

**Fiscal Years 2022 through 2026 Capital Improvement Program
Project Cost and Means of Finance Summary**

Unappropriated Years

Project Number	Project Title	Appropriations to Date	Unappropriated Years					Total Programmed Costs
			FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	

Capital Projects

Economic Development

09-240	2035 Comprehensive Plan Revision	400,000	-	-	-	-	-	400,000
53-230	Airport Authority Improvments and Expansion - Phase II	587,500	82,000	4,000	20,000	-	-	693,500
10-190	Fentress Encroachment Protection	9,092,266	-	-	-	-	-	9,092,266
04-250	Great Bridge Village Plan Implementation Seed Funding	100,000	100,000	100,000	100,000	100,000	-	500,000
07-240	Greenbrier Redevelopment Study	200,000	-	-	-	-	-	200,000
06-250	Industrial Waterfront Study	400,000	400,000	-	-	-	-	800,000
05-230	Open Space and Agriculture Preservation (OSAP) Program	2,269,951	610,000	610,000	610,000	610,000	-	4,709,951
03-220	Public Infrastructure & Utility Improvements - Dollar Tree Development (GB TIF)	12,095,353	-	-	-	-	-	12,095,353
04-170	South Norfolk - Strategic Acquisition of Real Property	6,500,000	-	-	-	-	-	6,500,000
51-230	South Norfolk Municipal Building	16,461,187	-	-	-	-	-	16,461,187
40-200	Tidewater Community College - Science/Engineering Building	-	1,500,000	-	-	-	-	1,500,000
08-240	Western Branch Redevelopment Study	200,000	-	-	-	-	-	200,000
Total		48,306,257	2,692,000	714,000	730,000	710,000	-	53,152,257

Means of Financing

Cash - Lockbox City	3,077,000	1,505,000	4,000	20,000	-	-	4,606,000
Fund Balance - General Fund	2,090,500	177,000	100,000	100,000	100,000	-	2,567,500
Cash - Greenbrier TIF	10,133,364	-	-	-	-	-	10,133,364
Cash - South Norfolk TIF	18,556,187	400,000	-	-	-	-	18,956,187
Cash - Other City Funds	2,679,183	610,000	610,000	610,000	610,000	-	5,119,183
Grant	4,803,034	-	-	-	-	-	4,803,034
G.O. Debt - South Norfolk TIF	4,805,000	-	-	-	-	-	4,805,000
City of Chesapeake			103				FY 2022-2026

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Project Cost and Means of Finance Summary**

Unappropriated Years

Project Number	Project Title	Appropriations to Date	Unappropriated Years					Total Programmed Costs
			FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	
G.O. Debt - Greenbrier TIF								
		2,161,989	-	-	-	-	-	2,161,989
	Total	48,306,257	2,692,000	714,000	730,000	710,000	-	53,152,257

09-240: 2035 Comprehensive Plan Revision

Department:	Economic Development Capital Projects		
Project Type:	Study	Comprehensive Plan Goal Area:	Land Use
Year identified:	2020	Planning Area:	Citywide
Start Date:	7/1/2019	Project Status:	Proposed
Est. Completion Date:	6/30/2022		

Description:

This project will involve review and update of the 2035 Comprehensive Plan to include services of an outside professional planning and land use consulting team. The project includes public relations and community outreach, vision statement refinement, master land use planning, master transportation modeling and planning, market and fiscal impact analysis, open space-conservation systems, connectivity, industrial waterfront analysis, resiliency planning for sea level rise and flooding, and strategic infrastructure and technology planning. Presentation and publication of the final updated Plan in multiple media formats will be included in the project.

Justification:

Due to the expansive scope of the Comprehensive Plan and numerous land use planning elements and disciplines involved, both a Plan review and update require significant staffing resources. The 2035 Comprehensive Plan update cannot be undertaken in-house given current staffing resources and workloads, which includes staffing other Comprehensive Plan related studies and policy reviews that are currently underway.

Comments:

The Code of Virginia requires that every Virginia locality prepare and adopt a comprehensive plan for the physical development of the territory within its jurisdiction. The City's Moving Forward Chesapeake 2035 Comprehensive Plan was adopted by City Council on February 25, 2014. Virginia Code requires that adopted plans be reviewed every five years to determine if it is advisable to amend the Plan. The five-year review threshold began in 2019, and the Planning staff determined that the 2035 Plan will require substantial updates.

Project Forecast:

Year	Total Expense	Total Revenue	Difference
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Project Details 2022:

	Prior Years	2022	2023 - 26	Future Years	Total Amount
Revenue					
Fund Balance - General Fund	400,000				400,000
Total Revenue	400,000				400,000
Expense					
Other	400,000				400,000
Total Expense	400,000				400,000

53-230: Airport Authority Improvements and Expansion - Phase II

Department:	Economic Development Capital Projects		
Project Type:	Addition or Expansion	Comprehensive Plan Goal Area:	Economy
Year identified:	2019	Planning Area:	South Chesapeake
Start Date:	7/1/2018	Project Status:	Proposed
Est. Completion Date:	6/30/2024		

Description:

This project provides the local match required for the Airport Authority's planned improvements to the Chesapeake Regional Airport over the next five years. This is the second phase of improvements. In FY 2019 and 2020, phase II will include easement acquisitions, removal of off-site obstructions (vegetation), corporate hangar site construction, mill and overlay parking lot, aircraft pavement repairs, and replacement of mowing equipment. In FY 2021 and 2022, the Airport will rehabilitate airfield lighting, design the rehabilitation of the aircraft apron, and build phase III of the North Terminal Area. The Airport will also update its master plan in FY 2022 and design the rehab of the runway in FY 2023.

Justification:

Local funding is required to match funding provided by the Federal Aviation Administration. This project includes the local matching requirements for approximately \$6.5 million of federal and state funding.

Comments:

This project was established by City Council on June 12, 2018. The initial funding was transferred from the previous phase of this project, CIP 01-170.

Project Forecast:

Year	Total Expense	Total Revenue	Difference
2022	82,000	82,000	0
2023	4,000	4,000	0
2024	20,000	20,000	0
	106,000	106,000	0

Project Details 2022:

	Prior Years	2022	2023 - 26	Future Years	Total Amount
Revenue					
Fund Balance - General Fund	10,500	77,000			87,500
Cash - Lockbox City	577,000	5,000	24,000		606,000
Total Revenue	587,500	82,000	24,000		693,500
Expense					
Design & Engineering	50,000	22,000	4,000		76,000
Construction	342,100	60,000	20,000		422,100
Equipment	95,400				95,400
Other	100,000				100,000
Total Expense	587,500	82,000	24,000		693,500

10-190: Fentress Encroachment Protection

Department:	Economic Development Capital Projects		
Project Type:	System Acquisition or Upgrade	Comprehensive Plan Goal Area:	Land Use
Year identified:	2015	Planning Area:	South Chesapeake
Start Date:	7/1/2014	Project Status:	Proposed
Est. Completion Date:	6/30/2023		

Description:

This project involves both fee simple land acquisition and the purchase of development rights through restrictive easements on eligible properties surrounding the Naval Auxiliary Landing Field (NALF) Fentress in order to reduce encroachment impacts and thus protect the mission of both NALF Fentress and Naval Air Station Oceana.

Justification:

The acquisition of property interests in eligible areas surrounding NALF Fentress ensures that incompatible development does not encroach upon the facility and negatively impact its mission of supporting NAS Oceana.

Comments:

The FY 2019-2023 CIB reflected adjustments to prior year funding for this project based on actual grant funding available. A budget adjustment was approved by City Council on 6/12/2018 that reduced both the state grant funding and local match by \$4,300,000. The City was awarded additional state grant funding in FY 2018 of \$2,500,000 and up to an additional \$1.7 million has been authorized by the state for the City pending our application for the funds. The City's encroachment grant agreement with the state is being extended to September 2022.

Project Forecast:

Year	Total Expense	Total Revenue	Difference
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Project Details 2022:

	Prior Years	2022	2023 - 26	Future Years	Total Amount
Revenue					
Fund Balance - General Fund		1,380,000			1,380,000
Cash - Other City Funds		666,133			666,133
Grant		4,546,133			4,546,133
Cash - Lockbox City		2,500,000			2,500,000
Total Revenue		9,092,266			9,092,266
Expense					
Other		9,092,266			9,092,266
Total Expense		9,092,266			9,092,266

04-250: Great Bridge Village Plan Implementation Seed Funding

Department:	Economic Development Capital Projects		
Project Type:	Renovation or Rehabilitation	Comprehensive Plan Goal Area:	Land Use
Year identified:	2021	Planning Area:	Great Bridge
Start Date:	7/1/2020	Project Status:	Proposed
Est. Completion Date:	6/30/2026		

Description:

This project provides seed funding to spur implementation of the 2008 Great Bridge Village Design Guidelines, supported by the Great Bridge Historic Gateway Overlay District adopted by City Council on June 16, 2020. Seed funds will be used to encourage private investment in the area that promotes the Guidelines vision. Some seed funding may also be used for targeted public capital improvements that are intended to achieve and/or augment the historic design themes and standards for the established character districts.

Justification:

A key challenge to implementing the vision for the Great Bridge Village is that most properties in the area are already zoned for their intended uses. Beyond compliance with the Great Bridge Historic Gateway Overlay District standards for new construction or major exterior renovations, most property owners have little incentive to implement property improvements that contribute to the design vision. Incentives are needed, especially in the Causeway Character District, to facilitate redevelopment and/or land assemblage.

Comments:

The Great Bridge Village Design Guidelines were adopted by City Council in December 2008. The goal of the Guidelines was to preserve and promote the Great Bridge Village's historic character by creating a set of development design guidelines to influence architecture, street and district structure, and enhancement.

Project Forecast:

Year	Total Expense	Total Revenue	Difference
2022	100,000	100,000	0
2023	100,000	100,000	0
2024	100,000	100,000	0
2025	100,000	100,000	0
	400,000	400,000	0

Project Details 2022:

	Prior Years	2022	2023 - 26	Future Years	Total Amount
Revenue					
Fund Balance - General Fund	100,000	100,000	300,000		500,000
Total Revenue	100,000	100,000	300,000		500,000
Expense					
Other	100,000	100,000	300,000		500,000
Total Expense	100,000	100,000	300,000		500,000

07-240: Greenbrier Redevelopment Study

Department:	Economic Development Capital Projects		
Project Type:	Study	Comprehensive Plan Goal Area:	Growth Management
Year identified:	2020	Planning Area:	Greenbrier
Start Date:	7/1/2019	Project Status:	Proposed
Est. Completion Date:	7/30/2022		

Description:

This project will provide for a redevelopment study for the Greenbrier area.

Project Forecast:

Year	Total Expense	Total Revenue	Difference
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Project Details 2022:

	Prior Years	2022	2023 - 26	Future Years	Total Amount
Revenue					
Cash - Greenbrier TIF	200,000				200,000
Total Revenue	200,000				200,000
Expense					
Other	200,000				200,000
Total Expense	200,000				200,000

06-250: Industrial Waterfront Study

Department:	Economic Development Capital Projects		
Project Type:	Study	Comprehensive Plan Goal Area:	Natural Resources
Year identified:	2021	Planning Area:	Citywide
Start Date:	7/1/2020	Project Status:	Proposed
Est. Completion Date:	6/30/2022		

Description:

This project will provide for an Industrial Waterfront Study, in conjunction with the 2035 Comprehensive Plan update, that will involve a comprehensive evaluation of the City's industrial waterfront area and related waterways. Study outcomes will include a "highest-and-best-use" analysis of waterfront properties based on land use, zoning, infrastructure, and risks and implications of documented sea level rise and recurrent flooding to vulnerable areas. The study is anticipated to yield recommendations for better use of under-utilized properties to enhance economic vitality and would also entail development of a strategic resiliency plan for adapting to various threats.

Justification:

The need to study the City's industrial waterfront area is expressed in the Comprehensive Plan. Given the prominence of Hampton Roads as a port for international cargo and because of increases in military shipbuilding and repair, City Council recognized the need to strengthen the City's industrial waterfront. Chesapeake is the only major city in southside Hampton Roads that has not yet undertaken some type of comprehensive study on the risks, implications, and potential adaptation strategies for sea level rise and recurrent flooding. The recurrent flooding component is especially important given recent flooding caused by heavy rainfalls and storm-driven tidal flooding. The adaptation plan element of this project will have multiple benefits, including recommendations for strengthening and protecting the City's valued industrial waterfront businesses; better information for affected residents in making long-term plans; and guidance for the City's Operating and Capital Improvement Budgets. This study could also help inform and augment the Public Works Department's Master Drainage Plan and supporting drainage area studies.

Comments:

The 2035 Comprehensive Plan recognizes the importance of preserving industrial areas and enhancing the City's industrial tax base. The Plan also contains several policy goals, objectives, and action strategies that address the need to better prepare for sea level rise, chronic flooding, and stormwater management challenges, much of which involves the industrial waterfront. The City has increasingly been faced with the need to expend significant amounts of operating and capital improvement funds to address the effects of sea level rise and chronic flooding on a piecemeal basis. Examples include retrofitting of drainage culverts in Crestwood; flood prevention steps at the Triple Decker Bridge; and drainage/roadway improvements along vulnerable portions of Bainbridge Boulevard. In 2016, the City submitted several critical but unsuccessful projects for funding under the HUD National Disaster Resilience Competition. The application process was made more challenging by the lack of a comprehensive study and adaptation plan for sea level rise and recurrent flooding.

Project Forecast:

Year	Total Expense	Total Revenue	Difference
2022	400,000	400,000	0
	400,000	400,000	0

Project Details 2022:

	Prior Years	2022	2023 - 26	Future Years	Total Amount
Revenue					
Cash - South Norfolk TIF	400,000	400,000			800,000
Total Revenue	400,000	400,000			800,000
Expense					
Other	400,000	400,000			800,000
Total Expense	400,000	400,000			800,000

05-230: Open Space and Agriculture Preservation (OSAP) Program

Department:	Economic Development Capital Projects		
Project Type:	System Acquisition or Upgrade	Comprehensive Plan Goal Area:	Land Use
Year identified:	2019	Planning Area:	Citywide
Start Date:	7/1/2018	Project Status:	Proposed
Est. Completion Date:	6/30/2026		

Description:

This ongoing project provides funding for the City's existing Open Space and Agriculture Preservation (OSAP) Program, which was first funded through the Capital Improvement Program beginning in FY 2019. Previously, it was funded through the Operating Budget. The OSAP Program is a voluntary, city-wide competitive program in which the City purchases development rights from willing landowners in exchange for a preservation easement on their property. The OSAP Fund is also used for property acquisitions by the City in partnership with the U.S. Navy under multi-year encroachment protection agreements for NALF Fentress and Northwest Annex.

Justification:

The OSAP Program is a key tool the City has to preserve agricultural and open space, while directing new growth and development to areas consistent with the 2035 Land Use Plan. By preserving agricultural land and open spaces, the City helps maintain an important component of the local economy, reduce demand for City services, and reaps the benefits these lands provide, including stormwater attenuation and wildlife habitat. City Council has expressed its desire in recent years to increase the City's efforts to preserve and promote agriculture and open space as important economic and quality of life assets for the community.

Comments:

The OSAP Program was established by City Council in 2003. Over 400 acres of land have been protected from further development. City funds have been matched with a periodic state grant for purchase of development rights to preserve working farm land and related open space.

City Council approved appropriation of \$58,333 on April 14, 2020 for state matching funds for the purchase of development rights under the OSAP Program.

Project Forecast:

Year	Total Expense	Total Revenue	Difference
2022	610,000	610,000	0
2023	610,000	610,000	0
2024	610,000	610,000	0
2025	610,000	610,000	0
	2,440,000	2,440,000	0

Project Details 2022:

	Prior Years	2022	2023 - 26	Future Years	Total Amount
Revenue					
Cash - Other City Funds	2,013,050	610,000	1,830,000		4,453,050
Grant	256,901				256,901
Total Revenue	2,269,951	610,000	1,830,000		4,709,951
Expense					
Land Acquisition	381,618				381,618
Other	1,888,333	610,000	1,830,000		4,328,333
Total Expense	2,269,951	610,000	1,830,000		4,709,951

03-220: Public Infrastructure & Utility Improvements - Dollar Tree Development (GB TIF)

Department:	Economic Development Capital Projects		
Project Type:	Addition or Expansion	Comprehensive Plan Goal Area:	Economy
Year identified:	2018	Planning Area:	Greenbrier
Start Date:	7/1/2017	Project Status:	Proposed
Est. Completion Date:	7/30/2021		

Description:

This project will provide for improvements to public infrastructure and public utilities at the Dollar Tree development in the Greenbrier district. The City has agreed to provide certain improvements on and around Volvo Parkway to allow for successful commercial and residential development.

Justification:

Under the tentative terms that have been agreed upon, the City will provide funding for intersection improvements along Volvo Parkway between Battlefield Boulevard and Progressive Drive, on Executive Drive, and on Crossways Boulevard (estimated \$3.65 million). The City will also fund \$6.55 million towards public roads, utilities, and streetscapes that will be constructed north of Volvo Parkway.

Comments:

On October 8, 2019, City Council approved a change in funding source from cash to bond proceeds for this project in the amount of \$2,161,989. These funds were available as they were de-appropriated for other closed projects.

On February 11, 2020, City Council appropriated an additional \$1,895,353 to this project. This funding was available from de-appropriated and lapsed TIF funds in association with a second amendment of the development agreement with Dollar Tree.

Project Forecast:

Year	Total Expense	Total Revenue	Difference
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Project Details 2022:

	Prior Years	2022	2023 - 26	Future Years	Total Amount
Revenue					
Cash - Greenbrier TIF		9,933,364			9,933,364
G.O. Debt - Greenbrier TIF		2,161,989			2,161,989
Total Revenue		12,095,353			12,095,353
Expense					
Design & Engineering		1,000,000			1,000,000
Construction		10,895,353			10,895,353
Other		200,000			200,000
Total Expense		12,095,353			12,095,353

04-170: South Norfolk - Strategic Acquisition of Real Property

Department:	Economic Development Capital Projects		
Project Type:	New Facility	Comprehensive Plan Goal Area:	Land Use
Year identified:	2013	Planning Area:	South Norfolk
Start Date:	7/1/2012	Project Status:	Proposed
Est. Completion Date:	6/30/2026		

Description:

This project involves the purchase of commercial and residential property along key transportation corridors within the South Norfolk Tax Increment Financing (TIF) District. The residential component of this project focuses on acquiring challenged residential properties, as well as rehabilitating acquired homes to meet code compliance and safety standards. The commercial component focuses on acquisition of strategic properties for land assembly and redevelopment for commercial purposes consistent with the City's revitalization goals.

Justification:

The purpose of this project is to eradicate blighted areas adjacent to key South Norfolk commercial corridors in a systematic way and to create a buffer of stable, market rate housing to support a vibrant, commercial core. The intention of this program is to be self-sustaining and to be coordinated with the efforts of the Chesapeake Land Bank Authority, which was established by City Council on June 12, 2018.

Comments:

Previously, on October 13, 2015, City Council approved an amendment to the FY 2016 CIB to amend the scope of the South Norfolk - Strategic Acquisition of Real Property Project to include strategic residential property acquisition. On October 11, 2016, City Council approved an amendment to the FY 2017 CIB to appropriate \$1,500,000 in South Norfolk TIF funds to acquire properties in South Hill under Phase I of the South Norfolk Property Acquisition Program and to proceed to Phase II. At the June 12, 2018 City Council Meeting, several Operating Budget amendments were approved to fund the newly established Chesapeake Land Bank Authority: \$500,000 from the General Fund reserve for operating expenses; \$500,000 from the South Norfolk TIF for a Residential Rehabilitation Grant Program; and \$2,000,000 split between the South Norfolk TIF and General Fund reserve for property acquisitions. Funding of \$1,000,000 was requested in the FY 2018 CIB to enable the City to proceed with strategic real property acquisition.

Project Forecast:

Year	Total Expense	Total Revenue	Difference
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Project Details 2022:

	Prior Years	2022	2023 - 26	Future Years	Total Amount
Revenue					
Cash - South Norfolk TIF	6,500,000				6,500,000
Total Revenue	6,500,000				6,500,000
Expense					
Land Acquisition	6,500,000				6,500,000
Total Expense	6,500,000				6,500,000

51-230: South Norfolk Municipal Building

Department:	Economic Development Capital Projects		
Project Type:	New Facility	Comprehensive Plan Goal Area:	Economy
Year identified:	2019	Planning Area:	South Norfolk
Start Date:	7/1/2018	Project Status:	Proposed
Est. Completion Date:	7/30/2023		

Description:

This project will provide for the design and construction of a new municipal facility in South Norfolk. This project may also include space for a business incubator, retail, and other types of flexible space.

The following departments have expressed interest in utilizing space in the proposed municipal facility building: City Treasurer, Commissioner of Revenue, Police Department (2nd Precinct), Human Services (Community Corrections), Commonwealth Attorney, Planning, Development and Permits, and Parks, Recreation and Tourism.

Justification:

The proposed South Norfolk municipal facility will create new public investment in the Poindexter Street Corridor that will target blight and improve the community's image. The facility will introduce new daily business and employment trips into the commercial core, while addressing space needs and aging facilities of several city departments currently located in the corridor along with others interested in additional space.

Comments:

This project was established by City Council in June of 2018. In May of 2019, City Council appropriated an additional \$3,310,000 to this project for the purchase of 3.122 acres of land in South Norfolk at the Gateway. It is anticipated that construction work will be funded by a combination of cash and debt financing from the South Norfolk TIF.

Project Forecast:

Year	Total Expense	Total Revenue	Difference
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Project Details 2022:

	Prior Years	2022	2023 - 26	Future Years	Total Amount
Revenue					
Cash - South Norfolk TIF	11,656,187				11,656,187
G.O. Debt - South Norfolk TIF	4,805,000				4,805,000
Total Revenue	16,461,187				16,461,187
Expense					
Design & Engineering	1,026,187				1,026,187
Construction	12,125,000				12,125,000
Land Acquisition	3,310,000				3,310,000
Total Expense	16,461,187				16,461,187

40-200: Tidewater Community College - Science/Engineering Building

Department:	Economic Development Capital Projects		
Project Type:	New Facility	Comprehensive Plan Goal Area:	Economy
Year identified:	2016	Planning Area:	South Chesapeake
Start Date:	7/1/2017	Project Status:	Proposed
Est. Completion Date:	6/30/2023		

Description:

The City will provide site preparation support for the new Science and Engineering Building for the Tidewater Community College (TCC) Cedar Road campus.

Justification:

The Commonwealth encourages local participation for expansions of community colleges. The current facilities are cramped and antiquated with much of the program being housed in temporary modular buildings.

Comments:

While the Commonwealth funds building construction, the City has traditionally provided support in site acquisition and development. The new building will be located on the existing campus. No additional land is required. TCC officials anticipate state funding with building design occurring in the first year.

Project Forecast:

Year	Total Expense	Total Revenue	Difference
2022	1,500,000	1,500,000	0
	1,500,000	1,500,000	0

Project Details 2022:

	Prior Years	2022	2023 - 26	Future Years	Total Amount
Revenue					
Cash - Lockbox City		1,500,000			1,500,000
Total Revenue		1,500,000			1,500,000
Expense					
Construction		1,500,000			1,500,000
Total Expense		1,500,000			1,500,000

08-240: Western Branch Redevelopment Study

Department:	Economic Development Capital Projects		
Project Type:	Study	Comprehensive Plan Goal Area:	Growth Management
Year identified:	2020	Planning Area:	Western Branch
Start Date:	7/1/2019	Project Status:	Proposed
Est. Completion Date:	7/30/2022		

Description:

This project will provide for a redevelopment study for the Western Branch area.

Project Forecast:

Year	Total Expense	Total Revenue	Difference
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Project Details 2022:

	Prior Years	2022	2023 - 26	Future Years	Total Amount
Revenue					
Fund Balance - General Fund	200,000				200,000
Total Revenue	200,000				200,000
Expense					
Other	200,000				200,000
Total Expense	200,000				200,000