

Economic Development Authority of Chesterfield County

Minutes

April 20, 2023

Members Attending:

Steve Micas Faizan Habib
Danielle Fitz Hugh John Hughes

Members Absent:

John V. Cogbill, III Terri Cofer Beirne
Jesse Calloway

Others Attending:

Tim Davey, Timmons Group
John O'Neill, Hunton Andrews Kurth, LLP
Debbie Baicy, Chesterfield Accounting Department
Mike Chernau, Chesterfield County Attorney's Office
Garrett Hart, Chesterfield County Economic Development
Matt McLaren, Chesterfield County Economic Development
Jake Elder, Chesterfield County Economic Development
Samantha Furnish, Chesterfield County Economic Development

Steve Micas called the meeting to order at 3:00 p.m.

Approval of the Minutes:

Steve Micas requested the Authority approve the March 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 March financial statement. Garrett Hart stated Debbie participated in a meeting this week with Timmons staff and county employees from the budget and accounting departments. The outcome of the meeting was to have projections and expenditures for each project provided to include where the funds are generated to ensure availability to support the projects.

Spring Rock Green Update:

Garrett Hart reported the demolition ceremony of the Best Products store took place on March 21. Garrett shared the most up-to-date photos of the demolition site. The contractor has demolished the buildings and is now prepping the building pad. Garrett said the Board is scheduled to approve the lease of the first

Economic Development Authority of Chesterfield County

Minutes

April 20, 2023

office building next week. The developer will start construction in June while infrastructure work is being done.

Garrett said this is the most impactful lease negotiation he has ever been a part of. Phase one of this project pays for all the infrastructure to build the entire project. With the approval of the lease, it opens about 40,000 square feet of additional classrooms in CTC Hull allowing us to train students for jobs. It allows us to consolidate for more efficient operation for School Board Administration and it puts staff in one location. It will allow the county to let go of three leases for county departments and let the registrar's office to move into the school board administration building on Krause Road.

In response to John O'Neill's question, Tim Davey said the soil on the site is good and no supplement is needed. Tim said the additional dirt on the site is from the hotel construction site across Midlothian Turnpike which will be used to help the buildings meet the needed elevation.

Garrett reported the first pad will be turned over in May and the office building pad will be turned over in June. He further said that we will continue to put in the roads, water and sewer in between the pads and as they start construction.

Meadowville Technology Park Update:

Garrett Hart reported that we have closed out the Plenty Site and the Plenty Project. We have delivered the site to them in accordance with the performance agreement and they have closed in accordance with the purchase and sale agreement.

Jake Elder reported the Plenty contractors are in the process of pulling their land disturbance permit for phase two portion of the development.

Garrett reported the pad work has been completed for LEGO three months ahead of schedule and approximately \$5 million short of the budget.

Garrett also reported that Civica closed on their property this month. Normally property sold in Meadowville comes with road, water and sewer access, but this property is not on the sewer line. Garrett said Timmons Group has a proposal to design a sewer line extension to get to their property and to extend the line

Economic Development Authority of Chesterfield County

Minutes

April 20, 2023

across the property to allow the sewer line to get to the remaining 40 acres on the other side.

Tim Davey presented a task order for professional services to extend sewer service to 11700 Meadowville Lane which will include 500 feet of sewer extension including a crossing under Meadowville Lane. Civica is developing a new site which will be subdivided from 1301 Meadowville Technology Parkway. Their site plan includes a sewer extension that is being designed by VHB. The proposed EDA sewer will connect to the proposed Civica sewer extension.

Danielle Fitz Hugh motioned to approve the Timmons Group Task Order for Professional Services for Meadowville Technology Park Sanitary Sewer Design Services for \$47,500. Faizan Habib seconded, and all members present voted in the affirmative.

Tomahawk Sewer Update:

Garrett Hart stated the Tomahawk Sewer project is complete. The project is completed six months ahead of schedule and \$3 million under budget of a bonded project.

In response to Danielle Fitz Hugh's question, Garrett said the \$3 million will roll over to the next project.

Other Updates:

Garrett Hart reported that the Upper Magnolia Green (UMG) project was awarded a Virginia Business Ready Site Program (VBRSP) grant to assist with the design and permitting of a pad site and related infrastructure necessary to progress the site to Tier 4 status. He said following the terms and conditions of the performance agreement and in compliance with the procurement procedures of the EDA, Timmons Group has drafted 3 contracts for services to get to Tier 4 status.

Tim Davey presented three draft contracts for services outlining the responsibilities, scope, schedule and terms of the grant award from the Virginia Economic Development Partnership and the Chesterfield Economic Development Authority.

Economic Development Authority of Chesterfield County

Minutes

April 20, 2023

Tim explained the first contract is for the pad site design and permitting services for the 400-acre pad. All the due diligence work that is needed to collect all the wetlands, the geotech work, and everything associated with that is included. Timmons has already met with DEQ to understand what studies they're going to need to justify the work. This contract covers the costs through master planning, concept planning, permitting, and mitigation costs to the construction plans being approved by the county and eventually build-out. The total cost of services for this contract is \$6,717,000.

The second contract is for utility design and permitting services which totals \$7 million for professional services. It includes everything that the utility department has approved in the preliminary engineering report that was submitted. It includes sewer extension, which is the next phase of sewer extension behind what will be done for WAMS.

The third contract is for transportation design and permitting services for the two lanes of the future Powhite Parkway extension. The route has already been approved, and the right of way has been secured. This will build two lanes from Hull Street to the site and includes everything from design to permitting professional services at \$9,221,000.

This project will be done under all the rates that Timmons Group uses for any CDOT work done for the county.

John Hughes motioned to approve the Virginia Business Ready Site Program Contract for Professional Services by Timmons Group for Professional Services for Pad Site Design and Permitting Services for Upper Magnolia Green for \$6,717,000 as reviewed and authorize the Chair and/or Vice-Chair to sign. Danielle Fitz Hugh seconded, and all members present voted in the affirmative.

Danielle Fitz Hugh motioned to approve the Virginia Business Ready Site Program Contract for Professional Services by Timmons Group for Professional Services for Transportation Design and Permitting Services for Upper Magnolia Green for \$9,221,000 as reviewed and authorize the Chair and/or Vice-Chair to sign. John Hughes seconded, and all members present voted in the affirmative.

Faizan Habib motioned to approve the Virginia Business Ready Site Program Contract for Professional Services by Timmons Group for Professional Services for

Economic Development Authority of Chesterfield County

Minutes

April 20, 2023

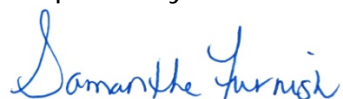
Utility Design and Permitting Services for Upper Magnolia Green for \$7,000,000 as reviewed and authorize the Chair and/or Vice-Chair to sign. John Hughes seconded, and all members present voted in the affirmative.

Jake Elder reported Weidmuller will have a groundbreaking ceremony on May 18 with the Governor in attendance. They are creating over 100 jobs and a 30,000-square-foot addition with a \$16 million investment.

Jake reported the new developer closed on the property at the corner of Courthouse Road and Route 10. They are in the process of removing trees and working on their infrastructure plan. There are some commitments from retail tenants and still partnering with VCU on a medical office in the development.

There being no further business, Steve Micas adjourned the meeting at 4:01 p.m.

Respectfully submitted,



Samantha Furnish

Recording Secretary