

Economic Development Authority of Chesterfield County
Minutes
July 21, 2022

Members Attending:

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

Others Attending:

Tim Davey, Timmons Group
John O'Neill, Hunton Andrews Kurth, LLP
Brendan Staley, Hunton Andrews Kurth, LLP
Richard L. Hurlbert, Jr., Haneberg Hurlbert PLC
Mike Chernau, Chesterfield County Attorney's Office
Garrett Hart, Chesterfield County Economic Development
Jake Elder, Chesterfield County Economic Development
Matt McLaren, Chesterfield County Economic Development
Samantha Furnish, Chesterfield County Economic Development
Sarah King, Chesterfield Observer
2 Citizens

John Cogbill called the meeting to order at 3:00 p.m. and noted quorum was present.

Officer Elections:

Elections were held during this meeting. All positions hold a one-year term, and all positions are up for election. The Chairman position allows for three consecutive one-year terms. John Hughes proposed the following officer positions:

John Cogbill	Chairman
Terri Cofer Beirne	Vice-Chairman
Faizan Habib	Treasurer
Steve Micas	Secretary
John Hughes	Assistant Secretary

John Hughes motioned to approve Officer positions as proposed. Danielle Fitz Hugh seconded, and all members present voted in the affirmative.

Economic Development Authority of Chesterfield County
Minutes
July 21, 2022

Closed Session:

Danielle Fitz Hugh moved that the Authority's meeting be closed (1) Pursuant to Section 2.2-3711(A)(3) Code of Virginia, 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 Section 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 and (3) Pursuant to Section 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 moved that the Authority leave the closed session held (1) Pursuant to Section 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 Section 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 Section 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 Cogbill	Aye
Danielle Fitz-Hugh	Aye
Faizan Habib	Aye
John Hughes	Aye
Steve Micas	Aye

Economic Development Authority of Chesterfield County

Minutes

July 21, 2022

Jesse Calloway

Aye

Terri Cofer Beirne

Aye

Approval of the Minutes:

John Cogbill requested the Authority approve the May 27th and June 16th 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 will review the June financials during the August 18, 2022 Authority meeting.

Spring Rock Green Update:

Tim Davey reported the EDA had received approval on two executed site plans. One was for the apartment project, which is an independent project. The other is the construction documents with all the infrastructure that is needed to build the roads, sewer, and water. He said developers will buy a lot and then develop their own site plan. They are in the process of putting the demolition of the existing buildings out for bid and they will put a bid out for security fencing to secure off the work areas. They will be taking bids on the infrastructure package on August 11.

Tim Davey presented an action item for the Authority to approve a task order change. Timmons will be assisting the development manager in the construction phase of the project. There will be an infrastructure improvement to a sewer line across the street at Stonebridge that the County asked Timmons to upgrade as part of this project.

Steve Micas motioned to approve the Timmons task order for Surveying Layout Services for upgrading approximately 482 LF of 12" sanitary sewer pipe to 15" within the Stonebridge Project South of Midlothian Turnpike that was not anticipated during the initial scoping for Spring Rock Green in the amount of \$150,000. Terri Cofer Beirne seconded, and all members present voted in the affirmative.

Economic Development Authority of Chesterfield County
Minutes
July 21, 2022

Stonebridge Update:

Jake Elder reported Neil Amin acquired property just south of Stonebridge across from RVC for additional parking areas for the Hotel Conference Center that requires a site plan review. The zoning application has been filed and reviewed by staff. These site plans are running concurrently. Also, as a part of the existing Element Apartments, there is a proposal for an additional 300 multifamily units that will finish out that area. They have site plan approval that's being completed by Trinsic Development out of Texas. A lot of activities are occurring in Stonebridge and once those parcels have construction on them, there will be no further vacancies within the Stonebridge development as it exists. Garrett Hart stated the land agreement exchange took place for the parking spaces and is now going through the approval process.

Meadowville Technology Park Update:

Matt McLaren reported we are waiting for LEGO's approval on the construction agreement. Once LEGO has signed off on the agreement, we will be able to mobilize to the site. The site plan for the 110-acre pad it should be approved by Friday this week. We should be seeing construction activities by next month. Garret Hart reminded Authority members that LEGO is up fitting 260,000 square feet of leased space in Walthall area. The landlord is doing the tenants improvements as part of the rent package.

Tomahawk Sewer Update:

Tim Davey reported they are about 40% complete with the project. Several major tasks have been completed that was very time consuming and now they are moving to the smaller pipe install which will move much quicker now. He said the project will should be completed in eight to nine months and in service.

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Economic Development Authority of Chesterfield County

Minutes

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announcement has been made of the business' or industry's interest in locating or expanding its facilities in the county.

Danielle Fitz Hugh moved that the Authority leave the closed session held (1) Pursuant to Section 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 Section 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.


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

Other Updates:

Jake Elder informed the Authority members that they would receive an email invitation to the RCG Therapy Park Grand Opening and Ribbon Cutting Ceremony. The Authority voted to approve a business expansion fund for this company in May 2021.

There being no further business, John Cogbill concluded the meeting at 4:47 p.m.

Respectfully submitted,



Samantha Furnish
Recording Secretary