

**POQUOSON ECONOMIC DEVELOPMENT AUTHORITY**  
**Board of Director's Meeting**  
**October 6, 2015, 8:30 a.m.**  
**Poquoson City Hall – City Council Chambers Room**

PRESENT: Donald F. Booth, Jr., Chairman  
 Timothy O. Trant, II, Vice Chairman  
 P. Craig Moore, Treasurer/Director  
 Henry L. Freeman, Director  
 Alan E. Meetze, Director  
 Walter E. Apelt, Director

David Callis, Economic Development Director  
 Deborah Vest, Community Development Director  
 Theresa Owens, Finance Director  
 Charity Gavaza, Economic Development Coordinator

ABSENT: D. Wayne Moore, City Attorney  
 Angela Ward-Costello, Director  
 Mary J. "Evie" Insley, Secretary

Chairman Booth called the meeting to order at approximately 8:30 a.m. in the Council Chambers located at 500 City Hall Avenue. He thanked everyone for attending and proceeded to review the consent agenda.

APPROVAL OF THE CONSENT AGENDA

The Consent Agenda was approved including the September 1, 2015 minutes and Report of the Treasurer. Recorded vote on the motion:

YES: Directors Moore, Freeman, Meetze, Apelt, Vice Chairman Trant and Chairman Booth.

NO: None (Direct Costello was not present)

PUBLIC COMMENT

Twelve (12) speakers, listed below, addressed the Directors regarding the extension of the CRES contract, the impact of this development on the community and the relevance to the Comprehensive Plan.

Jana Andrews, 7 Martha Court; Mark Andrews, 7 Martha Court; Mary Kay Weston, 34 Poquoson River Dr; Alan Moody, 207A Brown's Neck Rd; Randi Trestrail, 212 Beach Rd; Susan Legan, 4 Insley Circle; George Ford, 8 Elm St; Janice Powell, 306 Powhatan Drive; William B. Moore, 114 Hudgins Rd; Amanda Philbeck, 1 Huntshire Lane; Tracey Kennedy, 12 Lakeview Dr; Jonathan Hirsch, 15 Weston Dr expressed opposition to the development and requested a NO vote to extension of their contract.

Devin Cupp was unable to attend the meeting, but sent an email which was sent to each Director the evening before the meeting.

### UNFINISHED BUSINESS

A roster of EDA-owned land delineation expiration dates was offered and discussed. Donald Booth requested that Sandy Brinson be contacted and requested to provide a proposal for updating the delineation on the Tax Parcels 27-1- 96, 27-1-97A, 27-1-98 SE Corner “intersection of City Hall Avenue & Victory Boulevard” (aka Lotkowitz Property). This property delineation is set to expire on May 18, 2016.

### NEW BUSINESS

#### CRES Extension Request

Mike Culpepper, attorney for CRES, spoke regarding the changed site plan for the Walmart Neighborhood Market project. CRES is contemplating developing their “by right” options and the new plan which, when finalized, will not include fuel or additional retail. He listened to the citizen comments at the City Council meeting and countered that the Comprehensive Plan specifically identified the proposed plan in Chapter 8 of a large scale, higher intensity project. (need to find this reference) Mr. Culpepper explained that a complete change was required to design plans. Based on the recent CRES letter dated September 29, 2015, he outlined the details of this request. Without an extension, the purchase agreement would expire by February 17. If the specifics of their request were to be granted, the end date would be May 30, 2016.

Following the presentation, each Director commented on the stand on this issue.

**DIRECTOR MEETZE:** Director Meetze desired a rewind of this project. He stated that the EDA is in the business of land purchases and sales, not to decide land use. The EDA had little information on the nature of the project and had anticipated that the necessary project reviews would be accomplished by the Planning Commission and that it is wrong that it has ended up back on the EDA. He is opposed to enabling this project further than the current contract.

**DIRECTOR FREEMAN:** Director Freeman approved the extension requested by the developer.

**DIRECTOR APELT:** Director Apelt stated that it is difficult to predict the future when writing Comprehensive Plan, which is a guiding document written years ago and updated in sections on a planned basis or as needed. He stated that he believes in a free market economy and that Walmart is a big company and must see a future for a business here. He supports granting an extension to CRES.

**DIRECTOR MOORE:** Director Moore stated that he believed the Planning Commission would review this use and had not anticipated the situation we are now in. He is opposed to granting the requested extension.

VICE CHAIRMAN TRANT: Vice Chairman Trant reminded the board that when this contract was originally reviewed the focus was on recovering the costs to acquire, maintain and carry the property. The vision was for a gateway concept as the entrance to the city and economic viability for the surrounding parcels. The current situation with the "buy right" option is a deal changer. He would have preferred the public comment which would have accompanied the legislative process. He is opposed to a blanket extension and wanted greater contractual certainty for a gateway façade.

CHAIRMAN BOOTH: Chairman Booth wanted to see completed plans and review by the ARB prior to approval. He also stated the importance of connectivity to other parcels. He would like to consider a conditional approval and/or an incremental closing.

Director Apelt made a motion that the EDA approve the CRES extension requested as presented in their letter dated September 29, 2015.

YES: Director Freeman, Director Apelt and Chairman Booth

NO: Director Moore, Director Meetze and Vice Chairman Trant

The motion was a tie and did not carry.

Subsequent to the vote, CRES representative, Mr. Culpepper returned to the podium and acknowledged the main discussion points that he heard. He requested consideration to develop a contractual agreement delineating the obligation for access and offering a measure of control through a contractual agreement for certain site criteria offering the gateway requested. Chairman Booth suggested a meeting with City Attorney Wayne Moore and ED Director Callis to develop the EDA position. Director Trant stated that he would need a visual to review before he could consider approving and Director Meetze stated that he did not believe the developer would be willing to offer what he would require.

### BUDGET

The FY 2016 Budget was presented and explained by Director Moore.

Director Moore recommended approval of the budget.

YES: Director Moore, Director Freeman, Director Meetze, Director Apelt, Vice Chairman Trant and Chairman Booth

### PROPERTY INVENTORY REVIEW

A roster of EDA-owned properties was presented and discussed. A request was entered for a map depicting where all these properties are located in the city.

TEEN CENTER

A letter was received from Glenn Parks, PAA President, requesting utilization of the EDA-owned Teen Center building as a location for the youth wrestling practice. Chairman Booth recused himself from this portion of the meeting since he has personal involvement with this request.

PIPS has officially disbanded and has notified the EDA that they will vacate the premises by October 31, 2016. They paid utilities and generally maintained the building and PAA is offering to do the same.

Maintenance requirements provided by Ken Somerset and the Fire Department will be provided to PAA and Charity Gavaza will work through the City Attorney to devise a lease.

STAFF ACTIVITIESEDA FAQ

The Directors were notified that an EDA FAQ had been developed to inform citizens about the role the EDA has in Economic Development. This FAQ was sent via email and provided as part of the meeting package.

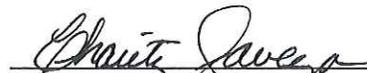
START Peninsula

Again, Directors and audience were reminded that the 4<sup>th</sup> Annual START Peninsula will be held November 13-15, 2015 at Jefferson Labs and requested to go to the website to learn more. The City of Poquoson Sponsorship of this event provides 4 tickets which would be available for Directors. Chairman Booth suggested that if any tickets were not being utilized that they should be offered to the PBA membership.

ADJOURNMENT

Chairman Booth adjourned the meeting at approximately 10:00 a.m.

  
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 Chairman

  
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 Economic Development Coordinator