

Virginia Beach
Golf Partners

RFP #ED-25-04

City of Virginia Beach
Virginia Beach Development Authority

RECLAIMING THE PROMISE

Virginia Beach National Golf Club

A PROPOSAL TO:

Preserve -
Protect -
and Elevate -

VIRGINIA BEACH NATIONAL GOLF CLUB

TABLE OF CONTENTS

	<u>Page #</u>
EXECUTIVE SUMMARY	4
RECLAIMING THE PROMISE	6
OUR SOLUTION	10
Project Features	11
Potential Expansion	13
Strategic Partnerships	14
Economic Impact	16
Comprehensive Plan Compliance	19
The First Tee & YMCA	20
TIMELINE	22
CONCLUSION	25
OFFER	27
APPENDICES	28

EXECUTIVE SUMMARY

This is not a development project—it is a restoration and renewal initiative, led by individuals with deep respect for the property's history, its public value, and the importance of preserving open space in an area of the city experiencing increasing development pressure.

Virginia Beach National Golf Club stands as one of the region's most visible and valuable recreational assets. This proposal reflects a shared vision with the City of Virginia Beach: to preserve and elevate the facility into a world-class golf, events, and community destination—while maintaining full public access and long-term civic benefit.

Our approach is anchored by a uniquely qualified leadership team, each playing a distinct and essential role in the project's success:

Ed Augustine serves as the principal owner and overall leader of this effort, bringing both vision and long-term commitment to the community he has called home for over 50 years. A successful entrepreneur, philanthropist, and current President of the Cavalier Golf & Yacht Club, Ed's leadership is rooted in civic responsibility, local reinvestment, and the belief that Virginia Beach National should remain a vital public asset for generations to come.

Marc Leishman offers worldwide recognition and reach as an internationally known PGA TOUR and LIV Golf champion. A resident of the Courthouse area and co-founder, with his wife Audrey, of the Begin Again Foundation, Marc brings both global stature and authentic local connection—positioning Virginia Beach National to thrive as a respected and visible facility in the broader golf landscape.

Chris Coleman ensures expert day-to-day operational leadership, backed by decades of golf industry experience. A former PGA TOUR and TPC Network executive with deep regional roots, Chris has managed public-private partnerships, overseen multi-course portfolios, and played the lead role in the original opening of TPC Virginia Beach (known now as Virginia Beach National).

Jane Parke Batten, Cheryl McLeskey, and Governor Bob McDonnell — together as our Advisory Partners — form an exceptional steering and support team whose combined philanthropic reach, civic influence, and regional leadership provide unmatched guidance and credibility. Their combined voice strengthens the project's alignment with public values and helps ensure it advances the long-term interests of Virginia Beach residents.

RECLAIMING THE PROMISE

Yesterday's Vision, Today's Challenges, Tomorrow's Potential

Virginia Beach National stands today as one of the most architecturally significant golf properties in the region—a course originally conceived and built to operate at a championship level. When it first opened, it did so under its original name, **TPC of Virginia Beach**, signaling its intended place within one of the most elite families of golf courses in the world.

“TPC” stands for *Tournament Players Club*—the PGA TOUR’s exclusive network of championship-caliber facilities, regarded globally as some of the finest, most meticulously designed, and highest-performing tournament venues in the sport. These are not ordinary golf courses; they are purpose-built to host the strongest fields in golf, withstand worldwide television scrutiny, and deliver the strategy, infrastructure, and architectural sophistication required of true TOUR-level destinations.



Virginia Beach National was built to be exactly that. Designed by legendary architect **Pete Dye**, the mastermind behind **TPC Sawgrass**—home of **THE PLAYERS Championship**, the PGA TOUR’s strongest annual field and richest purse—the course was sculpted over several years with Dye personally walking, revising, and refining the land. Every contour, bunker, sightline, and risk-reward decision was crafted with the standards of the TOUR in mind. Its proximity to the Sportsplex provided natural tournament infrastructure, including parking, staging, hospitality, and fan movement—advantages few golf properties anywhere can match.



In its earliest days, this facility was envisioned as a catalyst for a new era of golf-driven tourism in Virginia Beach—drawing traveling golfers during shoulder seasons, attracting a more affluent clientele to oceanfront and Sandbridge lodging, and positioning the city as a Mid-Atlantic destination for championship-caliber golf. It was meant to be memorable, competitive, nationally recognized, and an anchor for regional economic activity.

But like all courses, especially championship-caliber designs, Virginia Beach National requires continuous reinvestment. Over time, without consistent capital infusion, the facility has suffered from predictable and mounting challenges:

- **A 25-year old irrigation system needing replacement**
- **Greens approaching at the end of their useful lifespan**
- **Lake bank erosion and structurally declining stormwater systems**
- **Regional developments draining runoff water onto the property**
- **An aging clubhouse that no longer reflects the stature or ambition of the original vision**



These are not cosmetic blemishes—they are structural realities that threaten the long-term viability of a premier golf property.

Compounding this is a stark regional trend: **public golf in Virginia Beach has been disappearing.**

- **Bow Creek – gone**
- **Owl's Creek – gone**
- **Signature at West Neck – the only other high-end daily fee in the city – gone**
- **Another nearby course is now for sale with no viable takers, facing the same crushing capital and stormwater challenges**

Across the region, multiple courses have closed for the same reason: they simply cannot produce enough revenue to meet long-term capital obligations. Because every dollar of profit — even in strong years — must be reserved for future capital replacements like irrigation, greens reconstruction, and cart path restoration (each a seven-figure project on its own). As a result, positive economic impacts are not long lasting.

Our interest isn't ROI. Our interest is LEGACY.

We offer a chance to bring the original vision of this course back to life and finally realize the promise it was meant to deliver. A revitalized Virginia Beach National — working hand in hand with the Convention & Visitors Bureau, tourism partners, hotels, local businesses, and community organizations — offers a **durable, sustainable, net-positive economic engine**. Unlike development, which provides a sharp but temporary spike in economic output while burdening city services for generations, this vision produces **long-term revenue and long-term civic value** without requiring municipal subsidy.

The original vision for this place was grand. Much of that has faded from memory or simply been forgotten. But it has not been lost. With partnership, reinvestment, and leadership, Virginia Beach National can once again become the course it was meant to be—a **championship venue, a tourism anchor, a community asset, and a point of pride for the largest city in Virginia**. The alternative—development—would generate a quick spike in economic activity, but it would not be durable. It would strain city services, worsen stormwater challenges, reduce surrounding property values, conflict with ITA realities, and erase a legacy asset that can never be recreated.



APPENDICES

1. Leadership Team	Pg. 29-37
2. Golf Course Operational Model	Pg. 38-40
3. Concept Plans	Pg. 41-45
Existing Survey Exhibit	
Site Context Exhibit	
Maintenance Plan Exhibit	
Strategic Growth Exhibit	
4. Reference Photos	Pg. 46-48
5. Letters of Support & Recommendation	Pg. 49-54
6. RFP Documents & Forms	Pg. 55-59

LEADERSHIP BUILT FOR IMPACT

We are proud to introduce a leadership group uniquely qualified to deliver on every aspect of this proposal—financial, operational, community-driven, and globally visible. This team blends deep local commitment, national expertise, and international brand recognition, uniting individuals who have built successful businesses, operated elite golf properties, shaped youth programs, and competed at the highest levels of the sport. Each member contributes a distinct strength—ownership, visibility, strategic influence, or operational leadership—but it is their shared vision, complementary experience, and longstanding reputations that set this group apart.

At the core of Virginia Beach Golf Partners is a governance and financial structure designed for long-term stability. **Ed Augustine**, founder of Paramount Builders and one of the region’s most accomplished business leaders, provides the financial capacity and sustained commitment required for a project of this scale. **Marc Leishman**, an international championship golfer, brings global brand appeal, credibility, and industry influence—opening doors to partnerships, media exposure, and tourism opportunities far beyond Virginia Beach. Complementing this is **Chris Coleman**, a veteran of the PGA TOUR’s TPC Network, whose decades of experience operating premier golf properties ensure the facility is managed with the highest standards of excellence, efficiency, and long-term vision.

Equally important is the exceptional caliber of our advisory team: **Jane Parke Batten**, **Cheryl McLeskey**, and **Governor Bob McDonnell**. Few groups in Virginia combine more philanthropic influence, civic leadership, and regional stewardship. **Ms. Batten’s** transformative support for education, youth development, and community advancement—including her instrumental role in establishing The First Tee at Virginia Beach National—provides unmatched continuity and purpose. **Mrs. McLeskey’s** leadership of one of the region’s most respected real estate and philanthropic families adds historic perspective, economic insight, and a strong commitment to civic betterment. **Governor McDonnell** contributes decades of public service, statewide policy experience, and a deep understanding of governance and economic development. Together, their vision and credibility anchor this project in community values and long-term public benefit.

Through these partnerships and strategic market alignments, Virginia Beach National will no longer operate as a simple stand-alone municipal asset. It will function as a regional economic engine, a tourism amplifier, and a collaborative hub at the intersection of golf, hospitality, youth development, and civic life. This unified leadership structure positions the project for not just operational success—but transformational civic impact.

LEADERSHIP TEAM

ED AUGUSTINE: Owner / Principal Partner

A Lifelong Pillar of the Virginia Beach Community

Ed Augustine has been a cornerstone of the Virginia Beach community since 1971. Attending Green Run High School's inaugural class in 1979, Ed quickly established himself as a driven and visionary entrepreneur. By age 26, he founded Paramount Builders, a multi-state remodeling company that grew into one of the Top 25 largest in the nation—an early reflection of his ambition and leadership.



Ed's ties to Virginia Beach run deep. He has lived in the Courthouse area for most of his life, the same community that surrounds Virginia Beach National Golf Club. For 17 years, he lived on the 3rd hole of The Signature at West Neck, underscoring both his connection to the game and his support of local golf. Ed and his wife of 36 years, Caren, raised three children—all Virginia Tech graduates—who now reside in Pungo with families of their own. Ed and Caren are proud grandparents of eight young grandchildren, all under the age of eight.

Beyond business, Ed has devoted decades to serving the community. He has been an active member and deacon in local churches for 40 years, served on the board of the Boys & Girls Club, and coached multiple youth sports teams—including GCA girls' high school softball, leading them to two state championships. Ed also built and led a world-ranked men's softball team that captured two World titles. His combined athletic and entrepreneurial accomplishments have earned him induction into both the Amateur Softball Association Hall of Fame and the Home Improvement Hall of Fame.

Through his family foundation, Ed has donated approximately \$10 million to local and national causes, including Va Beach Home Now (Homeless), Recovery for Life (Drug/Alcohol Addiction), Wave City Care, St. Jude Children's Research Hospital and most recently the Tim Tebow Foundation—reflecting his belief in giving back to the community that shaped him.



After 34 years at the helm of Paramount Builders, Ed sold the company to focus on family and new opportunities to serve Virginia Beach. Today, as President of The Cavalier Golf & Yacht Club, he leads 250 employees and has championed major improvements across the club, from tennis and pickleball facilities to pool enhancements and a full golf course renovation.

Ed's vision for Virginia Beach National is grounded in preservation, community value, and long-term stewardship. He is committed to enhancing the course—not developing it—ensuring it remains a treasured asset for golfers, families, and the broader Virginia Beach community. From racing Soapbox Derby cars at Mount Trashmore as a

young boy to investing in local schools, sports, and charities, Ed's lifelong dedication to Virginia Beach continues to shape every project he pursues.

MARC LEISHMAN: Golf Professional Emeritus

Marc Leishman is a celebrated Golf Professional with a storied career that spans both the PGA Tour and LIV Golf. During his time on the PGA Tour, Marc claimed six notable victories, including the Travelers Championship in 2012 and the Arnold Palmer Invitational in 2017. Now playing the LIV Tour, Marc's most recent win was the 2025 LIV Golf event in Miami. He spent several years ranked within the top 20 golfers globally, peaking as high as 12th in the world.



Off the course, Marc and his wife Audrey Leishman are dedicated Courthouse area residents and the founders of the Begin Again Foundation, which supports sepsis survivors and other community health initiatives. Their charitable work, combined with Marc's international reputation, brings invaluable visibility and prestige to the golf facility. His experience and connections will help elevate operations and foster greater community engagement, ensuring that the facility thrives as a beloved local asset.

CHRIS COLEMAN: Managing Partner

Chris Coleman is a veteran golf and hospitality executive with decades of leadership experience across high-end public, private, municipal, and resort operations. A longtime resident of the Virginia Beach Courthouse area, Chris pairs national-level expertise with a deep personal commitment to the community he calls home.

He spent nearly two decades with the PGA TOUR and its prestigious TPC Network, half of that time at the world-renowned TPC Sawgrass in Ponte Vedra Beach, Florida, home of THE PLAYERS Championship. In Virginia Beach, Chris played a pivotal role in the opening of TPC Virginia Beach (now Virginia Beach National) and brings firsthand experience operating facilities consistently recognized among the finest in the game.

Over his career, Chris has overseen multi-facility operations within the TPC Network, managed nine golf properties in the Hampton Roads region alone, and facilitated multiple golf course property transactions. His leadership portfolio includes comprehensive oversight of food and beverage operations across several facilities, encompassing restaurant construction, renovation, and multi-site F&B management. He is also well-versed in on-site resort hotel operations and played a key role in strengthening the relationship between TPC Sawgrass and its associated Marriott hotel — experience that informs his expertise in integrated golf-and-lodging operations, stay-and-play packaging, and destination-level guest experience. In addition, he has helped establish and/or expand The First Tee programs of South Hampton Roads and the Peninsula, underscoring his longstanding commitment to youth development and community access to the game.

With a proven record of operational excellence, civic partnership, and regional leadership, Chris Coleman offers a rare combination of local insight, national experience, and results-driven management ideally suited to guiding the future of Virginia Beach National.



ADVISORY TEAM

JANE PARKE BATTEN:

Jane Parke Batten is a distinguished philanthropist and civic leader whose generosity and hands-on leadership have shaped the educational, cultural, and youth-development landscape across Virginia. A longtime resident of Virginia Beach and a member of one of the region's most influential philanthropic families, Ms. Batten has devoted her life to strengthening communities through strategic, high-impact giving.



Ms. Batten was the **driving force behind the establishment of The First Tee at Virginia Beach National**, playing a central and irreplaceable role in ensuring the facility came to life. Her close relationships with former PGA TOUR Commissioner **Tim Finchem**, legendary golf course architect **Pete Dye**, and his wife and design partner **Alice Dye**—who designed the First Tee course—were instrumental in bringing together the people, resources, and commitments needed to make the project possible. She personally coordinated key partnerships, secured vital support, and continued to fund and steward the facility throughout its development and operations. As a result, thousands of local children have gained access to youth programming, character development, and life-changing opportunities in the game of golf.

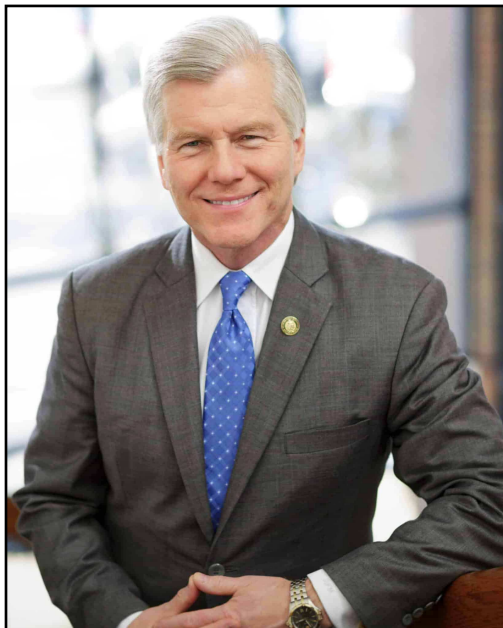
Her philanthropic leadership extends broadly across higher education. Ms. Batten has made transformative contributions to **Virginia Wesleyan University**, advancing academic excellence and campus development; to the **University of Virginia**, establishing the institution's first endowed professorships; to **The College of William & Mary**, supporting the Batten School of Coastal & Marine Sciences; and to **Hollins University**, where she has championed leadership development initiatives. She has additionally been honored by **Old Dominion University** with the Martin Luther King Jr. Memorial Award for her decades of civic engagement and service to underserved communities.

Above all, Jane Batten remains **deeply committed to ensuring that Virginia Beach National and The First Tee remain protected, strengthened, and accessible for future generations**. Her leadership, vision, and lifelong dedication to community

advancement make her an invaluable supporter of this initiative and one of the most respected philanthropic figures in the Commonwealth of Virginia.

BOB MCDONNELL:

Governor Bob McDonnell served seven terms in the Virginia House of Delegates before being elected Virginia Attorney General in 2005 and later the 71st Governor of the Commonwealth of Virginia, serving from 2010 to 2014. A U.S. Army veteran, he completed 4½ years of active duty and 16 years in the Army Reserves, retiring as a Lieutenant Colonel. His career includes roles as a Virginia Beach prosecutor, partner at Huff, Poole & Mahoney, and operations manager with American Hospital Supply Corporation.



He currently teaches law and government at Regent University and serves as a Distinguished Professor at George Mason University and Liberty University. He is also the president and founder of The McDonnell Group, a consulting and business development firm, and has rejoined the Virginia Beach law firm Poole, Brooke, Plumlee PC. Governor McDonnell sits on the Board of Delta Star, Inc. and several regional nonprofit boards, including the Hampton Roads Chamber of Commerce, Virginia Beach Sister Cities Association, and the Samaritan House Foundation.

He holds degrees from the University of Notre Dame, Boston University, and Regent University, and has served in national political leadership roles, including Chair of the Republican

Governors Association and the Republican Attorneys General Association. He and his wife have five adult children and eight grandchildren.

CHERYL MCLESKEY:

Cheryl P. McLeskey is the President and Chief Executive Officer of McLeskey, a family-owned commercial and residential real estate development and leasing company based in Virginia Beach. A licensed pilot, champion fisherman, and accomplished

swimmer, Cheryl's drive and love of the ocean reflect the legacy of her father, a World War II frogman who helped clear the beaches of Normandy.

She leads a team of 30 professionals and oversees one of the region's most diverse real-estate portfolios, including commercial projects, single-family and multi-family properties, marinas, charter operations, and significant undeveloped land holdings. Founded in the 1950s by her late husband, F. Wayne McLeskey Jr.—one of Virginia Beach's most influential developers and a major civic benefactor—the company has long played a central role in shaping the city's growth.

Since assuming leadership in 2012, Cheryl has continued this legacy through strategic development, community engagement, and philanthropy. She co-founded the McLeskey Family Foundation, which supports numerous regional organizations, including the Virginia Aquarium, JT's Camp Grom, International Cooperating Ministries, and the Military Aviation Museum, along with many charitable and civic causes across Hampton Roads.



LES WATSON: Legal Partner



Les Watson is a respected leader in the Virginia Beach golf and business community, widely recognized for his foundational role in bringing the original TPC Virginia Beach to life. Through years of relationship-building, advocacy, and groundwork—including close ties with several senior executives at the PGA TOUR—Les helped create the conditions that ultimately convinced the TOUR to construct the championship course that became TPC Virginia Beach (now Virginia Beach National). His efforts were not peripheral; they were essential to the PGA TOUR's decision to invest in the region.

A passionate and highly capable golfer himself, Les has long understood the game's value as both a civic asset and an economic engine. His commitment to golf extends beyond facilities and infrastructure: he served as **a past president of The First Tee**, championing youth access to the game and helping establish the program as a durable, mission-driven resource for character development in the community.

Les's combination of vision, relationship-building, and long-standing leadership continues to benefit Virginia Beach. His behind-the-scenes influence helped bring world-class golf to the region, and his dedication to The First Tee and youth development remains a lasting part of his impact on the next generation of golfers and community leaders.

OPERATIONS TEAM

CHRIS DILLOW: PGA Golf Professional

Chris Dillow, PGA, is a two-time MAPGA Youth Development Professional of the Year nominee (2024 & 2025) and a leading figure in junior golf across the Mid-Atlantic. From 2023 to 2025, he hosted over 1,000 junior golfers through PGA Junior Camps, Leagues, and Tournaments, and has served as the PGA Professional Host for Drive, Chip & Putt Local Qualifying since 2018. He leads four annual USKids Hampton Roads events, has coached multiple MAPGA Junior Girl Players of the Year, and developed numerous NCAA scholarship golfers. Chris also founded the Peninsula chapter of PGA HOPE, providing free golf programs for Veterans, and is the 2021 MAPGA Southern Chapter Champion.

DAVE MARCUS: Golf Course Superintendent / Director of Agronomy

David Marcus is a Class "A" Superintendent and 22-year member of the Golf Course Superintendents Association of America (GCSAA), with over 33 years of experience in the golf industry. Throughout his distinguished career, he has served in key roles across a variety of properties, bringing leadership, precision, and a deep commitment to agronomic excellence.

Widely respected within the golf course maintenance and turf management community, David pairs decades of hands-on experience with a passion for sustainability and high-quality playing conditions—making him a trusted leader in every environment he oversees.

LESTER GEORGE: Golf Design Partner

Education: University of Richmond, Command & General Staff College, Harvard School of Design

Lester is an established leader in golf course architecture. He is on the Board of Governors of the esteemed American Society of Golf Course Architects and offers the advantage of a seasoned, creative golf course architect.

Lester George is a very hands-on architect and believes that frequent, open communication with clients is the key to any successful venture. He opened George Golf Design, Inc. in 1991, after having apprenticed under other golf course architects to study the intricacies of course design.



He has been named the Golf Course Architect of the Year several years in a row by The BoardRoom magazine, and his list of design awards is long. Following is a partial list of the Golf Course Design awards he has won:

New Course Awards: Kinloch Golf Club is the highest ranked golf course in the history of Virginia. It is ranked the # 1 course in the state and has won countless awards, beginning with Golf Digest's Best New Private Course the year it opened. Ballyhack Golf Club is ranked # 7 in the state and appeared on several Best New Course lists, as well. Both Kinloch and Ballyhack are among Links Magazine's Top 20 Premiere Clubs in American Golf.

Renovation Awards: The Old White Course at The Greenbrier was honored as Golf Digest's Best New Remodel and now hosts a PGA Tour event. The James River Course at The Country Club of Virginia was the #5 Best New Remodel, and Willow Oaks Country Club was among the Best New Remodels, as well. Lester's renovation of Independence Golf Club was listed as one of Golf Digest's Top 10 Best Remodels of 2015.

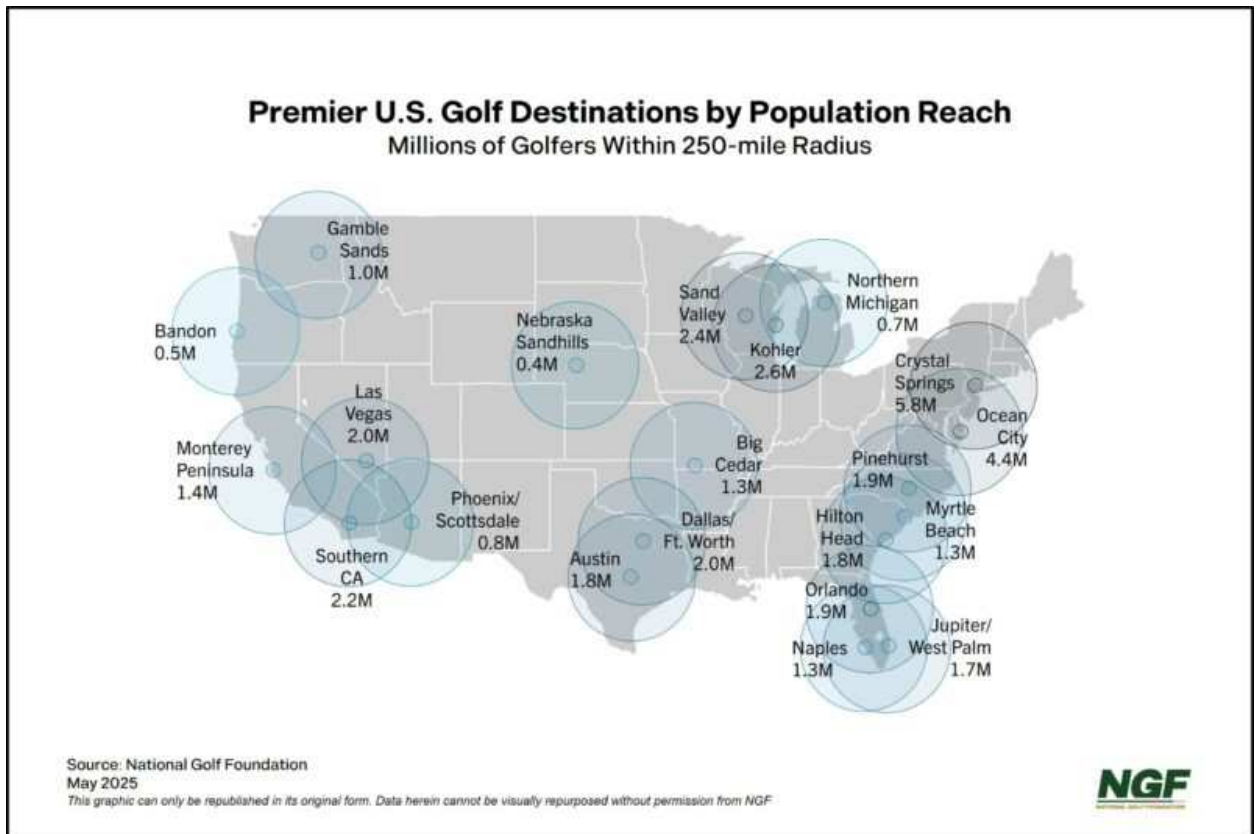
Municipal and Public Golf Awards: Lester's design of Lamberts Point Golf Course won an Environmental Stewardship Affinity Award from the Golf Course Builders Association of America. Rock Manor Golf Course was named the Best Public Golf Course by Delaware Today.

Lester's designs have a reputation for being fair and playable for all skill levels while being visually striking. His "multiple lines of play" philosophy is highly regarded by players and owners alike. He has developed a very creative approach to using the unique features of each site. Lester has developed a niche in renovating and restoring classic golf courses designed by some of the most revered golden age architects.

Reading topography with an artistic eye, Lester is able to bring distinct characteristics to every golf course. A retired Lt. Colonel in the United States Army Reserve, Lester's aptitude in land evaluation was developed largely while serving as an artillery officer. He attended the University of Richmond, where he founded the college's orienteering club. The blend of his terrain reading ability and his lively interest in the history of golf enables Lester to visualize imaginative course designs. He incorporates his creativity and passion for the game of golf into every design.

CONCEPT PLANS







Dilution of the iconic Pete Dye golf course design over the years.



*Robert F. McDonnell
Former Governor of Virginia
1112 Laskin Road, Suite A
Virginia Beach, VA 23451*

November 19, 2025

Review Committee
City Of Virginia Beach
Department of Economic Development
Virginia Beach, Virginia 23462

Re: Request for Proposals (RFP #ED-25-04)

Dear Mayor Dyer and Members of Council,

I read with interest the Recent Request for Proposal issued by the City for the potential sale of the Virginia Beach National Golf Course and the First Tee Golf Course. I realize it takes a tremendous amount of taxpayer resources to keep up and improve a course of this design and quality conceived by Pete Dye. I remember all of the enthusiasm at the turn of the century when the course opened with high expectations for the City, including the subsequent hosting of several professional tournaments. For a while, it was ranked as one of the top five courses in the state.

To get it back to its pristine form will take a company with significant resources, great creativity, a team of expert advisors, and ideally a leader with roots in the area with a passion for excellence. That's why I write this letter in support of the proposal of the Virginia Beach Golf Partners. This group is headed by Ed Augustine as the principal partner, who I have known for many decades as a man of high achievement resulting from entrepreneurship and hard work. His leadership and integrity in founding and building up Paramount Builders as an epic Virginia Beach success story is the best evidence that he will successfully revitalize these golf courses to their original beauty. He has associated on his team Marc Leishman, PGA and LIV golf tournament winner, with deep roots in Virginia Beach. Chris Coleman provides the institutional knowledge and technical expertise as the executive who opened the TPC Virginia Beach course. Together, they have the experience, character, resources and drive needed to make this project successful.

In evaluating the team's vision and unique attributes, I can say what sets them apart is not just their commitment to the original luster of the course and modernizing critical infrastructure, but it's their sacrificial investment philosophy of putting 100% of all profits earned during the first five years directly into facility improvements and environmental restoration, including especially critical stormwater management. They are committed to long-term public use of the course, especially the First Tee course programs for young people in the region.

Robert F. McDonnell

rfmva09@gmail.com

804-929-5321

As a 40-year resident of the City of Virginia Beach who has watched Ed Augustine operate businesses and serve this community for decades, I don't think the city will find a better owner and innovator than this team. Ed is a consummate gentleman, dedicated husband and family man, and a person who lives a calling to generously serve and lead in the community where he has prospered.

Therefore, it is my hope that you will look favorably upon this proposal and give every consideration to the quality of the leaders and vision, and trust the future of this Virginia Beach gem to these talented operators.

Sincerely,

A handwritten signature in dark ink, appearing to read "Robert F. McDonnell". The signature is fluid and cursive, with the first name "Robert" and last name "McDonnell" clearly distinguishable.

Robert F McDonnell.

Robert F McDonnell
Former Governor of Virginia
757-340-8001(o)

Robert F. McDonnell

rfmva09@gmail.com

804-929-5321



November 18, 2025

Review Committee
City of Virginia Beach
Department of Economic Development
Virginia Beach, Virginia 23462

Subject: Proposal for the Preservation, Protection, and Elevation of Virginia Beach National Golf Club (RFP #ED-25-04)

Dear Mayor Dyer and Honorable Members of Council,

I am writing to strongly endorse the proposal submitted by Virginia Beach Golf Partners to revitalize Virginia Beach National Golf Club. This initiative is not merely a business venture; it is a long-term commitment to civic value and the preservation of a vital public asset. I believe Ed Augustine is the uniquely qualified leader to ensure its success.

Mr. Augustine's involvement goes beyond financial backing; it reflects an authentic commitment to the community he has called home for over 50 years. As a highly successful entrepreneur (Founder of Paramount Builders), a prominent philanthropist, and the current President of the Cavalier Golf & Yacht Club, his leadership is defined by integrity, proven success, and a willingness to reinvest locally.

The vision presented by Virginia Beach Golf Partners—a restoration and renewal initiative—directly aligns with the City's goal of protecting open space and elevating this facility to a world-class standard. The plan is grounded in three core pillars that prioritize public benefit:

Contract nego

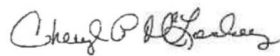
2859 Virginia Beach Blvd., Suite 106, Virginia Beach, VA 23452 • P 757.340.1251 F 757.340.1255 • www.mcleskey.com

Contract nego

Ed Augustine has not simply built a team, he has strategically assembled a powerhouse coalition that delivers the critical financial strength, global recognition, and unmatched operational expertise required for a project of this magnitude. PGA Tour/LIV Golf Winner Marc Leishman provides the international presence and local credibility necessary to immediately position this club as a prominent destination within the global golf landscape, driving tourism and prestige. Managing Director Chris Coleman offers decades of proven, unparalleled operational precision, having successfully spearheaded the original opening of the TPC Virginia Beach. His expertise ensures flawless, professional day-to-day management from day one. Crucially, Mr. Augustine provides the unwavering vision, long-term civic commitment, and deep local trust that are not merely desired, but absolutely essential for a sustainable and successful public-private partnership.

The individuals comprising this team are committed stewards, dedicated to preserving the property's historical integrity and maximizing its utility as a community resource. I strongly recommend the City Council formally acknowledge the superior qualifications and compelling public benefits presented by the Virginia Beach Golf Partners proposal, under the leadership of Ed Augustine. Given the recent sale of his company, Mr. Augustine is now positioned to commit his time and expertise fully to the project, making his passionate local leadership integral to the successful preservation of this civic asset.

Warmest regards,



Cheryl P. McLeskey

Virginia Beach Golf Partners

[illegible]

Request for Proposals

- Bidder will include the provisions of the foregoing sections A, B, and C in every subcontract or purchase order of over \$10,000, so that the provisions will be binding upon each subcontractor or vendor.

Respondent Information

Address, Line 1: 501 Central Drive

Address, Line 2: _____

City/Town: Virginia Beach

State: Virginia

Zip Code: 23454

E-mail Address: Ed@teamcfamily.com

Telephone Number: 757-635-6000

Fax Number: _____

Taxpayer Identification Number (TIN) or Social Security Number (SSN): 41-2682682

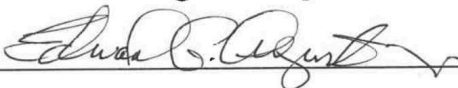
Is your firm a "minority" business? ☐ Yes ☒ No

If yes, please indicate the "minority" classification below:

- | | | |
|---|---|---------------------------------------|
| ☐ African American | ☐ Hispanic American | ☐ American Indian |
| ☐ Eskimo | ☐ Asian American | ☐ Aleut |
| ☐ Other; Please Describe: _____ | | |

Is your firm Woman Owned? ☐ Yes ☒ No

Is your firm a Small Business? ☐ Yes ☐ No

Signature: 

Printed Name: _____

Title: Principal/Owner

Date: _____



The disclosures contained in this form are necessary to inform public officials who may vote on the application as to whether they have a conflict of interest under Virginia law. Completion and submission of this form is required for all applications that pertain to City real estate matters or to the development and/or use of property in the City of Virginia Beach requiring action by the City Council, boards, commissions, or other bodies.

SECTION 1: APPLICANT DISCLOSURE

APPLICANT INFORMATION

Applicant Name:

as listed on application VB Golf Partners

Is Applicant also the Owner of the subject property? Yes ☐ No ☒

If no, Property Owner must complete SECTION 2: PROPERTY OWNER DISCLOSURE (page 3).

Does Applicant have a Representative? Yes ☒ No ☐

If yes, name Representative: Edward Augustine

Is Applicant a corporation, partnership, firm, business, trust or unincorporated business? Yes ☒ No ☐

If yes, list the names of all officers, directors, members, or trustees below AND businesses that have a parent- subsidiary¹ or affiliated business entity² relationship with the applicant. (Attach list if necessary.)

Edward Augustine

Does the subject property have a proposed or pending purchaser? Yes ☒ No ☐

If yes, name proposed or pending purchaser: VB Golf Partners

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Virginia Beach have an interest in the subject land or any proposed development contingent on the subject public action? Yes ☒ No ☐

If yes, name the official or employee, and describe the nature of their interest.

The subject land is owned by the City of Virginia Beach and leased to the Virginia Beach Development Authority

APPLICANT SERVICES DISCLOSURE

READ: The Applicant must certify whether the following services are being provided in connection to the subject application or any business operating or to be operated on the property. The name of the entity and/or individual providing such services must be identified. (Attach list if necessary.)

SERVICE	YES	NO	SERVICE PROVIDER (Name entity and/or individual)
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	☐	☐	
Real Estate Broker/Agent/Realtor	☐	☒	

SECTION 1: APPLICANT DISCLOSURE *continued*

SERVICE	YES	NO	SERVICE PROVIDER (Name entity and/or individual)
Accounting/Tax Return Preparation	☐	☐	
Architect/Designer/Landscape Architect/Land Planner	☒	☐	Lester George
Construction Contractor	☐	☐	
Engineer/Surveyor/Agent	☒	☐	WPL
Legal Services	☒	☐	Wolcott Rivers Gates

APPLICANT CERTIFICATION

READ: I certify that all information contained in this Form is complete, true, and accurate. I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein three weeks prior to the meeting of Planning Commission, City Council, VBDA, CBPA, Wetlands Board or any public body or committee in connection with this application.



Applicant Name (Print)

Applicant Signature

Date

¹ "Parent-subsidary relationship" means "a relationship that exists when one corporation directly or indirectly owns shares possessing more than 50 percent of the voting power of another corporation." See State and Local Government Conflict of Interests Act, VA. Code § 2.2-3101.

² "Affiliated business entity relationship" means "a relationship, other than parent-subsidary relationship, that exists when (i) one business entity has a controlling ownership interest in the other business entity, (ii) a controlling owner in one entity is also a controlling owner in the other entity, or (iii) there is shared management or control between the business entities. Factors that should be considered in determining the existence of an affiliated business entity relationship include that the same person or substantially the same person own or manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees or otherwise share activities, resources or personnel on a regular basis; or there is otherwise a close working relationship between the entities." See State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.

FOR CITY USE ONLY:

No changes as of (date): _____

Staff Name (Print)

Staff Signature

Date

SECTION 2: PROPERTY OWNER DISCLOSURE

PROPERTY OWNER INFORMATION

Property Owner Name:

as listed on application _____

Is the Owner a corporation, partnership, firm, business, trust, or unincorporated business? Yes ☐ No ☐

If yes, list the names of all officers, directors, members, or trustees below AND businesses that have a parent-subsidiary ¹ or affiliated business entity ² relationship with the applicant. (Attach list if necessary.)

Does the subject property have a proposed or pending purchaser? Yes ☐ No ☐

If yes, name proposed or pending purchaser: _____

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Virginia Beach have an interest in the subject land or any proposed development contingent on the subject public action? Yes ☐ No ☐

If yes, name the official or employee, and describe the nature of their interest.

PROPERTY OWNER SERVICES DISCLOSURE

READ: The Owner must certify whether the following services are being provided in connection to the subject application or any business operating or to be operated on the property. The name of the entity or individual providing such services must be identified. (Attach list if necessary.)

SERVICE	YES	NO	SERVICE PROVIDER (Name entity and/or individual)
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	☐	☐	
Real Estate Broker/Agent/Realtor	☐	☐	
Accounting/Tax Return Preparation	☐	☐	
Architect/Designer/Landscape Architect/Land Planner	☐	☐	
Construction Contractor	☐	☐	
Engineer/Surveyor/Agent	☐	☐	
Legal Services	☐	☐	

PROPERTY OWNER CERTIFICATION

READ: I certify that all information contained in this Form is complete, true, and accurate. I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein three weeks prior to the meeting of Planning Commission, City Council, VBDA, CBPA, Wetlands Board or any public body or committee in connection with this application.

Property Owner Name (Print)

Property Owner Signature

Date

Redaction Log

Redaction Reasons by Exemption

Reason	Description	Pages (Count)
		2(1) 5(1) 8(1) 10(1) 11(1) 12(1) 13(1) 14(1) 15(1) 16(1) 17(1) 18(1) 19(1) 20(1) 21(1) 22(1) 23(1) 24(1) 25(1) 26(1) 27(1) 38(1) 39(1) 40(1) 42(1) 43(1) 44(1) 45(1) 49(1) 50(1)
Contract nego	§ 2.2-3705.1(12)	53(1) 54(1)