

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, March 4, 2026, at 12:02 P.M., 999 Waterside Drive, Suite 400, Norfolk, Virginia 23510.

DIRECTOR'S PRESENT:

Morgan Whayland- Chair
Carter Smith- Vice Chairman
Jaeson Dandalides
John Garrett
Michael Hull
Henri Patten
George Polizos
Keith Warren

STAFF PRESENT:

Mike Paris- Secretary-Treasurer
Dawn Ryan- Assistant Secretary-Treasurer
Christine Barreca

COUNSEL PRESENT:

Barry Hunter- Kaufman & Canoles, P.C.

ABSENT:

Richard Ottinger
Simon Scott
Sean Washington- Executive Director
Robert Sharak- Assistant Executive Director

GUESTS:

Ron Williams- Deputy City Manager
Robert Tajan- Department of Planning
Chris Whitley- Department of Planning
Mike Roggow- Department of Finance
Larry Pendleton- Planning Commission
Mia Byrd Wilson- Department of Economic Development
Delk Koolman - Department of Economic Development
Samantha Hudler- Department of Economic Development
Amy Diggins- Department of Economic Development
Christine Barreca- Department of Economic Development
Kay White – Whiting-Turner
Chris Aebel – Timmons Group

MEETING CALLED TO ORDER

Chairwoman Whayland called the meeting to order at 12:02 PM and thanked the Directors present for attending the meeting. Chairwoman Whayland noted that Mr. Sharak was traveling and that Mr. Washington was on medical leave recovering from surgery. She recognized the Deputy City Manager of the City of Norfolk, Ron Williams, and thanked him for attending. Mr. Williams briefly introduced himself, noting that he was returning to the City of Norfolk after serving in the private sector in Virginia Beach for the last 10 years. Chairman Whayland then asked if everyone had read the minutes from last meeting, noting that an "A" needed to be added in the spelling of "MacArthur Mall". With no other corrections or comments, Director Hull moved to approve the minutes, which motion was seconded by Director Polizos and approved, with Director Smith and Director Warren abstaining. (Vote 6-0-2).

NEW BUSINESS

Mr. Tajan gave a comprehensive update on Norfolk 2050 which led to questions and discussion. He noted that the plan was to inform, move the City forward, and improve the business climate. He addressed new categorizations for land uses and the pillars of Norfolk 2050. Finally, Mr. Tajan discussed strategies to optimize land use and pointed out some flaws with the "housing first" strategy of the past. (Attachment#1)

FINANCIAL UPDATE

Chairwoman Whayland turned over the meeting to Mr. Paris who presented his financial update. Mr. Paris shared that revenue and spending are on track for the year. (Attachment#2)

DIRECTORS REPORT

Mr. Paris gave the Director's Report in place of Mr. Washington. He updated the Board on departmental staff changes, introducing Ms. Christine Barreca as the newest staff member. He also mentioned some upcoming events including the transfer of Military Circle Mall to the City in the

coming weeks and the MacArthur Mall closing. Mr. Paris shared information regarding Military Circle Mall including bills and inspections, noting that security is a priority.

Mr. Paris then gave a report on each of the Economic Development Department's programs. Regarding Business Attraction, he noted an increased interest in the defense base and 16 current projects with \$375M in the pipeline. He discussed Business Retention and Expansion's focus on the highest vacancies, \$260M in potential investments, and upcoming expansion announcements. He provided a downtown update regarding MacArthur Mall closing on June 30, 2026, and the initiative to support 21 existing small businesses in coordination with property managers. Mr. Paris then noted that Norfolk Works celebrated ten years. He mentioned that the Business Creation and Entrepreneurship team has upcoming corridors and the Revolving Loan Fund application process is currently open for applications. Finally, Mr. Paris stated that the Department would share calendar invitations for the State of the City. (Attachment#3)

Director Hull asked whether there is money set aside to improve landscaping in the City. Mr. Koolman responded that there was not. Chairwoman Whayland commented that Keep Norfolk Beautiful may have capacity.

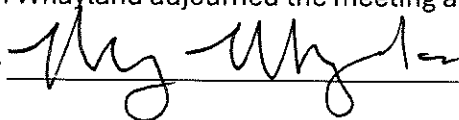
Chairwoman Whayland turned over the meeting to Mr. Koolman to provide updates on the Revolving Loan Fund. Mr. Koolman thanked the Board for reviewing one loan and presented the time periods for applications, underwriting, Review Committee, staff processing, Board approval/denial, and loan closing and disbursement, noting that there were 8 applications in process so far. He also noted that he was working closely with Jeff Montgomery in Philadelphia at the Federal EDA. Mr. Koolman then asked the Board to spread the word about the Revolving Loan Fund and that applications close on March 20th.

In response to Director Garrett's question as to whether the department has reached out to local lenders to connect residents with the Revolving Loan Fund, Mr. Koolman and Mr. Paris stated that they had not but would do so.

CLOSING

Chairwoman Whayland adjourned the meeting at 1:04 P.M.

Approved by

A handwritten signature in black ink, appearing to read "Whayland", is written over a horizontal line.

- Attachments:
1. Plan2050 Overview – Planning presentation
 2. Financial Report
 3. Directors Report