



Henrico County, Virginia

2015



2015 Local Enterprise Zone Annual Report

Department of Community Revitalization
July 2016



Henrico County, Virginia

2015

2015 Local Enterprise Zone Annual Report

Department of Community Revitalization
July 2016

Acknowledgements

The 2015 Local Enterprise Zone Annual Report was prepared by the County of Henrico Department of Community Revitalization, Division of Community Development.

County of Henrico Board of Supervisors

Chairman, Tyrone E. Nelson, Varina
Vice Chairman, Richard W. Glover, Brookland
Frank J. Thornton, Fairfield
Thomas M. Branin, Three Chopt
Patricia S. O'Bannon, Tuckahoe

John A. Vithoukias, County Manager
Randall S. Silber, Deputy County Manager of Community Development

County of Henrico Department of Community Revitalization, Division of Community Development

S. Mark Strickler, Director of Community Revitalization
David Sacks, Community Development Manager
Scott Carter, HOME Program Manager
Geleene Goffena, AICP, CDBG Program Manager
Roy Props, Commercial Assistance Planner
Pat Nuckols, Account Clerk III
Lauren Cross, Intern

Preface

The 2015 *Local Enterprise Zone Annual Report* is submitted electronically to the Virginia Department of Housing and Community Development (DHCD) through the Centralized Application Management System (CAMS). The CAMS system does not accommodate the creation of a printed report. This document was compiled using the same information submitted in CAMS to DHCD in order to provide a user-friendly mechanism for the public to review the Henrico County submission. Questions about this document may be directed to the Henrico County Department of Community Revitalization in the following manner:

- In person at 4062 Crockett Street, Henrico, VA 23228, between the hours of 8:00 a.m. and 4:30 p.m.
- By email to revitalization@henrico.us
- By telephone at (804) 501-7617

County of Henrico
Department of Community Revitalization
July, 2016

Contents

Zone Administration	7
Zone Description	7
Zone Planning	7
Local Zone Administrator Assistance Request	8
Zone Activities	9
Zone Activity Report	9
Zone Activities Report for Non-Participants	10
Zone Inactivity	10
Job Creation & Investment Data	10
Local Incentive Utilization	10
Job Creation Data	10
Private Investment	11
Public Investment.....	11
Zone Activity Methodology	11
Attachments	12
Attachment 1: Enterprise Zone Map	12
Attachment 2: Zone Ordinances	13
Henrico County Code – Planning Review Permit Fee Waivers	13
Rehabilitation Real Estate Tax Exemptions	16
Attachment 3A: Local Incentive Utilization	18
Attachment 3B: Job Creation Data	19
Attachment 3C: Private Investment	23
Attachment 3D: Public Investment	24
Attachment 4: Zone News, Brochures, and Marketing Materials	25

Zone Administration

Zone Description

The Henrico Enterprise Zone was established in 2003 with the redesignation of the City of Richmond North Enterprise Zone and included areas along W. Broad Street, from the corporate limits west to Glenside Drive, and along Nine Mile Road from Dabbs House Road to Hanover Road. It currently encompasses 3,811 acres in two non-contiguous areas. The zone consists of older commercial corridors, revitalization areas, and targeted economic development areas in the eastern, northern and western portions of the County.

Zone amendments were approved by the Commonwealth of Virginia in 2004, 2006, 2008, 2010, 2011, 2012, and 2015. These amendments included the addition of commercial corridors and industrial areas, as well as several new local incentives. The following areas were added to the Zone: portions of Nine Mile and Creighton Roads; areas along Staples Mill Road between the City line and Parham Road; property adjacent to the CSX rail line between I-64 and Parham Road; commercial corridors along Lakeside Avenue, Brook Road, Mechanicsville Turnpike, and Laburnum Avenue; Regency Square Mall, including surrounding commercial areas, the Woodman and Hungary Roads commercial intersection; areas of Williamsburg Road in Sandston; portions of South Laburnum Avenue, including areas along Audubon Drive to I-64; intersections at Hermitage and Staples Mill Roads, Darbytown Road and S. Laburnum Avenue, Williamsburg Road Leonard Avenue, Chamberlayne Road and Wilmer Avenue, Glenside Drive and Broad Street, and part of Richmond International Airport. In 2015 zone additions included areas around: Starling Drive and Quioccasin Road, Eastridge and Parham Roads, Oakley's Lane west of Gillie Creek, November Avenue, and between S. Laburnum Avenue and S. Airport Drive and portions of Seven Hills Boulevard.

Zone Planning

- In 2015, the Department of Housing and Community Development approved a six area, 168 acre amendment and slightly modified one incentive. Twenty-nine acres remain uncommitted. Potential amendments will be evaluated for acreage addition or deletion based upon need, development/redevelopment potential, and owner requests.
- 127 Business visits along the commercial EZ corridors of Laburnum Avenue and Nine Mile Road were completed in during 2016. These business visits will continue to help promote the area.
- Community Revitalization outreach materials (brochures, webpage) will be reviewed and revised as necessary. Support marketing materials from other departments and the Economic Development Authority also will be reevaluated during 2016.
- New and expanded incentives will be considered in an effort to be more responsive to business needs, revitalization potential, and to bolster underutilized incentives.

- Evaluation of the Nine Mile Road EZ corridor potential for listing in the National Register of Historic Places to make available federal and state tax credits for rehabilitation during 2017.
- The following are on-going initiatives that will continue:
 - Continue to encourage existing EZ businesses to utilize available incentives and grow their business.
 - Promote marketing efforts by updating vacant building and property inventories.
 - Continue to work with existing business associations to expand involvement and provide outreach opportunities.
 - Visit at least twenty businesses annually outside of targeted corridors to promote the benefits of the Enterprise Zone program.
 - Target major projects for completion in 2016 and inform them of State Enterprise Zone opportunities.
 - Notify all new Enterprise Zone property owners when properties transfer.

Local Zone Administrator Assistance Request

DHCD should purchase the quarterly SES 202 Report from the VEC on behalf of the Enterprise Zone localities. Purchase of the data for all localities would cost DHCD \$450. If localities purchase the data on their own, it costs *each* locality \$450. Use of the VEC SES 202 data provides for a superior methodology for calculating new businesses and jobs. Unfortunately, it is unnecessarily expensive given the pricing structure at the VEC, leading many localities to undertake a less accurate methodology. Additionally, DHCD should publish a comprehensive catalogue of Enterprise Zone incentives offered by each locality, including incentive criteria, to be used as a resource for other localities. Also, the DHCD CAMS Portal should provide a way to download and print the Annual Report as a complete document.

Zone Activities

Zone Activity Report

- **Eastgate Towne Center:** Redevelopment of an obsolete, deteriorated and substantially underutilized enclosed retail mall along Nine Mile Road received final approval in 2015. Property benefits during 2014 included accelerated development processing and planning review fee waivers. During redevelopment, other possible incentives will likely include: additional permit fee waivers; and local demolition, landscaping, and freestanding signage grants. Upon project completion, the project will qualify for State Real Property Improvement Grants (RPIG), Job Creation Grants; and the local Reinvest Program for partial tax exemption.
- **Libbie Mill:** Redevelopment continues on this multi-use property. Initial development began in 2014 with construction of a 52,963 sq. ft. grocery store/restaurant (Southern Seasons). Review and permit fee waivers and a \$133,286.49 State RPI Grant assisted this project. A second project, a 47,389 sq. ft. split retail/office building was recently completed and should benefit from similar Enterprise Zone incentives.
- **Mondelez International:** formerly Kraft Foods, Inc., owns and operates the former Nabisco plant at 6002 S. Laburnum Ave. In 2014, 34,645 sq. ft. expansions began, and initially benefited through assistance from local planning and permit fee waivers. State RPI Grant application was filed, and the project was awarded a \$133,286.49 State Grant for 2015.
- **Commercial Renovation – 6101-6103 W. Broad Street:** Renovation of a 9,250 sq. ft. commercial shopping center began in 2014 and was completed in 2015. Project incentives include local paving, façade, landscaping, and existing signage grants in addition to local planning and permit fee waivers. The project received a \$46,999.35 State RPI grant for 2015.
- **Walmart Marketplace – 5221 Brook Road:** In 2014 a 180 unit hotel, built in 1961, was demolished with the assistance of an Enterprise Zone demolition grant. Through the assistance of planning and permit fee waivers, a 41,839 sq. ft. grocery store with a drive-through pharmacy and a detached fueling center was completed in 2015. The project received a state grant of \$133,286.45 for 2015.
- **Reynolds Crossing – 7000 & 7001 Forest Avenue:** Continued development at Reynolds Crossing included the addition of retail space, the Shoppes at Reynolds Crossing (7000 Forest Ave), and 19,354 square feet of retail space. The retail space received \$66,643.25 in state grants. Future office space improvements are planned at Reynolds Crossing West.
- **Willow Lawn Shopping Center – 1601 Willow Lawn Dr:** Investment and redevelopment activity of retail site will continue. In 2015, over \$3.9 million was invested in the property with \$19,546 in permit fees waived. Additionally, the property received a \$66,643.25 state RPI Grant for 2015.

Zone Activities Report for Non-Participants

All projects and activities that are substantial enough to require local building permits utilize County Enterprise Zone incentives. \$200,145 in permit fees were waived from 120 (non-residential) properties.

Zone Inactivity

The Virginia Enterprise Zone grant program in Henrico County traditionally experiences strong utilization of grant incentives. State incentives are routinely discussed and explored with local business owners located within the Enterprise Zone as well as and businesses interested in relocating or opening locations within the Henrico County Enterprise Zone. In January 2016, County staff sent mailings to businesses within the zone notifying them of the grant program and deadline.

For grant year (GY) 2015, 12 Henrico County businesses applied for VEZ grant funds, and a total of \$879,306 were dispersed to these 12 businesses. This represents an 85% increase from the \$476,296.74 in grants dispersed in GY 2014.

Job Creation & Investment Data

Local Incentive Utilization

A total of 400 Qualified Businesses utilized Enterprise Zone incentives during GY 2015. The total awarded value of all incentives for GY 2015 was \$298,251. For additional detail and information, please reference *Attachment 3A: Local Incentive Utilization*.

Job Creation Data

The number of business in the Enterprise Zone increased by 10% from 1,444 businesses in 2014 to 1,590 businesses in 2015. Total employment in the zone increased by 8% (2,478 jobs) from 29,869 in 2014 to 32,347 jobs in 2015. 135 businesses closed between 2014 and 2015 resulting in a loss of 1,938 jobs. 281 new businesses opened in 2015 resulting in a gain of 3,550 jobs. Existing businesses activity (downsizing and expansions) resulted in a net gain of 866 jobs from 2014 to 2015 since more jobs were gained though expansion than lost through downsizing/layoffs. For additional detail and information, please reference *Attachment 3B: Business Activity & Job Creation in the Zone*.

Private Investment

Private investment activity, both new construction and rehab/expansion activity resulted in 115 building permits and over \$47.75 million dollars in total investment. For additional detail and information, please reference *Attachment 3C: Private Investment in Zone*.

Public Investment

\$20,738.31 in public investment occurred in the zone during 2015, all of it being improvements to sewer infrastructure. Major projects included drainage improvement at 6301 Gorman Rd., Seven Hills Boulevard at Gorman Road, and Staples Mill Road at Bethlehem. For additional detail and information, please reference *Attachment 3D: Public Investment in Zone*.

Zone Activity Methodology

Changes in the numbers of businesses and employees within the Henrico County Enterprise Zone (EZ) were derived from micro-level employment information purchased from the Virginia Employment Commission (VEC) for the 4th quarters of 2014 and 2015. These files provided listings of employer locations determined by the VEC to be within Henrico County. Included were business name, street address, and monthly and average employment and an Employer Identification Number (EIN).

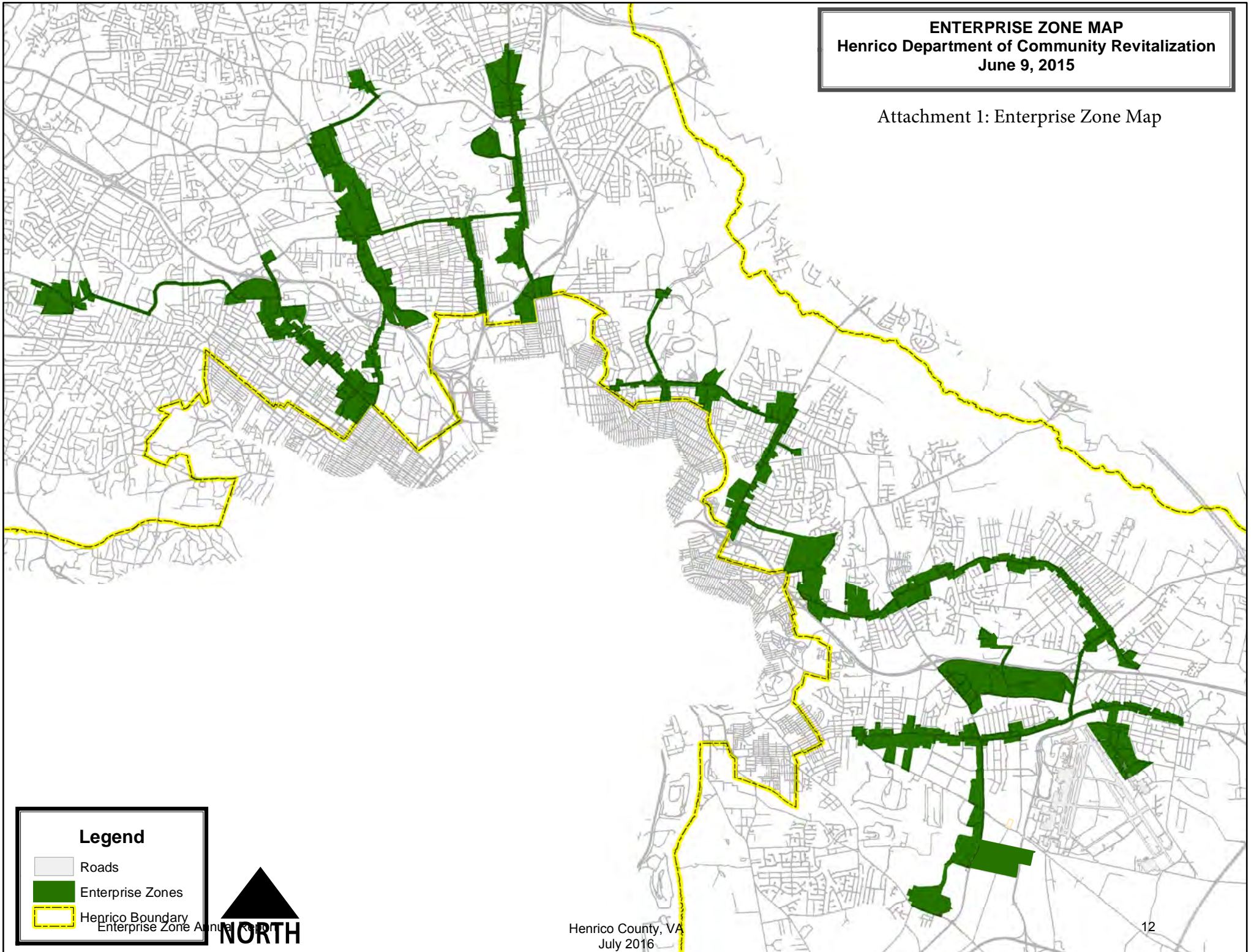
For 2015, the file provided by the VEC listed 10,907 employers for Henrico County. Of these, 1,592 were determined to be in the Enterprise Zone. This determination was made by geocoding physical addresses provided by the employer, and coding some of the unmatched records manually.

In order to determine business activity, businesses listed within the Enterprise Zone from the 4th quarter of 2014 were compared to those listed in the 4th quarter of 2015. New businesses were determined to be those listed in the 4th quarter VEC 2015 report, but not listed in the 2014 report. Businesses closures were determined to be those listed in the 2014 report, but not the 2015 report. The business EIN number was the basis of this comparison.

Businesses expansions were determined to be those businesses where the employment increased between 2014 and 2015. Businesses with downsizing/layoffs were businesses where employment decreased between 2013 and 2014. Changes in employment were calculated by comparing the 2014 4th quarter November employment to 2015 4th quarter November employment.

ENTERPRISE ZONE MAP
Henrico Department of Community Revitalization
June 9, 2015

Attachment 1: Enterprise Zone Map



Legend

- Roads
- Enterprise Zones
- Henrico Boundary



Chapter 6 - BUILDINGS

***Cross reference** – Erosion and sediment control, § 10-27 et seq.; noise regulations, § 10-67 et seq.; weeds and grass, § 10-135 et seq.; rat control, § 10-164 et seq.; stormwater management, § 10-196 et seq.; fire prevention and protection, ch. 11; approval of installation of culvert pipes for walkways, driveways or other purposes required, § 18-4; subdivisions, ch. 19; zoning, ch. 24.

***State law reference** – Authority to require removal, repairs, etc. of buildings and other structures, Code of Virginia, § 15.2-906; Virginia Uniform Statewide Building Code, Code of Virginia, § 36-97 et seq.

ARTICLE I. - IN GENERAL

Sec. 6-1. - Enforcement of building code.

(a) The building official shall administer and interpret the Virginia Uniform Statewide Building Code, which regulates the construction and maintenance of buildings and structures and provides procedures for its administration and enforcement.

(b) For the purposes of this Code and other ordinances and resolutions of the board of supervisors, the Virginia Uniform Statewide Building Code may be referred to as the "building code." A copy is on file in the office of the building construction and inspections.

(Code 1980, § 5-1; Code 1995, § 6-1; Ord. No. 914, § 1, 3-27-1996)

State law reference – Enforcement of building code by local official and authority of local governing bodies to levy fees, Code of Virginia, § 36-105.

Sec. 6-2. - Appeals from decisions of building official.

Appeals from decisions of the building official applying the building code shall be heard by the county board of code appeals.

(Code 1980, § 5-15; Code 1995, § 6-2; Ord. No. 914, § 2, 3-27-1996)

State law reference – Appeals, Code of Virginia, § 36-105.

Sec. 6-3. - Permit fees.

(a) *Payment required prior to issuance of permit.* No permit or permit amendment for new construction, alteration, removal, demolition or other building operations shall be issued until the required fees have been paid to the office of building construction and inspections.

(b) *Payment of other fees.* The payment of fees for a building permit or permit amendment shall not relieve any person from the payment of other fees that may be prescribed by law or ordinance, including fees for water connections, sewer connections, and erection of signs, display structures, marquees or other appurtenant structures.

(c) *Accounting.* The building official shall keep an accurate account of all fees collected for building permits and shall deposit all fees collected into the county treasury.

(d) *Refunds after permit is issued.* If an issued permit expires or is abandoned or revoked, or if a building project is discontinued, the estimated cost of the work completed shall be computed by the building official and the amount attributable to work not completed shall be returned to the permit holder, less plan review and administrative fees, if a written request for refund is received by the building official within six months of expiration, abandonment, revocation or discontinuance. For purposes of this chapter, plan review and

administrative fees shall be 25 percent of the permit fee.

(e) Additional fee when work commenced prior to approval of permit. Upon the building official's discovery and investigation of unauthorized work commenced before a permit application has been approved, a fee of ten percent of the permit fee, or \$20.00, whichever is greater, shall be added to the permit fee to cover investigation costs.

(f) Inspection surcharge fee. There shall be a fee of \$75.00 for each inspection of a new attached or detached one- or two-family dwelling that exceeds the average number of inspections performed for such structures. Any surcharge fee shall be paid prior to issuance of the certificate of occupancy.

(g) Building permit fee schedule.

(1) One- and two-family dwellings. The fee for building attached or detached one- or two-family dwellings shall be \$680.00.

(2) Appurtenances. The fee for building attached or detached garages, utility buildings appurtenant to attached or detached one- or two-family dwellings, and any demolition, moving, addition or alteration to existing attached or detached one- or two-family dwellings shall be \$100.00 plus \$6.00 per \$1,000.00 or fraction thereof of value over \$5,000.00, except that no such fee for any permit shall exceed that charged for a new one-family dwelling. The fee shall be based upon the cost of labor and material to the owner for the installation, alteration, replacement or repair.

(3) Other permits. The permit fee for all other building permits shall be \$100.00 plus \$7.00 per \$1,000.00 or fraction thereof of value over \$5,000.00. This rate shall also apply to permits for signs and the moving or demolition of buildings other than for one- or two-family dwellings. The fee shall be based upon the cost of labor and material to the owner for the installation, alteration, replacement or repair.

(4) Basis of fee for moving of buildings. The fee for a permit for the removal of a building or structure from one lot to another or to a new location on the same lot shall be based on the estimated cost of moving plus the cost of new foundations and all work necessary to place the building or structure in its completed condition in the new location.

(5) Basis of fee for demolition. The fee for a permit for the demolition of a building or structure shall be based on the estimated cost of demolition.

(6) Basis of fee for signs. The fee for signs, billboards and other display structures for which permits are required under the provisions of the building code shall be based on their estimated cost.

(h) Annual certificate of compliance for elevators, escalators, dumbwaiters and manlifts.

(1) Fees for annual certificates of compliance shall be paid to the county on or before December 31 of each year for the following year. For passenger elevators, freight elevators and manlifts, the fee is \$40.00 for elevators of ten stories or less plus \$4.00 for each additional ten stories or fraction thereof. For escalators, the fee is \$40.00 per floor. For dumbwaiters, the fee is \$25.00 for ten stories or less plus \$4.00 for each additional ten stories or fraction thereof.

(2) If the initial certificate of compliance is issued between January 1 and June 30 of a year, the fee for that year is one-half the amount shown. If the initial certificate is issued after June 30 of a year, there is no charge for the initial certificate of compliance for that year.

(i) Plumbing, mechanical, electrical, fire protection equipment and systems permit fee schedule.

(1) Except for attached or detached one- or two-family dwellings, the permit fee for plumbing, mechanical, electrical and fire protection equipment and systems shall be \$100.00 plus \$7.00 per \$1,000.00 or fraction thereof of value over \$5,000.00, based upon the cost of labor and material to the owner for the installation, alteration, replacement or repair.

(2) The permit fee for the installation of plumbing, mechanical, electrical, and fire protection equipment and systems for new attached or detached one- or two-family dwellings shall be \$100.00.

(3) The permit fee for the installation, alteration, replacement or repair of any plumbing, mechanical, electrical, and fire protection equipment and systems for existing attached or detached one- or two-family dwellings shall be \$100.00 plus \$6.00 per \$1,000.00 or fraction thereof of value over \$5,000.00. The fee shall be based upon the cost of labor and material to the owner for the installation, alteration, replacement or repair.

(j) *Amusement Devices.* The permit fee for amusement devices shall be as prescribed by the Virginia Amusement Device Regulations.

(k) *Plan amendment and re-review fee.* There shall be a fee of \$25.00 for each plan review after the office of building construction and inspections has reviewed the plan twice because of plan deficiencies or plan amendments.

(l) *Temporary certificate of occupancy fee.* There shall be a fee of \$25.00 for each request for a temporary certificate of occupancy or extension of a temporary certificate of occupancy.

(m) *Waiver of fees in Virginia Enterprise Zones.* The fees in subsections (g)(3) through (g)(6), (i)1, (k), and (l) of this section shall be waived for property located in areas in the county designated as Virginia Enterprise Zones for the life of the enterprise zone.

(Code 1980, § 5-2; Code 1995, § 6-3; Ord. No. 1001, § 1, 7-11-2000; Ord. No. 1045, § 1, 6-24-2003)

State law reference – Authority to adopt permit fees, Code of Virginia, § 36-105.

Secs. 6-4 – 6-24. - Reserved.

ARTICLE II. - UNSAFE BUILDINGS

***Cross reference** – Environment, ch. 10.

Sec. 6-25. - Abatement of public nuisance.

(a) If a public nuisance presents an imminent and immediate threat to life or property, the building official may abate, raze, or remove such public nuisance, and the county attorney may bring an action against the responsible party to recover the necessary costs incurred for the provision of public emergency services reasonably required to abate the public nuisance. If a public nuisance does not present an imminent and immediate threat to life or property, the county attorney may bring an action to compel a responsible party to abate, raze or remove the public nuisance.

(b) The term "nuisance" shall include, but not be limited to, dangerous or unhealthy substances which have escaped, spilled, been released or which have been allowed to accumulate in or on any place and all unsafe, dangerous, or unsanitary public or private buildings, walls, or structures which constitute a menace to the health and safety of the occupants thereof or the public. The term "responsible party" shall include, but not be limited to, the owner, occupier, or possessor of the premises where the nuisance is located, the owner or agent of the owner of the material which escaped, spilled, or was released, and the owner or agent of the owner who was transporting or otherwise responsible for such material and whose acts or negligence caused such public nuisance.

(Code 1980, § 5-7; Code 1995, § 6-61; Ord. No. 914, § 3, 3-27-1996)

Sec. 6-26. - Corrective action by county.

(a) *Authorized; procedure.* In addition to authority granted by the Virginia Uniform Statewide Building Code, the building official shall remove, repair or secure any building, wall or other structure which might

maintain the property in compliance with all Code provisions shall be grounds for denial of the requested partial tax exemption.

(Ord. No. 1139, § 20-73, 11-24-2009)

Henrico County, VA
July 2016

Sec. 20-80. - Partial exemption for rehabilitated, renovated or replacement multifamily residential rental units.

(a) *Exemption authorized.* Partial exemption from real estate taxes is hereby provided in accordance with the provisions of this section for qualifying property devoted to multifamily residential rental units whose structures are rehabilitated in accordance with the criteria set out in Code of Virginia, § 58.1-3220 and this section.

(b) *Qualifications.* For the purposes of this section, multifamily residential rental real estate shall be deemed to be substantially rehabilitated when a structure on such real estate which is no less than 26 years old and no more than 39 years old has been so improved as to increase the assessed value of the structure by no less than 50 percent, but without increasing the total footage of such structure by more than 100 percent, or when a structure on such real estate which is no less than 40 years old has been so improved as to increase the assessed value of the structure by no less than 50 percent. As used in this section, the terms "rehabilitation" and "rehabilitated" shall also include situations in which the structures on the property have been demolished and replaced with new structures for multifamily residential rental use.

(c) *Application; determination of base value; application fee.*

(1) As a requisite for qualifying for partial tax exemption, the owner of the structure shall, prior to or simultaneously with making application for a building permit to rehabilitate such structure, file with the county's director of finance, upon forms furnished by him, an application to qualify such structure as a rehabilitated multifamily residential rental structure. Upon receipt of an application for tax exemption, the director of finance shall determine a base fair market value assessment (referred to in this section as base value) of the structure prior to commencement of rehabilitation. The tax assessment of the improvements located upon the qualifying real estate shall be considered in determining the base value. The base value shall serve as a basis for determining whether the rehabilitation increases the assessed value of such structure by at least 50 percent.

(2) The application to qualify for tax exemption shall be effective for three years from the date on which the director of finance determines the base value. If, by such expiration date, rehabilitation has not progressed to such a point that the assessed value of the structure is at least 50 percent greater than the base value of such structure, then to retain such eligibility a new application to qualify for tax exemption must be filed prior to the expiration date and a new base value established. In no event, however, shall there be more than two additional applications following the initial application on any structure, except that where a rehabilitation project encompasses at least 50 contiguous acres on which demolition of all structures takes place within one year of the initial application, a total of six additional applications following the initial application may be filed. The new base value shall be based upon the value of the improvements as of the date of the most recent application. Under no circumstances shall any new base value be less than the original base value.

(3) The initial application to qualify for the rehabilitated structure tax exemption and any subsequent application must be accompanied by a payment of a fee of \$50.00, which fee shall be applied to offset the cost of processing such application, making the required assessments, and making an annual inspection to determine the progress of the work.

(d) *Inspection of progress of work; effective date of exemption.*

(1) During the period between the receipt of the application and the time when the director of finance may ascertain that the assessed value has increased by at least 50 percent, the owner of the property

shall be subject to taxation upon the full fair market value of the property. An owner may, at any time prior to November 1 of any calendar year in which rehabilitation of a structure is underway, submit a written request to the director of finance to inspect the structure to determine if it then qualifies for the rehabilitated property exemption.

(2) When it is determined that the rehabilitation is completed and that it has resulted in at least a 50 percent increase in assessed value (base value is exceeded by 50 percent or more), the tax exemption shall become effective beginning on January 1 of the next calendar year.

(e) *Credit memorandum.* The owner of property qualifying for partial exemption of real estate taxes because of rehabilitation of a structure shall be issued a credit memorandum in the amount of the difference in taxes computed upon the base value and the assessed value of the property resulting from the rehabilitation for each year of a seven-year period of exemption from real estate taxes. Such seven-year period shall begin as specified in subsection (d) of this section. Additional increases resulting from increases in value occurring in subsequent years of the seven-year period shall not be eligible for partial tax relief. Such credit memorandum shall be surrendered when payment is made of the real estate taxes payable for the year for which such credit memorandum has been issued. Each credit memorandum timely surrendered shall be credited in its full amount against the taxes due for the real estate for which partial exemption has been obtained. Each credit memorandum so surrendered shall be charged against an appropriation made by the board of supervisors for the purpose of honoring such credit memorandums.

(f) *Credit to run with land.* Exemption from taxation of real estate qualifying for the rehabilitation exemption shall run with the land, and the owner of such property during each of the seven years of exemption shall be entitled to receive a credit memorandum for such partial exemption from taxation.

(g) *Methods of evaluation.* In determining the base value of a structure and whether the rehabilitation results in a 50 percent increase over such base value, the director of finance shall employ usual and customary methods of assessing real estate.

(h) *Exemption not applicable to demolition of historic structures.* Where rehabilitation is achieved through demolition and replacement of an existing structure, the exemption provided in this section shall not apply when any structure demolished is a registered state landmark or is determined by the state's department of historic resources to contribute to the significance of a registered historic district.

(i) *Condition of the property.* Upon making application to qualify for partial tax exemption, an applicant shall certify that the property that is the subject of the application, including the real estate upon which the structure is located, shall be maintained in compliance with all Code requirements. Failure to properly maintain the property in compliance with all Code provisions shall be grounds for denial of the requested partial tax exemption.

(Code 1995, § 20-74; Ord. No. 1019, § 2, 10-23-2001; Ord. No. 1031, § 1, 8-13-2002)

State law reference – Partial exemption for certain rehabilitated, renovated or replacement residential structures authorized, Code of Virginia, § 58.1-3220.

Sec. 20-81. - Partial exemption for rehabilitated, renovated or replacement commercial and industrial structures.

(a) *Exemption authorized.* Partial exemption from real estate taxes is hereby provided in accordance with the provisions of this section for qualifying property devoted to commercial and industrial uses whose structures are rehabilitated in accordance with the criteria set out in Code of Virginia, § 58.1-3221 and this section.

(b) *Qualifications.* For the purposes of this section, commercial and industrial real estate shall be deemed to be substantially rehabilitated when a structure on such real estate which is no less than 26 years old has been so improved as to increase the assessed value of the structure by no less than 50 percent, but without

Attachment 3A: Local Incentive Utilization - Calendar Year 2015

Description/Administration					2015 Utilization					
#	Incentive Name	Qualification Criteria	Provider	Application Approver/Processor	Number of Qualified Businesses in 2015	Financial Value of Incentive in 2015	Total # of Jobs Created	Total Investment Leveraged & Type		If the incentive was not utilized during Calendar Year 2015, please provide an explanation and discuss any plans to improve usage.
			City's Economic Development Office, County IDA, etc.	Local Zone Administrator, Commissioner of Revenue, Zoning Administrator, etc.				# of Jobs (If Applicable)	Amount of Investment (\$) (If applicable)	
1	Accelerated Development Processing	Propose a major development in the Enterprise Zone. Most requests are processed before rehabilitation work begins; building must be at least 26 years old.	Dept. of Planning	Director of Planning	3	n/a	n/a	n/a	n/a	n/a
2	Enterprise Zone Annual Report									
2	Rehabilitation Real Estate Tax Exemptions	Must request assessment before rehabilitation work begins; building must be at least 26 years old.	Dept. of Finance, Div. of Real Estate	Director of Finance	2	\$4,654	n/a	\$536,100	Value Exempted	n/a
3	Building Façade Grant	Limited to façade and other exterior improvements to a building; Job agreement requires one job created for each \$10,000 of grant.	Dept. of Community Revitalization	Local Zone Administrator	2	\$ 60,000		\$196,262.61	Total Investment	n/a
4	Employment and Training Assistance	Available regionally	Capital Region Workforce Partnership	Local Zone Administrator	0	n/a	n/a	n/a	n/a	Staff will coordinate with Capital Region Workforce Partnership to identify opportunities for use
5	Plan Review/Permit Fee Waivers	Own property or business in the Enterprise Zone	Building Official and Dept. of Planning	Building Inspections and Permit Center	137	\$212,193	n/a	\$47,747,517	Total Investment	n/a
6	Architectural Design Assistance Program	Applicant must be able to describe their plans for implementing improvements to the building once designed requests assistance in façade design, with intention of rehabilitating property		Local Zone Administrator	4	\$10,000	n/a	n/a	n/a	n/a
7	Fire Safety Seminars for Small Business	Own property or business in the Enterprise Zone	Division of Fire	Local Zone Administrator	0	n/a	n/a	n/a	n/a	Staff will coordinate with Division of Fire to identify opportunities for grant use
8	Crime Prevention Through Environmental Design	Own property or business in the Enterprise Zone	Dept. of Police	Local Zone Administrator	0	n/a	n/a	n/a	n/a	Staff will coordinate with Police Dept. and CPTED Planner to identify opportunities for grant use
9	Commercial Revitalization Staff Assistance	Own property or business in the Enterprise Zone	Dept. of Community Revitalization	Local Zone Administrator	244	n/a	n/a	n/a	n/a	n/a
10	Training Seminars for Businesses located in the Enterprise Zone Training and Assistance	Own property or business in the Enterprise Zone	Dept. of Community Revitalization	Local Zone Administrator	1	n/a	n/a	n/a	n/a	Staff resources generally limit this activity to individual training and business assistance
11	Off-Site Improvement Grant	Must invest a minimum \$250,000 in a new building or \$50,000 in exterior improvements to an existing building; must create one job for previously low income persons for each \$10,000 received	Dept. of Community Revitalization	Local Zone Administrator	0	n/a	n/a	n/a	n/a	Grant criteria was too restrictive to allow assistance to businesses in 2015. Staff will continue to explore expanding eligibility of grant
12	Paving and Parking Lot Sealing Grant	Properties with existing buildings or where an addition(s) to an existing building is proposed	Dept. of Community Revitalization	Local Zone Administrator	4	\$7,977	n/a	\$24,173	n/a	n/a
13	Landscaping Grant	Properties with existing buildings or where an addition(s) to an existing building is proposed	Dept. of Community Revitalization	Local Zone Administrator	0	n/a	n/a	n/a	n/a	Lack of usage was an anomaly for 2015
14	Building Façade Grant-Existing Small Business	Limited to existing businesses with a maximum of six full-time equivalent employees	Dept. of Community Revitalization	Local Zone Administrator	0	n/a	n/a	n/a	n/a	Staff will continue to explore expanding eligibility of grant
15	Building Demolition Grant	Demolition must clear the site for an additional investment of \$250,000 for a new building	Dept. of Community Revitalization	Local Zone Administrator	0	n/a	n/a	n/a	n/a	Several grants were underway but not yet completed in 2015. One grant was paid in February 2016, the others will be paid in late 2016
16	Existing Freestanding Signage Grant	Existing freestanding sign on property in need of demolition and replacement, or refurbishment	Dept. of Community Revitalization	Local Zone Administrator	3	\$3,417	n/a	\$9,959	Sign replacement	n/a
Total					400	\$298,251	0	\$48,514,012		

Note Added August 22, 2016:
Pursuant to a ruling by the Virginia Employment Commission of August 16, 2016,
Attachment 3B has been removed from the public version of this report.

**Attachment 3C: Private Investment in Zone -
Calendar Year 2015**

New Construction

Enterprise Zone Annual Report

Henrico County, VA

Type of Permit	Number of Permits	Total Investment
Manufacturing	July 2016	
Office	2	\$364,946.00
Retail	3	\$10,488,000.00
Mixed-use		
Other	2	\$112,500.00
Subtotal	7	\$10,965,446.00
Rehab and Expansion		
Type of Permit	Number of Permits	Total Investment
Manufacturing	5	\$15,726,350.00
Office	34	\$4,420,322.20
Retail	52	\$12,420,015.00
Mixed-use	2	\$185,000.00
Other	15	\$4,030,384.00
Subtotal	108	\$36,782,071.20
Total	115	\$47,747,517.20

Attachment 3D: Public Investment in Zone - Calendar Year 2015

Enterprise Zone Annual Report

Infrastructure

Type of Investment	Total Investment	Description
Streets/Sidewalks		
Water		
Sewer	\$20,738.31	Drainage Improvements at 2891 Sprouse Rd. 6301 Gorman Rd, Seven Hills Blvd @ Gorman Road, Staples Mill at Bethlehem
Broadband		
Other		
Subtotal	\$20,738.31	

Public Buildings

Type of Investment	Total Investment	Description
Improvements		
New Construction		
Subtotal	\$0.00	

Parks and Schools

Type of Investment	Total Investment	Description
Improvements		
New Construction		
Subtotal	\$0.00	
Total	\$20,738.31	

Apartments, 250-foot tower planned at Henrico project

KATIE DEMERIA

AUGUST 18, 2015

2



A new apartment project at Libbie Mill-Midtown will be built around an open courtyard. Rendering courtesy of Gumenick Properties.

An 80-acre mixed-use development off Staples Mill Road is revving up for its first residential section and got an initial green light for a plan to take the skyline in that part of Henrico County to new heights.

Gumenick Properties is preparing to begin construction on a new five-story retail and apartment building at its Libbie Mill-Midtown development and also recently secured approval from the county to build a massive tower in the center of the project.

The five-story building will include 40,000 square feet of retail on the ground floor, with 327 one-, two- and three-bedroom apartments on the top four floors.

The apartment building marks Libbie Mill's first stab at residential use. The development began with the opening of a Southern Season grocery store, and work is underway on office space that already has a large tenant signed on. A large new county library is set to open there in October, as well.

With the other aspects of Libbie Mill coming together, Gumenick spokesman Ed Crews said the time is now right to bring residential units into the mix.

"We have office, we have retail, we have the library coming online – now it's time to have some residents in the apartments," Crews said. "From the very beginning we've said that the community is going to be not only a retail destination, but also a community where people can make a home. When we have the apartments open, you'll begin to get a sense of community."

Amenities planned for the apartment building's residents will include a 38,000-square-foot outdoor area at the building's core, which will sit above covered parking, and calls for a pool, fountains, outdoor grills and other entertainment spaces.

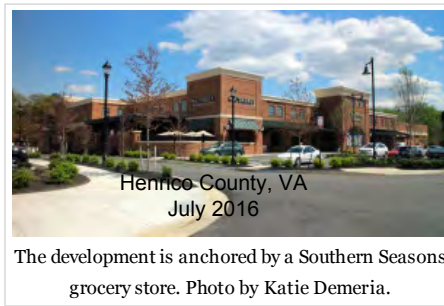
Each apartment unit is also set to include a private balcony or terrace.

Construction is likely to start by the end of this year or early next year. Crews did not share the construction timeline, as he said it may be subject to change. He would not provide the cost of development for this latest addition.

Whiting-Turner Contracting Co. is the general contractor, and Commonwealth Architects will design the project.

Crews said tenants have not yet been lined up to take over the building's retail space, which has also been approved for potential restaurant use, and he said it is too early to say how many possible retailers may settle in there.

Enterprise Zone Annual Report
As Libbie Mill prepares to bring in residents, it has also been given permission to grow much taller. Henrico County last week approved Gumenick's request for a planned 250-foot building in the center of Libbie Mill, which will tower above the other structures.



The developer had to get special permission for such heights, as newly constructed buildings at the development are otherwise restricted to 100 feet or less.

"It will be a milestone in our construction, it will be a milestone in the development of this community, and I think it will be iconic," Crews said. "It will, perhaps, become a symbol for the community."

The 250-foot building will be joined by two 175-foot buildings, for which the developer previously gained approval.

Crews said the use for those three buildings has not yet been finalized, but possibilities include retail, office, parking or condominiums, or even a hotel.

"There's some flexibility yet, and a lot of what's going on around the 250-foot building will depend on what the market tells us when we get there," Crews said. "One of the things we've been careful about is that we're not ahead of the market, and that applies to this structure, as well."

He said it is not yet clear how many stories the buildings will be, and a timeline for construction has not been set up yet.

"The more buildings we add, the more people we bring in, the more it becomes a real, live, breathing community," Crews said.

Once completed, Libbie Mill-Midtown will include 160,000 square feet of retail space, 994 for-sale homes and 1,096 apartments. It will likely take 10 years to complete. In April, it was named the Project of the Year by the Greater Richmond Association for Commercial Real Estate.



POSTED IN » Commercial Real Estate, Editor's Pick, News

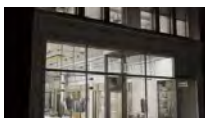


About the author: Katie Demeria

[View all posts by Katie Demeria](#)

Katie Demeria was a BizSense reporter from 2014-2016. She is a graduate of William & Mary.

Editor's Picks



Ledbury finds better fit on Broad Street



Nonprofit, bakery leaving Scott's Addition



Another out-of-town homebuilder wants a piece of Richmond



'Project Buzzard' circling near Amazon in Chesterfield

Most Read

1. Gottwalds list Riverside Drive home for \$3.1M
2. Short Pump, Stony Point retailers headed for River Road

Most Commented

- Hard Hat Happy Hour II: The clock is ticking (9)
- Garment startup spills onto retail scene (9)
- Going vertical (6)



Henrico County, VA
July 2016

Home News The List BizSense Pro Advertise About Us [Subscribe to Newsfeed](#)

Search here..

Autism school opens apartment complex

BRANDY BRUBAKER SEPTEMBER 8, 2014 0

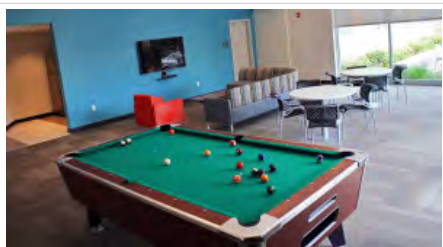


One-third of the Faison Residence's apartments are saved for people with mental disabilities. Photos by Brandy Brubaker.

Tenants have started to move into a local nonprofit's first residential community.

The Faison School for Autism opened the Faison Residence in July at the corner of West Broad Street and Byrd Avenue.

The \$15 million building at 5215 W. Broad St. has 45 apartments. About a third of those are reserved for adults with autism and other disabilities. The rest are open to the public, and about a dozen of those apartments have already been rented.



Amenities at Faison include a lounge area with a pool table.

“We called this a compassionate community because it envisions an environment where people live together,” said Wendy Kreuter, Faison School vice president of operations and finance.

Faison financed the project through private donations and funding from the Virginia Housing Development Authority. Construction began last year.

Tenants with developmental disabilities will begin to move in next month. They will get support from Faison workers and can opt to use Homelink, a remote safety monitoring system that allows them to speak with a representative around-the-clock if they need help, Kreuter said.

Faison Residence offers one-, two- and three-bedroom apartments ranging from 806 to 1,612 square feet each. There are also community facilities, like a gym and a recreation room with a pool table.

Rent is \$925-945 a month for a one-bedroom apartment; \$1,270-1,295 for a two-bedroom; and \$1,845 for a three-bedroom.

The building has 58,000 square feet of residential space and an additional 9,400 square feet of commercial space fronting West Broad Street. Kreuter said Faison is negotiating with several potential commercial tenants.

The project was built on a long-vacant lot that sits next to the former Markel headquarters, known for its distinctive round shape and an exterior that resembles crinkled aluminum foil.



The Faison Residence site, pictured before construction, is near the former Markel building.

The Faison School was founded in 1998 and serves students between the ages of 2 and 22.



POSTED IN » BizSense Pics, News, Residential Real Estate



About the author: Brandy Brubaker

[View all posts by Brandy Brubaker](#)

Brandy Brubaker was a BizSense reporter from November 2013 through October 2014. For news tips on residential real estate and nonprofits, please email Katie@richmondbizsense.com.

Editor's Picks



Q&A: Sleep talking with Jerry Epperson



WealthForge founder on his way out



Ethiopian eatery finds new home in Church Hill



Developers scale back proposed Scott's Addition towers

Most Read

1. Short Pump, Stony Point retailers headed for River Road
2. Former Genworth CEO lists West End mansion for \$6M
3. Updated: 2nd area Publix store eyed for Henrico
4. Ledbury finds better fit on Broad Street
5. Windward mansion listed for \$2.9M

Most Commented

- Garment startup spills onto retail scene (9)
- Another out-of-town homebuilder wants a piece of Richmond (6)
- Developers scale back proposed Scott's Addition towers (6)
- Lender forecloses on Shockoe Slip property (5)
- Carytown building gets offer it couldn't refuse (4)

Leave A Response »

Please use your real, full name (first and last) and a valid email address to foster a more civil discussion. Comments without first and last name may not be approved.

We encourage active participation in our online community, but we reserve the right to remove any off topic or inappropriate comments.

Name (required)

Comment

Email (required)

Website



SEARCH

Enterprise Zone Annual Report

Henrico County, VA
July 2016

BIZ BUZZ

Biz Buzz: Regency Square gets serious about its new image

Story [Comments](#) [Image \(2\)](#)

Print Font Size:

Posted: Sunday, October 4, 2015 10:30 pm

By RANDY HALLMAN Richmond Times-Dispatch

[Previous](#) [Next](#)



DANIEL SANGJIB MIN/TIMES-DISPATCH

Regency Square has been under new ownership since February, and the owners have been mulling what might be the best way to update the image of the 40-year-old mall in Western Henrico County.

With the holiday shopping season approaching, the first changes are underway.

For starters, the mall has commissioned local mural artists Hamilton Glass and Matt Lively to work with students at nearby Douglas S. Freeman High School to create some big art for the mall.

Glass and Lively will enlist the help of 200 students — freshmen to seniors — along with the art faculty at Freeman to create a

Regency Square mall in Henrico is sold to local developers.



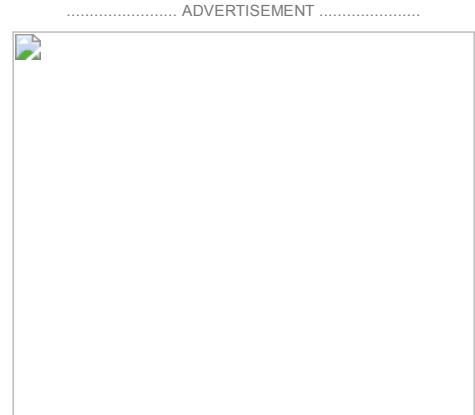
mural 12 feet tall and more than 47 feet long. The students will be painting canvas segments, each about 4 feet by 3.5 feet.

When the segments are assembled, they will form images of the Richmond area based on photos.

“By creating this mural, students will understand that everyone’s participation is vital in creating unity within a community,” said Taylor Baker-Neal, leader of the Freeman art department.

The mural will sit on the mall’s floor near the JCPenney store.

Regency also is bringing in more than a dozen pop-up stores for the holiday season. Some of them are already on site; all will be in place by the Friday after Thanksgiving. Several of the merchants will be in a mall environment for the first time.



MOST POPULAR IN BUSINESS

Martin's Food Markets owner Royal Ahold NV says sale of stores pending

Atlanta company opens Richmond office, plans to hire 100 employees

Former bank tower downtown now home to its first residents

Western Henrico Car Pool building/land sells for \$3.6 million

TOP 50 EMPLOYERS



A look at the 50 companies in the Richmond area that employ the most full-time workers.

TOP WORKPLACES



Firms that shine: Area employees state their cases for why their companies are the best. **Featuring the Richmond SHRM Sterling Workplace awards.**

BUSINESS VIDEO

FEATURED BUSINESSES

Dogwood Trace Golf Course
804-732-5573
[Visit website](#)



Among the pop-ups: LaDiff, Fido Park Avenue, CaryTown Teas, Walkabout Outfitters.



Photo gallery: Regency Square through the years Henrico County, VA July 2016

After 40 years of operation that included two major renovations, Regency Square, which opened in 1975, is getting new owners.

Regency Square, at 1420 N. Parham Road, has about 820,000 square feet and sits on about 50 acres. Besides JCPenney, the mall's other anchor tenants are Sears and a pair of Macy's stores.



Photo gallery: Richmond's 'dead malls' — 6th Street Marketplace, 1985-2003

The mall, anchored by Miller & Rhodes and Thalhimer's, opened to great fanfare in 1985, but struggled after its two anchor stores closed. ...

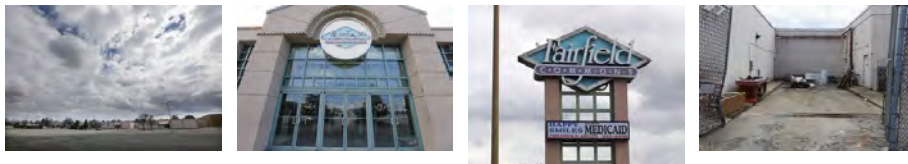


Photo gallery: Richmond's 'dead malls' — Fairfield Commons (Eastgate Mall)



Photo galleries: Richmond's shopping malls — dead and alive

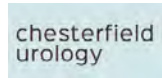
Shopping malls can be places where the community still gathers or places that no longer exist, except in photographs that can trigger fond memories.



Photo gallery: Richmond's 'dead malls' — Azalea Mall, 1963-1999

The second in our series of photo galleries of Richmond's "dead malls" focuses on Azalea Mall, which opened in 1963, closed in 1996 and was de...

Chesterfield Urology
804-639-7777
Visit website



Virginia Blood Services
804-359-5100
Visit website



Find a local business

+ Post your event

UPCOMING BUSINESS EVENTS

June 2016

SU	MO	TU	WE	TH	FR	SA
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

Virginia Asian Chamber of Commerce's Lunch with the governor

Thu, Jun 09, 11:30 am EDT
Crowne Plaza Hotel, Richmond

ChamberRVA Extraordinary Women's Exchange Real Conversations

Thu, Jun 09, 3:30 pm EDT
Sheraton Richmond

"Why Salespeople Fail"

Fri, Jun 10, 8:00 am EDT
Boulders Office Park, Richmond

SCORE workshop: "How To Start Your Own Small Business"

Fri, Jun 10, 8:00 am EDT
Stratford University Auditorium, Glen Allen

MEET THE BUSINESS TEAM

Paige Mudd
Editor



Brice Anderson
Managing Editor



Gregory J. Gilligan
Business Editor



Gregory Shriver
Deputy Business Editor



John Reid Blackwell
Manufacturing and Tobacco



Carol Hazard
Real Estate and Banking



Tammie Smith
Retail and Advertising



Katie Demeria
Health



..... ADVERTISEMENT



Photo gallery: Richmond's 'dead malls' — Cloverleaf, 1972-2011

The first in our series on Richmond's "dead malls" takes a look at Cloverleaf Mall in Chesterfield, which opened in 1972, closed in 2008 and was demolished in 2011. Enterprise Zone Annual Report Henrico County, VA July 2016

Bridal salon closing

The Bella Rosa Bridal and Special Occasions salon is closing.

The salon began its liquidation sale Thursday and owner Heather Harton expects to close the 7,500-square-foot shop early next year.

Harton, owner of the salon since 2005, said her shop will sell all its dresses for brides, bridesmaids and brides' mothers — as well as jewelry, shoes, accessories and wear for grooms and prom-goers.

The store is at 3979 Deep Rock Road in the Deep Run Center, which is off West Broad Street just west of Gaskins Road.

Named one of the 50 Best Independent Bridal Salons in the country by Brides magazine in 2011, Bella Rosa has seen increasing competition from online vendors.

Beer market

Home brewers, you might want to check out the Appomattox River Peanut & Wine Co. store at 424 S. 15th St. in Hopewell.

Owner Randy Sealey and manager Brandy Grizzard have added an 800-square-foot section in the store with malts, grains and supplies for home beer makers — the result of buying the inventory from the WeekEnd Brewer store a few miles away in Chester.

The WeekEnd Brewer closed in early July after nearly three decades of selling home brewer supplies.

Sealey's store continues to offer about 700 wines from around the world, an array of craft beers and 24 flavors of peanuts cooked in the shop — as well as gift items.

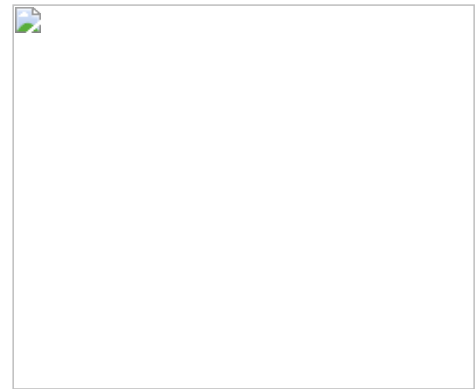
Toys put to the test

Want to know what makes a great toy? Ask a kid.

Toy companies from around the globe brought some of their toys to the Goddard School for Early Childhood Development at 6543 Woodlake Village Circle, where kids tested them. The toy-testing project is an annual thing with Goddard Systems Inc., and the Woodlake school was one of 48 around the country where testing was conducted this year.

Toy companies submit entries, which are culled by a testing committee of grown-ups. The surviving toys go out for testing and the kids vote for the ones they like best. Later the public will add its vote.

PHOTOS: Local preschoolers test top educational toys





The Goddard School located in Woodlake in Richmond had local preschoolers test the top educational toys.

Enterprise Zone Annual Report Henrico County, VA

July 2016

The top 10 will be announced Nov. 2, and Goddard will purchase and donate 100 of the top toys to Toys for Tots, the program run by the U.S. Marine Corps Reserve.

Craig Bach, vice president of education at Goddard Systems, called the project “a powerful example of our education philosophy, which is centered on playful learning.”

Fresh Market opening date

The Fresh Market Inc. will open its fourth Richmond-area store — and its 14th in Virginia — just in time for Halloween.

The store, in the Commonwealth Center shopping center just west of state Route 288 in Chesterfield County, will have its grand opening Oct. 28, with ceremonies starting about 8 a.m. The first 1,000 customers will get a free sample-sized bag of the company’s gourmet coffee and a reusable shopping bag.

The 23,710-square-foot store has about 90 employees.

The Fresh Market has 178 stores in 27 states. The three other stores in the Richmond area are at 1527 N. Parham Road near Regency Square Mall in western Henrico County, 10 N. Nansemond St. in the Carytown Place development near Carytown in Richmond, and 1200 Huguenot Road across from Chesterfield Towne Center.

rhallman@timesdispatch.com

(804) 649-6844

Posted in [Business](#), [Richmond Area Business News](#), [Randy Hallman's Biz Buzz](#) on *Sunday, October 4, 2015 10:30 pm.*

Similar Stories

- Richmond region now home to eight Fortune 500 companies, up from two last year
- Kings Dominion names new general manager
- Finnegan named publisher of Greensboro, N.C. newspaper; Mudd appointed RTD executive editor and VP
- After 8 years, RVANews is shutting down
- Correction

Most Read

- Strong storms could bring isolated tornadoes to area this afternoon
- Updated: Free doughnuts and specials in Richmond for National Doughnut Day on Friday
- Sweet Frog founder's Waterford Park could become Chesterfield's next attraction
- Former Armstrong, Meadowbrook football coach sentenced to 3.5 years in prison in assault
- TRAFFIC UPDATE: One lane of I-95 to remain closed through rushhour

SECTIONS

Home
News

SERVICES

Advertise With Us
Contact Us

CONTACT US

Phone number: 804-649-6000
Address: 300 E. Franklin St.

SEARCH



SEARCH

Enterprise Zone Annual Report

Henrico County, VA July 2016

BIZ BUZZ

Biz Buzz: Site work is underway for the new Eastgate Town Center

Story Comments Image (2)

Print Font Size:

Tweet 0

14

Posted: Sunday, December 20, 2015 10:30 pm

BY RANDY HALLMAN Richmond Times-Dispatch

Previous Next



In August, a backhoe tore down the Fairfield Commons sign from the shopping mall's façade during a ceremony to mark the start of the mall's demolition. The mall will be replaced by Eastgate Town Center, scheduled to open next fall.



More from Randy Hallman



Read more business news from Times-Dispatch columnist Randy Hallman.

With more tenants signed up and site work underway, Eastgate Town Center remains on schedule to open next fall at Nine Mile Road and Laburnum Avenue in eastern Henrico County.

That's the word from Bromont Developments LLC, the firm that demolished the former Fairfield Commons mall there during the summer. Joshua W. Rector, senior vice president/director of development for Bromont, said that since work on the new center started — about a year later than originally planned — it has stayed on schedule.

"We had a few hiccups," Rector said. "We are having to treat some of the soil with lime so it can dry faster, a few things like that, but we're about as close to schedule as any large-scale project can be. Right now we're installing underground utility infrastructure."

The 30.6-acre Eastgate Town Center will have about 310,000 square feet of retail space, anchored by a 182,000-square-foot Walmart Supercenter.

ADVERTISEMENT placeholder with "click here!" text.

MOST POPULAR IN BUSINESS

Grocery store planned for Church Hill 'food desert'

Yesterday's supermarkets laid path for today's shifting Richmond-area grocery landscape

Developers scale back plans for Westhampton on Grove

Wegmans store opening Sunday in Chesterfield

TOP 50 EMPLOYERS



A look at the 50 companies in the Richmond area that employ the most full-time workers.

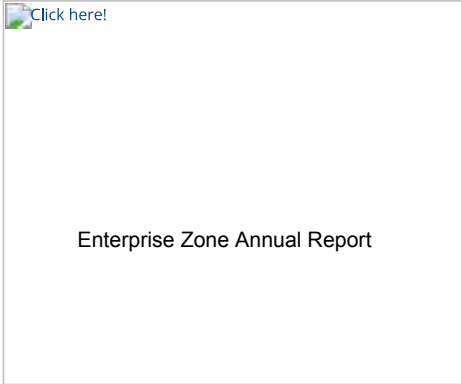
TOP WORKPLACES



Firms that shine: Area employees state their cases for why their companies are the best. Featuring the Richmond SHRM Sterling Workplace awards.

BUSINESS VIDEO

ADVERTISEMENT



Just last week, commercial real estate brokerage Cushman & Wakefield | Thalhimer announced that its client, Walmart, had crossed the last "t" on its \$4.96 million purchase of 18 acres of the property. That sale had been agreed to earlier, but was contingent on Bromont's completion of the County's stipulations for site preparation.

Conn's, a Texas-based retailer that carries furniture, appliances, mattresses and consumer electronics, will be another

anchor. The Eastgate Town Center store will be the company's first in the Richmond area — and the first in Virginia — but not its last, Rector said.

Also signed up for Eastgate are Shoe Show, Hibbett Sports, Planet Fitness, Citi Trends, Dunkin' Donuts and other shops — with negotiations underway to fill the rest of the available space.

Neither Peebles nor Dollar Tree will be part of the new center, Rector said. Both chains had been discussed as likely tenants.

Bromont, based in Arizona, bought the fading Fairfield Commons — the center opened as Eastgate Mall in 1967 and was renamed Fairfield Commons in 1989 — for \$6.32 million. It announced its plans for the property in September 2014. Rector has declined to disclose the full cost of the project.

rhallman@timesdispatch.com

(804) 649-6844

Posted in Richmond Area Business News, Randy Hallman's Biz Buzz, Biz Buzz: Insider Updates on Sunday, December 20, 2015 10:30 pm.

Tweet 0

14

Similar Stories

- Performance Food Group announces stock pricing
- Regulators: TowneBank can acquire Monarch
- Three inducted into Business Hall of Fame
- Orvis plans to keep store in Short Pump through 2016
- Virginia business briefs for May 20

Most Read

- NOLAND, MARY ANNE
- Doctor apparently kills cancer-stricken wife before killing self in 'act of love,' neighbor says
- Mel Gibson, Vince Vaughn come out for Liberty University graduation
- Coroner names 4 who died Monday when plane bound for Charlottesville crashed
- Richmond man, 24, arrested in connection to I-295 shooting

FEATURED BUSINESSES

Colesville Nursery
804-798-5472
[Visit website](#)



Belle Cottage
804-559-8100
[Visit website](#)



Advance Realty Specialists
804-741-0234
[Visit website](#)



[Find a local business](#)

[+ Post your event](#)

UPCOMING BUSINESS EVENTS

May 2016

SU	MO	TU	WE	TH	FR	SA
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

encorepreneur!

[Tue, May 24, 7:30 am EDT](#)
The Virginia Cliffe Inn

Network of Enterprising Women

[Tue, May 24, 11:30 am EDT](#)
1901 Starling Drive

Richmond SCORE workshop: "First Steps in Starting a Restaurant,

[Tue, May 24, 6:30 pm EDT](#)
Stratford University Auditorium

ULI Virginia

[Wed, May 25, 7:30 am EDT](#)
Willow Oaks Country Club, Richmond

MEET THE BUSINESS TEAM

Paige Mudd
Editor



Brice Anderson
Managing Editor



Gregory J. Gilligan
Business Editor



Gregory Shriver
Deputy Business Editor



John Reid Blackwell
Manufacturing and Tobacco



Carol Hazard
Real Estate and Banking



Tammie Smith
Retail and Advertising



Katie Demeria
Health





'It's a very tired structure, and it needs to be replaced'

BURL ROLETT JUNE 24, 2014 7



An Arizona developer plans to build a new retail complex over the run-down Fairfield Commons mall.

Photos by Michael Schwartz.

An Arizona developer is rolling out plans to demolish a struggling East End mall and build a new open-air retail center.

Bromont Investments is under contract to buy the Fairfield Commons mall on Nine Mile Road in a deal expected to close this fall, said Joshua Rector, director of development for the Scottsdale, Ariz.-based firm.

The company plans to raze the 46-year-old shopping center to make way for about 300,000 square feet of retail space at a new complex dubbed Eastgate Town Center.

"The existing structure is just kind of past its prime. It's a very tired structure, and it needs to be replaced," Rector said. "The demographics are right and prime in an underserved retail area, so we thought it was an absolute home run from a redevelopment standpoint."

Eastgate Town Center will be made up of four free-standing retail buildings. Rector said the company hopes to close the purchase of the property in the fall. He said he is "slightly optimistically" hoping to open the new development by fall of 2015.

A site map submitted for the project to the Henrico County Planning Commission in May shows a 190,000-square-foot anchor, a second 82,000-square-foot anchor, and a third 82,000-square-foot anchor.



Henrico County, VA

structure. Rector said a fourth outparcel building, which is not labeled in Bromont's rezoning

application, will bring the center's total size under-roof to close to 310,000 square feet.

Eastgate's anchor space is planned to be almost 190,000 square feet.

A rezoning case for the project is scheduled to go in front of the planning commission next month.

Eastgate Town Center will include both single- and multi-tenant buildings. Rector said the company has reached out to grocery and general merchandise retailers that could fill the roughly anchor slot, but no leases for the property have been finalized.

"We have numerous deals that are signed in the letter of intent stage," he said. "Unfortunately, when they are in the letter of intent stage, they do not allow me to announce them to the public yet."

Email correspondence included in the county planning commission's rezoning file says a large retail tenant at Eastgate is seeking permission to operate 24 hours a day. Rector added that several of his potential tenants are interested in staying open around the clock.

Rector said that CBRE | Richmond broker Rob Black, who is representing Bromont in its purchase, led the development company to Fairfield Commons. Bromont put the land under contract about a year ago.



About half of Fairfield Commons mall's retail space is sitting empty.

The mall is currently about 55 percent occupied. Major tenants include Peebles, Citi Trends and Maxway. Rector said Bromont has approached several of the mall's current retailers about taking space in the redeveloped shopping center.

The property is currently owned by Chiocca-Talley Malls Inc., according to Henrico County records. Colliers International brokers Yasmine Hamad and Brian Glass are representing the seller in the transaction.

Eastgate would be the third major redevelopment project in the works for a Richmond-area mall property. Kroger anchors a sprawling mixed-use complex taking shape at the former Cloverleaf Mall and Martin's had its eye on anchoring a potential retail and residential redevelopment at the former Azalea Mall site earlier this year.

Eastgate will be Bromont's first development in the Richmond market and its only holding in Virginia. Rector said he hopes it will spur further redevelopment along Nine Mile Road in Richmond's East End.

"I think this is the first major step of many to come," he said. "I think this is a great area that has been in recent years overlooked by many in the region, and I think people will be very surprised at what a great power center this can be."



POSTED IN » Commercial Real Estate, Featured, News



About the author: Burl Rolett

View all posts by Burl Rolett

Burl Rolett was a BizSense reporter who covered commercial real estate. He is now a reporter at our sister site, BusinessDen.com. Please send news tips on commercial real estate to Katie@richmondbizsense.com.

Editor's Picks



Dominion to build 20-story tower down Enterprise Zone Annual Report



Downtime: The fabric of curling



Hard Hat Happy Hour II: The Flood Zone



Back from the 'Dead,' bike builder chases TV



Home News The List BizSense Pro Advertise About Us [Subscribe to Newsfeed](#)

Search here..

Chipotle spices up Henrico development

JONATHAN SPIERS APRIL 6, 2015 0



Chipotle is moving into a new commercial space at Reynolds Crossing. Photo by Jonathan Spiers.

A popular restaurant chain is the latest on the menu for the Reynolds Crossing development in western Henrico.

A Chipotle sign adorns the front of a building recently built at Glenside Drive and Forest Avenue. The restaurant is the first to put up signage at the building, which consists of multiple commercial spaces totaling 19,000 square feet.

Called the Shoppes at Reynolds Crossing, the building is one of three retail structures planned to support the Walmart that opened in the development last year. CBRE|Richmond has previously announced other tenants will include Starbucks, Jersey Mike's, Hair Cuttery, Lee Nails and Salad Works.

The building's opening had been slated for the first quarter of this year. The project was designed by Freeman Morgan Architects and financed by Park Sterling Bank.

The 90-acre development, formerly the site of the Reynolds Metals headquarters campus, is located along Glenside Drive and Interstate 64, between Forest Avenue and West Broad Street. Its largest tenants include Westin hotel and the Altria headquarters. A two-story, 40,000-square-foot office building that will house Sheltering Arms and First Tennessee Bank is also in the works.

[Email](#) [Print](#)

POSTED IN » [BizSense Pics, News, Restaurants](#)



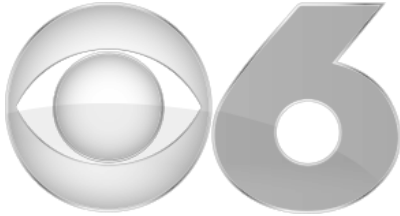
About the author: [Jonathan Spiers](#)

[View all posts by Jonathan Spiers](#)

Jonathan Spiers is a senior reporter and assistant editor at BizSense. He covers residential real estate, public companies, and advertising/marketing. He's a graduate of Virginia Tech. He can be reached at Jonathan@richmondbizsense.com.

Developers envision Regency Mall's future, plan \$30 million in renovations

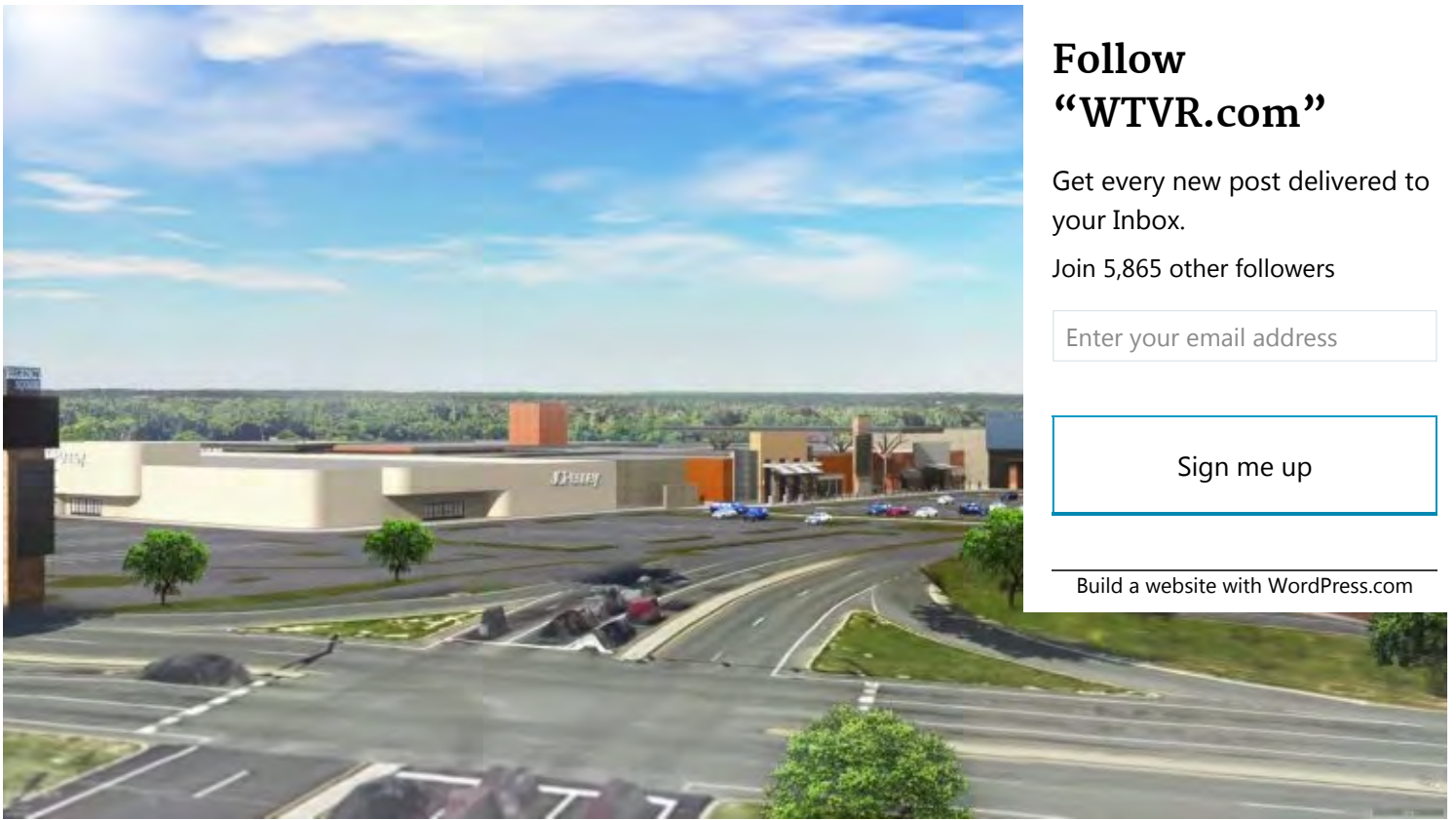
POSTED 6:07 PM, DECEMBER 29, 2015, BY ROB DESIR, *UPDATED AT 08:25AM, DECEMBER 31, 2015*



HENRICO, Va. -- In the next few years the mall at Regency Square in Henrico will undergo renovations.

The renovations are projected to be at least \$30 million and will transition the mall away from dependence on just retail, and into mixed-use.

The mall is under the new ownership of developers Rebkee Company and Thalhimers Realty, based in Chesterfield and Henrico County respectively, who bought the property back in February of this year. They hope to revive what was once the leading mall in the Richmond area.



**Follow
“WTVR.com”**

Get every new post delivered to your Inbox.

Join 5,865 other followers

[Build a website with WordPress.com](https://WordPress.com)

Locals shoppers are looking forward to the new upgrades.

"I'm definitely excited!" said Samantha Toney of Midlothian. "I think it's good for the area to bring some more new people into this mall."

This two-level parking lot along the Quioccasin Road will come down to make space for new retail shops.

The idea is to play on Regency's strengths against their competition.

The mall, originally built in 1975, will get a new look as well.



"I don't know if it'll replace the Short Pump or Midlothian or something but if it's got the right stores, and some restaurants and things it'll be great," said Sharon Long of Henrico.

"When I come here, I pass Stony Point -- so I know that took a lot of customers away from this mall especially coming from Midlothian, so.," Toney said. "But I come here for Forever 21."



Many shoppers have enjoyed covered parking over the years, but there are no indications from the renderings how Regency Square will replace those spaces.

"I don't think we need the parking deck necessarily, so knocking it down is an issue -- I don't think that will deter people from coming," Toney said.

Long feels differently about it.

"I love having covered parking in the rain. Who doesn't? Yeah, I'm mean that's a real plus."

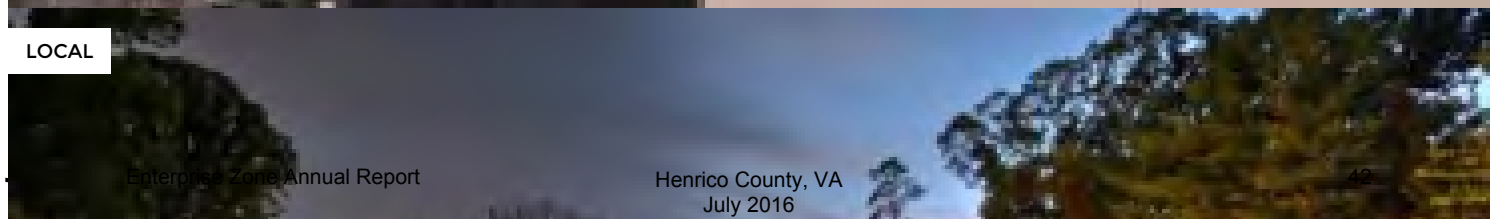
Renovations for the project could begin as early as next summer.

This Week's Circulars

the easy sale
better than a new break
10% off
VCF VALUE CITY FURNITURE
HOVER FOR CIRCULAR
VCF VALUE CITY FURNITURE

Kroger Fresh food. Low prices.
1.99
2.99
8.99
3.99
Deli and Bakery
6.99
3.99
8.99
Low
Beverage Favorites
16.99
5/10
HOVER FOR CIRCULAR
Kroger

PETSMART
exclusive from The Secret Life of Pets movie!
Event Saturday, June 25
HOVER FOR CIRCULAR
PETSMART





East End mall's demise begins

KATIE DEMERIA AUGUST 14, 2015 0



Demolition crews ceremoniously tear down the Fairfield Commons mall on Thursday. Photos by Katie Demeria.

The end has just begun for an East End mall.

An Arizona developer ceremoniously marked the start of demolition this week on the nearly 50-year-old Fairfield Commons mall, which is being razed to make way for the new 310,000-square-foot, Walmart-anchored Eastgate Town Center.

Representatives from developer Bromont Investment Group and Henrico County were on hand at the site Thursday to ring in the first steps of toppling of the main structure of the indoor mall, which has been vacant since earlier this year.

"In the fall of 2016, you will see a site that is entirely transformed," Henrico County Manager John Vithoukaskas told the crowd Thursday.

Demolition has been ongoing on some standalone buildings around Fairfield Commons since Bromont purchased the property at 4869 Nine Mile Road for \$6.31 million in late July. The developer had it under contract for about three years. One structure on the property has already been nearly completely torn down.



Demolition on some standalone buildings are already well underway.

Walmart and other national and local tenants are likely to open in the new shopping center by the fall of next year. Some of those tenants include Planet Fitness, Citi Trends, MetroPCS, Da Vinci Pizza and Enterprise Zone Annual Report

Lee Naais.

Walmart is set to occupy about 190,000 square feet, and the property will support three additional buildings of about 82,000, 23,000 and 15,000 square feet.

SB Cox is doing the abatement and demolition work, while FG Pruitt is the general contractor.

The group is financing the development through a loan from EVB. The company has not said what it expects total development costs will be.



POSTED IN » Commercial Real Estate, Featured, News

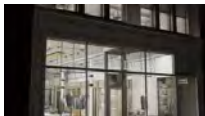


About the author: Katie Demeria

[View all posts by Katie Demeria](#)

Katie Demeria was a BizSense reporter from 2014-2016. She is a graduate of William & Mary.

Editor's Picks



Ledbury finds better fit on Broad Street



Nonprofit, bakery leaving Scott's Addition



Another out-of-town homebuilder wants a piece of Richmond



'Project Buzzard' circling near Amazon in Chesterfield

Most Read

1. Gottwalds list Riverside Drive home for \$3.1M
2. Short Pump, Stony Point retailers headed for River Road
3. Peter Chang orders Short Pump combo
4. Another big tenant charging into Scott's Addition
5. Libbie condo buyers pushing developer into bankruptcy

Most Commented

- Hard Hat Happy Hour II: The clock is ticking (9)
- Garment startup spills onto retail scene (9)
- Going vertical (6)
- Another out-of-town homebuilder wants a piece of Richmond (5)
- Dominion to build 20-story tower downtown (4)

Leave A Response »

Please use your real, full name (first and last) and a valid email address to foster a more civil discussion. Comments without first and last name may not be approved.

We encourage active participation in our online community, but we reserve the right to remove any off topic or inappropriate comments.

Name (required)

Comment

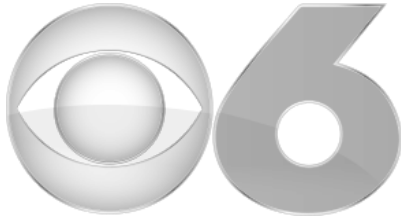
Email (required)

Website



Facelift begins at old Fairfield Commons Mall in Henrico

POSTED 6:19 PM, AUGUST 13, 2015, BY JAKE BURNS



HENRICO COUNTY, Va. -- With a big tug from an excavator, the sign on Fairfield Commons Mall came tumbling to the ground with a crash Thursday. A symbolic gesture, for sure, but one county leaders hope is the start of an economic turnaround for the mall and Eastern Henrico.

When it was first constructed 1968, the mall near the intersection of Nine Mile Road and Laburnam Avenue was known as Eastgate Mall. When it reopens in the fall of 2016, the redeveloped retail center will go by the name Eastgate Town Center, an ode to the memories many still have of the original mall.

A 190,000 square-foot Walmart will serve as the anchor store.



According to Richmond Biz Sense, Planet Fitness, Citi Trends, MetroPCS, Da already signed leases to open stores when construction is complete.

"People have been talking to me about the mall, and I say, 'What happened w: what we going to have now is this mall is going to the hospital,'" said Frank Th Fairfield District for Henrico County.

"The stronger is area is the stronger our community is, and the stronger our c area will be," said Tyrone Nelson, the Varina District Supervisor.

Even though the demolition phase of the project has just begun, developers hope to begin opening stores by fall 2016. Longtime residents in Eastern Henrico are excited to see a much needed shot-in-the-arm for the area.

"[The mall] was an eye-soar for a while, and now it's time for it to be erased," said Tonya Myers, who just opened a new coffee shop in Sandston. "Let's emerge into a new day."

Follow "WTVR.com"

Get every new post delivered to your Inbox.

Join 5,865 other followers

Build a website with WordPress.com

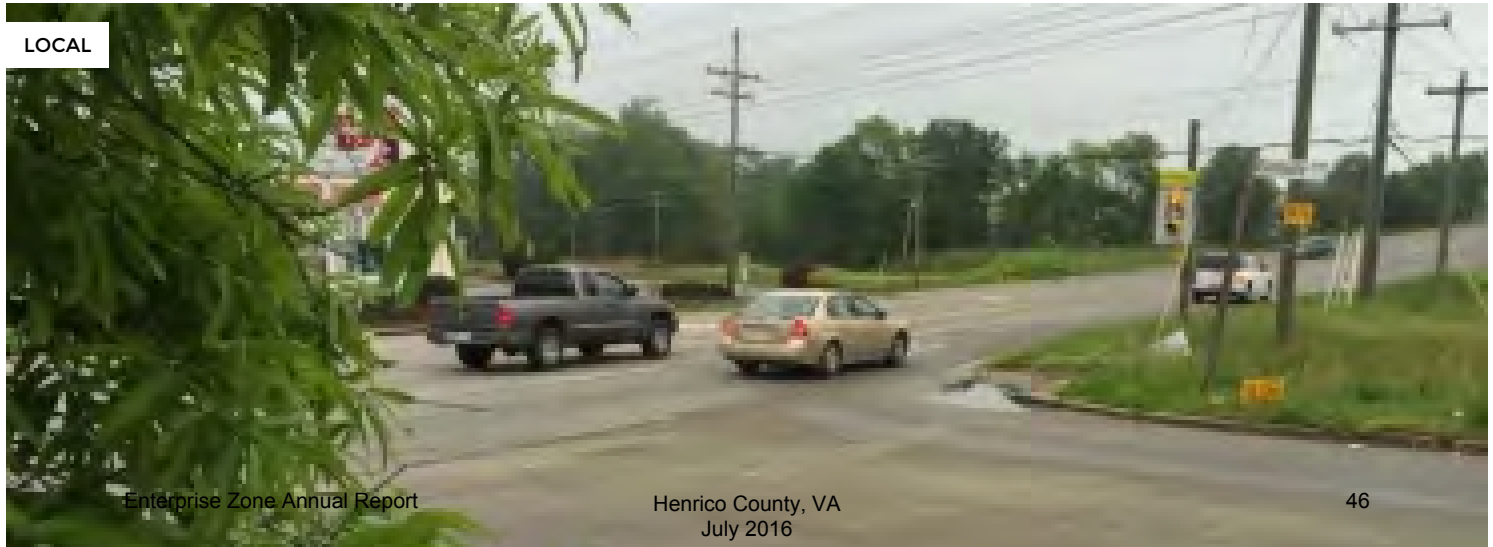
This Week's Circulars

HOVER FOR CIRCULAR

HOVER FOR CIRCULAR

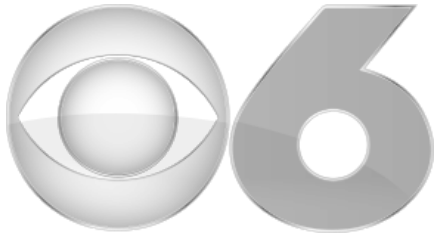
HOVER FOR CIRCULAR

LOCAL



Goodbye Fairfield Commons. Here are the stores moving into Eastgate Town Center

POSTED 6:55 AM, JULY 20, 2015, BY RICHMOND BIZSENSE, UPDATED AT 06:25PM, JULY 21, 2015



HENRICO COUNTY, Va. — With the ink on its contract finally dry, a developer's bulldozers are revving at Fairfield Commons mall. Arizona-based Bromont Investment Group closed on the struggling eastern Henrico property at 4869 Nine Mile Road last week for \$6.318 million.

Work is already underway to raze the nearly 50-year-old structure as Bromont prepares to construct the 310,000-square-foot Eastgate Town Center. The Walmart-anchored project should open by the fall of 2016, according to Joshua Rector, Bromont's director of development.

The deal closed after a lengthy process; Bromont has had Fairfield Commons under contract for about three years.

"It was definitely a complicated deal, but we're very excited that we're finally underway after the trials and tribulations," Rector said. "We're ready to get the work done and be part of the community there."

This will be Bromont's first venture into the Richmond market. Rob Black of CBRE represented the developer in the deal. Rector said Black originally approached Bromont with the redevelopment idea.



The Fairfield Commons mall is set to be replaced by new development. (PHOTO: Katie Demeria)

Walmart will occupy about 190,000 square feet of the property, and additional buildings that should come in at around 82,000, 23,000 ar

To read more about other stores moving into Eastgate Town Center,

This Week's Circulars

Follow "WTVR.com"

Get every new post delivered to your Inbox.

Join 5,865 other followers

Enter your email address

Sign me up

Build a website with WordPress.com

DIY Oil DEALS
The Best Oil Brands at the Best Prices

22.99 24.99 32.99

HOVER FOR CIRCULAR

Fresh food. Low prices.

1.99

2.99

8.99

3.99

8.99

2.97

6.99

16.99

HOVER FOR CIRCULAR





Henrico mall finally sold for \$6.3M

KATIE DEMERIA JULY 20, 2015 12



The Fairfield Commons mall is set to be replaced by new development. Photos by Katie Demeria.

With the ink on its contract finally dry, a developer's bulldozers are revving at Fairfield Commons mall.

Arizona-based Bromont Investment Group closed on the struggling eastern Henrico property at 4869 Nine Mile Road last week for \$6.318 million.

Work is already underway to raze the nearly 50-year-old structure as Bromont prepares to construct the 310,000-square-foot Eastgate Town Center. The Walmart-anchored project should open by the fall of 2016, according to Joshua Rector, Bromont's director of development.

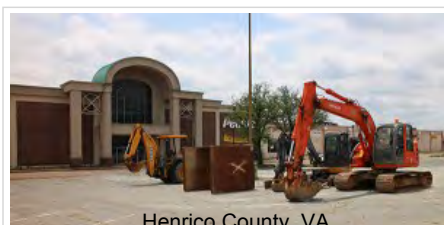
The deal closed after a lengthy process; Bromont has had Fairfield Commons under contract for about three years.

"It was definitely a complicated deal, but we're very excited that we're finally underway after the trials and tribulations," Rector said. "We're ready to get the work done and be part of the community there."

This will be Bromont's first venture into the Richmond market. Rob Black of CBRE represented the developer in the deal. Rector said Black originally approached Bromont with the redevelopment idea.

Walmart will occupy about 190,000 square feet of the property, and Eastgate will sport three additional buildings that should come in at around 82,000, 23,000 and 15,000 square feet.

As of now, the property is about 64 percent leased, Rector said, with Planet Fitness, Citi Trends, MetroPCS, DaVinci Pizza and Lee Nails already signed on. The developer is in conversations with several other tenants, but Rector declined to give names.



Henrico County, VA

The group is financing the development through a loan from EVB. Rector did not share the total development cost.

RL Pruitt is the general contractor on the site, and SB Cox is doing the abatement and demolition work. Baldwin Associates is the engineer.



Bromont hopes to wrap up construction by next fall.

The group purchased the property from Chiocca-Talley Malls Inc., which had owned Fairfield Commons since 1996, when it bought the property for \$3 million. Brian Glass and Yasmine Hamad of Colliers International represented the seller.

Glass said Fairfield Commons has “outlived its useful life.” It has been closed for about six months.

Eastgate, Glass said, “works for the developer, for Walmart and for the county.”

“We’re looking forward to it,” he said. “It’s going to be good for that part of the county to have this in redevelopment.”

Glass added that other properties along South Laburnum Avenue may be positively affected by the Eastgate development.

While this is Bromont’s first move into the Richmond market, Rector said the group is seeking additional developments but hasn’t nailed down any specific sites.

Fairfield was Richmond’s second enclosed mall, following Azalea Mall in Northside. Many enclosed mall models have been shuttered across the country, and the future of another similar structure, Regency Square in western Henrico, is still up in the air after two local firms snagged it earlier this year.



POSTED IN » Commercial Real Estate, Editor's Pick, News

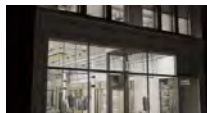


About the author: Katie Demeria

[View all posts by Katie Demeria](#)

Katie Demeria was a BizSense reporter from 2014-2016. She is a graduate of William & Mary.

Editor's Picks



Ledbury finds better fit on Broad Street



Nonprofit, bakery leaving Scott's Addition



Another out-of-town homebuilder wants a piece of Richmond



'Project Buzzard' circling near Amazon in Chesterfield

Most Read

1. Gottwalds list Riverside Drive home for \$3.1M
2. Short Pump, Stony Point retailers headed for River Road
3. Peter Chang orders Short Pump combo
4. Another big tenant charging into Scott's Addition
5. Libbie condo buyers pushing developer into bankruptcy

Most Commented

- Hard Hat Happy Hour II: The clock is ticking (9)
- Garment startup spills onto retail scene (9)
- Going vertical (6)
- Another out-of-town homebuilder wants a piece of Richmond (5)
- Dominion to build 20-story tower downtown (4)

12 Comments »



Bruce Milam July 20, 2015 at 7:40 am - Reply

Congratulations to Brian Glass and Yasmine Hamad for three years of hard work and persistence in bringing this game changer to the Richmond east end. This area needed a grocer/ department store and they get a significant one that will draw other retailers.

Enterprise Zone Annual Report

Henrico County, VA



Home News Obituaries Classifieds Community Entertainment Special Sections Sports Opinions Archive Video

Advertising About Us Contact Directory Distribution Links Reprints FAQs

Search: [input] Submit Advanced Search

Travinia brings contemporary elegance to Willow Lawn

By Lane Burgess, Special to the Citizen 02/27/15



It was another win for Willow Lawn when Travinia Italian Kitchen and Wine Bar opened there six months ago, nestled in the heart of the re-made shopping center. The contemporary American Italian restaurant boasts 13 locations up and down the East Coast, with the Henrico location opening in August.

In the same week, I hit up Travinia twice, once for lunch and once for a late dinner. At lunchtime on a weekday, I was overwhelmed by the smell of garlic and by the number of working professionals in nice suits on their lunch breaks. When we first walked in, I was concerned our meal would be a little too pricey based on the décor – it's a really nice place. Luckily, the menu has a variety of options for every budget.

The design is what I'd call warm modern with a touch of elegance. It's a bit like a really nice hotel restaurant mixed with touch of New York City, if you're into that sort of thing. Black and white framed photos of old-timey celebrities cover every wall. James Dean, Marilyn Monroe, and Frank Sinatra watched us eat. The lighting is dim and warm, with orange and brown tones leaving a very intimate feel. The booths are large and would seat up to six people, and tables will seat four to eight. A separate private "wine room" is available to rent for special events.

When your server asks if you want to start out with bread, say yes. You don't want to miss out on the large, square loaf of crusty seasoned bread that is doughy, moist and warm on the inside. Try dipping it in the specialty olive oil and pepper.

I started with the Italian nachos: lightly fried chips, Italian sausage, melted provolone, black olives, tomatoes, scallions, banana peppers, and an asiago cream sauce (\$9). At lunchtime, portions are offered at half sizes, which are still large but half the price. The nachos were outstanding. The blend of cheeses and Mediterranean meats were worth the visit alone. At Henrico County, VA

NEWS

Free movies, music, TV shows now available through the Henrico County Public Library

Cobb Technologies opens new Glen Allen facility

HCPS-TV to stream Henrico graduations on TV, online

6 Henrico students awarded Va. Credit Union scholarships

Business in brief

- More News

PRINT EDITION

Jun. 2, 2016



Click here to read the print edition.

ENTERTAINMENT

Weekend Top 10

Cultural Arts Center announces 2016-17 schedules

Restaurant watch

Weekend Top 10

Cultural Arts Center announces summer class schedule

- More Entertainment

OBITUARIES

Obituary – Donald Mayo

Obituary – Anna Lee "Toady" Ward

Obituary – George Edward Moore, III

Reader Survey | Advertising | Email updates

SE HABLA ESPAÑOL

KWIKANDEZ BAIL BONDS

BAIL BONDS MANASSAS, FAIRFAX, LOUDON COUNTY, VA

(703) 798-8510
(757) 745-9451

24/7

2900 Mountain Road
Glen Allen, Virginia 23060
(804) 266-7344

innkeeper@vaciffleinn.com
www.vaciffleinn.com

Specializing in Personalized Weddings

RVC Summer Volleyball Camps RICHMOND VOLLEYBALL CLUB

When school is out, the fun is just beginning!

Multi-day camps for boys & girls ages 5-18
No experience required for beginners

Full- or half-day camps
Beginner to advanced camps

Register by May 25 for a free t-shirt!
First camp: June 20 Last camp: August 8

Itsy Bitsy Spiker camp for ages 3-6

For more information and to register, visit www.rvc.net/summercamp
Richmond Volleyball Club • 804-259-3023 • www.RVC.net

James Bondsman
Bail Bonds
804-370-0053

Town & Country BUILDERS, INC.

- New homes
- Remodeling
- Additions

If you can dream it, we can build it.

John R. "Jack" Cocke, Owner • 30+ years of experience
(804) 218-5709

townandcountrybuilders.us • info@townandcountrybuilders.us

Give your family the coverage it deserves.

J.C. O'BRIEN
INSURANCE AGENCY
jobrien1@farmersagent.com
4801 HERMITAGE RD, STE 103 • RICHMOND, VA 23227

FARMERS INSURANCE

Call 804.381.4686 today for Auto, Home, Life and Business.

size of the original, we still had some to take home with us.

With hopes high, I ordered the half size roasted chicken and tortellini salad, which turned out disappointing. My bowl of spinach, roasted tomatoes, pine nuts, golden raisins, pesto vinaigrette and reggiano parmesan was a little bland, probably because the chicken was sparse, flavorless and chilled.

At dinner, I started with the antipasto platter (\$9), a wooden chopping block with bite-sized tastes of prosciutto de parma, genoa salami, creamy burrata cheese, kalamata olives, artichoke hearts, roasted tomatoes and basil. The server drizzled a savory olive oil over the dish. The artichokes, the best part, were drenched in Italian flavors and almost melted in my mouth.

At first glance, I thought there wasn't enough food in front of me, but it turned out to be just the right amount of each flavor to whet my appetite for the main course – chicken piccata style with lemon butter, white wine, capers, garlic and a side of cappellini.

Unfortunately, I've enjoyed my fair share of this dish and know how I like it – super lemony – which this wasn't. The creamy sauce was a bit on the boring side, and the chicken was a little chewy. The pasta, however, was full of flavor, butter and parmesan cheese.

The menu offers a large variety of gluten free options.

Of note is the upscale bar area featuring 60 wines by the glass and weekly happy hour specials (\$1 off house wells, draft beers and glasses of wine) from 4-7 p.m. and 25 perfect off bottled wine on Tuesdays. Wednesdays feature half off specialty martinis from 4-7 p.m.



- More Obituaries

COMMUNITY

Regency Square Farmers Market opens

The Pemberton at University Park to host 'Wall of Honor' ceremony June 9

19th Annual Asian American Celebration planned May 21

- More Community

OPINIONS

'Good old days' were good – for some

Of character and parenting

Opinion: Rename school for late Henrico officer

- More Opinions

SPORTS

Varina HS to host Basketball Skill Development Academy June 20-23

Strawberry visits Tuckahoe Little League

Champions!

- More Sports

WINDOWS, SIDING, & DOORS. Awesome company. They were easy to work with... WINDOW DEPOT windowdepotrichmond.com (804) 477-8830

STORM TESTED. CUSTOMER APPROVED. GUTTERSHUTTER™. The Gutter Shutter Co. of Virginia

Colonial BAIL BONDS. 804.896.5494. Henrico | Chesterfield | Richmond | & Central VA

People Photography by the Professional. MOMENTS • SENIOR PORTRAITS FAMILY • MODEL PORTFOLIOS & TRAINING. ROGER WALK PHOTOGRAPHY (804) 399-7997

FAMILY MEAL. The Shops at Willow Lawn 1601 Willow Lawn Drive M-F: 11 am -10 pm Sa-Su: 9 am-10 pm (804) 447-1879

Ace GLASS. Providing Richmond with glass, mirror, windshields, and auto glass since 1996. Receive 15% Off When You Mention This Ad! WWW.ACEGLASSVA.COM 804-379-3368



Home News The List BizSense Pro Advertise About Us [Subscribe to Newsfeed](#)

Search here..

Henrico's Libbie Mill named top project

KATIE DEMERIA APRIL 22, 2015 0



Hirschler Fleischer attorney Jim Theobald (right) accepts an award from GRACRE Director Bob Hughes on behalf of Gumenick Properties for the Libbie Mill development. Photos by Katie Demeria.

A massive mixed-use project in Henrico County received top honors at a local commercial real estate event on Tuesday.

Gumenick Properties' Libbie Mill development was named Project of the Year at the Greater Richmond Association for Commercial Real Estate's 14th annual Commercial Real Estate Awards Tuesday evening.

The awards, held at The Country Club of Virginia, recognized six transactions and nine projects.

Libbie Mill is a \$434 million mixed-use project taking shape on 79.5 acres along Staples Mill Road and Libbie Avenue. It includes a 53,000-square-foot Southern Season grocery store, 60,000 square feet of office space, 100,000 square feet of retail, and a new 50,000-square-foot Henrico County library.

"The community is the largest revitalization project in the 400-year history of Henrico County," GRACRE remarked about Libbie Mill in its write-up for the awards.

Other honorees from the evening included The Rebkee Co.'s Cookie Factory Lofts, Miller & Associate's 1200 Semmes Apartments, and the forthcoming West Broad Marketplace.

Here are the rest of Tuesday's winners:

Award-winning projects:

Best industrial: Lumber Liquidators East Coast Distribution Center
Enterprise Zone Annual Report



GRACRE Director Bob Hughes (left) and Mark Douglas, accepting an award on behalf of the West Broad Development, Henrico County, VA.

Best food and beverage: Ardent Craft Ales Brewery & Taproom

Best office: Teleperformance Customer Service Center

Best hospitality: First Freedom Center Residence Inn/Courtyard by Marriott

Best cultural: The Beacon Theatre

Best urban multi-family: 1200 Semmes Apartments

Best suburban multi-family: Marshall Spring at Gayton West

Best historic adaptation: Cookie Factory Lofts

Award-winning transactions:

Best industrial sale: Enterchange Portfolio

Best medical lease: Sheltering Arms at Reynolds Crossing

Best retail sale: West Broad Marketplace Assemblage

Best urban office lease: The Martin Agency at One Shockoe Plaza

Best suburban office lease: McKesson Medical-Surgical Inc. at Deep Run III

Best office sale: Highwoods Portfolio



POSTED IN » BizSense Pics, Commercial Real Estate, News



About the author: Katie Demeria

[View all posts by Katie Demeria](#)

Katie Demeria was a BizSense reporter from 2014-2016. She is a graduate of William & Mary.

Editor's Picks



Ledbury finds better fit on Broad Street



Nonprofit, bakery leaving Scott's Addition



Another out-of-town homebuilder wants a piece of Richmond



'Project Buzzard' circling near Amazon in Chesterfield

Most Read

1. Gottwalds list Riverside Drive home for \$3.1M
2. Short Pump, Stony Point retailers headed for River Road
3. Peter Chang orders Short Pump combo
4. Another big tenant charging into Scott's Addition
5. Libbie condo buyers pushing developer into bankruptcy

Most Commented

- Hard Hat Happy Hour II: The clock is ticking (9)
- Garment startup spills onto retail scene (9)
- Going vertical (6)
- Another out-of-town homebuilder wants a piece of Richmond (5)
- Dominion to build 20-story tower downtown (4)

Leave A Response »

Please use your real, full name (first and last) and a valid email address to foster a more civil discussion. Comments without first and last name may not be approved.

We encourage active participation in our online community, but we reserve the right to remove any off topic or inappropriate comments.

Name (required)

Comment

Email (required)

Website

HENRICO NOW ⁽¹⁾

Highland Springs Gets a Boost and New Business Opportunities

08/25/15



Henrico's Community Revitalization department has its eye on one of the oldest neighborhoods in Henrico — Highland Springs. Plans are in the works to bring new life to neighborhoods in this historic area and near Richmond International Raceway (<http://www.rir.com/?homepage=true>) (RIR), which provides a substantial economic boost to Henrico (<http://news.henrico.com/live/buckle-up-henrico.-nascar-is-here>) on race weekends.

"We're very focused on our community and work closely with representatives from the neighborhoods and the schools that are in proximity to the raceway," says **Dennis Bickmeier, President, Richmond International Raceway**. "We appreciate the county's vision to improve the area and will continue to be an active participant in uplifting our community. The Richmond Raceway Complex has been here for nearly 70 years, and we look forward to working with our community partners on the next 70, delivering a fun, vibrant community to work, play and live in."

The revitalization plans also include increasing awareness about the two Enterprise Zone corridors located within Highland Springs and near RIR. "We're concentrating on addressing housing and property code violations within the Highland Springs and RIR areas, and we're also reaching out to the businesses within the Enterprise Zone corridors of Laburnum Avenue in the RIR area and Nine Mile Road in Highland Springs," says **S. Mark Strickler, Director, Henrico County Community Revitalization**.



SEARCH

Libbie Mill-Midtown a development in motion

Story Comments Image (8)

Print Font Size:

Tweet 0

23

Posted: Sunday, November 1, 2015 10:30 pm

By RANDY HALLMAN Richmond Times-Dispatch

Shane Finnegan likes walking around his project.

Well, not exactly his. Finnegan is the vice president of construction and development for Gumenick Properties Inc., which makes him the on-the-ground supervisor for the building of Libbie Mill-Midtown, the development underway between Staples Mill Road and Libbie Avenue, just south of Interstate 64 and west of where I-64 joins Interstate 95.

Heralded as the largest revitalization project in Henrico County's 400-year history, the 80-acre, \$434 million development earlier this year was named Project of the Year by the Greater Richmond Association for Commercial Real Estate.

The project's three top officers are Finnegan; Skip Nash, vice president of property management; and Wayne A. Chasen, president and CEO.

Much of Libbie Mill-Midtown is a work in progress. Major chunks of the planned 160,000 square feet of office and retail space are complete, but the residential component — up to 994 homes for sale and 1,096 apartments — is under construction or on the planning board.

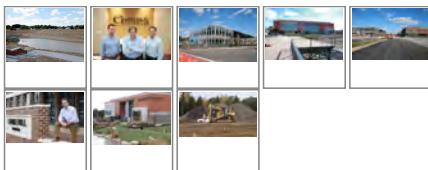
Finnegan walks the property as one who has a clear vision of what the 10-year Henrico County, VA

Previous Next



DANIEL SANGJIB MIN/TIMES-DISPATCH

Libbie Mill Midtown development is under construction by Gumenick Properties in Henrico on Wednesday, Oct. 14, 2015.



M. Shane Finnegan

M. Shane Finnegan

Title: vice president of construction and development

Born: Sept. 5, 1979, Harrisonburg

Lives in: Westham

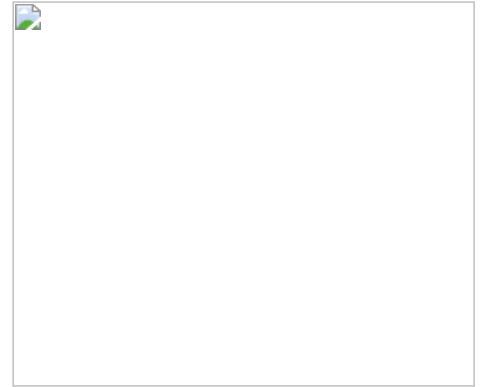
Education: Virginia Tech, bachelor's degree in public policy and urban planning with minor in construction management, 2001; Virginia Commonwealth University, MBA, 2011

Career: EYA LLC, 2001-05; Gumenick Properties Inc., 2005-present

Family: wife, Margaret (Maggie); son William (Will), 2

Enterprise Zone Annual Report

..... ADVERTISEMENT



MOST POPULAR IN BUSINESS

Martin's Food Markets owner Royal Ahold NV says sale of stores pending

Atlanta company opens Richmond office, plans to hire 100 employees

Former bank tower downtown now home to its first residents

Western Henrico Car Pool building/land sells for \$3.6 million

TOP 50 EMPLOYERS



A look at the 50 companies in the Richmond area that employ the most full-time workers.

TOP WORKPLACES



Firms that shine: Area employees state their cases for why their companies are the best. **Featuring the Richmond SHRM Sterling Workplace awards.**

BUSINESS VIDEO

FEATURED BUSINESSES

Advance Realty Specialists
804-741-0234
Visit website



Something not many people know about me: I like to go snow skiing.

Skip Nash

Skip Nash

Title: vice president, property management

Born: March 1968, Norfolk

Lives in: Chesterfield County

Education: Randolph-Macon College, bachelor of arts in business economics, 1990

Career: Grady Management Inc., 1991-94; EWN Properties Inc., 1994-96; Circuit City Stores Inc., 1996-98; Cornerstone Realty Income Trust, 1998-2005; Gumenick Properties Inc., 2005-present

Family: wife, Dawn; daughters, Ella and Audrey; son, Harrison

Something not many people know about me: I enjoy skiing, paddle boarding and tennis.

Wayne A. Chasen

Wayne A. Chasen

Title: president and CEO

Born: Baltimore

Lives in: neighborhood near University of Richmond

Education: bachelor of science in business management, University College at University of Maryland, 1981; master of science with distinction in real estate and urban development, The American University, 1983.

Career: previously with Donatelli & Klein and The Artery Organization; Gumenick Properties Inc., 1994-present

Family: wife, Nancy; daughters, Jessica and Gabrielle

Something not many people know about me: I've never met a Jack Russell terrier that I didn't love.

project will become.

He looks forward to next year, when the first residents begin to move in and the project's pedestrian traffic increases.

"It's designed for walkability — easier than downtown," Finnegan said.

For example, he noted, the project's two mixed-use buildings near the property's main entrance from Staples Mill Road are designed so the first-floor retail space has front doors on every face of the structure. Pedestrians can enter from all directions.

The project's first apartment building will have 44,000 square feet of retail space on its first floor with 327 apartments on the remaining four floors. All the apartments have private terraces, some facing outward with a view of the development's expanse. Others overlook the common space at the building's center with a pool and other amenities.

The 80-acre tract has been part of the Gumenick portfolio for more than half a century.

"It was originally built post-World War II as housing for returning veterans," Chasen said.

By 2004, that housing had been demolished. Other aging apartments that had been built on the property were taken down to make way for Libbie Mill-Midtown, after the county approved plans for the development in 2007.

Site work started in 2013 — nearly six years later than originally planned.

"In late 2007," Chasen said, "we were planning to commence construction."

But the Gumenick officers had a meeting to discuss proposed projects, including Libbie Mill-Midtown. They recognized that the economy was teetering.

"We decided to put the brakes on," Chasen said. "We were hearing the term 're-pricing of risk.' That's code for clouds on the horizon."

So, rather than launching Libbie Mill-Midtown just in time for the recession, Gumenick waited for better conditions. By the time conditions were favorable, Chasen said, "We realized we wanted to do something different."

Dogwood Trace Golf Course
804-732-5573
Visit website



Kids World Learning Center
804-275-7749



Find a local business

+ Post your event

UPCOMING BUSINESS EVENTS

June 2016

SU	MO	TU	WE	TH	FR	SA
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

Virginia Asian Chamber of Commerce's Lunch with the governor

Thu, Jun 09, 11:30 am EDT
Crown Plaza Hotel, Richmond

ChamberRVA Extraordinary Women's Exchange Real Conversations

Thu, Jun 09, 3:30 pm EDT
Sheraton Richmond

"Why Salespeople Fail"

Fri, Jun 10, 8:00 am EDT
Boulders Office Park, Richmond

SCORE workshop: "How To Start Your Own Small Business"

Fri, Jun 10, 8:00 am EDT
Stratford University Auditorium, Glen Allen

MEET THE BUSINESS TEAM

Paige Mudd
Editor



Brice Anderson
Managing Editor



Gregory J. Gilligan
Business Editor



Gregory Shriver
Deputy Business Editor



John Reid Blackwell
Manufacturing and Tobacco



Carol Hazard
Real Estate and Banking



Tammie Smith
Retail and Advertising



Katie Demeria
Health



..... ADVERTISEMENT

Chasen said the Libbie Mill-Midtown team searched for a firm “to help us bring the public realm to life.”

That firm is New York-based nonprofit Project for Public Spaces, which has made a science of shared community space. Chasen said the goal is to create a welcoming environment with the ambiance of a shared experience rather than that of a gated community.

“When we’re finished,” he said, “Libbie Mill-Midtown is going to work like a little city, a town.”

Other developments have had similar goals and achieved varying levels of success. Chasen was asked what would make this plan work.

“It’s all about execution,” he said. “You can plan it, but you have to execute the plan the right way. Our alliance with (Project for Public Spaces) is going to be important. We want to bring the streets alive so that every day is fun.”

John Accordino, a professor at Virginia Commonwealth University and director of the university’s Center for Urban and Regional Analysis, said the Gumenick team’s timing for Libbie Mill-Midtown as a residential development is optimal.

“A lot of the baby boomer generation is retiring,” Accordino said. “They’re thinking of downsizing, looking for convenience and walkability.”

He said some millennials — ages 18 to 35 — are looking for some of the same things. “They like the closer-in location, because they want to spend less time in cars and more time in relationships,” he said.

“So you have two demographics that are very interested: retiring professionals and young professionals both ready to live in a place like this,” he said.

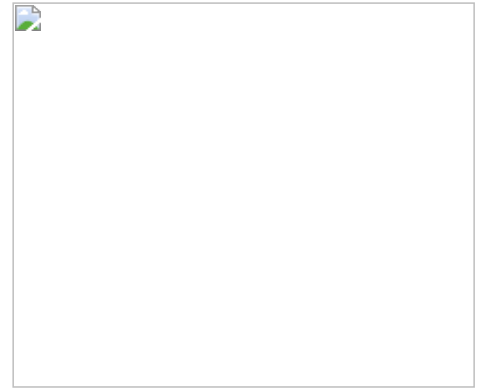
John V. Moeser, senior fellow at the University of Richmond’s Bonner Center for Civic Engagement, said the development’s location makes it “less costly, since the infrastructure already exists. Moreover, it fuels population growth, and that, in turn, expands greater consumer demand, which sustains and expands existing commercial uses as well as attracts new stores and businesses.

“For reasons having to do with environmental stewardship, transit and economic efficiencies — to name only three — more compact housing through in-fill development is far more conducive than exurban development to building community life by providing more opportunity for mixed-income and racially/ethnically diverse neighborhoods,” Moeser said.

Henrico Supervisor Richard W. Glover, whose Brookland District is home for the development, said Libbie Mill-Midtown’s 80 acres “desperately needed refurbishing” and that Gumenick officials saw the possibilities for it.

He said development in Henrico has marched steadily west for decades, but “the folks at Gumenick said, let’s see if we can rehabilitate these acres and make something great right here.”

Glover and County Manager John Vithoukas both cited Libbie Mill-Midtown and the nearby Willow Lawn shopping center as prime examples of successful revitalization projects.



Vithoukaskas said Libbie Mill-Midtown “sets a high bar for redevelopment possibilities in the region.”

“Some may forget what was here in the past,” he said, “but, going forward, Libbie Mill-Midtown is going to be a community where many will want to visit and be a part.”

As part of the project, Gumenick Properties could build Henrico’s tallest building.

The county Board of Supervisors in August gave its OK to zoning revisions that would allow a 250-foot mixed-use building at the development. Gumenick Properties wants a commitment from a major tenant before it builds such a structure and has no timetable.

The development - with CBRE | Richmond as its representative for leasing of office space and Cushman & Wakefield | Thalhimer handling retail space - is reeling in some high-profile tenants.

One of the area’s most revered chefs, Walter Bundy, who has been at The Jefferson Hotel’s Lemaire restaurant for nearly two decades, is preparing to open his own restaurant at Libbie Mill-Midtown.

The restaurant, due to open next spring but yet to be named, will occupy 5,872 square feet on the ground floor of the office building that houses the Gumenick headquarters on the second floor.

Rutherford, an insurance and risk-management company, will consolidate its downtown and western Henrico locations into a single headquarters at Libbie Mill-Midtown. Rutherford, a Marsh & McLennan Agency LLC company, will occupy nearly 30,000 square feet on two floors of a 47,000-square-foot building under construction now.

The move is expected to take place in the spring. When the move was announced, Rutherford President John C. Stanchina said leaving downtown Richmond was “a difficult decision for us, but the combination of location and amenities being developed at Libbie Mill-Midtown was just too appealing.”

Gumenick Properties moved its headquarters to Libbie Mill from 6600 W. Broad St., and the Richmond Memorial Health Foundation moved there from its previous location at Bayberry Court.

The project includes the state-of-the-art \$30.6 million Libbie Mill Library, built by Henrico on 3 acres donated for the county’s use by Gumenick Properties.

The library, which opened last week, overlooks a 2-acre man-made lake and has outdoor play spaces and gathering areas. Like the project’s retail space, the library has front doors on each side, catering to foot traffic.

The development got its first show-off retail tenant early. Southern Season, the North Carolina-based gourmet specialty retailer, opened its 50,000-square-foot store with 80,000 products in July 2014. The operation includes a cooking school and the Southerly restaurant.

David Herman, president and CEO of Southern Season, said the company is “very optimistic about the development and about the whole Richmond area.”

“As the library opens and as the developer adds offices, apartments and homes, Enterprise Zone Annual Report Henrico County, VA

there's a growing synergy. More and more customers will get to know Southern Season," Herman said.

"We went in knowing this is a long-term commitment," he said. "We're very pleased with all we've seen so far, and we're expecting it to keep getting better and better."

Libbie Mill-Midtown is the largest project Gumenick Properties Inc. has taken on, said Nash, the company's vice president of property management.

Nash said interest from prospective Libbie Mill-Midtown tenants, even at this early stage of the project, is meeting expectations. He said restaurants, health-and-fitness businesses, medical firms, service-industry companies and others have made inquiries .

"We feel strongly, passionately about the midtown location," Nash said. "It's a unique opportunity ... for people looking to shop, dine and live close to the city."

Finnegan, Gumenick's vice president of construction and development, said it all comes back to walkability and to making Libbie Mill-Midtown a place people want to share.

"We spent time programming the exterior space so people will want to be here just for the sake of being here," he said, "whether or not they live here or do business here."

The development - with CBRE|Richmond as its representative for leasing of office space and Cushman & Wakefield | Thalheimer handling retail space - is reeling in some high-profile tenants.

rhallman@timesdispatch.com

(804) 649-6844

Posted in [Richmond Area Business News](#) on *Sunday, November 1, 2015 10:30 pm.*

Tweet  0

23

Similar Stories

- [Richmond region now home to eight Fortune 500 companies, up from two last year](#)
- [Kings Dominion names new general manager](#)
- [Finnegan named publisher of Greensboro, N.C. newspaper; Mudd appointed RTD executive editor and VP](#)
- [After 8 years, RVANews is shutting down](#)
- [Correction](#)

Most Read

- [Strong storms could bring isolated tornadoes to area this afternoon](#)
- [Updated: Free doughnuts and specials in Richmond for National Doughnut Day on Friday](#)
- [Sweet Frog founder's Waterford Park could become Chesterfield's next attraction](#)
- [Former Armstrong, Meadowbrook football coach sentenced to 3.5 years in prison in assault](#)
- [TRAFFIC UPDATE: One lane of I-95 to remain closed through rushhour](#)

SECTIONS

- Home
- News
- Business
- Entertainment
- Events Calendar

SERVICES

- Advertise With Us
- Contact Us
- Business Directory
- Buy Photos
- Email Newsletters

CONTACT US

Phone number: 804-649-6000
 Address: 300 E. Franklin St.
 Richmond, VA 23219

Henrico County, VA

SEARCH

Search in:

All

Life

60

[Login] [Register]



Home News The List BizSense Pro Advertise About Us [Subscribe to Newsfeed](#)

Search here..

Local developers zero in on West End mall

KATIE DEMERIA JANUARY 22, 2015 7



Regency Square mall has been on the market for months. Photo by Katie Demeria.

A West End mall could soon be under new local ownership through a deal involving two big names in Richmond real estate.

The Rebkee Co. and Thalhimer Realty Partners are currently in discussions for the potential purchase of Regency Square mall, according to numerous local brokers with knowledge of the situation.

Thalhimer Realty Partners is the development and acquisition arm of local commercial real estate giant Cushman & Wakefield | Thalhimer.

Rebkee, headquartered in Midlothian, is known for owning grocery-anchored shopping centers, as well as the recent redevelopment of the Interbake cookie factory near Broad Street and Boulevard.

Several brokerage sources said this week that the two companies are close to having a contract in place for Regency Square.

Neither Mark Slusher, senior vice president of Thalhimer Realty Partners, nor Rebkee principal Rob Hargett would comment on the potential deal.

The 818,000-square-foot mall, built in 1975, sits on 46 acres at the busy intersection of Parham and Quioccasin roads. It has been on the market since at least early November, said Sean Barrie with the real estate tracking firm Trepp.

Ownership of the mall was turned over to Bank of America in lieu of foreclosure in 2012 after Michigan-based mall giant Taubman Centers stopped making payments on a \$72 million loan backed by Regency.

The property title was then transferred to LNR Partners, a special servicer for the lender that retains ownership.

Brokerage firm JLL has since handled the listing on behalf of LNR Partners. John Fee, the primary JLL broker for the property, did not return calls for comment.

As of October, Trepp reported a 95 percent occupancy rate at Regency, but many of those tenants were temporary or on reduced rent, the firm said.

A walk-through at the mall this week found at least 10 empty storefronts. The mall's online directory lists about 70 stores.

A Trepp report from September found the mall's appraised value to be \$15 million. Trepp at the time cited

Henrico County's latest assessment of the entire property, including land and buildings, came in at around \$23 million.

Those numbers do not include the mall's Sears and J.C. Penney stores because the two brands own their own buildings, comprising 363,000 square feet.

Any involvement by Rebkee and Thalhimer in taking over Regency suggests that redevelopment of the site could be an option. The resumes of both firms include a wide variety of redevelopment projects that include retail and residential spaces.

Rebkee has transformed the [Interbake factory](#) into 178 apartments, and last year made a pitch for a new ballpark and mixed-use development on Boulevard, in addition to its connection to shopping center projects.

And Thalhimer has some big projects in the works including redevelopment of the [Reynolds South site](#) in Manchester into a 17-acre mixed-use project.

Recent trends for malls would also point to changes for Regency should new ownership step in. Indoor malls have continued to fall out of favor in place of open-air centers like Short Pump Town Center and Stony Point Fashion Park.

[Fairfield Commons mall](#) is being demolished and a huge grocery-anchored center rose where [Cloverleaf Mall](#) once stood.

But the same options may not be open to Regency Square.

Colliers International broker Brian Glass said redevelopment of Regency could be complicated by the fact that Sears and J.C. Penney own their buildings.

"No one exactly knows the intentions of Penney's and Sears at this point in time, and how those stores are doing now," Glass said. "Those stores might hold their own."

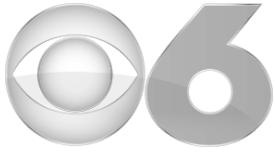
Regency is also two stories, which further complicates the potential to create an open-air center.

And Glass said any new apartments in the surrounding area would likely require some demolition of parking decks or buildings.

"Anything could happen," Glass said. "I think it's going to take a lot of time, and we're going to have to wait and see."

Local salad-slingers open Saladworks in the West End

POSTED 1:00 PM, MAY 18, 2015, BY RICHMOND BIZSENSE



Saladworks recently opened in the West End. Photo by Michael Thompson.

HENRICO, Va. — A pair of local salad-slinging restaurant owners is adding a second serving in the West End.

Kevin Long and Travis Miller opened their latest Saladworks franchise last week at 7000 Forest Ave. in The Shoppes at Reynolds Crossing.

The 2,400-square-foot space is the second Richmond Saladworks location for Long and Miller, who are tennis buddies turned business partners. They opened their first in Short Pump in 2010.

Saladworks sells customized salads in the ordering style of Subway or Chipotle. The Philadelphia-based company has been in business for 28 years and has 108 locations open worldwide with 50 more in the works.

Long said he and Miller hope to attract local medical and office workers looking for a light lunch at the new location. They also hope to do more catering and delivery.

Long said it cost about \$500,000 to open the new Saladworks. He and Miller financed it themselves, and they may look at other locations in the near future.

Continue reading on RichmondBizSense.com.

Richmond richmondmag.com mag

[Restaurant Search](#) | [Redeem a Deal](#) | [E-Newsletter Signup](#)

[FOOD & DRINK](#) [NEWS & FEATURES](#) [A&E](#) [LIFE & STYLE](#) [R•HOME](#) [BRIDE](#) [BEST OF RICHMOND](#)

Getting the 'Divalicious' Treatment at Shine Blow Dry Bar

by Megan Marconyak
April 17, 2015 6:00 PM

[Tweet](#)
[RSS Print](#)

Connect With Us



Don't Miss

[25 Best Restaurants](#)

[Top Docs](#)

[Restaurant Directory](#)



Megan Marconyak sports the "Divalicious" style.

On Wednesday night I dropped by the VIP opening event for [Shine](#), the brand-new blow-dry bar at 5227 W. Broad St., just west of Libbie Avenue. While I was there, I scoped out the blow-dry experience and learned about the business.

Allison Bridges was an investment banker who always sought out blow-dry bars to style her curly locks when she was traveling for work. She started thinking about opening one here in Richmond, so she enrolled in technical school to learn about hair styling. Shine opened in early April.

Customers are welcome to walk in or schedule an appointment by phone or online. A regular blow-out costs \$40, and you can peruse several styles ranging from straight and sleek to big and curly on an iPad in the salon. Up-dos and makeup are also available for additional fees, plus there's a membership option

Enterprise Zone Annual Report Henrico County, VA

that gets you two blow-outs a month for \$75, plus a free one on your birthday.



All the stylists at Shine have been to technical school — some are recent grads and some are just looking to supplement their income as stylists. When I stopped in, I was paired with Brittany Williams, who owns a salon in Mechanicsville but works at Shine on the side because she loves styling hair. I asked Williams to recommend a style that would last through a night’s sleep and a 6 a.m. train ride to Baltimore the next day before I spoke in front of a group. She suggested the “Divalicious,” a voluminous, curly style that she said would look good the next day, if slightly less big.

My hair was washed, blow dried and styled with a bit of flat iron while I relaxed in a plush chair and chatted with Williams. Stylists at Shine use the salon’s own brand of products that Bridges chose from a company in California, and they are also available for sale. Williams told me that the dry shampoo is the best she’s found on the market, so I may need to stop back and give it a shot.

The whole experience was easy and effortless. And, when I woke up the next day, my hair still looked coiffed, as promised. In fact, my coworkers asked me how early I woke up to do my hair! Shine is certainly an easy way to get a little extra oomph for important events.

beauty Shop Talk hair

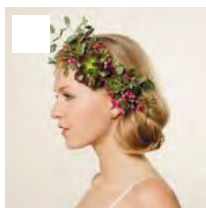
by Megan Marconyak
April 17, 2015 6:00 PM

Tweet

RSS Print

Related

Rainy Hair Help
Sep 7, 2011



Hair Appeal
Jun 23, 2014



Hair & Makeup Spectacular
Jul 1, 2009

Prime and Finish
Jan 18, 2012

Comments

Type subject here...

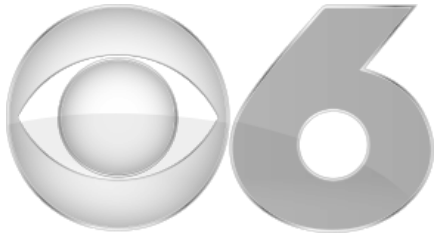
[About Us](#) [Find Us on Newsstands](#) [Contact Us](#) [Advertise](#) [Customer Care](#) [Internships](#) [Subscribe](#) [R•HOME](#) [BRIDE](#) [Careers](#)

©Target Communications, Inc., DBA Richmond Magazine

Built with Metro Publisher™

New-to-Richmond franchise pizza restaurant opens second spot at Willow Lawn

POSTED 1:01 PM, SEPTEMBER 10, 2015, BY RICHMOND BIZSENSE



HENRICO, Va. — Fresh off opening a VCU location, a husband-and-wife team has another pizza franchise planned for Willow Lawn.

Jeff and Deborah Percey opened a Pie Five Pizza Co. franchise Sept. 4 at 800 W. Grace St. It's the couple's second Richmond location – they opened one in Innsbrook in 2013 – and it's not their last.

Jeff Percey said they've signed a lease for a 2,300-square-foot space in Willow Lawn for a spot to be built next to the Qdoba Mexican Grill. They'll look to open June 2016. He said the expansion is being financed with help from Union Bank & Trust.

The new storefront will occupy a still spot on the end of the strip center currently bookended by Qdoba and Five Guys Burgers and Fries.

"They are extending the current building and adding on to it," Percey said. "The entire addition on this end of the building is just for me."

"Willow Lawn is one of the best trade areas in Richmond," Percey said. "(Willow Lawn owner) Federal Realty has done a good job of rejuvenating that mall."

Click to keep reading on RichmondBizSense.com.



Pie Five recently opened next to Panera and Chipotle near VCU. Photos by Michael Thompson.

Regency Mall now in hands of local ownership who intend to revitalize landmark

POSTED 6:22 PM, FEBRUARY 3, 2015, BY ALIX BRYAN AND MELISSA HIPOLIT, UPDATED AT 07:47AM, FEBRUARY 4, 2015



HENRICO, Va. -- About two weeks ago it was reported that two big local developers planned to create a partnership to acquire Regency Square Mall, and now the purchase is official.

Thalhimer Realty Partners Inc., and The Rebkee Company are the new owners of a 450,000-square foot enclosed mall, which is part of a 820,000-square foot retail center strategically located on around 50 acres, originally built in 1975.

The new owners hope to revitalize the mall, which has seen its stores' sales plummet nearly 60 percent in the past decade. It's one of the region's last enclosed malls after the wrecking ball took down Azalea Square and Cloverleaf Mall. Fairfield Commons, about eight years older than Regency, will soon be demolished.

Sales at Regency were \$177 million in 2003, the year both Stony Point Fashion Park and Short Pump Town Center opened, according to Richmond BizSense. By 2013, reported sales were \$76 million.

Taubman Centers, the Michigan-based mall owner since 1997, gave Regency to its lender in a deed-in-lieu of foreclosure deal, in 2012. In 2014, they sold off Stony Point Mall.

The new owners are optimistic about the opportunity offered by Regency, and they acknowledged change won't happen overnight.

"Regency Mall will be a challenge to reposition in an already crowded retail environment, but due to its superior location, and with the help of Henrico County, our ownership team is up to the task," said Rob Hargett, President of The Rebkee Company.

"Regency Square and the community it serves still have all the elements that make it a wonderful retail destination," said Mark Slusher, Senior Vice President of Thalhimer Realty Partners. "It simply needs the energy and expertise of strong local ownership to explore how it can become an even better retail and entertainment experience."

Rebkee, headquartered in Midlothian, is known for owning grocery-anchored shopping centers, as well as the recent redevelopment of the Interbake cookie factory near Broad Street and Boulevard. Thalhimer Realty Partners is the development and acquisition arm of local commercial real estate giant Cushman & Wakefield | Thalhimer.

Thalhimer will handle leasing and serve as the property manager of Regency.

Mac McCormack owns McCormack's Big Whiskey Grill in Regency Square Mall.

Enterprise Zone Annual Report Henrico County, VA
He said he took a big risk when he opened it eight-and-a-half weeks ago, but he believes in the location.

McCormack said he did not know Thalhimer and Rebkee might buy the mall when he opened his restaurant, and was thrilled to hear

“As this area regroups and builds up, the expansion potential for this restaurant is unlimited,” McCormack said.

Karen Held Lynn owns Disco Sports Sporting Goods Store across the street from Regency.

She remembers the mall’s heyday.

“All the good stores were there, it was just, that’s where you went” Held Lynn said.

Held Lynn and McCormack said they believe people who live in the near West End and the Fan want to return to Regency.

“A lot of people talk about how they don’t want to go out to the far West End to shop,” Held Lynn said.

“Even people that live close to here, they don’t necessarily like to go to Short Pump because the traffic is so crazy,” McCormack said.

Follow “WTVR.com”

Get every new post delivered to your Inbox.

Join 5,865 other followers

Build a website with WordPress.com

This Week’s Circulars

the easy life
VCF VALUE CITY FURNITURE
10% off
CLICK ON ANY OFFER TO RECEIVE A COUPON

HOVER FOR CIRCULAR

VCF VALUE CITY FURNITURE

Pop Boys
TIRE PLEDGE
BUY 3 get the 4th FREE Instantly
119.99 104.99
CLICK ON ANY OFFER TO RECEIVE A COUPON

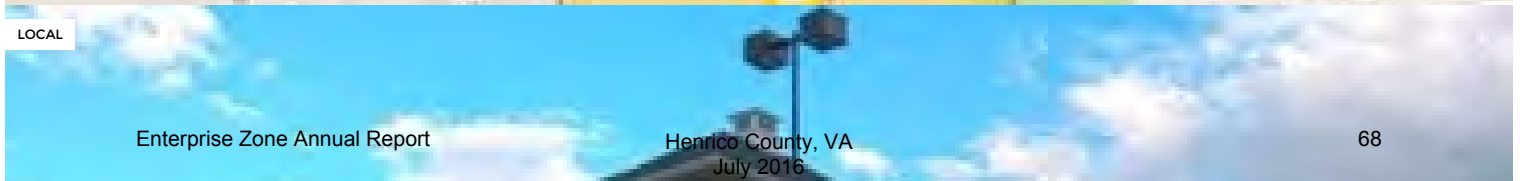
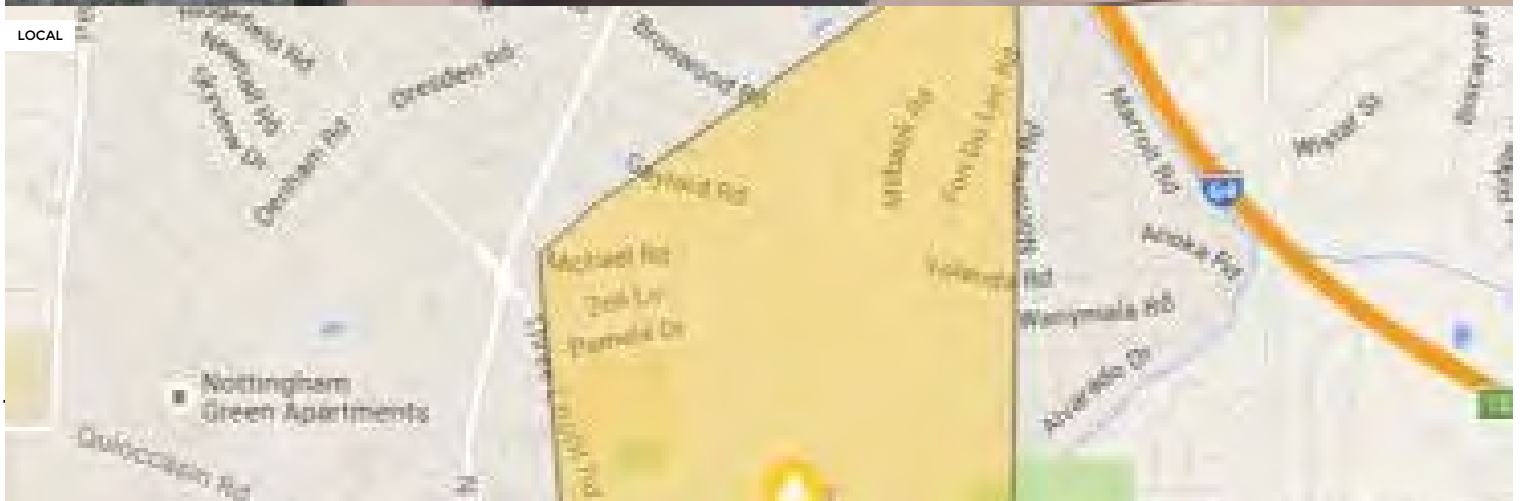
HOVER FOR CIRCULAR

POP BOYS TIRE SERVICES

STAPLES
30th Anniversary Event
Celebrate with Staples Brand Products
30% off
CLICK ON ANY OFFER TO RECEIVE A COUPON

HOVER FOR CIRCULAR

STAPLES





Regency Square mall sold for \$13M

KATIE DEMERIA FEBRUARY 4, 2015 1



Regency Square is officially under new ownership. Photo by Katie Demeria.

The future of a 40-year-old West End mall is now in local hands.

Thalhimer Realty Partners and the Rebkee Co. closed on their purchase of Regency Square mall, the companies announced Tuesday.

The firms would not disclose the price tag of the deal, but sources with knowledge of the sale said it closed at approximately \$13.1 million.

The deal takes the mall out of the hands of its lender and turns it over to a pair of veteran local development firms that have the clout and know-how to transform the property over time, although Thalhimer Realty Partners senior vice president Mark Slusher said its too soon to say what the mall's future will be.

"We think it's a great location with good demographics," said Slusher. "And it's in our backyard, so we can reach out and touch it. I don't know what it needs yet, but we think good local ownership will really benefit the property."

For now, he said, it will remain a mall and will not be redeveloped.

Included in Thalhimer and Rebkee's purchase is about 450,000 square feet of the mall's 820,000-square-foot space. They did not purchase the buildings occupied by Sears and J.C. Penney. The department stores own their respective buildings, comprising 370,000 square feet.

Slusher would not say whether Thalhimer and Rebkee are considering purchasing the Sears and J.C. Penney properties in the future.

He did say they financed the purchase of the mall with a loan from Union First Market Bank.

Discussions for the deal began in late November, Slusher said. Regency Square had been owned by Bank of America, which took control of the mall in 2012 in lieu of foreclosure from Michigan-based mall giant

Taubman Centers

LNR Properties, a special servicer for the lender, held the property title before Thalhimer and Rebkee closed the deal.

Slusher said Thalhimer decided to team up with Rebkee because the Midlothian-based firm has a reputation in retail development.

“Either one of our companies probably could have done it by itself, but we felt that the combination was stronger than either one of us individually,” he said.

Thalhimer Realty Partners is the development and acquisition arm of local real estate giant Cushman & Wakefield | Thalhimer, which will also handle the mall’s leasing through broker Connie Jordan Nielsen.

Rebkee’s resume includes numerous grocery store-anchored shopping centers and, more recently, the redevelopment of the [Interbake cookie factory](#) near Broad Street and Boulevard.

The next step for Regency, Slusher said, is focusing on the mall’s mix of tenants. According to the real estate tracking firm Trepp, the mall had a 95 percent occupancy rate as of October. But many of those tenants were on temporary or reduced rent.

“The owner before us was a bank, and they really had no interest in doing anything but keeping the status quo,” Slusher said. “We know there are tenants who would like to be there, but they didn’t fit the parameters the bank set up, in terms of leases. We want to go back and open the property to the market and touch base with some of those tenants.”

Henrico working to revamp Highland Springs, racetrack district

[Previous](#) [Next](#)



BOB BROWN

The restored Henrico theater in Highland Springs, VA Wednesday, April 1, 2015. The theater is listed on the National Register of Historic Places.

Posted: Sunday, August 2, 2015 10:00 pm

By **TED STRONG** Richmond Times-Dispatch

This fall, Henrico County officials will begin a push to rehabilitate Highland Springs and several neighborhoods near Richmond International Raceway, an effort that could include listing Highland Springs on the National Register of Historic Places.

The county also plans to work with community and business associations to encourage improvements and highlight the county's enterprise zone, which provides reimbursement for some projects. Officials also are hiring two new employees to allow a reinvigorated approach to code enforcement.

And county officials will likely work with nonprofits to buy up and rehabilitate derelict houses in the area, then sell them to first-time homebuyers, said S. Mark Strickler, the county's director of community revitalization.

Varina District Supervisor Tyrone E. Nelson said a similar effort brought good results in the county's Lakeside area, a little farther west. "It happens with these traditional neighborhoods that have been around for a long time," Nelson said. "You've got to just bring a fresh eye to it.

"At the end of the day, we want Highland Springs to be a clean-looking, safe place where residents want to live, where property values are up."

In addition to Highland Springs, the push will be focused on homes near the raceway. The neighborhoods in question are west of the track, from Azalea to Laburnum and across Laburnum, Strickler said.

"I'm just impressed with the quality and leadership of our county in making this important decision to help revitalize them," said Mark Romers, president of the Eastern Henrico Business Association.

County officials are going out of their way to make it clear that inclusion on the National Register isn't the same thing as being included in a local historic district. While local districts can have boards that must approve a wide range of changes to included buildings, National Register properties are subjected to extra scrutiny only if there are state or federal permits, licenses or funds are involved, according to Strickler. "There's just a lot of confusion between that and the local district," he said.

But there are financial reasons to be in the district, Strickler said. "It makes available historic tax credits," he said.

The state has given the county a grant that will cover part of the cost of surveying Highland Springs to determine whether it's suitable — and, if so, in what area it's suitable — to be added to the National Register.

The code enforcement component of the plan will be aimed at prompting people to clean up abandoned and substandard housing. But it will be done with a light touch, he said, including finding help for those who physically or financially cannot address problems with their homes.

That's the kind of approach Romers called for.

"There's an appropriate approach that takes a lot of sensitivities," he said, "because there are stories behind why some of them appear to be vacant ... but they can still be addressed and improved."



Home News Obituaries Classifieds Community Entertainment Special Sections Sports Opinions Archive Video
Advertising About Us Contact Directory Distribution Links Reprints FAQs Search: Submit Advanced Search

San-J International to begin \$38M expansion in Henrico

Citizen Staff Reports 02/11/15

UPDATE: Feb. 11, 10:15 A.M. - Tamari sauce producer San-J International, Inc. will expand its Eastern Henrico operation with a \$38 million investment that also will create 18 jobs, Virginia Gov. Terry McAuliffe announced today.

With a significant rise in customer demand for gluten-free products, the Henrico facility will increase production volumes with state-of-the-art equipment. Virginia successfully competed against Oregon for the project, which was spurred by McAuliffe's meeting with company officials in Tokyo during his Asia Marketing Mission in October.

San-Jirushi was founded by the Sato family as a tamari and miso company in 1804 in Mie, Japan. Current San-J President Takashi Sato is an eighth-generation member of the founding family. The company began brewing the first tamari from its Henrico facility in 1987, continuing the 200-year tradition of Japanese brewing mastery. The existing Henrico County plant, on Sprouse Drive near the airport, employs 55.

"We have long appreciated the commitment of the Commonwealth and Henrico County to our company's continued prosperity," Sato said. "Governor McAuliffe's personal visit with our corporate leadership during his recent trade mission to Japan, along with the many years of support from Henrico, assured us that making such a large investment to serve the growing U.S. market from right here was the best choice for us."

The Virginia Economic Development Partnership worked with the Henrico County Economic Development Authority to secure the project for Virginia. McAuliffe approved a \$300,000 performance-based grant from the Virginia Investment Partnership program, an incentive available to existing Virginia companies. Funding and services to support the company's employee training and retraining activities will be provided through the Virginia Jobs Investment Program.

"Creating advanced manufacturing jobs is critical as we work to build a new Virginia economy, and I am proud that San-J is a part of that effort," McAuliffe said. "With this tremendous investment and expansion, San-J International can meet increasing demand by making more of its product right here in Virginia. I had the honor of meeting with company officials in Tokyo last October, and I am thrilled to celebrate the fruition of this significant win."

"Henrico is pleased that San-J has chosen to expand its manufacturing facility in eastern Henrico County," said Frank Thornton, chairman of the Henrico Board of Supervisors. "Henrico County has been working with the company for a long time on this expansion. Landing new companies is always nice, but having one of our existing companies decide to expand here is especially gratifying."



NEWS

Free movies, music, TV shows now available through the Henrico County Public Library

Cobb Technologies opens new Glen Allen facility

HCPS-TV to stream Henrico graduations on TV, online

6 Henrico students awarded Va. Credit Union scholarships

Business in brief

- More News

PRINT EDITION

Jun. 2, 2016



Click here to read the print edition.

ENTERTAINMENT

Weekend Top 10

Cultural Arts Center announces 2016-17 schedules

Restaurant watch

Weekend Top 10

Cultural Arts Center announces summer class schedule

- More Entertainment

OBITUARIES

Obituary - Donald Mayo

Obituary - Anna Lee "Toady" Ward

Obituary - George Edward Moore, III

Reader Survey | Advertising | Email updates

Reprints, ready to hang! Purchase a reprint of virtually any photo, article, page or cover we've ever published. Commemorate your appearance in print or that of a friend or loved one with this unique keepsake! Click here to order

James Bondsman Bail Bonds 804-370-0053

Henrico TS2S 100 SMART 2 START COALITION

WINDOWS, SIDING, & DOORS windowdepotrichmond.com

COMMUNITY FOCUS Online Behind The Scenes, A Guide To Local Companies

BetterMed urgent care You Deserve Better Now treating Willow Lawn

FREE BIRD BAIL BONDS Be free with FREE BIRD

CALL NOW (804)896-3259

11

COMMUNITY

Regency Square Farmers Market opens

Citizen Staff Reports 06/06/2016

Regency Square shopping center this week opened a farmers market that will operate weekly on the site. The center joined with Grow RVA to bring the first-ever such market to the facility.



The market will be held Mondays through Aug. 29 from 10 a.m. to 1 p.m., weather permitting, in the parking lot on the Quioccasin Road side of the center.

Approximately, 15-20 vendors will sell a mixture of fresh fruits, vegetables, meats, cheeses, fresh eggs, baked and canned goods. > [Read more.](#)

The Pemberton at University Park to host 'Wall of Honor' ceremony June 9

Citizen Staff Reports 05/31/2016

The Pemberton at University Park senior community will host a dedication ceremony for its Veterans Wall of Honor June 9 at 10:30 a.m. The ceremony will honor residents who have served in the military.



Deep Run High School Cadets will provide a color guard for the event.

Community members have taken photos of residents in uniform, as well as residents with pictures of their military units from their days of service that will be on display the day of the event. > [Read more.](#)

ENTERTAINMENT

Weekend Top 10

06/01/2016

The Cultural Arts Center at Glen Allen and The Tin Pan are both offering music tonight and the outdoor series Music Without Walls takes place on Sunday. For family-friendly options, three Henrico parks – Dorey Park, Deep Run Park and Three Lakes Park – are offering fun events. And Lewis Ginter's new LEGO exhibit is now open too. For all our top picks this weekend, click here! > [Read more.](#)

Weekend TOP 10

Friend us on Facebook

Join Our Facebook Fan Page

Follow us on Twitter

Subscribe to Receive E-mail Alerts



- More Obituaries

COMMUNITY

Regency Square Farmers Market opens

The Pemberton at University Park to host 'Wall of Honor' ceremony June 9

19th Annual Asian American Celebration planned May 21

- More Community

OPINIONS

'Good old days' were good – for some

Of character and parenting

Opinion: Rename school for late Henrico officer

- More Opinions

SPORTS

Varina HS to host Basketball Skill Development Academy June 20-23

Strawberry visits Tuckahoe Little League

Champions!

- More Sports



The Shops at Willow Lawn
1601 Willow Lawn Drive
M-F: 11 am -10 pm ■ Sa-Su: 9 am-10 pm
(804) 447-1879

RVC Summer Volleyball Camps
When school is out, the fun is just beginning!
Multi-day camps for boys & girls ages 5-18
No experience required for beginners
Full- or half-day camps
Beginner to advanced camps
Register by May 25 for a free t-shirt!
First camp: June 20 Last camp: August 8
Itsy Bitsy Spiker camp for ages 3-6
For more information and to register, visit www.rvc.net/summercamp
Richmond Volleyball Club • 804-258-2023 • www.RVC.net

Chesterfield Roofing

Residential Roofing Specialists

804.272.5559

Member of the Better Business Bureau!

EW Moore & Co.
ACCOUNTING & TAX SERVICE

The Virginia Cliffe INN
Bed and Breakfast in Historic Glen Allen
2900 Mountain Road
Glen Allen, Virginia 23060
(804) 266-7344
innkeeper@vachiffleinm.com
www.vachiffleinm.com
Specializing in Personalized Weddings

I Like to Save.com
Shop, Save & Support Local Business

Ace GLASS
Providing Richmond with glass, mirror, windshields, and auto glass since 1996
Receive 15% Off When You Mention This Ad!
WWW.ACEGLASSVA.COM
804-379-3368



Home News The List BizSense Pro Advertise About Us [Subscribe to Newsfeed](#)

Search here..

Soy sauce maker doubling size of Henrico plant

KATIE DEMERIA DECEMBER 4, 2015 0



San-J International is planning a large expansion of its existing production center. Photo by Katie Demeria.

A Japanese company’s bid to more than double the size of its eastern Henrico plant took a step forward last month.

San-J International, which makes tamari soy sauce and other Asian cooking sauces, received approval from the Henrico County Planning Department on Nov. 18 for a 60,000-square-foot expansion to its facility at 2880 Sprouse Drive, near the airport.

Plans call for a 44,000-square-foot expansion of the existing 57,000-square-foot structure, plus another 15,000-square-foot raw materials processing building that will be added to the 7.9-acre site.

The construction, which should start in the first quarter of 2016, is part of a \$38 million investment the company announced in conjunction with Gov. Terry McAuliffe’s office earlier this year. The deal followed McAuliffe’s visit to Tokyo in the fall of 2014, and the company said it was fueled by a demand for San-J’s products, particularly gluten-free items.

Draper Aden is the engineer, and Livermore Associates designed the project. San-J will not have to go before the county’s Board of Supervisors.

The Henrico County Economic Development Authority worked with the Virginia Economic Development Partnership to snag the project for Virginia. The state competed with Oregon for the San-J deal.

San-J also secured a \$300,000 performance-based grant from the Virginia Investment Partnership program, which is aimed to help existing companies.

San-J’s Henrico location was constructed in 1987 as the first tamari soy sauce brewing facility in the U.S.,

according to the company's website. The company now produces 24 different products in its Henrico County plant.

The current facility supports 55 employees, and another 18 new jobs were announced as part of the expansion.

San-J International's Japanese location was originally founded in 1804. It is based in Mie, Japan.

Email Print

POSTED IN » Commercial Real Estate, News, Top News

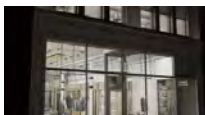


About the author: Katie Demeria

View all posts by Katie Demeria

Katie Demeria was a BizSense reporter from 2014-2016. She is a graduate of William & Mary.

Editor's Picks



Ledbury finds better fit on Broad Street



Nonprofit, bakery leaving Scott's Addition



Another out-of-town homebuilder wants a piece of Richmond



'Project Buzzard' circling near Amazon in Chesterfield

Most Read

- 1. Gottwalds list Riverside Drive home for \$3.1M
2. Short Pump, Stony Point retailers headed for River Road
3. Peter Chang orders Short Pump combo
4. Another big tenant charging into Scott's Addition
5. Libbie condo buyers pushing developer into bankruptcy

Most Commented

- Hard Hat Happy Hour II: The clock is ticking (9)
Garment startup spills onto retail scene (9)
Going vertical (6)
Another out-of-town homebuilder wants a piece of Richmond (5)
Dominion to build 20-story tower downtown (4)

Leave A Response »

Please use your real, full name (first and last) and a valid email address to foster a more civil discussion. Comments without first and last name may not be approved.

We encourage active participation in our online community, but we reserve the right to remove any off topic or inappropriate comments.

Name (required)

Comment

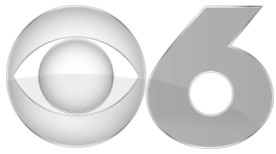
Email (required)

Website

POST COMMENT

Where new Walmart grocery store just opened in Henrico

POSTED 10:45 AM, AUGUST 12, 2015, BY WEB STAFF, UPDATED AT 11:01AM, AUGUST 12, 2015



HENRICO COUNTY, Va. — A new Walmart grocery store opened its doors for the first time in Henrico County Wednesday.

The Walmart Neighborhood Market concept store in the 5200 block of Brook Road celebrated its grand opening at 7:30 a.m. at the site of the former Old Virginia Inn motel.

Walmart said the store, which includes a pharmacy and gas station, has created some 95 new jobs.

Additionally, the store will hold "A Big Family Welcome" on Saturday, Aug. 15 where customers will be able to meet the store manager, take part in family activities and sample free food. The event is scheduled from noon to 3 p.m.

The store will be open seven days a week from 6 a.m. to midnight.

RELATED STORIES

[7 stores have signed to join Wegmans at Stonehenge Village in Midlothian](#)

[Walmart announces infant car seat designed to prevent hot car deaths](#)

[What will MARTIN'S – Food Lion merger mean for shoppers?](#)

This Week's Circulares



HOVER FOR CIRCULAR



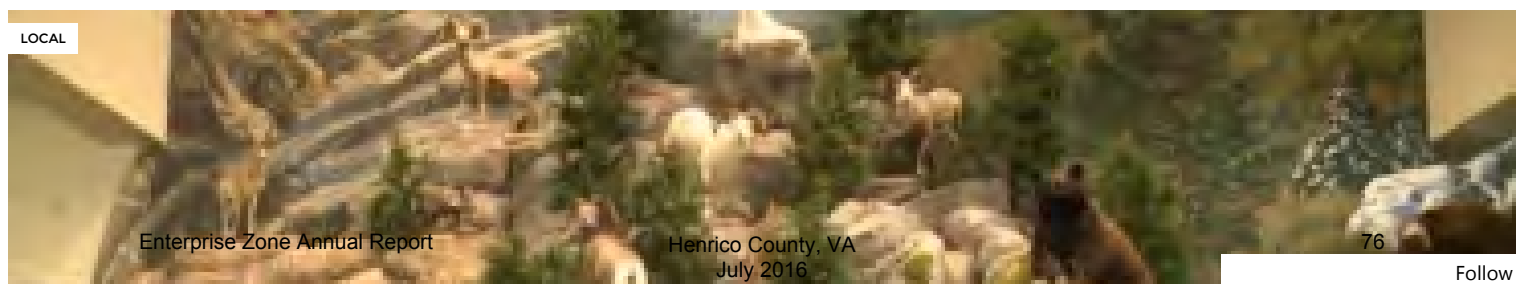
HOVER FOR CIRCULAR



HOVER FOR CIRCULAR



LOCAL





Before



After

MannKidwell Interior Window Treatments



Henrico County
 Finance Department
 Real Estate Assessment Division
 P.O. Box 90775
 Henrico, VA 23273-0775



Henrico County, VA
 July 2016

Henrico County Finance Department
 Real Estate Assessment Division
 P.O. Box 90775
 Henrico, VA 23273-0775

www.co.henrico.va.us/departments/finance/
 (804) 501-4300

Enterprise Zone Annual Report

Are You Ready to Reinvest?

Make the Most of Your
Business Property

Commercial Tax Abatement Program

Before

After

Patrick Kia 77

Reinvest: Commercial Investment Tax Abatement Program

What is the Reinvest Program?

Henrico County's Reinvest Program provides a partial tax exemption to encourage the renovation, rehabilitation or replacement of older commercial and industrial properties, including multi-family residential rental units. By providing an incentive for property owners to improve their buildings, the program promotes and preserves mature businesses and allows Henrico to remain an

land) by at least 50 percent but without increasing the total square footage by more than 100 percent. The program sets no limit on size increases for multifamily properties that are at least 40 years old.

What is the Tax Exemption?

After a renovation or other enhancement project, the increase in the property's assessed value will remain tax-free for seven years. This means you will not pay real estate taxes on the increase in the assessment from the renovation even though the project will have increased the value of the building. The



www.co.henrico.va.us/departments/finance/. Click on "Commercial Rehabilitation Tax Credit" or call (804) 501-4300 for details. **The application must be submitted before work begins.**



Dogwood Veterinary Emergency & Specialty Center



The Shoppes at Lakeside

attractive place for businesses to grow and thrive.

Who Qualifies?

To qualify for the Reinvest Program, your commercial, industrial or multi-family property must be at least 26 years old. Any improvement, renovation or addition must increase the base value of the structure (excluding the value of the

exemption will remain in effect for seven years even if the property is sold. During the seven-year exemption period, you will continue to pay taxes on the original, or base, value of the structure.

How Can I Apply?

Submit an application with a \$50 processing fee. Forms are available from the Finance Department at

Examples of Tax Benefits in Commercial Abatement Program

Base Value of Structure	Minimum Value of New Investment Required to Qualify	Annual Tax Savings (assuming tax rate of 87 cents)
\$100,000	\$50,000	\$435
\$250,000	\$125,000	\$1,088
\$500,000	\$250,000	\$2,175
\$1,000,000	\$500,000	\$4,350

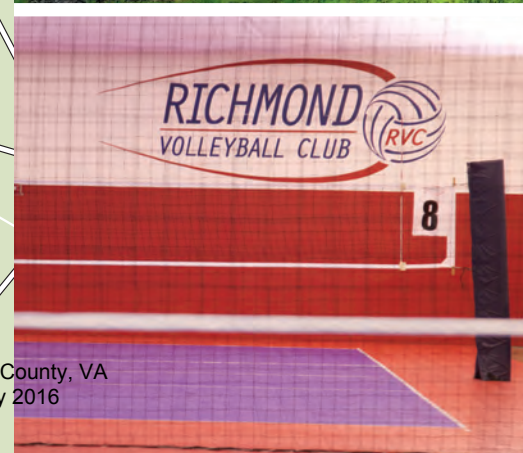
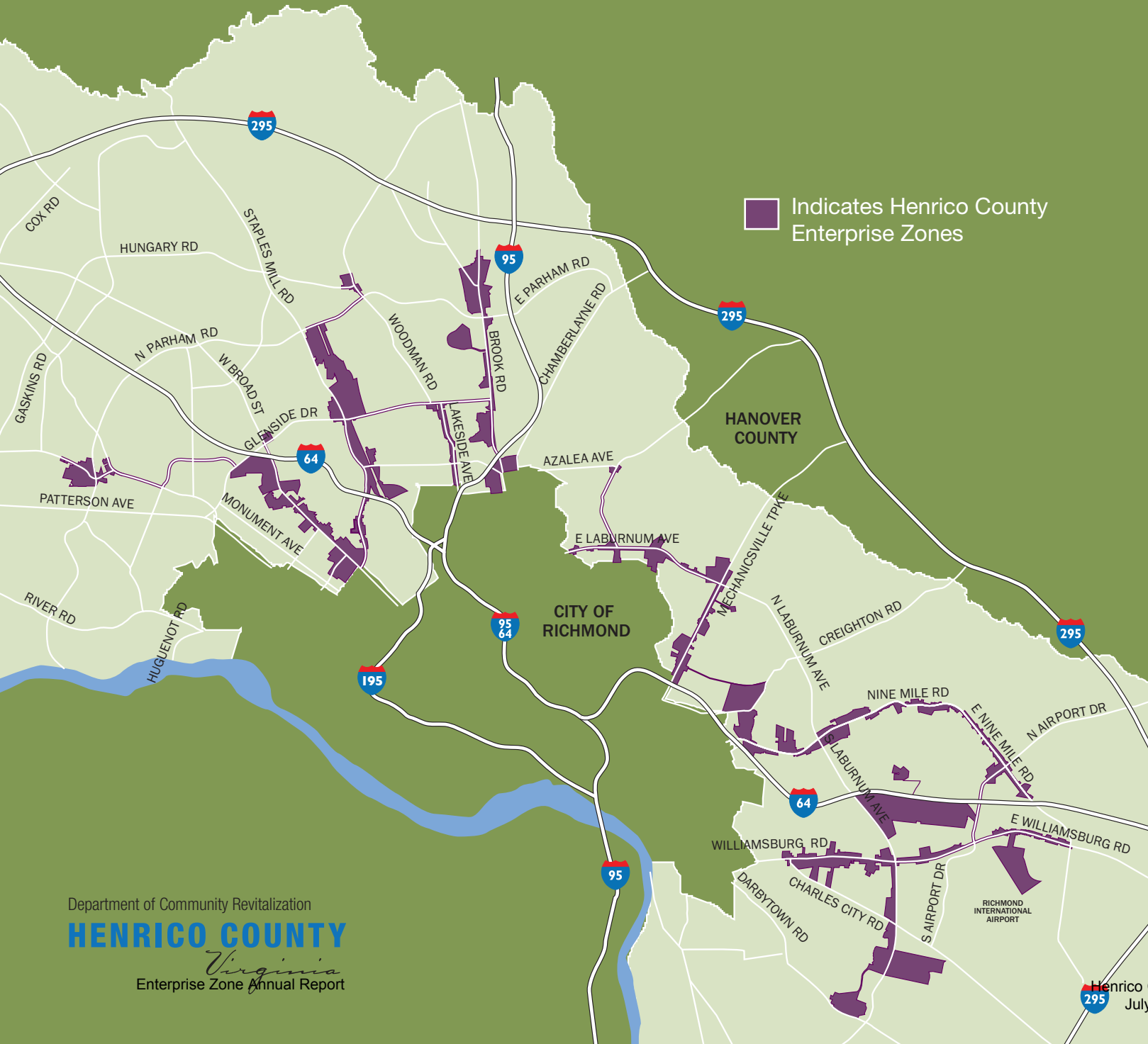
Enterprise Zone Locations

Join hundreds of companies, large and small, that have taken advantage of Henrico County's Enterprise Zone program to grow and expand their businesses. The sooner you do, the faster we can put Henrico to work for you.

For more information about Henrico County's Enterprise Zones, or to download an application for Zone benefits, please visit the County's Department of Community Revitalization site at: henrico.us/revit/enterprise-zone.

Enterprise Zones

Incentives and Grants to Help Grow Your Business



GROW: In the Zone



What is an Enterprise Zone?

An Enterprise Zone is a special area identified by Henrico County and approved by the state as being eligible for incentives designed to stimulate business development and job growth. Businesses within Enterprise Zones can take advantage of state and county financial assistance and other incentives for physical improvements to their properties.

Henrico Enterprise Zone Incentives

Architectural Design Assistance

- Professional “schematic design” assistance for eligible businesses planning to improve the appearance of their buildings
- Renderings and advice regarding early stages of architectural planning and cost estimates for improvements

Building Facade Grant

- Up to \$30,000 for renovations, including bringing buildings into compliance with codes
- Some grants carry job creation requirements

Paving and Parking Lot Sealing Grant

- Up to \$5,000 to defray costs of paving parking areas at existing or expanding businesses
- Includes sealing and striping

Landscaping Grant

- Up to \$2,000 to help defray costs of landscaping the fronts of existing buildings or parking areas

Existing Freestanding Signage Grant

- Up to \$2,000 for demolition, replacement or refurbishment of an existing freestanding sign

Building Demolition Grant

- Up to \$30,000 for property owners wishing to demolish a structure to make way for a new building
- New building must cost at least \$250,000

Plan Review/Permit Fee Waivers

- Fee waivers for Plan of Development review, rezoning and building permits

Off-Site Improvement Grant

- Up to \$10,000 for off-site drainage, water and sewer improvements
- Must agree to invest \$50,000 in improvements to an existing building or \$250,000 in a new one

Rehabilitation Real Estate Partial Tax Exemption

- Up to a seven-year exemption of real estate taxes on the increase in value of a rehabilitated commercial or industrial building that is at least 26 years old
- Assessed value of the structure must be increased by 50% or more

Other incentives include Training Seminars, Accelerated Development Processing for Major Development Activities, Fire Safety and Crime Prevention Assistance, Commercial Revitalization Staff Assistance, and Employment and Training Assistance. Grant may be used separately or with other grants.

Commonwealth of Virginia Incentives

Job Creation Grants

- Available for manufacturing, warehouse, construction and transportation businesses
- Not applicable to retail, personal service, or food and beverage businesses
- Businesses that pay at least 175% but less than 200% of the federal minimum wage and that provide health benefits are eligible for grants of \$500 per job per year for five years
- Businesses that pay 200% of the federal minimum wage and that provide health benefits are eligible for grants of \$800 per job per year for five years

Real Property Improvement Grants

- New construction
 - Businesses must spend at least \$500,000
 - Grants are issued for up to 20% of expenditures in excess of \$500,000
- Rehabilitation or expansion
 - Businesses must spend more than \$100,000
 - Grants are issued for up to 20% of expenditures in excess of \$100,000
- Projects involving an investment of up to \$5 million are eligible for grants of up to \$100,000
- Projects involving an investment of \$5 million or more are eligible for grants of up to \$200,000

For additional information about the Virginia Enterprise Zone Program,

visit the Department of Housing and Community Development online: www.dhcd.virginia.gov/EZ, or contact them at 804.371.7030 or ezone@dhcd.virginia.gov.

How to Qualify

- Establish or build a new business in an Enterprise Zone
- Relocate an existing business to an Enterprise Zone
- Expand or make improvements to a business already in an Enterprise Zone

It's that simple. After that, taking advantage of the incentives is easy.



“Dogwood Veterinary was a difficult renovation with a very aggressive schedule. I wish all aspects of the project could have gone as smoothly as it did with the folks at Henrico Enterprise Zone. The staff were very professional, pleasant and helpful throughout the process. They even gave me some positive tips on how to expedite the approval processes with other county departments.”

I would absolutely recommend this program to others who are thinking of renovation projects in Henrico Enterprise Zones.”

— Jim Migliarese, Developer
Dogwood Veterinary Emergency & Specialty Center



“My group recently converted a vacant bank building into an IHOP restaurant. Enterprise Zone credits were an essential part of our purchase and redevelopment decision. Henrico County’s Department of Community Revitalization was extremely helpful in explaining the Henrico County incentives and the Enterprise Zone Program. All of my questions were answered with a prompt and clear response, and there was minimal processing and approval time prior to our receipt of the grant funds.”

— Tim Whelan
Triad Commercial Properties



Learn more

Contact us at:

Henrico County Department of
Community Revitalization
P.O. Box 90775
Henrico, VA 23273-0775

Phone: 804.501.7640

Fax: 804.501.7630

Website: henrico.us/revit/enterprise-zone

To learn more about economic development in Henrico County, please visit: henrico.com.



Enterprise Zone website links:

- Enterprise Zone home page

<http://henrico.us/revit/enterprise-zone/>

- Local Incentives Description and Grant Application Forms

<http://henrico.us/revit/enterprise-zone/henrico-county-local-incentives/>

- Rehabilitation Real Estate Partial Tax Exemption

<http://henrico.us/services/commercial-rehabilitation-tax-credit/>

- Online Brochures

- Enterprise Zone Information: http://henrico.us/assets/ezbrochure_6-2015.pdf

- Tax Abatement: <http://henrico.us/assets/taxabatmentprog.pdf>