

Economic Development Authority of Chesterfield County  
Minutes  
August 18, 2022

**Members Attending:**

John V. Cogbill, III	John Hughes	Steve Micas
Faizan Habib	Terri Cofer Beirne	Jesse Calloway*

**Members Absent:**

Danielle Fitz Hugh

\*Attending via telephone

**Others Attending:**

Tim Davey, Timmons Group  
John O'Neill, Hunton Andrews Kurth, LLP  
Mike Laing, ECI Development Management Services, Inc.  
Dan Cohen, Community Enhancement Department  
Debbie Baicy, Chesterfield Accounting Department  
Garrett Hart, Chesterfield County Economic Development  
Jake Elder, Chesterfield County Economic Development  
Matt McLaren, Chesterfield County Economic Development  
Samantha Furnish, Chesterfield County Economic Development

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

**Approval of the Minutes:**

John Cogbill requested the Authority approve the July 21<sup>st</sup> meeting minutes. John Hughes motioned to approve the meeting minutes as written. Terri Cofer Beirne seconded, and all members present voted in the affirmative. In response to Terri's question Garrett confirmed there was two closed sessions during the July meeting.

**Financial Statements Update:**

Debbie Baicy reviewed the revised June financial statement with end of year adjustments and the July financial statement. In regard to an update on the audit, Mr. Cogbill participated in a telephone briefing in regard to the scope of the audit.

**Winchester Forest Grant Agreement**

## Economic Development Authority of Chesterfield County

### Minutes

August 18, 2022

Dan Cohen presented to the Authority for approval a performance-based grant agreement for the Better Housing Coalition's Winchester Forest project allowed by the Route 1 Incentive Policy. The project located at 2701 Drewry's Bluff Road along the Route 1 corridor is zoned as a mixed income multifamily development offering affordable housing options for families. The Board of Supervisors reviewed the performance-based grant during their July 2022 meeting.

John Hughes motioned to approve the performance-based grant for Winchester Forest Multifamily development project allowed by the Route 1 Incentive Policy. Terri Cofer Beirne seconded, and all members present voted in the affirmative.

### **Spring Rock Green Update:**

Mike Laing provided an update to the Economic Development Authority on construction and tenant details. The update included two items for the Authority's approval. He said they have completed all the de-leasing; the last tenant is leaving no later than September 30. The natural lease on the Dollar Tree expires in January 2024. The Dollar Tree location is in the second phase, so they have a little over a year left in their lease.

In response to John Cogbill's question, Mike stated the eastern 2/3 of the property will be fenced and the large parking lot in front of the Dollar Tree is unchanged.

Mike informed the Board that the first phase of the infrastructure that will include the demolition of all existing underground utilities are out for bid. Demolition will also take out all the light poles, trees and curbs in the first phase construction areas in eastern two thirds of the property. The installation of all the new utilities is included in the first phase. The future street grid will be laid out with existing water, storm, sewer and private utilities to fall within the street grid. Work should start in the late Fall.

Mike Laing presented a demolition contract by SP Cox to the Authority for approval in the amount of \$721,865. Steve Micas motion to approve the first phase demolition contract. Faizan Habib seconded, and all members present voted in the affirmative.

Mike Laing presented a construction fence contract from Hercules Fence in the amount of \$117,700 for approval. Steve Micas made a motion to approve the

## Economic Development Authority of Chesterfield County

### Minutes

August 18, 2022

contract for the construction fence. Terri Cofer Beirne seconded, and all members present voted in the affirmative.

#### **Stonebridge Update:**

Jake Elder reported Shamin Hotel is completing a 200 plus room hotel and conference facility. They needed to file a rezoning case strictly on the parcels that are south of Stonebridge that Shamin acquired for additional parking. The additional parking will be used by RVC as well. The zoning case that is set to go before the Planning Commission in September. The site plan was filed concurrently by Timmons.

#### **Meadowville Technology Park Update:**

Garrett Hart reported there is a pre-construction meeting scheduled on August 22 and equipment will move to the LEGO site next week. LEGO agreed to the contract with Mike Nice, and we were given authorization to begin site work.

Tim Davey reported that in addition to equipment moving on Monday, LEGO will have about 50 employees in the county next week to start the full site design at Timmons' office. LEGO staff is also in the process of working on the design of their temporary location which should be submitted within the next couple of weeks. LEGO could move staff into the temporary building sometime in September. In response to John Cogbill's question, Tim answered the temporary location is a building owned by Devin located in the Ruffin Mill area.

In response to Steve Micas' question, Tim answered the cold weather or moisture from snow would not affect their work or be a problem for the type of equipment that will be on-site. Garrett said the goal is to give LEGO a construction ready pad.

In response to John Hughes question, Tim reported the site will balance when they are done; but how they sequence the dirt is important. LEGO wanted everything on the site to be used if possible. Topsoil will be stored as will all the asphalt and concrete. The trees will be mulched that come down on the site as part of their net zero sustainability mission. Tim said protocols are in place to satisfy all the metrics of the company, the state and the county.

Economic Development Authority of Chesterfield County

Minutes

August 18, 2022

**Tomahawk Sewer Update:**

Tim Davey reported everything is on schedule and they are about halfway through with the project. He said the bore under the rail line is complete and certified. Tim remarked that they have hit less rock than what was predicted and thinks the project will accelerate to be back on pre contract award schedule.

**Closed Session:**

Steve Micas 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. John Hughes seconded, and all members present voted in the affirmative.

Steve Micas 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. All members present voted in the affirmative.

John Cogbill	Aye
Faizan Habib	Aye
John Hughes	Aye
Steve Micas	Aye
Jesse Calloway	Aye*
Terri Cofer Beirne	Aye

Economic Development Authority of Chesterfield County

Minutes

August 18, 2022

Danielle Fitz Hugh

Absent

\*via telephone

Tim Davey presented a Task Order for the Authority to approve work by Timmons Group for services relative to taking the 30% schematic design to a 100% design plan level for the sanitary sewer relocation at the corner of North Enon Church Road and Bermuda Hundred that will serve the 50-acre parcel development for Project Juniper.

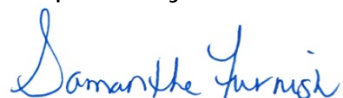
Terri Cofer Beirne motioned to approve the Timmons Group Task Order for Professional Services for Project Juniper in the amount of \$74,5000. John Hughes seconded, and all members present voted in the affirmative.

**Other Updates:**

Matt McLaren reported the county is participating in an event on August 25 where Senator Warner's staff will give an overview of what the CHIPS Act is about. The event will be hosted at VEDP and Chesterfield officials, along with other localities, will participate in a roundtable discussion. VEDP staff will give a synopsis of five sites that are deemed worthy of a semi-conductor plant in Virginia with Magnolia Green being one of the sites.

There being no further business, John Cogbill concluded the meeting at 4:43 p.m.

Respectfully submitted,



Samantha Furnish  
Recording Secretary