

**Minutes**  
**February 20, 2020**

Economic Development Authority of Chesterfield County

**Members Attending:**

John Cogbill	Dale Patton	Art Heinz
John Hughes	Steve Micas	Harril Whitehurst

**Members Absent:**

Terri Cofer Beirne

**Others Attending:**

Tim Davey, Timmons Group  
John O'Neill, Hunton Andrews Kurth, LLP  
Dan Cohen, Chesterfield County Community Enhancement  
Jessica Russo, Chesterfield County Planning  
Debbie Baicy, Chesterfield County Accounting  
Mike Chernau, Chesterfield County Attorney  
Garrett Hart, Chesterfield County Economic Development  
Lori Perez, Chesterfield County Economic Development

Art Heinz called the meeting to order at 3:05 p.m. and noted quorum was present.

**Approval of the Minutes:**

Art Heinz requested the Authority approve the January 16<sup>th</sup> meeting minutes. John Hughes motioned to approve the January 16, 2020 meeting minutes as written. John Cogbill seconded, and all members present voted in the affirmative except Dale Patton due to his absence from the January meeting.

**Financial Statements Update:**

Debbie Baicy reviewed the January 2020 financial statement. Debbie stated she had not received communication from Bingham Arbitrage Rebate Services but will forward to Garrett Hart once she does.

**Stonebridge Update:**

Garrett Hart stated Shamin Hotels Project closes February 21, 2020.

John O'Neill and Garrett Hart reviewed the dissolution of the Chippenham Place CDA with the Authority. Articles of dissolution will be filed April 2020.

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**Meadowville Technology Park Update:**

**Closed Session:**

John Cogbill moved that the Authority's meeting be closed (1) pursuant to the exemption set forth in VA Code § 2.2-3711 (A)(5) to discuss or consider a prospective business or industries or the expansion of an existing businesses or industries where no previous announcement has been made of the businesses' or industries' interest in locating or expanding their facilities in the community and (2) pursuant to VA Code § 2.2-3711(A)(39) for the discussion or consideration of information subject to the exclusion in subdivision 3 of VA Code § 2.2-3705.6, Exclusions to application of chapter; proprietary records and trade secrets related to economic development. Harril Whitehurst seconded, and all members present voted in the affirmative.

John Cogbill moved that the Authority exit the closed session the Authority held (1) pursuant to the exemption set forth in VA Code § 2.2-3711 (A)(5) to discuss or consider a prospective business or industries or the expansion of an existing businesses or industries where no previous announcement has been made of the businesses' or industries' interest in locating or expanding their facilities in the community and (2) pursuant to VA Code § 2.2-3711(A)(39) for the discussion or consideration of information subject to the exclusion in subdivision 3 of VA Code § 2.2-3705.6, Exclusions to application of chapter; proprietary records and trade secrets related to economic development. Steve Micas seconded the motion. Art Heinz 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)(5) and VA Code § 2.2-3711 (A)(39) and (ii) only such 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.

John Cogbill	Aye
Art Heinz	Aye
John Hughes	Aye
Steve Micas	Aye
Dale Patton	Aye
Harril Whitehurst	Aye
Terri Cofer Beirne	Absent

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**Tomahawk Sewer Trunk Line:**

Tim Davey stated that almost all property owners attended the community meeting held January 24, 2020. All plans were well received by property owners. Tim stated advertising and bidding will occur summer 2020 with work concluding within 18 months, approximately the end of 2021.

**Other Business:**

Karen Aylward requested the Authority to ratify a Board of Supervisors approved Chesterfield County Opportunity Fund performance agreement for the expansion of DuPont Specialty Products USA. The expansion will include capital improvement in land, and buildings, investment in machinery, and /or equipment and the creation and maintenance of at least sixty (60) new full-time jobs. DuPont Specialty Products USA will receive a \$250,000 grant through the Commonwealth Opportunity Fund with a local match. The Chesterfield County Opportunity Fund match will consist of the equivalent to the amount of the marginal increase in machinery and tools taxes generated by Capital Investments at the Facility in FY19, FY20, and FY21 (approximately \$1.3 million) and awarded annually during the immediate five-year period following each fiscal year and be calculated based on the Capital Investment occurring in each respective fiscal year. John Hughes motioned to ratify the approval of the Chesterfield County Opportunity Fund grant for DuPont Specialty Products USA. Dale Patton seconded, and all members present voted in the affirmative.

Karen Aylward presented Casa del Barco and Island Shrimp Company for the Business Expansion Incentive Fund performance grant in the amount of \$150,000, combined. Casa del Barco and Island Shrimp Company are new restaurants located at Chesterfield Towne Center. The restaurants have increased vitality in the mall. The project consists of a capital investment of approximately \$2.5 million and will create 75-125 jobs, of which half are full-time positions. Dale Patton motioned to approve the Business Expansion Incentive performance grant in the amount of \$150,000 for Casa del Barco and Island Shrimp Company, combined. John Cogbill seconded, and all members present voted in the affirmative except for John Hughes, who abstained.

Garrett Hart introduced Dan Cohen of the Chesterfield County Community Enhancement Department. Dan Cohen reviewed the special area plan for the Jeff Davis Corridor and presented performance agreements for Lambert Landing and Maple Woods Apartments to gain support from the EDA. Dale Patton motioned the Authority to approve the performance agreements for Lambert Landing and Maple Woods Apartments and allow Garrett Hart to draft a letter including VHDA as part of the developer's submittal package

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for Low Income Housing Tax Credit Financing. As well as allow the county to enter into a Performance Grant with each developer for abate taxes for a period of ten years based on the difference between the current assessed value and the new, established assessed value after construction is completed. John Hughes seconded, and all members present voted in the affirmative.

There being no further business, Art Heinz concluded the meeting at 4:25 p.m.

Respectfully submitted,



Lori Perez  
Recording Secretary