

**Minutes
June 16, 2022**

Economic Development Authority of Chesterfield County

Members Attending:

John Hughes	John V. Cogbill, III	Steve Micas
Faizan Habib	Danielle Fitz-Hugh	Jesse Calloway*

Members Absent:

Terri Cofer Beirne

Others Attending:

Chris Kiefer, Timmons Group
Brenden Staley, Hunton Andrews Kurth, LLP
Debbie Baicy, Chesterfield County Accounting
Garrett Hart, Chesterfield County Economic Development
Samantha Furnish, Chesterfield County Economic Development
Dan Cohen, Director, Community Enhancement
Jessica Sagara, Real Estate & Housing Coordinator, Community Enhancement
Sarah King, Chesterfield Observer

*via telephone

John V. Cogbill, III called the meeting to order at 3:07 p.m. and noted quorum was present.

Approval of the Minutes

John V. Cogbill, III informed the Authority they would not be approving the May meeting minutes today.

Financial Statements Update

Debbie Baicy reviewed the April and May 2022 financial statements. Garrett Hart confirmed the Amazon maintenance fee is a yearly fee associated with covenants and restrictions to the common area. Debbie Baicy confirmed with the Authority that she would participate in the end of the fiscal year audit as in previous years with Cherry Bekaert and report back to the Authority.

Better Housing Coalition Winchester Forest Development

Jessica Sagara, Real Estate & Housing Coordinator with Community Enhancement presented a Route 1 Revitalization Grant Agreement for Winchester Forest

Minutes
June 16, 2022

Development. Winchester Forest is a proposed multifamily development consisting of 160 garden apartments in a series of two- and three-story brick and hardi-clad buildings. Community amenities will include community meeting space, playgrounds, and a fitness center. The site is located in North Chesterfield at 2701 Drewry's Bluff Road, just off of Route 1, adjacent to Better Housing Coalition's Winchester Greens community. This community has a Total Development Cost of \$45.5 million and there will be a mix of one-, two- and three-bedroom units. A portion of all apartments will be handicapped-accessible.

All homes at Winchester Forest will meet the Energy Star certification, a program that requires energy efficient design and the use of long-lasting construction materials. These features help ensure financial sustainability for the property long-term. This community will be mixed-income, serving individuals and families, whose incomes generally range between 40%-60% of the Area Median Income (AMI), which equate to annual incomes of \$20,000 to \$51,800. Rents will range from \$580 to \$1,210. Winchester Forest will be financed with a mix of funding from Low Income Housing Tax Credit equity, first trust debt from Virginia Housing, grant dollars raised by Better Housing Coalition, and a variety of soft financing sources, including CDBG funds from Chesterfield County. Construction is expected to take 20 months. Better Housing Coalition's Community Social Work Department (CSW) will provide resident services at the development. The Board of Supervisors will vote on this Grant Agreement during the June 29, 2022 meeting.

Upper Magnolia Update

Chris Kiefer reported the 16-inch water line was part of the Westerleigh Middle School site that should be submitted in the next month as part of the roadway improvement project. He said they are coordinating with the utilities department on a 16-inch water main connector between Woolridge and Westerleigh Parkway to make sure that the plans for that intersection are approved and will not uproot that 16-inch water main. The Horsepen Creek trunk sewer is in design at this time. The sewer will be sized to handle everything on the eastern and western campus.

Spring Rock Green Update

Garrett Hart said the infrastructure plan was approved by the site plan team and the first apartment complex on lot five will receive table review next Wednesday, June 22. Demolition is still on schedule to being in August.

Minutes
June 16, 022

Stonebridge Update

Garrett Hart reported the land swap contracts were executed last month to expanded parking for RCV and adjacent parking for the Convention Center complex.

Meadowville Update

Chris Kiefer informed the Authority that two plans will go in the Meadowville campus today which are Discovery-Lego and the Juniper project. They are both being submitted for early land disturbance, mass grading, parameter, erosion, sediment control. It will be a fast-track approval process, which means that comments will be ready for review by next Friday, then they are obligated to submit revised or approved plans within two weeks. The expectation is to have a clearing plan approved by the end of August. The mass grading is going to be focused on the 110 acres. The remainder of the track will be covered in a detailed site plan process later on.

There are two BMPs at the site, one that goes north towards the river and one that goes south towards Johnson's Creek. They are going to be a big part of the erosion sediment control feature. Chris reported they are going to take them out of BMP status and convert them to sediment basins while they continue to grade the 110-acre tract and will add one more sediment basin.

Chris reported they are seeking a TPOF grant from the state for funds to build the offsite road improvements that are required by the developer agreement. They have asked for some roundabout improvements to help facilitate where the left turns will rotate through the roundabout and enter the roundabout. The first entrance will be the employee access point so that it will separate trucks and employees. All of the approval authorities are at the Richmond District level. There will be one permit that will have to be downtown for the limited access but most everything can be approved at the district level.

Tomahawk Sewer Update

Chris Kiefer reported the contractor has cleared sections 3A, 3B, 3C and 3G at this time. Approximately 4200 feet of the large diameter 30- and 36-inch pipe are in the ground. The bores under Old Hundred and Otterdale Road have been completed at this time. The bore underneath the railroad is scheduled next, and the boring subcontractor has been mobilized. Chris said the rock has been coming up under their allowance side.

Minutes
June 16, 2022

Other Updates

Authority members had an in-depth discussion and several positive comments on the success of the Lego announcement and luncheon that was held on June 15, 2022.

Garrett Hart confirmed the Board of Supervisors is expected to reappoint Jesse Calloway to a 4-year term on the Economic Development Authority during the June 29, 2022 meeting.

There being no further business, John V. Cogbill, III concluded the meeting at 4:13 p.m.

Respectfully submitted,



Samantha Furnish
Recording Secretary