

YesSuffolk

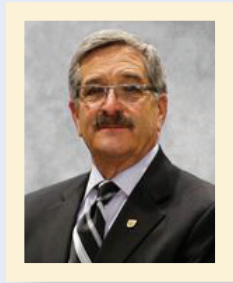
2023

ECONOMIC ACTIVITY REPORT

www.YesSuffolk.com



"The City of Suffolk marks the 50th anniversary of its merger with Nansemond County in 2024. As we look back on the past fifty years, we have much to celebrate as a community as we have grown and evolved into a vibrant, thriving destination for residents and businesses alike.



Please peruse this Annual Report and learn more about Suffolk's recent accomplishments. Over the past year in particular, Suffolk received strong interest in several industrial, office, and retail projects, and saw many existing businesses expand their local footprint."

- Michael "Mike" Duman, Suffolk Mayor



Suffolk City Council Members

L to R: John Rector, Suffolk Borough; LeOtis Williams, Whaleyville Borough; Roger Fawcett, Sleepy Hole Borough; Michael Duman, Mayor; Lue Ward, Jr., Vice Mayor, Nansemond Borough; Timothy Johnson, Holy Neck Borough; Leroy Bennett, Cypress Borough; Shelley Butler Barlow, Chuckatuck Borough.

Local Commitment to Growing Talent Pipeline Remains Strong

Camp Community College is currently underway with a full remodel of a 13,000-square-foot building that, once complete, will house the college's Workforce Trades and Innovation Center and provide industry credential training for in-demand jobs.

Coastal Virginia Developers donated the property on Carolina Road, that includes the building, improvements to the infrastructure, and maintenance of the entryway. The center will provide for the expansion of skilled trades - including maritime - and workforce education in the Western Tidewater area and beyond.



New Milestone Reached for the Food and Beverage Sector

Birdsong Peanuts, with a robust and illustrious history in Suffolk, recently completed a \$25.1 million project to modernize and automate its production lines at its Suffolk peanut shelling facility. With this innovation, the Suffolk facility is now one of the most modern and efficient of the company's five shelling plants that stretch from Virginia to Texas.

Beyond the completed expansion, Birdsong remains committed to growing additional opportunities for Virginia peanut producers for many years to come, just as it has done for the past 110 years.

Birdsong Peanuts was founded in 1914 by T.H. Birdsong in Courtland, Virginia. After Birdsong's shelling plant burned down in 1939, Amedeo Obici, Planters Peanuts founder, asked Birdsong's five sons to relocate their factory next to his Planters Peanuts factory in Suffolk. That facility, which was so crucial to the early success of Planters Peanuts, remains in operation today and has since been joined by dozens of other Birdsong peanut buying, shelling, shipping, and cold storage facilities across 11 states.



Massimo Zanetti Beverage USA (MZB-USA) recently invested more than \$29 million to simultaneously consolidate its local roasting and production operations, while also creating a new distribution center. The project created 79 new jobs.

As the only completely vertically-integrated coffee company in the United States, MZB-USA also owns the largest coffee-growing estate in the United States, the 3,100-acre Kauai Coffee Company plantation in Hawaii.

MZB-USA coffee is farmed in both North and South America, procured and shipped through the Port of Virginia, delivered via truck to the Suffolk MZB-USA roasting facility, transported to the Suffolk MZB-USA warehouse, and ultimately distributed through grocery, e-commerce, and retail merchants.

As a global company with a substantial footprint in the food and beverage sector, MZB-USA's local impact is also quite profound. Many local restaurants, including Amedeo's Bakery, serve MZB-USA coffee in their establishments.



Manufacturing Sector is Thriving

Solenis, a leading global producer of specialty chemicals for water-intensive industries, announced they will invest \$193 million to expand their operation in the City of Suffolk.

The company will build a new 80,000-square-foot production facility, packaging facility, and tank farm, and add a new rail spur to accommodate production of polyvinylamine (PVAm) polymer products, which are used in paper and cardboard manufacturing. This new facility will be used to grow the existing polymer product line and add additional capacity of this critical monomer to the existing supplier. The project is expected to create 34 new jobs.



Nansemond Pre-Cast Concrete, Inc. (NPCC) is expanding their existing concrete pipe manufacturing site to increase production of Reinforced Concrete Pipe that is manufactured on-site.

NPCC is one of only two manufacturers of Reinforced Concrete Pipe within the Commonwealth of Virginia, producing sanitary sewer and storm drainage products for infrastructure development. The expansion project includes construction of a new manufacturing plant as well as a 12-acre yard to be used for storage of raw material and unfinished product.



Photos courtesy of Nansemond Pre-Cast Concrete.

Automatic Coating Ltd., headquartered in Toronto, Canada, invested \$22.8 million to locate its U.S. operation in the City of Suffolk to support an existing contract with the U.S. Navy and expand to new industrial and commercial customers in the U.S. Automatic Coating is a technologically advanced custom powder, liquid, and corrosion coating industry leader. This major investment in Suffolk also resulted in the creation of 50 new jobs.

The company contracts with the U.S. Navy to use its patented process for corrosion coating on a wide variety of components including water-tight doors, louvers, hatches, and scuttles.



ESKA USA, a well-respected 140-year-old manufacturer headquartered in the Netherlands, is expanding into Suffolk. The move will bring existing machinery for the manufacture of solid board used in packaging for cosmetics, perfume, other luxury goods, as well as hardcover books and game boards.

In addition to making a significant investment in machinery, ESKA USA's decision to relocate to Suffolk comes with a commitment to job creation and economic growth in the region. The company expects an initial creation of 39 full-time jobs, with significant expansion of its workforce shortly thereafter.



Current Warehouse Market Demand is Strong

Additional warehousing projects underway across the City include Coastal Logistics Center II, which is currently under construction, as well as Virginia Port Logistics Park, Northgate Commerce Center, and Port 460 Logistics Center. These projects will have a significantly positive impact on Suffolk and the City's burgeoning industrial sector.

The Port of Virginia, America's most modern gateway, provides direct access to the efficient movement of goods for businesses throughout Suffolk. The Port also recently reached a significant milestone to become the first major port on the East Coast to fully operate on clean energy.



Photo courtesy of the Port of Virginia.

Suffolk is in the Business of Health

In October 2022, Bon Secours celebrated the groundbreaking of their new Harbour View Hospital, and in December 2023, they celebrated the “topping out” of the facility with the last steel beam put into place by construction workers.

This new state-of-the-art facility, costing nearly \$80 million to construct, joins the Bon Secours Health Center at Harbour View campus, and will provide 98,000 square feet of valuable space to extend the existing hospital’s offering. Some of the enhancements include the addition of 18 medical/surgical beds and four operating rooms.



Bayview Physicians Group opened the third floor of their Harbour View medical offices, including the consolidation of two of their OB/GYN practices, creating greater access for patients in the North Suffolk market. Bayview will also be adding an ear, nose, and throat physician in the same building in early 2024.



As a further commitment to patients in North Suffolk, Bayview will be making enhancements at its Bridge Road location, including expanding services and hours of operation, to include occupational medicine. This will be a great service for many of the local businesses and industries seeking drug screening services, pre-employment physicals, and more occupational health and safety services. The Bridge Road location will also be home to a new podiatrist/foot and ankle surgeon in early 2024. As a new specialty for North Suffolk, the surgeon will be embedded in the urgent care and will assist with foot injuries requiring urgent care treatment.



As part of Sentara Obici Hospital’s commitment to the next generation of healthcare workers, they recently hosted a five-day career camp. Each participating student was selected based on a personal essay as well as a recommendation from their teacher or guidance counselor.

Students learned about basic hospital procedures and received a tour of the halls, equipment, and working areas of the hospital. With the assistance of Sentara staff, students also took part in demonstrations and hands-on training using medical equipment.

Sleep Well in Suffolk

Over the past year, the Hilton Garden Inn began a six-month renovation of their rooms and front entrance, and will be adding a new Crust and Cork pizza restaurant to their dining offerings.

Soon to open in Suffolk will be a stayAPT at Blue Point. This apartment-style hotel will include three floors. stayAPT suites often include 500+ square feet of space including a distinct living room with a sleeper sofa, a lounge chair, and a 55-inch television; a kitchen with a full-size stove, oven, dishwasher, microwave, and refrigerator; and a separate bedroom with a walk-in closet, additional television, and workspace.

Home2 Suites by Hilton will soon be opening a new location at the Point at Harbour View. Featuring 96 spacious suites, all designed to provide guests with a home-away-from-home experience, each suite will offer a fully equipped kitchen, while the hotel will offer complimentary breakfast, a fitness center, and an indoor pool.

Additionally, the Pinner House, a historic bed and breakfast steeped in more than 130 years of history in Suffolk, recently opened Café Davina, a coffee bar and creperie. This new café adds even more charm to this remarkable 1.5-acre property. The Pinner House is a luxurious boutique bed and breakfast located in the historic district of Downtown Suffolk. The property has been carefully renovated preserving its historic charm while updating it with all the modern amenities of today. Once on the property, you will feel like you have been transported to an Italian villa. The Pinner House is the perfect spot for relaxation and entertaining. Arrangements include private rooms, cottages, suites, event/wedding space, and an apartment in the carriage house.



Something for Every Palate

There is no shortage of dining options in Suffolk. In fact, there is truly something for everyone, even the most discerning of palates. Suffolk is home to many wonderful small business dining establishments, each with its own character and flavor.

Some of the many local new and expanding businesses making up Suffolk's dining scene include New Realm Brewing Company, Westside at the Silos, Amici's at Village Market, Danny's Dogs, Al Forno Pizzeria, Gianna's Pizzeria & Italian Ristorante.



Al Forno Pizzeria



Rendering of Gianna's Seafood Chop House.



Amici's Pizza Café.



Danny's Downtown Dogs.



Westside Burgers & Fries at the Silos.

No Doubt About Downtown

New Signage to Enhance Downtown Branding

As part of the Downtown Master Plan adopted in 2022, Downtown Suffolk has seen colorful, inviting banners and signs appear over the past year. Aligned with the new branding for Downtown, including the City's famous peanut in place of the "o" in "Suffolk," these signs display a vibrancy that is welcoming and friendly.

The use of the peanut graphic in the Downtown Suffolk logo and branding pays homage to the City's rich history and well-deserved title as the "Peanut Capital of the World." "Born" in 1916, Mr. Peanut was created by a 14-year-old Suffolk boy who submitted the winning entry in a Planters logo contest. An artist later added the top hat, cane, and monocle. To this day, Mr. Peanut, one of Suffolk's most famous citizens, keeps watch over Downtown Suffolk from his perch at Character Corner.

In addition to street pole banners, the City is currently working on implementing a variety of entry and wayfinding signs, including trailblazers, parking, and information kiosks.





New Downtown Festival Park to Create Event Destination

As a key component of Suffolk's adopted Downtown Master Plan, Downtown Festival Park will provide green space in the core downtown area for easy access and daily use by citizens. Additionally, it will serve as a venue for concerts, festivals, vendor markets, holiday events, and so much more. Creating a space like this will ultimately attract more people to downtown and will provide additional support for downtown businesses, restaurants, and shops. Construction is currently underway in Downtown Festival Park and the grand opening ceremony is slated for Summer 2024.



Another exciting development in Downtown Suffolk is the new Central Library on W. Washington Street which will replace the existing Morgan Memorial Library. Bids are under review for the construction phase. The new, modern library will serve as a hub for community activity, further supporting and invigorating downtown.



Since opening in 2006 in the fully transformed former Suffolk High School building, the Suffolk Center for Cultural Arts has educated, entertained, and enlightened thousands of guests through outstanding performances, visual and performing arts classes, workshops, gallery exhibits, and special events. The Center is currently nearing completion of a comprehensive restoration and preservation of its 100-year-old building.



Elliott Lofts Bring Modern Living to Downtown

The Suffolk Towers at 181 N. Main Street began life in 1925 as The Elliott Hotel during the heyday of Suffolk's peanut industry. Original spaces included the lobby with decorative plasterwork and terrazzo floors, ballrooms and banquet spaces, dining room, 57 rooms for lodging and quarters for housekeepers, and commercial spaces on the ground floor.

The hotel was converted to apartments in the 1980s and the building slowly deteriorated over time. In 2021, two different fires resulted in the building's abandonment.

Breathing new life into the building, a fast-tracked renovation and revival project began in Summer 2023, with the goal of creating 45 apartment units to be available to rent in 2024. The existing Baron's Pub and Restaurant on the ground floor will remain open.



Many New Businesses Arrive in Downtown

Exciting changes are on the horizon for Downtown Suffolk as new establishments prepare to make their mark on the vibrant landscape. From innovative cafes that blend coffee and crepes to whimsical ice cream shops that evoke childhood nostalgia, these newcomers promise to bring unique flavors and experiences to the heart of the city.

With an emphasis on culinary artistry, community engagement, and the creation of welcoming spaces, these establishments are set to enrich the downtown scene, while inviting locals and visitors alike to explore, indulge, and create lasting memories. As Downtown Suffolk continues to evolve, these new additions serve as a testament to the area's growth and its commitment to offering something truly special to all who walk its charming streets.



Nansemond Brewing Company.



Café Davina.



Tailor Made.



Mad Batter.



High Tide.

Find Your Happy Place in Suffolk

Whether you're a beer lover, outdoor enthusiast, or foodie, there are many new places opening in Suffolk to experience.

New Realm Brewing Company will soon be opening their new brewery and restaurant in the new Blue Point at the Riverfront development. The 6,000 square-foot facility will include a five-barrel brewhouse, restaurant, covered rooftop patio, bar, and 8,000 square-foot beer garden that will feature a dog-friendly outdoor bar and covered patio.

Construction at the Silos is progressing as scheduled in the Bridgeport mixed-use development in Suffolk. It will soon be opening as a sister business to Westside Burgers and will feature multiple bars and an outdoor stage for music and entertainment. It aims to be a fun, social gathering hub.

Also coming to the Bridgeport Mixed Use Development is Sojourn Fermentory, a new brewery concept slated to open in a 9,200 square foot space. The brewery will feature a tasting and dining room, full kitchen, and an outdoor beer garden.



Facts and Figures



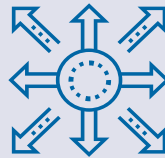
100,659
POPULATION



\$384M+
CAPITAL INVESTMENT



795
NEW JOBS CREATED



3.2M+
SQUARE FOOTAGE IMPACTED

Businesses Growing in Suffolk

All First New Realm Massimo Zanetti Beverage USA **Crossroads Treatment Center** **America's Best Wings**
Inspire Fitness Tailormade Design **Sell757** ACI **Waxing the City** **Amazon** The Silos **CW Brinkley**
Hilton Riverfront **The Mad Batter** El Obraje Latin Store **All About Fish** **Noodles & Co**
Danny's Downtown Dogs **DOD Joint Complex** **Road One** **Suffolk Auto Exchange Center**
Berry Global **Acesur** Publix **Pacific Best** **Walmart** Virginia Legal Aid Society **Lake Prince** **Blue Point**
Cedar Point Country Club **Vortex Car Wash** Sentara Obici **Suffolk Christian Academy** **Gianna's**
Coastal Logistics II **La Parilla at Planter's Station** **NFI** Planter's Station **Bayview Physicians**
Westside Burgers **Suffolk Cold Storage** **Plastic Surgery Specialists of Virginia** **Café Davina**
TownePlace Suites by Marriott **Holland Plaza Shopping Center** **stayAPT Suites** **ARNE AVIATION**
Virginia Commerce Center **Big Al's Mufflers & Brakes** **Allongé** **TowneBank at Hillpoint** **Premier Athletic Center**
Bon Secours **Suffolk Hot Yoga** **Luttrell Staffing** **Magnolia Drift Boutique** **Ivy Rehab and Physical Therapy**
Jungle Jamz Café **Kohl's** **Caliber Collisions** **Shoulders Hill** **MSI Einstein Bagels** **Kroger** **Rajput Al Forno**
StretchLab **Automatic Coating** **IRG Elliott Lofts** **Arc3 Gases** **Subway**
Nansemond Pre-Cast Concrete **Western Tidewater Free Clinic** **Gastrointestinal & Liver Specialists of Tidewater**
Vital Care of Suffolk **Mar-Ja** **LoKee Courtyard by Marriott** **Burlington** **Lowe's** **The Nail Box**
Domino's Pizza **Amici's at Village Market** **City Nails** **Walgreens** **Sugar Mama's Bakery**
Butler Paper Recycling **European Wax Center** **GTL Transport** **Charter Communications**
Floor Coverings International **Royal Farms** **Gallery at Godwin** **Tidewater Lung and Sleep**
Behl Orthodontics & Madan Periodontics **Target 1 Foot 2Foot** **SYAA**
Legacy at Willow Pond IV **Nutrition** **Olive's Attic**



CITY OF SUFFOLK

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