

August 2021 Newsletter



Views From The Landing

The Mission of Vanguard Landing is to offer a safe, intentional, interactive and inclusive community where persons with intellectual and developmental differences can thrive and achieve their life's full potential.

Thank you for taking a peek at what's happening with Vanguard Landing!

Stay up to date at www.vanguardlanding.org

From The Desk of Our Executive Director

Dear Friends, Families and Supporters of Vanguard Landing,

I wanted to write and share what has been happening to our wonderful and much needed organization over the last three months in reference to the Virginia Beach city politics and attacks from WAVY 10 and the Va. Pilot.

To put this into context, let me share with you first that we are in the final underwriting phase on our loan process with Virginia Housing for a large part of our Intentional Community! We have been diligently working with them since May of 2019, through the COVID slowdowns, etc.

To finalize and close on this loan, all appropriate permits need to be acquired and the site plan needs to be approved. We have submitted our Revised Site Plan to include all buildings to the city of Virginia Beach for permitting and are in good communication with them.

The other component for closing on this loan is to have sufficient cash equity to bring to the deal and we are moving forward in a strong way as we are at a little over 2 million now and focused on at least getting to 4 million as soon as possible. We are too close to slow down now!

2021 started off in a HUGE way in fundraising with the launch of the first Vanguard Vision Zoom calls (now offered as virtual or in person) We, then, exceeded our goal for our Spring fundraiser, Give Local 757, by raising over

\$168,000 with support from over 800 individual donors. Just last month, the Teamsters came from all over the country on June 19th to hold a Charity Golf Tournament for us bringing in over \$25,000 and they are already planning for next year to be even bigger and better! Lastly, we have scheduled our 7th Annual Hearts & Hoofbeats fundraiser for Saturday, October 23rd! We hope you can join!

To help promote the Spring fundraiser, we had both WTKR Channel 3 AND WVEC Channel 13 request to do interviews around the Give Local 757 effort and we love and appreciate them for their continued support!

With all this positive, we were shocked to be having to endure such an unnecessary and inflammatory attack.

Some history to also add context, 2014 is when the VB City Council offered and voted unanimously on a 0% interest loan to help VGL buy the 75-acre land parcel from private citizens. That group of Council members had the foresight and vision to believe in the population that we will support and for that we will always be grateful. The City Council members had the loan processed through the Virginia Beach Development Authority (VBDA).

The VBDA are business people appointed by City Council to use taxpayer funds to make grants to businesses and developers to increase economic vitality to the city. They GIVE grants to businesses and developers, however they authorized us, a non-profit, for a LOAN in 2014 that they require to be paid back. Vanguard Landing agreed to the terms but upon signing the final document, one caveat was inserted into the deal that was never discussed - VGL MUST have one of the residential structures built by February 2019. I spoke up at the loan signing on February 14, 2014 and stated that five years was almost impossible to accomplish when the budget for the project was estimated to be 36-40 million and that a building could not be built until site utilities and all site work had been completed. I was reassured by the attorneys including the city attorney, Alex Stiles, that this was no problem at all, and that a simple extension could be made if needed...that they do this "all the time." So, I signed with full board approval and moved on to celebrate that we had found our land. Important to note that the family we bought the land from had previously turned down numerous for-profit developers and only agreed to sell to me and for the purpose of Vanguard Landing.

Our engineers and architects began work on designing the site plan and buildings and we fundraised and held meetings with families and all the myriad of things to move forward. We were able to take possession of our land in 2015 after the families living on the property had moved out. This meant that we were down to 4 years' time to build that building.

Two back-to-back hurricanes, Joaquin and Matthew, affected not only our fall Hearts & Hoofbeats events but Matthew (2016) caused terrible flooding in the two adjacent neighborhoods causing a standstill, an unofficial moratorium on site plan submittals for ALL development in the corridor in which our land is at.

Our engineer, Robert Miller, astutely advised us to not submit our Site Plan until the city had done their due diligence in determining what needed to be changed to avoid flooding in the future. We have and still do applaud the city for their diligence on this matter. It would have been negligent and a waste of money to pay the large fee required to the city for Site Plan review when they were not approving any. Everyone involved in the city knew this as well yet did

not want to publicize this standstill or call it an “official” moratorium to avoid scaring off developers who would bring income to this area.

It was a domino effect. You cannot build until you have site work completed, you cannot do site work until the site plan is approved, and you cannot get the site plan approved until the city is ready to approve them. So, we waited like every other person or business. We kept busy with fundraising, marketing, working with parents, etc.

In 2019, the year in which we were to have had one residential building built, I met and obtained an extension from the head of the VBDA, Taylor Adams, who consulted with the city attorney, Alex Stiles. He also told me that he planned to ask for forgiveness of the loan since they give away money to developers all the time and that they should help us in our efforts too. We discussed this and I said maybe we should wait until we had our financing lined up – we were starting with VA Housing loan process at that point. I believed that having a clear path to starting would give a better chance for the loan forgiveness. They told me we did not have to go back to Council for the extension to make it formal and I believed them.

In August of 2020, the city council voted on the NEW guidelines for all Site Plans after getting an outside consultant to do a study to correct the problems in the Back Bay Watershed. So, in the fall of 2020, our engineers went back to the drawing board to revise our entire Site Plan to abide by those guidelines.

In late February of 2021, while doing our successful Vanguard Vision Zooms and the engineers were working on finishing up the new Site Plan, we were notified that the City Auditor and the City Attorney, Alex Stiles, wanted a Zoom call to check on status of the project. Important to note that we have been in contact with City Council members and VBDA leader all this time giving updates.

We were happy to accommodate the Zoom request yet, we now see that this Zoom call was the start of an all-out politically planned attack on Vanguard Landing, me, our Board of Directors, and our Mission. Someone encouraged certain City Council members (yes, we know which ones) to come after us to try to force us into a bad situation. It appears that their plan was to shake us and force us to give up and sell the land and THEN one of their developer friends and monetary supporters could buy our land.

Developers attempting to take some, or all our land is not new by any means. They started after I signed the note on the land in 2014.

One has made himself very known confronting me personally three times. He stated to Bob Miller, our MSA Engineer, the week we got the land, “How did that mother get that valuable piece of property for THOSE kinds of people?” Others have stated that they would not help us act as our developer during our construction, again, to attempt to force us to give up.

The Zoom Call in February started the largest attempt to hurt us. To have a city appointed auditor accuse and state untrue and unwarranted claims is something I never imagined would happen in my beloved city. This was the beginning of the ordeal that we are still working through (but are almost done with hopefully). We were abruptly told that they were claiming a default clause on our loan agreement for not building the one building. We currently have been granted an extension to get through our Loan process but we had to pre-pay \$500,000. Again, a domino effect – we can’t close on the loan until we have the site plan and building permits and sufficient cash to close and then they force us

to pre-pay money we need for closing so we need people to support us. Their criticism revolves around us taking so long when they all know the city stormwater issue was the first slowdown but they also criticize us on why people haven't donated more to us. Donations and fundraising events are the only way for a non-profit to raise money until we are built.

We asked the auditor why we never received an official notice of an audit, but he stated we were not in an audit yet was quoted in the media that we were. He stated that he was directed by one city council member that this was for a private review of the VBDA and VGL.

The Auditor, Lyndon Remias, under the direction of the same city council members, went to the current VBDA and made a report filled with misleading and inappropriate accusations on our non-profit which has done nothing wrong. They then, threatened to foreclose on us immediately if we did not abide by their list of demands including allowing our entire financial history and books be made available to the city auditor.

In trying to keep a good relationship with the city, we have done everything they demanded over the last three months. We have opened our doors to the scrutiny of the audit that may or may not have been legally allowed- after all we are a private non-profit and cannot be audited by a city auditor.

Following his in-person review of our books, his fact-based and final report stated no wrongdoing, and all records were easily accessed, analyzed, and appropriately supported.

Andy Fox, from Wavy 10, then called and stated he wanted to do an interview on the wonderful project we were doing. His interview abruptly turned into an all-out verbal attack on me and then he didn't air any of the good and truthful information. We know now he was prompted to come after us when the auditor was unable to find anything usable to hurt us. He aired damaging commercials to draw viewers in.

Several inaccurate and inflammatory newspaper articles followed. Even when an interview was given to the reporter with several Board Members, the reporter stated she had no intention of writing anything else.

VGL was never in financial default, there is nothing wrong or inappropriate with our financial books or history. We have endured bizarre attacks from social media strangers/trolls and even attacks with blatant lies by one other organization who are fearful of the potential competition we may be.

Through all this, we have survived and are positioned to move forward and successfully build our Intentional Community. Our development and construction team are FULLY dedicated, our donors and supporters have continued to send donations, letters, and messages of support as they KNEW we had done nothing to deserve this attack.

Shame on any of the people who participated in this attack who thought they could defeat me or this non-profit. We have quite a fierce team and a very worthy mission.

We will prevail and continue to stand strong. The population we will serve deserve our best and that is what they will get. If they thought they could make me quit, they were WRONG!

We need everyone who believes in our Mission to create a place for the most UNDER-served group of our population, those with Intellectual Disabilities, to come forward in droves to help us NOW – financially, verbally, and physically. All of the other communities around the country have fully supported their local Intentional Communities, so we have no doubt ours will too.

Help us get our loan closed and construction started. It will be 18-24 months build and then we will be open to those who have signed up to be on our waitlist to start their next chapters! We have over 350 families either interested or already approved!

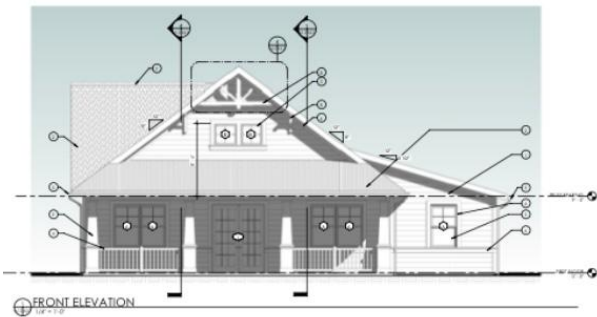
If you have any questions, you can email me at ddear@vanguardlanding.org. Your support is so very appreciated!

Respectfully,
Debbie

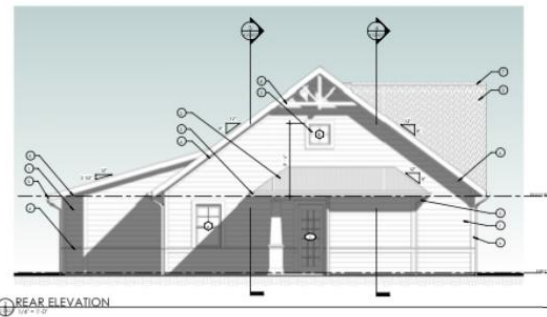
Did you know?

- We have plans to build rooms for 185 residents! All of August we've been working with our many families to finalize their Admissions Packets and we are fast approaching having 75-100 already approved for Move-In!
- After we complete our 18-24 month construction phase, we will begin Move-In for our Residents in several phases!
- We are building 1 Bedroom Townhomes AND 5 Bedroom Cottage-Style apartments! Everything will be 1 story so that we allow for everyone to age in place!
- We already have two named and sponsored five bedroom cottages!

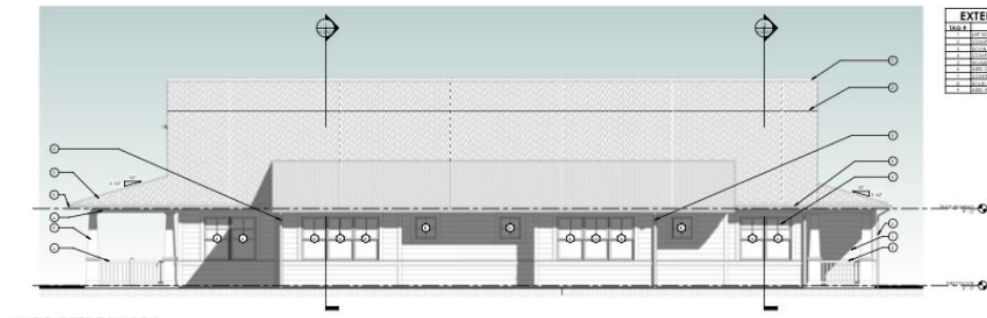
5 Bedroom Cottage Style Apartment



FRONT ELEVATION
SITE 1.1.2

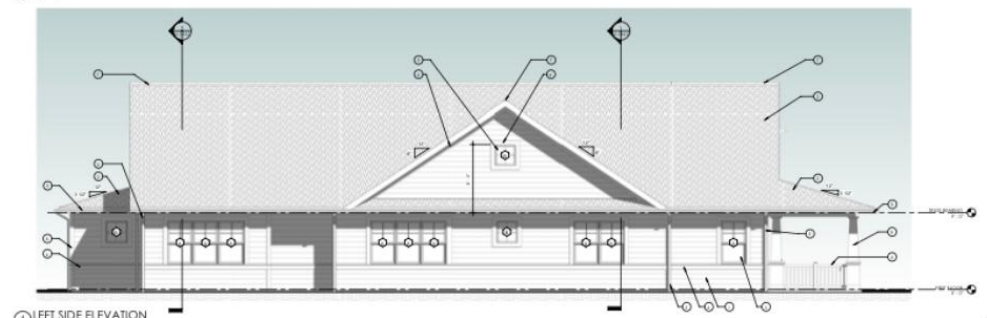


REAR ELEVATION
SITE 1.1.2



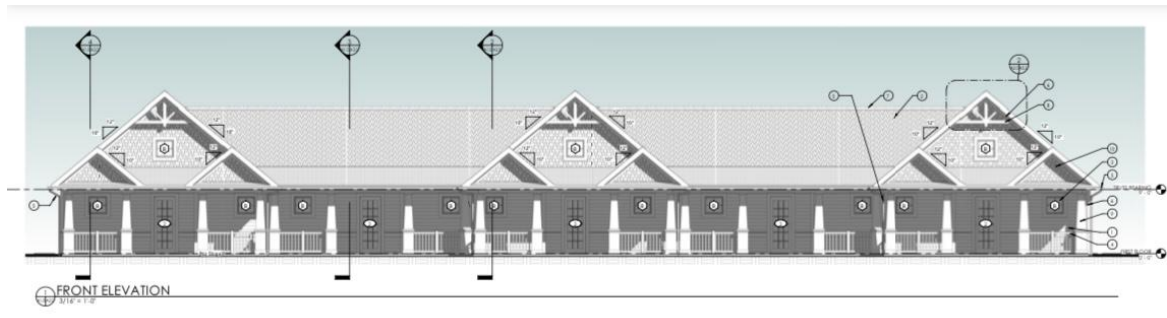
RIGHT SIDE ELEVATION
SITE 1.1.2

EXTERIOR MATERIAL KEYNOTE LEGEND	
KEY	MATERIAL DESCRIPTION
1	Asph/Flt Shingles
2	Horizontal Cedar Shake Siding
3	Vertical Cedar Shake Siding
4	White Horizontal Siding
5	White Vertical Siding
6	Dark Horizontal Siding
7	Dark Vertical Siding
8	Dark Horizontal Siding
9	Dark Vertical Siding
10	Dark Horizontal Siding
11	Dark Vertical Siding
12	Dark Horizontal Siding
13	Dark Vertical Siding

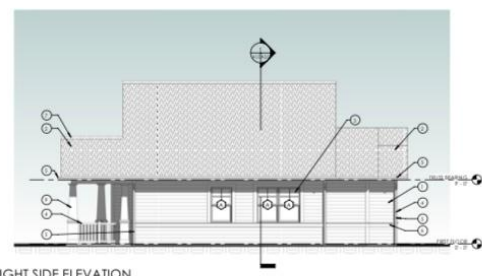


LEFT SIDE ELEVATION
SITE 1.1.2

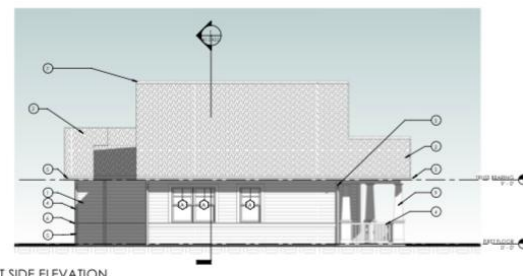
1 Bedroom Rowhouses



FRONT ELEVATION
SITE 1.1.2



RIGHT SIDE ELEVATION
SITE 1.1.2



LEFT SIDE ELEVATION
SITE 1.1.2



REAR ELEVATION
SITE 1.1.2

Get Involved...

We need YOUR help!

**This is a very important summer for us too!
Here's how you can make a MAJOR Impact!**

- Be **ONE IN A MILLION!** We will raise our next ONE Million Dollars by dividing and conquering!
The goal = 4,000 people donating \$250

Link to donate: [*Be One In A Million Here!*](#)

Our ONE IN A MILLION Members so far!

23 for a total raised of \$5,847.50

Debra Bond Dear
Windy Crutchfield
Genine Cooper
Judy Bond German
Laurie Phillips
Lindsey Dear
Lori Bridges
JB Bond
Rachel Ulriksen
Susan Strickland
Robert Keilman
The Katie Adkins Family (TWO)
Michael Mauro
William Mauro
Denis Germano
Virginia Germano
Trevor & Sarah Davenport
Pam Bolt
Laura Mill
Hay Delancy
Kasey Delancy
William and Shellise Janus

Mark Your Calendars

- The **7th Annual Hearts & Hoofbeats** has been scheduled!
 - Saturday, October 23rd from 5-10pm at Culpepper Barn in Virginia Beach!
 - Tickets are now on sale! [Hearts & Hoofbeats Tickets!](#)
 - We are looking for Silent Auction Items! Here's a link to pick from one of our needed basket ideas! Or donate any items you'd like: [Silent Auction Basket Sign Up](#)
 - Below is our Sponsorship Flyer too if you or your company are interested!
- OCTOBER 2021 will be our **Second Annual Disability Awareness Month**. If your business is interested in participating, let us know!

WANTED

HEARTS & HOOFBEATS SPONSORS

ALL SPONSORS TO BE RECOGNIZED ON OUR WEBSITE,
SOCIAL MEDIA ACCOUNTS, BANNERS AND BROCHURES

OVERALL EVENT SPONSORS

HEAD HONCHO \$10,000

10 TICKETS, VIP PARKING, CHOICE OF THEME TABLE,
COMPANY BANNER AT EVENT, LOGO ON EVENT SHIRTS,
AND EMCEE ANNOUNCEMENT

THEME OPTIONS:

- BOURBON BARREL TABLE • BALES OF BEER TABLE
- COWBOY CRUSH TABLE • MAVERICK MULE TABLE
- WILD WEST WINE TABLE

BOLD BUCKAROO \$5,000

10 TICKETS, CHOICE OF THEME TABLE,
COMPANY BANNER AT EVENT, LOGO ON EVENT SHIRTS

THEME OPTIONS:

- WILD WEST WINE TABLE • BALES OF BEER TABLE

WILD WRANGLER \$3,000

10 TICKETS
COMPANY BANNER AT EVENT, LOGO ON EVENT SHIRTS

FEATURED EVENT SPONSORS

CHUCK WAGON CHOW STATION - \$1000
+ 2 EVENT TICKETS

FRONTIER FOOD STATION - \$1000
+ 2 EVENT TICKETS

BOOT STOMPIN' ENTERTAINMENT - \$1000
+ 2 EVENT TICKETS

WATERING HOLE BARS - \$750

STAMPEDE SWEETS - \$750

TUMBLEWEED T-SHIRT - \$750 (2 SLEEVES AVAILABLE)

PIONEER POPCORN BAR - \$500

SHOOTING STAR SALOON - \$500 (OUTDOOR LOUNGE)

"VERY GOOD LIFE" WALL - \$250 (INTERACTIVE EVENT WALL)

SHERIFF ROUND-UP - \$250

(MAKE A DONATION AND SELECT A FRIEND TO GO TO "JAIL")

TICKETS ON SALE STARTING JULY 15TH, 2021 AT
WWW.VANGUARDLANDING.ORG

YES, I WOULD LIKE TO SERVE AS A SPONSOR FOR HEARTS & HOOFBEATS BENEFITING VANGUARD LANDING!

SPONSORSHIP SELECTION(S) _____

TABLE THEME CHOICE (IF APPLICABLE) _____

CONTACT NAME (PLEASE PRINT) _____

BUSINESS NAME TO BE LISTED _____

COMPANY ADDRESS _____

CITY STATE ZIP _____

CONTACT'S PHONE NUMBER _____

CONTACT'S EMAIL _____

CHECK ATTACHED MADE OUT TO *VANGUARD LANDING* - TOTAL _____

MAILING ADDRESS: 2133 UPTON DRIVE, SUITE 125, BOX 272, VIRGINIA BEACH, 23454

OR

I AUTHORIZE THAT MY PAYMENT OF \$_____ CAN BE CHARGED TO MY CREDIT CARD

NAME ON CARD _____

EXP. DATE _____ CVC CODE _____ ZIP CODE FOR CARD _____

PLEASE SEND YOUR LOGO TO WDEARREYES@VANGUARDLANDING.ORG

PLEASE SEND YOUR GUEST'S NAMES/CELL/EMAILS (IF APPLICABLE)

TO WDEARREYES@VANGUARDLANDING.ORG

ANY QUESTIONS FEEL FREE TO CALL OR TEXT WHITNEY - 757-477-7285



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Our Future Gathering Point Building...



COVINGTON
HENDRIX
ANDERSON
ARCHITECTS