

CITY OF COLONIAL HEIGHTS, VIRGINIA

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Minutes Economic Development Authority Organizational Meeting Thursday, January 26, 2023 Colonial Heights Council Chambers Conference Room 8:30 AM

1. Call to Order and Roll Call

The meeting was called to order by Mrs. Comstock at 8:33 AM

Present: Mrs. Pam Comstock
Mr. James Kester
Mr. Louis Blaha
Mrs. Nancy Halbert
Mr. Roger Hedrick
Mr. Marlon Dance

Absent: Mr. Johnny Mazza

Others Present: Mrs. Karen Epps, Economic Development Director
Mr. Hugh P. Fisher, III, City Attorney

Virtually Present: Ms. Amber Wallace, Economic Development Specialist

2. Adoption of Agenda

A motion was made by Mrs. Halbert, seconded by Mr. Hedrick, to approve the agenda as presented. The motion was approved unanimously.

3. Election of Officers

Mrs. Comstock asked for nominations for Chairman. A motion was made by Mrs. Halbert for Mrs. Comstock to remain chairman, seconded by Mr. Dance. The motion was approved unanimously.

Mrs. Comstock asked for nominations for Vice-Chairman. A motion was made by Mr. Dance for Mr. Kester to remain Vice-Chairman, seconded by Mrs. Halbert. The motion was approved unanimously.

4. Correction/Approval of Minutes from December 8, 2022 meeting

A correction was made to December 8, 2022 minutes, correcting the spelling of Mr. Mazza's name on two occasions. A correction is needed for the spelling of Mr. Blaha's first name. A motion was requested to approve the corrections to the minutes. A motion was made by Mr. Blaha, seconded by Mr. Kester, to approve the correction to the minutes. The motion was approved unanimously.

Mrs. Comstock questioned her ability to make a motion as Chairman in regards to the statement of her motioning to amend corrections to December minutes, stating she did not make a motion but may have requested to make a motion instead. Mr. Fisher explained the Chairman can make a motion to amend. Mrs. Epps stated the statement would be researched and corrected as needed.

5. Meeting Dates for 2023

Meeting dates for 2023 of January 26, March 23, May 18, July 27, September 28, and November 30 were unanimously approved.

It was decided that based on the Thanksgiving holiday, the November 30 meeting may change and would be discussed on a later date.

6. Old Business

Mrs. Epps reported on the following:

- a. CBL Properties – The City Manager met with Lewis Hilton, an executive with CBL Enterprises, in Tennessee to discuss the development of the former Sears building at Southpark Mall. CBL would like to develop apartments. They have found this to be the most successful format based on past developments. The development of apartments at Southpark Mall most likely would not be with Shell Brothers. Until City officials change their minds, things will stay as they are.
- b. Popeyes – Popeyes has been approved for the subdivision of the parcel from the Toys R Us building out to the ring road. This parcel has been sold and subdivided, and Popeyes will be located close to the ring road. There is no timeline to develop the parcel.
- c. Stallings Oil site – The Planning Commission has recommended the approval of a special use permit. It appears that this will be a very nice storage facility that is multi-leveled and climate controlled with elevator access to upper floors.

7. New Business

-Current Projects

Mrs. Epps reported on the following:

- a. City Council Retreat – Mrs. Epps stated she will be presenting information on completed 2022 projects.

b. Shamin Hotels request and update – Shamin will be doing major renovations to the Holiday Inn. In June 2023, they will be rebranding as Delta, part of the Marriott family, and will be closed for a period of time. Mrs. Epps was noted that it is difficult booking rooms to utilize conference capabilities due to high military occupancy.

Mrs. Epps reported Shamin Hotels has purchased three acres in front of VCU Orthopedics and is looking to build another hotel containing 345 rooms known as Home 2 Suites.

c. Officials at Fort Lee continue to say that they need available housing for rent. Mrs. Comstock asked what percentage of military is renting in Petersburg versus Colonial Heights. Mrs. Epps stated that Petersburg is getting ready to start a major development on apartments and single-family homes. Mr. Dance commented on land available for development in Petersburg. He stated in previous conversation with Shell Brothers, they had stated that they would be building apartments in the surrounding areas if they could not build in Colonial Heights. Mr. Dance questioned how Colonial Heights looks at bringing young people to Colonial Heights given the scarcity of housing for young persons.

d. Mrs. Comstock stated that Colonial Heights has more restaurants per capita than any other city in Virginia. She asked if there is a way to track the brochures that are being picked up from the travel stops along I-95. Mrs. Epps stated that we printed twice as many dining guides recently for distribution. She also stated the new edition of the Petersburg Area Regional Tourism (PART) brochure will utilize a QR code for dining.

e. Mrs. Epps reported that PART is separating from Crater PDC right now and is waiting for an audit of the PDC to see what belongs to PART. PART has increased the localities' contributions. Mrs. Epps stated PART's grant application was submitted and remaining ARPA funds will be allocated to TV digital marketing to focus on promoting special events. She also announced the Train Show will return to the Keystone Tractor Museum in July.

8. Adjourn

There being no further business, Mrs. Comstock adjourned the meeting at 9:20 AM.