

An aerial photograph of Virginia Beach, Virginia, taken at sunset. The sky is a mix of orange, yellow, and blue. In the foreground, a teal-colored rectangular box is overlaid on the left side of the image. The box contains the title 'VBDA Monthly Cash Flow' in large white letters, followed by 'City of Virginia Beach Development Authority' and 'January 18, 2022' in smaller white text. The background shows a cityscape with various buildings, including a prominent tall building with a pointed top and a 'WESTIN' sign, and a large building with a 'MORNING HOSPITAL' sign. A bright light source, likely the sun, is visible in the distance, creating a starburst effect. The city extends to the horizon under the twilight sky.

# VBDA Monthly Cash Flow

City of Virginia Beach Development Authority

January 18, 2022

# Operating Account Summary: December 2021

**Beginning Cash - December 1, 2021** **\$ 4,458,260**

- **Significant Cash Receipts**

- ✓ **\$27,038** of Industrial Revenue Bond fees for LifeNet
- ✓ **17,697** of VB National Revenue
- ✓ **\$1,000** of Charity golf sponsorship for 2021
- ✓ **\$736** of bank interest income

- **Significant Cash Disbursements**

- ✓ **\$46,445** to Vanasse Hangen Brustlin for CL Maintenance (Preliminary Design/Site Plan/Stormwater in October 2021)
- ✓ **\$33,975** to Vanasse Hangen Brustlin for CL Maintenance (Survey and Utility Exploration in November 2021)

# Cont. Operating Account Summary: December 2021

- **Cont. Significant Cash Disbursements**

- ✓ **\$13,792** to Globalinx for Dec. 15th and Jan. 15th conduit management fee
- ✓ **\$26,596** to Live Nation for Amphitheater Box Seating

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**Ending Cash – December 31, 2021**

**\$ 4,394,712**

# Incentive & Initiative Account Summary: December 2021

**Beginning Cash - December 1, 2021**

**\$3,733,823**

- **Significant Cash Receipts**
  - ✓ **\$425** of bank interest income
- **Significant Cash Disbursements**
  - ✓ **\$4,142** Kyrus-Family, LLC – DIP Grant
  - ✓ **\$4,250** Kyrus-Perros, LLC – DIP Grant

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**Ending Cash – December 31, 2021**

**\$3,725,801**





# CITY OF VIRGINIA BEACH DEVELOPMENT AUTHORITY

Oceana West Industrial Park,  
Setback Waiver Request on Existing Building

JANUARY 18, 2022

# PROPERTY OVERVIEW

- COMPANY: MOBILE ONE COURIER SERVICES, INC.
- PURCHASING: 944 SEAHAWK CIRCLE
- FLEX/OFFICE/WAREHOUSE
- 10,000 SF
- 2.58 ACRES
- BUILT IN 1996



Lynnhaven Pkwy

Seahawk Circle

Seahawk Circle

International Pkwy



## REQUEST:

- Deed restriction states that no portion of the building can be constructed within 30 feet of the property line. The building encroaches on the South and West.
- The building has been there for 25+ years.
- The restriction states that it can be modified or waived by the Virginia Beach Development Authority.



QUESTIONS?

# Fortis Solutions Group- Building Expansion Design Approval & Waiver Request

City of Virginia Beach Development Authority  
Open Session  
Ihsane Mouak  
January 18, 2021



# Disclosures

- Applicant Name: Fortis Group LLC.
- Applicant's Representative: Lance George, Larry Evancho
- Company's Officers:
  - John O. Wynne- CEO
  - G. Randall Stickley- CFO
  - William J. Smith- Chief Sales & Marketing Officer
  - Kenneth R. Langdon- COO
  - James Mitchel- VP
  - Andrew Hudelson-VP
- Affiliated Business Entity: FSG HoldCo, LLC
- Architect/Landscape Architect/Engineer: David Williams, PE- Williams Engineering Associates; Jodran Bristow; LA-AES Consulting Engineers- Larry Barry
- Contractor: CL Pincus Jr. & So., Steve Pincus- VP
- Owner's Financing: Towne Bank



# Fortis Solutions Group- 2505 Hawkeye Court

- A successor company to Labels Unlimited
- A packaging company that supports customers in a broad range of markets (Food & Beverages, Health & Beauty, Automotive, Nutraceutical, Industrial...)
- Investment: \$4.2M
- Existing Jobs: 135
- New Jobs: 15





# Site Plan- Expansion

- Total Site Area: 5.04 ac
- Existing Building: 32,500 sf
- Proposed Building: 25,000 sf

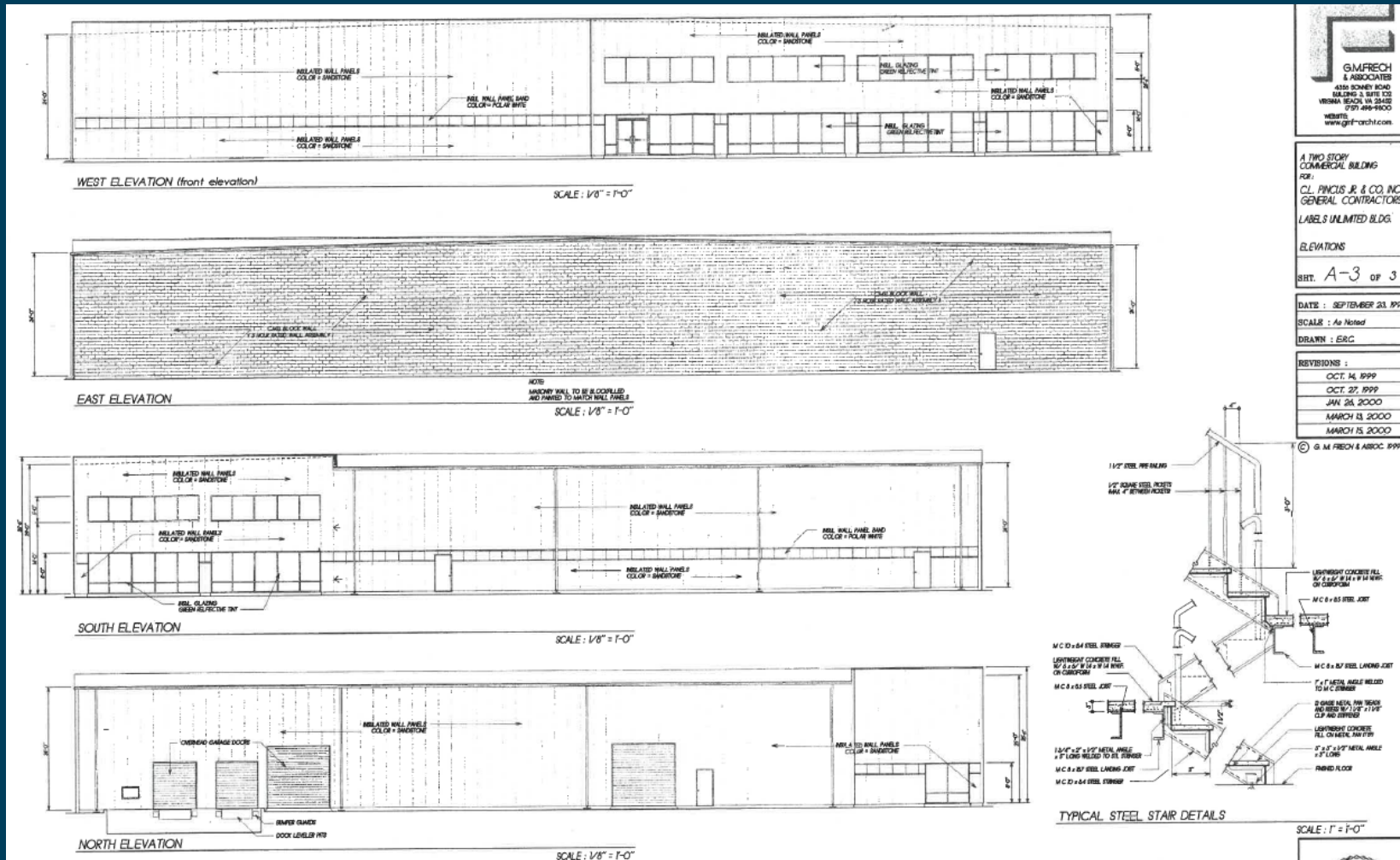


## Declaration of Restrictive Covenants- OWIP (Area # 3)

Metal construction may be permitted if in the judgement of the Authority, this construction is deemed acceptable in relations to other development nearby. Not more than thirty (30%) of the front elevation and corner lot exterior elevation of any building shall consist of metal construction



# Existing Building Elevations



**G.M.F. RECH & ASSOCIATES**  
4305 SCONEY ROAD  
BALDWIN, LA 70013  
VIRGINIA BEACH, VA 23462  
757.486-1900  
WWW.GMFRCH.COM

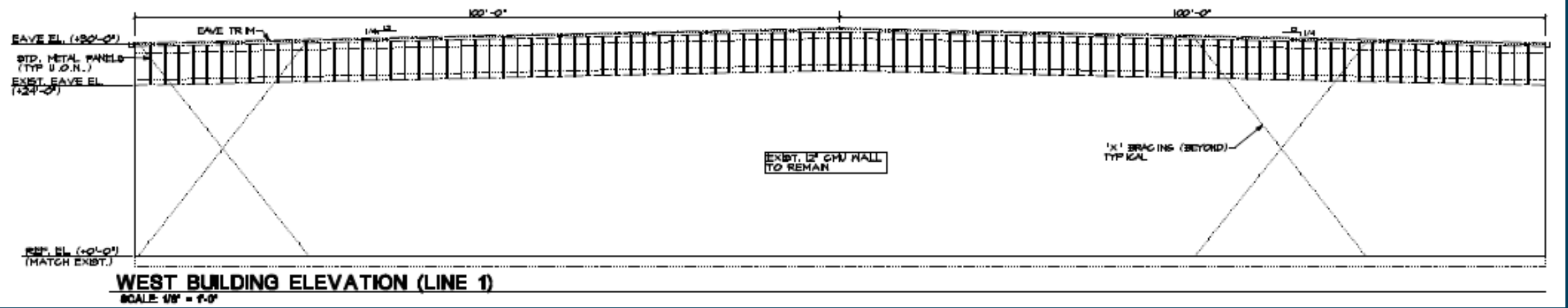
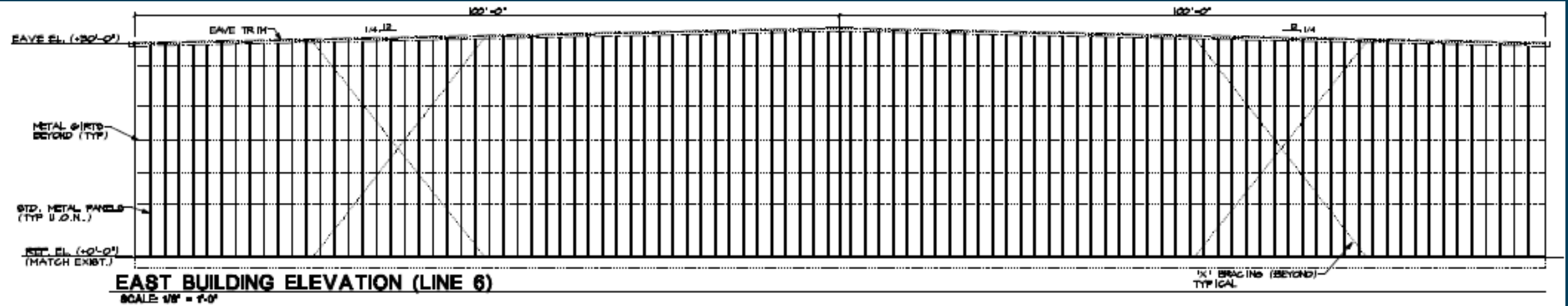
A TWO STORY  
COMMERCIAL BUILDING  
FOR:  
CL. PINCUS JR. & CO., INC.  
GENERAL CONTRACTORS  
LABELS UNLIMITED BLDG.

ELEVATIONS  
SHEET A-3 OF 3

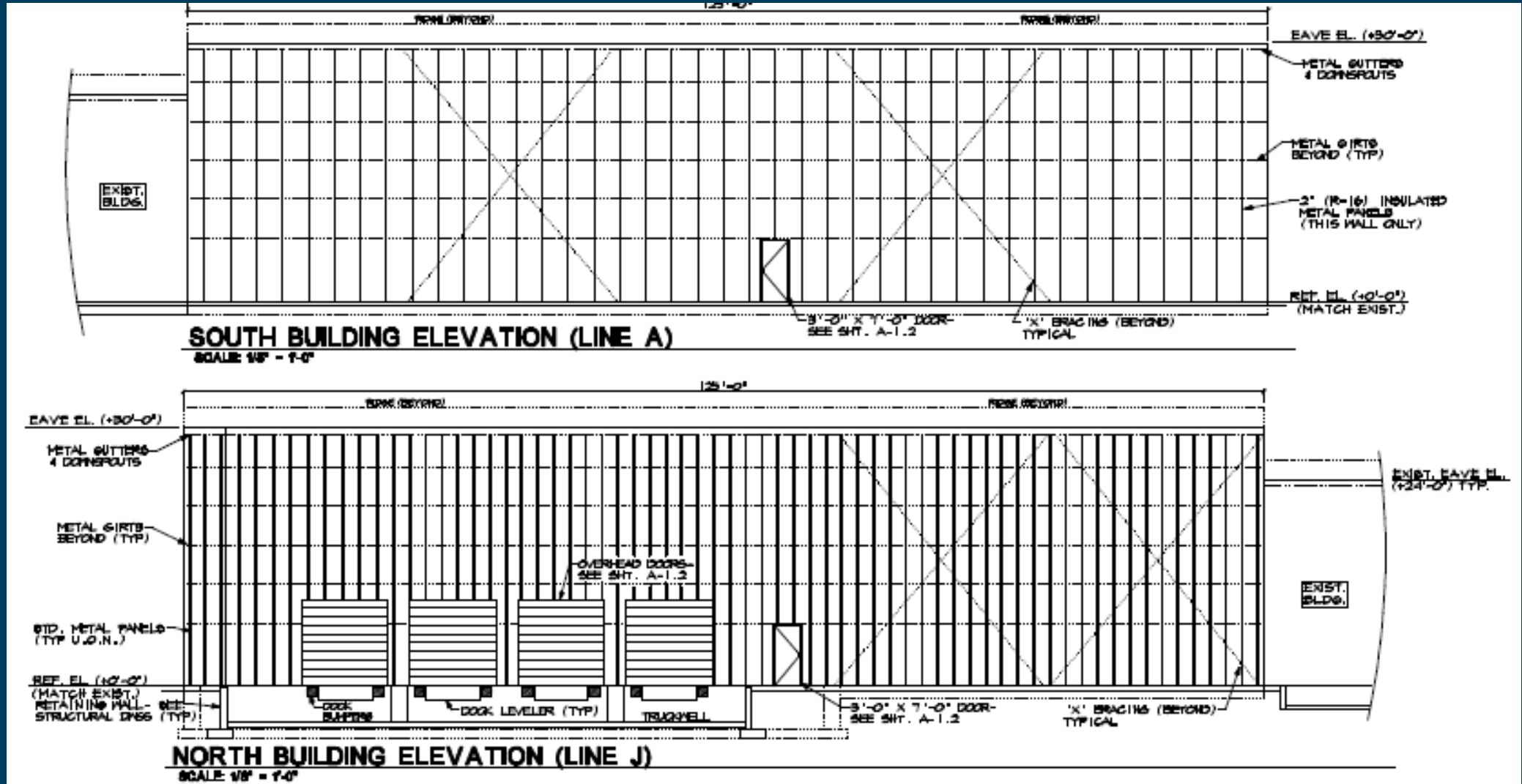
DATE: SEPTEMBER 23, 1999  
SCALE: As Noted  
DRAWN: ERIC

Building design approved in September 1999

# Proposed Elevations- East & West



# Proposed Elevations- North & South





# Proposed Elevations- Design & Materials

- Waiver Request: Use of metal wall panels matching the existing walls of the original Manufacturing /Warehouse portion ( with the exception of the East expansion wall ,which was masonry block and will remain inside of the expanded structure)
- Approval of metal panels of existing manufacturing by VBDA in September 1999
- The walls will not be easily visible since there are heavily wooded buffers along London Bridge Road and International Parkway with 50' building setbacks on each roadway

# Recommendation

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Approve the building design and waiver request as presented