

**Minutes**  
**March 17, 2022**

Economic Development Authority of Chesterfield County

**Members Attending:**

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

**Members Absent:**

None

**Others Attending:**

Chris Kiefer, Timmons Group  
Mike Laing, ECI Development Management  
Andy Condlin, Roth Doner Jackson Gibbons Condlin  
John O'Neill, Hunton Andrews Kurth, LLP\*  
Debbie Baicy, Chesterfield County Accounting  
Matt McLaren, Chesterfield County Economic Development  
Jake Elder, Chesterfield County Economic Development  
Tina Shreve, Chesterfield County Economic Development  
Garrett Hart, Chesterfield County Economic Development  
Mike Chernau, Chesterfield County Attorney's Office  
Sarah King, Chesterfield Observer

\*via telephone

John Cogbill called the meeting to order at 3:06 p.m. and noted quorum was present.

**Approval of the Minutes:**

John Cogbill requested the Authority approve the February meeting minutes. Danielle Fitz-Hugh motioned to approve the February 17, 2022 meeting minutes as written. Terri Cofer Beirne seconded, and all members present voted in the affirmative.

**Financial Statements Update:**

Debbie Baicy reviewed the February 2022 financial statement.

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**Spring Rock Green and Stonebridge Update:**

Mike Laing stated that the progression of the development is going well. It is the EDA's responsibility is to design the public infrastructure. Design plans were submitted to the County and first review would be next week. Approved plan should be done in late May and construction will be begin in August, or September. Agreements have been reached with Conn's HomePlus has reached an agreement, and we will also continue to negotiate with the other tenants at Spring Rock Green.

The multi-family development plan, on parcel 5, will be filed soon with 296 total units, 25,000 square feet of commercial space and of internal parking per the requirements. Closing to occur by June 30<sup>th</sup>.

Garrett Hart mentioned to the members that a press release would be released naming the developer of the Phase 1 multi-family There was discussion on Tuesday. Steve Micas asked if we knew the financing partners of the developer and Mike Laing stated that he did not know or have not discussed those details with them.

There was discussion of food markets as well as farmers markets that may be attracted to the project. Mike Laing answered that the project would most likely support a small type of quick, convenient food products provider that would be tailored to the working population versus to a large, traditional suburban grocer because of their parking requirements.

John Hughes asked if all the tenants were going to be out of the development before demolition and Mike Laing stated that they would not all be out, but some of the tenants would not be affected at all because of their location with Phase I.

Faizan Habib asked Mr. Laing if there will be a walking bridge to connect with Stonebridge. Mr. Laing stated that one is within the master plan and accommodated for in a future phase.

Andy Condlin stated that they had several community meetings on the zoning case and most recently met with the Midlothian Business Alliance and received good feedback on the case. The Planning Commission voted unanimously to send the case to the Board of Supervisors for approval at its meeting in April.

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John Cogbill asked if there were any opposition at the public hearing. Mr. Condlin stated that there was no opposition, but one individual requested the case be deferred.

**Meadowville Technology Park Update:**

Garrett Hart stated that Tim Davey is out of town and that Chris Kiefer would be updating members on Meadowville. Chris stated that the Corp Village Parkway extension was submitted for site plan review. The northwest extension will ultimately become the Henricus access road.

**Upper Magnolia Update:**

Mr. Condlin reported that the team had an effective work session with Planning Commission discussing mostly the west side, in order that both the east and west could move forward together. The case is scheduled to be heard on the 19<sup>th</sup> of April and there will be one more community meeting before that public hearing date.

**Closed Session:**

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

Terri Cofer Beirne moved that the Authority exit the closed session the Authority held pursuant to the exemption set forth in VA Code § 2.2-3711 (A)(3) for

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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 § 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 § 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 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)(3), (A)(5), and (A)(8) 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
John Cogbill	Aye
Danielle Fitz-Hugh	Aye
Faizan Habib	Aye
John Hughes	Aye
Steve Micas	Aye

John Hughes moved the approval of the Resolution for the sale of 410 acres of land in Meadowville attached hereto as Exhibit A, such motion seconded by Faizan Habib and thereafter approved by the unanimous vote of the Directors.

There being no further business, John Cogbill concluded the meeting at 4:44 p.m.

Respectfully submitted,



Tina L. Shreve

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Recording Secretary

**Exhibit A**

**RESOLUTION OF THE  
ECONOMIC DEVELOPMENT AUTHORITY  
OF THE COUNTY OF CHESTERFIELD**

**RESOLVED**, that the Authority hereby authorizes the execution of three purchase and sale agreements, in form and substance acceptable to legal counsel, relating to the sale by the Authority of approximately 410 acres of land in Meadowville Technology Park, with such counter-parties and on such terms as the Authority has been briefed in closed session this 17<sup>th</sup> day of March, 2022, such counter-parties and terms being subject to protection from disclosure pursuant to the provisions of Va. Code Section 2.2-3711.A.5, and further that the Chairman and Vice Chairman, or either of them, are authorized to (1) execute (i) such purchase and sale agreements on terms as discussed with the Authority and (ii) all such other agreements and instruments, including, but not limited to, performance grant agreements, necessary to affect the purposes of this resolution, and (2) undertake all such other actions as necessary or convenient to accomplish the purposes of this resolution including, without limitation, consultation with and engagement of legal counsel and the delegation to agents of the Authority designated by the Chairman and Vice-Chairman, or either of them, to assist in implementing the purposes of this resolution. All actions by the Chairman and Vice-Chairman, or either of them, taken prior to the date hereof that are consistent with the terms of this Resolution are hereby ratified.