations. He also spoke of the possibility for an Ice facility. Director Polizos asked who would own the ice facility as he was told that they are looking into both public and private owners. Director Whyland posed questions to the consultant requesting additional information on whether an ice facility can be self-sustaining or would require subsidization from the city. Director Whyland also

asked about the local usage of the ice facility and whether there would be local youth interest in the sport. Director Whayland referenced the relatively high cost of playing the sport and asked a question on the demographics of who plays hockey. Director Whayland noted that the extension of the deadline for the report was appropriate so that both Gensler and Victus could complete their studies on what is best for the site. It was further noted that the economic impact study will include potential jobs that could be created.

Mr. Washington thanked both Gensler and Victus for the updates and information provided on the status of the studies. Mr. Washington then provided his report update, which included the grand opening of Aspire affordable living community (attachment # 3). He also advised the Board of the date, time and place of the annual EDA Christmas party. Mr. Washington updated the Directors on the St. Paul's Transformation and the highlights of Calendar Year 2025 and Fiscal Year 2026. Mr. Washington then asked Mr. Paris to provide the financial report. Mr. Paris gave a brief report stating that the overall goal was to reduce the expenses carried by the EDA and that has been happening. He said overall expenses are down. He also reported that there has been some interest in the Dennison Avenue property (attachment #4).

MINUTES

Chairman Brooke then asked the Directors to review the minutes of the November 6th meeting. There being no comments or corrections, Chairman Brooke entertained a motion to approve the minutes as presented. Director Whayland moved to approve the minutes, which was seconded by Director Patten. The minutes were approved by the Directors with one abstention by Director Brown (vote 8-0-1).

CLOSED SESSION

Director Scott presented the following motion for consideration by the Board, which motion was seconded by Director Brown and unanimously approved by roll call vote: "Mr. Chairman, I move that the Directors of the Economic Development Authority of the City of Norfolk convene in a closed meeting pursuant to Section 2.2-3711.A.3 of the Code of Virginia for the purpose of discussion and consideration of the acquisition of real property for a public purpose where discussion in an open meeting would adversely affect the Authority's bargaining position or

negotiating strategy". Roll Call Vote: Director Patten, Director Ottinger, Director Brown, Director Brooke, Director Whayland, Director Dandalides, Director Polizos, all aye (vote 7-0-0).

After reconvening in open meeting, the Directors unanimously approved the following certification: "The Directors of the Economic Development Authority of the City of Norfolk certify that to the best of their knowledge (i) only public business matters lawfully exempted from open meeting requirements under the Virginia Freedom of Information Act and (ii) only such public business matters as were identified in the motion by which the closed meeting was convened, were heard, discussed or considered in the meeting by the Directors of the Authority". Roll Call Vote: Director Patten, Director Ottinger, Director Brown, Director Brooke, Director Whayland, Director Dandalides, Director Polizos, all aye (vote 7-0-0).

CLOSING

Chairman Brooke made a few brief announcements and adjourned the meeting at 1:32 PM.

Approved by , chairman

Attachments:

1. Gensler Presentation
2. Victus Presentation
3. Directors Report
4. Financial Report