

**Minutes**  
**February 17, 2022**

Economic Development Authority of Chesterfield County

**Members Attending:**

|                 |                    |                    |
|-----------------|--------------------|--------------------|
| John Cogbill    | John Hughes        | Terri Cofer Beirne |
| Faizan Habib    | Danielle Fitz-Hugh | Steve Micas        |
| Jesse Calloway* |                    |                    |

**Members Absent:**

None

**Others Attending:**

Tim Davey, Timmons Group  
John O'Neill, Hunton Andrews Kurth, LLP\*  
Debbie Baicy, Chesterfield County Accounting  
Matt McLaren, Chesterfield County Economic Development  
Jake Elder, Chesterfield County Economic Development  
Tina Shreve, Chesterfield County Economic Development  
Garrett Hart, Chesterfield County Economic Development  
Lori Perez, Chesterfield County Economic Development  
Sarah King, Chesterfield Observer  
4 Citizens

\*via telephone

John Cogbill called the meeting to order at 3:04 p.m. and noted quorum was present.

**Approval of the Minutes:**

John Cogbill requested the Authority approve the December 14<sup>th</sup> meeting minutes. John Hughes motioned to approve the December 14, 2021 meeting minutes as written. Danielle Fitz-Hugh seconded, and all members present voted in the affirmative except for Steve Micas who abstained due to not attending the December meeting.

**Financial Statements Update:**

Debbie Baicy reviewed the January 2022 financial statement.

**Spring Rock Green:**

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Garrett Hart stated the property management company has transitioned to the EDA. Work continues with the existing tenants for an August 2022 exit plan. The first return of comments was submitted to TRC for the rezoning case. One person attended the meeting and items were adjusted on the rezoning application as a result. When the rezoning application is finalized it will be forwarded to the Authority. The next step is the Planning Commission March 2022 followed by the Board of Supervisors April 2022.

**Meadowville Technology Park Update:**

Garrett Hart stated Digital Drive is complete and has been turned over to the VDOT road system. Meadowville is seeing a lot of prospect activity. With the roads completed, the landscaping design of the Park needs to include the new area. Tim Davey reviewed the task order for the extension of the landscaping and design plan through Meadowville Technology Park and along Digital Drive in the amount of \$78,750. John Hughes motioned to approve the Timmons Group Task Order for Landscaping and Design Services at Meadowville Technology Park as reviewed and authorize the Chair and/or Vice-Chair to sign. Danielle Fitz-Hugh seconded, and all members present voted in the affirmative.

**Tomahawk Creek Trunk Sewer:**

Tim Davey reviewed the status of the Tomahawk Creek Trunk Sewer work stating it is on schedule and on budget. Garrett Hart stated the county will begin blasting in the next 30 days.

**Upper Magnolia:**

Garrett Hart stated the Board of Supervisors' rezoning application is moving through the rezoning process. They completed their second Planning Commission work session. The Authority is in support of the Board of Supervisors' application. The Planning Commission to hold another work session in March and April. The School Board will hold a work session in March.

Garrett Hart presented a task order for a boundary survey for land to be transferred to the County for school use. Tim Davey stated the survey is needed to accurately move land from the Authority to the County.

Steve Micas motioned to approve the Timmons Group Task Order for Professional Services for the 360 West Boundary Survey as reviewed and authorize the Chair

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and/or Vice-Chair to sign. Faizan Habib seconded, and all members present voted in the affirmative.

**Closed Session:**

Terri Cofer Beirne moved that the Authority's meeting be closed pursuant to the exemption set forth in VA Code § 2.2-3711 (A)(3) for discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, (2) Pursuant to § 2.2-3711 (A)(5) for discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community and (3) Pursuant to § 2.2-3711 (A)(8) Consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel. Nothing in this subdivision shall be construed to permit the closure of a meeting merely because an attorney representing the public body is in attendance or is consulted on a matter. John Hughes seconded, and all members present voted in the affirmative.

Terri Cofer Beirne moved that the Authority exit the closed session the Authority held pursuant to the exemption set forth in VA Code § 2.2-3711 (A)(3) for discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, (2) Pursuant to § 2.2-3711 (A)(5) for discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community, and (3) Pursuant to § 2.2-3711 (A)(8) Consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel. Nothing in this subdivision shall be construed to permit the closure of a meeting merely because an attorney representing the public body is in attendance or is consulted on a matter. Danielle Fitz-Hugh seconded the motion. John Cogbill called for a vote certifying that to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements under Va. Code § 2.2-3711 (A)(3), (A)(5), and (A)(8) and (ii) only such

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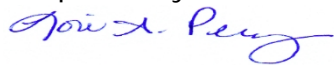
public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed, or considered. All members present voted in the affirmative.

|                    |     |
|--------------------|-----|
| Terri Cofer Beirne | Aye |
| Jesse Calloway     | Aye |
| John Cogbill       | Aye |
| Danielle Fitz-Hugh | Aye |
| Faizan Habib       | Aye |
| John Hughes        | Aye |
| Steve Micas        | Aye |

John Cogbill recognized Lori Perez for her service to the Authority and Chesterfield County Economic Development.

There being no further business, John Cogbill concluded the meeting at 4:35 p.m.

Respectfully submitted,



Lori Perez  
Recording Secretary