

# 1/27/22 Citizens' Budget Advisory Committee (CBAC)

## Meeting Notes

**Committee Members Present:** Mr. Brian Bondurant, Mr. Gene Johnson, Ms. Leah Mills, Mr. Chris Eudailey, Mr. Chip Hughey, Mr. John Hillard, Ms. Shelia Walters

**County Staff Present:** David Oakley – Budget Manager; Stephanie Davis – Budget Analyst, Dan Cohen – Director of Community Enhancement

**The meeting was brought to order at 9:00 a.m. via Microsoft Teams.**

### 1. Welcome

- a. Approval of December 16, 2021 minutes

### 2. Community enhancement update – Dan Cohen

- a) Community Enhancement worked with County Attorney's office and the Board of Supervisors (BOS) to be able issue financial recourse to landowners of vacant properties that are out of compliance with county code compliance.
- b) When a property is declared a blight, notice is provided to the owner to bring the property into compliance. If the blight persists for two years, the county has the authority to purchase the property at fair market value through the courts.
- c) Once purchased the property can then be cleared and either sold or donated to the Maggie Walker Land Trust.
- d) When Chesterfield County contributes to Maggie Walker Land Trust, the land trust signs a 99-year lease with the buyer so that they can obtain equity in the structure, but the land value is retained by the land trust. With the cost of land removed from the purchase of the property, a homeowner can purchase and earn equity at a lower price point.
- e) In Matoaca, the county has partnered with Project Home on the development of a 10-unit subdivision using the same strategy, selling the structure which will continue to earn equity for the resident and retain the land beneath the structure in the non-profit land trust. Project Homes is also the construction manager for the project.
- f) Chesterfield has approximately 500 mobile home units, more than any other place in Virginia. Bermuda Estates Mobile Home Park owner sold the complex to Project Homes instead of bringing the facility up to compliance. Project Homes and Chesterfield County are working to renovate 50 homes for resale, there is currently a waiting list for these prefabricated units.
- g) The county opted into emergency rental assistance grant funds program. As of January, \$17 million in rental assistance has gone out and it is estimated that \$13 million of that amount has gone to landlords that live in the County.
- h) Community Enhancement also manages the county's license inspection efforts, these activities generate an estimated \$8 million in recovered revenue for the County by identifying expired vehicle registrations and business licenses.

- i) Mr. Hughey asked how the department recruits volunteers for “Keep Chesterfield Beautiful”? Mr. Cohen responded that the department reaches out to community organizations and frequents community events to recruit.

**3. VPSA bond sale results**

- a) County sold \$116 million in bonds to construct two middle schools; this was possible due to the county paying down school divisions annual contribution to the Supplemental Retirement Program which freed up approximately \$11 million to go toward the debt service on these bonds.

**4. Meeting schedule for remainder of 2022**

- a) In February, CBAC will review CIP and AFRs. AFRs have been reviewed by County Administration and are being discussed with the Board of Supervisors.
- b) A referendum is being discussed within the CIP which would go to a public vote in November.
- c) Board of Supervisors proposed budget is scheduled for March 9<sup>th</sup>
- d) Public hearing for proposed budget is March 23<sup>rd</sup>
- e) Memo must be submitted between March 9<sup>th</sup> and March 23<sup>rd</sup>

**5. Budget Memo planning**

- a) Mr. Hughey gave a detailed explanation of the purpose of the memo to the committee
- b) The committee determined a hybrid meeting scheduled for early in the day February 17<sup>th</sup> would be best.

**6. Discuss topics of interest for upcoming Mental health presentation**

- a) Ms. Mills asked about Temporary Detention Orders. She requested additional information on how Mental Health is handling relationships with law enforcement, transporting clients and the lack of placement options.
- b) Mr. Johnson asked for an update on staffing issues and if there had been a decision made on raises for County employees comparable to current inflation rates. Mr. Oakley stated that the County is waiting on the pay study to be completed, and that he will share a turnover study in an upcoming meeting.
- c) Mr. Oakley contacted the Communication and Media Director regarding the progress on a County app. IST is leading the project, but the app was put on hold due to the pandemic. The app will emphasize calendar dates detailing what is going on in the community and providing a central payment location.
- d) Mr. Johnson would like more information on how the child tuition tax credit would impact the County.

**Meeting adjourned at 9:58am**