

Economic Development Authority of Chesterfield County
Minutes
March 16, 2023

Members Attending:

John V. Cogbill, III
Danielle Fitz Hugh

Steve Micas
Terri Cofer Beirne

Jesse Calloway
John Hughes

Members Absent:

Faizan Habib

Others Attending:

Tim Davey, Timmons Group

John O'Neill, Hunton Andrews Kurth, LLP

Mike Chernau, Chesterfield County Attorney's Office

Debbie Baicy, Chesterfield Accounting Department

Jake Elder, Chesterfield County Economic Development

Samantha Furnish, Chesterfield County Economic Development

Brian Dean, Comcast Business

John Cogbill called the meeting to order at 3:00 p.m.

Briefing of the Authority:

Jake Elder reported that Garrett Hart is attending the Virginia Economic Developers Association's Spring Conference and is not able to attend the Authority meeting today.

Approval of the Minutes:

John Cogbill requested the Authority approve the February 16, 2023 meeting minutes. John Hughes motioned to approve the meeting minutes as written. Danielle Fitz Hugh seconded, and all members present voted in the affirmative.

Financial Statements Update:

Debbie Baicy reviewed the February financial statement. She reported the VIP accounts were opened the last week of February and we are seeing the increased interest income already.

Spring Rock Green Update:

Jake Elder reported the demolition of the Best Products store is scheduled at 11 am on March 21 and all Authority members should have received an invitation. Some interior demolition has already begun inside the building and in the parking

Economic Development Authority of Chesterfield County

Minutes

March 16, 2023

lot. Jake also reported that the demolition at SRG is an excellent opportunity to announce some of the new branding, (Springline at District 60) associated with the project as well.

Meadowville Technology Park Update:

Jake Elder reported that Plenty's pad work is completed in the Meadowville Technology Park.

Tim Davey reported that the project finished about 45 days early and was under budget. George Nice and Sons are in the process of closing out the pad and turning it over to Plenty so they can start to move their contractors in. The plan is to close on the real estate within the first 2 weeks of April.

Tim reported the pad needs to be certified from a geotechnical perspective and to make sure it was built to standards. The site plan for the building is approved and they have selected Whiting-Turner from Baltimore as their general contractor.

In response to Steve Micas' question, Jake Elder said the completion of the Route 10 widening project is targeted for late Spring.

Jake Elder reported the LEGO groundbreaking event is scheduled at 11 am on April 13 and the dinner event is scheduled at 6:30 pm the same day. Authority members should have received an invite to at least one of those events.

Tim Davey said George Nice and Sons is progressing to the point where the pad work will be finished before LEGO is ready to bring their general contractor on board.

Tomahawk Sewer Update:

Tim Davey reported the project is 95% complete and ahead of schedule and under budget with a projected June 2023 completion timeframe.

Other Updates:

Tim Davey presented a task order for \$465,500 for construction administration services for Upper Magnolia Green East Sanitary Sewer to provide bid and award phase services to include base construction phase services.

Economic Development Authority of Chesterfield County

Minutes

March 16, 2023

Tim Davey presented another task order for \$7,500 to perform inspections of the project site per the requirements of the Virginia Stormwater Management Plan (VSMP) permit and document the inspections in the Stormwater Pollution Prevention Plan (SWPPP) to be maintained on-site. These inspections will take place on the permit-required interval of once every four days throughout construction. The compliance inspection fee is \$350 per event. Based on the anticipated 3-month construction schedule, it is anticipated that 18 inspections will be required.

Terri Cofer Beirne motioned to approve the Timmons Group Task Order Amendment to add construction administration services for Upper Magnolia Green East Sanitary Sewer as per the task order in the amount of \$465,500 and to approve the task order for \$7,500 to perform inspections of the project site. John Hughes seconded, and all members present voted in the affirmative.

Closed Session:

John Hughes moved that the Authority's meeting be closed pursuant to the exemption set forth in VA Code § 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 county. Danielle Fitz Hugh seconded, and all members present voted in the affirmative.

John Hughes moved that the Authority exit the closed session the Authority held pursuant to the exemption set forth in VA Code § 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 county. 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)(5) 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.

Terri Cofer Beirne

Aye

Jesse Calloway

Aye

Economic Development Authority of Chesterfield County

Minutes

March 16, 2023

Steve Micas	Aye
John Cogbill	Aye
Danielle Fitz Hugh	Aye
John Hughes	Aye

There being no further business, John Cogbill adjourned the meeting at 3:46 p.m.

Respectfully submitted,



Samantha Furnish
Recording Secretary