

POQUOSON ECONOMIC DEVELOPMENT AUTHORITY
Board of Directors Regular Meeting
July 26, 2016, 8:30 a.m.
Poquoson City Hall – Council Chambers

- PRESENT:** Donald F. Booth, Jr., Chairman
Alan E. Meetze, Vice Chairman
Henry L. Freeman, Director
Timothy O. Trant, II, Director
Angela Ward-Costello, Director
Kristen Webber, Director
- David Callis, Economic Development (ED) Director
Charity Gavaza, Economic Development (ED) Coordinator
Will Ziglar, Economic Development Intern
Deborah L. Vest, Director of Community Development
D. Wayne Moore, City Attorney
Mary J. “Evie” Insley, Secretary
- ABSENT:** Walter E. Apelt, Director

Chairman Booth called the meeting to order at approximately 8:30 a.m. in the Council Chambers located at 500 City Hall Avenue.

APPROVAL OF THE CONSENT AGENDA

Director Costello moved, seconded by Vice Chairman Meetze, to approve the Consent Agenda minus the FY 2017 Budget. Recorded vote on the motion:

YES: Directors Costello, Trant, Webber, Meetze and Chairman Booth.

NO: None.

ABSTAIN: Director Freeman

Vice Chairman Meetze moved, seconded by Director Freeman, to approve the EDA’s FY2017 Budget as submitted. Recorded vote on the motion:

YES: Directors Freeman, Costello, Trant, Webber, Meetze and Chairman Booth.

NO: None.

PUBLIC COMMENT

There was no public comment.

NEW BUSINESS

1. Proposed New Business

Charity Gavaza, Economic Development Coordinator introduced Dr. Samuel Straight who presented to the EDA a slide show for his proposed business, Straight Shot Brewing, a small, independent craft brewery. His proposal indicated that the brewery would be located on the Harcum property located to the east of City Hall with road access off the circle on City Hall Avenue. He stated that his focus would be on sustainability which he plans to accomplish by subscribing to the following:

- Using Virginia-sourced agricultural products;
- Utilizing solar water heating;
- Capturing of water run off at an on-site storm water management pond;
- Maintaining as many large growth trees as possible for shade and landscaping of the beer garden; and
- Reusing the trees which are cut for table tops and the bar.

Dr. Straight introduced drawings which depicted a brewing room, kitchen, hosting room and a beer garden. He stated that June 2017 is the proposed opening date for the business at which time he plans to be actively brewing craft beer, but will engage a food truck or similar service to provide meals until he can open the fully operational kitchen. He also stated that a “hosting room” will be made available for civic groups, clubs or special events (i.e. weddings) at the brewery. Initially, he explained, the brewery would produce an estimated ten (10) barrel rendering once a week with the goal to increase production to 1,800 barrels, with limited local destination distribution by year five (5).

Dr. Straight requested the EDA’s assistance with a Virginia Tourism Growth Fund (VTGF) Grant for the purpose of continuing a 50 foot right-of-way road across his property which would enable the City to connect with Alphus Street Extended in the future. He explained that the VTGF grant required a 50% match from the City, estimated to be \$312,300. Deborah L. Vest, Director of Community Development, affirmed to the EDA Directors that this connection was part of the City’s plans. Dr. Straight added that the grant would not cover a road already under construction. Vice Chairman Meetze and Director Costello volunteered to study the referenced grant and present their recommendation of the EDA’s involvement at an upcoming meeting per Chairman Booth’s request.

2. Inventory of “non-commercial” EDA property

Chairman Booth stated that this discussion evolved from the City Council Retreat in which it was recommended that the EDA transfer to the City some of the properties which are not beneficial for sale (i.e. eco-parks and pump stations). Director Trant and Attorney Moore volunteered to work on which properties would fall into this category and to work with the City

Manager and Mayor on the best procedure to transfer these properties and to report back to the EDA at their next meeting.

UNFINISHED BUSINESS

1. Poquoson Athletic Association Request for Use of the Teen Center

Chairman Booth recused himself due to his close association with the Poquoson Athletic Association (PAA). Vice Chairman Meetze asked the Directors if they had any objection to the continued use of the Teen Center by the PAA with the understanding they would continue to pay the utilities during their use. It was agreed that although the PAA had been a good steward in the past, if an extension of use is requested, a Memorandum of Understanding needed to be executed to protect the EDA. David Callis, Economic Development Director, and Wayne Moore, City Attorney, volunteered to draft a MOU for signatures.

Director Costello moved, seconded by Director Freeman, to extend the PAA's use of the Teen Center arrangement under a Memorandum of Understanding. Recorded vote on the motion:

YES: Directors Freeman, Costello, Webber and Vice Chairman Meetze.

NO: None

ABSTAIN: Director Trant

STAFF ACTIVITIES

1. Ms. Gavaza reported that the Crab Cake House had their grand opening/ribbon cutting and that a nice article about the restaurant was published in the Daily Press. She also announced the upcoming ribbon cutting and grand opening of Poket Gaming Store to occur on Friday, July 29th at 402D Wythe Creek Road. Ms. Gavaza further noted that Brad Drummond planned a ribbon cutting for his Laser Tag/Escape Room business, before the end of September located in the Taylor's Shopping Center facility.

2. Owners of the Waterways Guide, in which the City has been advertising for several years, would be bringing their classic 1947 yacht to the White House Cove Marina for an open house and invited the Directors to come view the "Trumpy" yacht named Adonia.

3. Director Trant, as the Authority's liaison to the Comprehensive Plan's Steering Committee, provided a progress report on the update of the City's Comprehensive Plan. He stated that he attended the 1st Community Participation Team (CPT) which had been appointed by the Steering Committee, at which time they were organizing themselves and discussing ways to solicit comments/input from the citizens of Poquoson, such as on-line/mail surveys. In conclusion, he stated that a second CPT meeting would be held that evening and that he would continue to update the Authority on this matter.

4. It was decided that due to the late July meeting date, the August meeting would be cancelled and the next meeting would be held the week after the Labor Day holiday, Tuesday, September 13th at 8:30 a.m.

ADJOURNMENT

Chairman Booth then adjourned the meeting at approximately 9:16 a.m.

Chairman

Secretary