

COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
SPECIAL MEETING
February 26, 2019

The Henrico County Board of Supervisors convened a special meeting on Tuesday, February 26, 2019, at 5:00 p.m., in the County Manager's Conference Room, Administration Building, Henrico County Government Center, Parham and Hungary Spring Roads, Henrico, Virginia.

Members of the Board Present:

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

Other Officials Present:

John A. Vithoulikas, County Manager
Joseph P. Rapisarda, Jr., County Attorney
J. T. (Tom) Tokarz, Deputy County Attorney
Barry R. Lawrence, CMC, Assistant to the County Manager/Clerk to the Board
Tanya B. Harding, CMC, Deputy Clerk/Administrative Assistant
Timothy A. Foster, P.E., Deputy County Manager for Community Operations
W. Brandon Hinton, Deputy County Manager for Administration
Anthony E. McDowell, Deputy County Manager for Public Safety
Anthony J. Romanello, Deputy County Manager for Community Services
Randall R. Silber, Deputy County Manager for Community Development
C. Michael Schnurman, Legislative Liaison
Benjamin A. Sheppard, Director of Public Relations & Media Services

Mr. Nelson called the meeting to order at 5:07 p.m.

Richmond Metropolitan Transportation Authority (RMTA) Update

Mr. Vithoulikas noted Mr. Nelson is currently serving as Chairman of the RMTA Board of Directors and pointed out the following persons serve with Mr. Nelson as Henrico representatives on the RMTA Board: J. B. Gurley, Tom Hawthorne, Harvey Hinson, and Marvin Tart. He recognized Joi Taylor Dean, Chief Executive Officer of RMTA, who narrated a slide presentation on this item. Ms. Dean began her presentation by citing RMTA's mission, which is to facilitate and provide a variety of transportation and public facilities that improve the quality of life in the Richmond metropolitan area. She next identified the members of the RMTA Board of Directors representing Chesterfield County and the City of Richmond as well as those representing Henrico. Ms. Dean explained the RMTA team is composed of 140 employees, 16 of whom work in the central office with the remaining 124 assigned to expressway operations. She elaborated on RMTA's legislative authority, noting RMTA was created in 1966 by an act of the Virginia General Assembly to maintain a toll expressway system to serve the Richmond metropolitan area. The act has been amended several times

over the years, most recently in 2016, to authorize RMTA to own and operate several other facilities, including parking decks, coliseums, and arenas, provided that the governing bodies of the three participating jurisdictions grant approval. Ms. Dean reviewed how RMTA connects the Richmond region through its operation of the Boulevard Bridge, Downtown Expressway, and Powhite Parkway and also reviewed its use of revenue in Fiscal Year 2019, its 2017-2022 Strategic Plan priorities, and its toll system replacement project.

In response to questions from Mrs. O'Bannon and Mr. Branin, Ms. Dean provided more details on the schedule for and upgrades associated with the toll system replacement project. She distributed a flyer highlighting this information. Ms. Dean concluded her presentation by identifying RMTA's opportunities moving forward. These include working with the participating jurisdictions on regional projects as a resource in the area of transportation, strengthening partnerships and relationships by leveraging the experience and background of members of the Board of Directors, and continuing dialogue with local jurisdictions about current and future needs. Mr. Nelson suggested there is the potential for RMTA to take on regional projects as the result of an expansion of its authority that was authorized by the General Assembly in 2014.

The Board recessed for dinner at 5:27 p.m. and reconvened at 5:35 p.m.

Mr. Nelson asked staff to bring forward an item that was not listed on the agenda, an overview of the County's street name change procedures in light of recurring citizen concerns about commercial truck traffic on White Oak Road. He advised the Board that the traffic is associated with Lumber Liquidators, which is located on White Oak Creek Drive. Although the County has installed signage and the Police Division has issued numerous citations for traffic violations, residents in the area have requested a street name change for White Oak Creek Drive in the hope this will help address the problem. Joe Emerson, Director of Planning, narrated a slide presentation addressing this matter. He began by citing several Board resolutions during the past several years that changed the names of County roads and clarifying the procedures that were followed by the County in approving these changes. He confirmed for Mr. Nelson that changing the name of a County street requires a public hearing and that changing the name of White Oak Road is not a foolproof plan for correcting the problem. Mr. Emerson showed 2012 and 2015 plats of White Oak Creek Drive and the routes that truckers follow to get to White Oak Creek Drive based on directions obtained through Google maps and MapQuest. Mr. Nelson noted the County made improvements to the road when Lumber Liquidators began operations in White Oak Technology Park several years ago. At his request, Public Works Director Steve Yob displayed photographs of directional, informational, and restricted parking signs his department has placed at various locations in the vicinity of White Oak Road and White Oak Creek Drive. Mr. Nelson then asked Lt. Rob Netherland from the Police Division to update the Board on the division's traffic enforcement operations on White Oak Road. He concluded the update by advising the Board he felt the background information provided by staff was timely and important in view of public comments on this matter by concerned citizens that were expected at the Board's 7:00 p.m. meeting.

Community Land Trust and Land Bank

Mr. Vithoulkas recognized Eric Leabough, Housing Specialist for the County Manager's Office. Mr. Leabough narrated a slide presentation on this item. He prefaced his presentation by noting community land trusts (CLTs) and land banks have complementary

strategies but slightly different approaches and focuses. Mr. Leabough identified the challenges many communities across the country face in terms of affordable home ownership for many working families. He reviewed the typical response by communities to the need to improve mature neighborhoods and provide affordable housing. Mr. Leabough also reviewed the traditional affordable housing deal structure. He explained that CLTs are private, non-profit entities created to provide affordable housing for the benefit of the community that enable people who would otherwise be priced out of the housing market to own a home. He further explained the CLT approach to affordable ownership and how CLTs are structured. Mr. Leabough reviewed dual ownership under a CLT, commercial examples of the use of ground lease structures, ownership and equity sharing in the CLT model, and CLT benefits, including how a one-time CLT subsidy buys increasing affordability and CLTs promote perpetual responsibility among homeowners. Mr. Adams and Mr. Leabough responded to questions from Mrs. O'Bannon pertaining to pre-purchase and post-purchase counseling and support for CLT homeowners. Mr. Leabough confirmed for Mr. Schmitt that CLTs have been successfully implemented in communities throughout the United States.

During the second portion of his presentation, Mr. Leabough addressed land banks, which are public or non-profit entities that focus on the conversion of vacant, abandoned, tax-delinquent, and foreclosed properties into productive use. He reviewed the Code of Virginia statute that allows localities to designate an existing non-profit entity to carry out the functions of a land bank entity. Mr. Leabough also reviewed how land banks have proven useful in addressing blighted and tax delinquent properties that the private market has been unable to address. He concluded his presentation by listing the core powers of land banks.

Mr. Leabough introduced Laura Lafayette, Chair of the Maggie Walker Community Land Trust (MWCLT), and Bob Adams, Program Manager for MWCLT. Ms. Lafayette narrated a slide presentation on the Maggie Walker Community Land Trust. Mr. Vithoukas distributed a copy of the presentation to the Board. Ms. Lafayette informed the Board that MWCLT is a 501(c)(3) non-profit organization that was formed in 2016 and is committed to the creation of permanently affordable housing and the return of vacant/blighted properties to productive uses that benefit the community. She explained how MWCLT became a land bank; noted it is the only combined CLT/land bank in the nation; and identified its two key roles, which are returning vacant properties to productive use for neighborhood benefit and ensuring diversity and opportunity in neighborhoods. Ms. Lafayette also elaborated on the difference between a land bank and a CLT. She pointed out land banks do not have the power of eminent domain.

Ms. Lafayette responded to questions from Mr. Nelson concerning the relationship of the MWCLT to the land bank. She continued her presentation by identifying target neighborhoods in Henrico County for community revitalization, MWCLT priority neighborhoods in the City of Richmond, and the MWCLT target area for Chesterfield County's Fiscal Year 2019 Community Development Block Grants (CDBGs). Ms. Lafayette concluded her presentation by locating MWCLT's property pipeline, explaining the land bank's partnership with the City of Richmond, elaborating on how property would be acquired and disposed of in a Henrico-based land bank, and demonstrating how MWCLT can work with Henrico. Mr. Vithoukas informed the Board that County staff will keep moving forward with a CLT and land bank and will return to the Board with proposed agreements between the County and MWCLT. Ms. Lafayette noted for Mr. Thornton how CLTs and land banks can address gentrification. Mr. Vithoukas and Ms. Lafayette responded to a question from Mr. Nelson relating to Chesterfield County's relationship with MWCLT and use of

CDBG funds to rehabilitate homes and resell them as permanently affordable to homebuyers within the MWCLT's Chesterfield target area. Mr. Vithoukas advised the Board that the County plans to use local general funds and not federal grant funds for its future CLT and land bank.

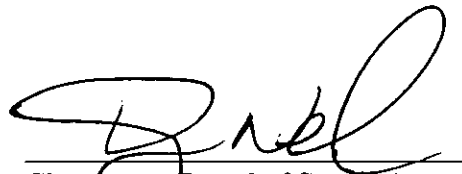
Fire Emergency Medical Services (EMS) System Update

Mr. Vithoukas recognized Alex Oughton, Acting Fire Chief, who provided a slide presentation on this item. Chief Oughton began his presentation by offering an historical overview of Henrico County's EMS system. He noted the much larger increase in demand for EMS services versus fire services from 2009 to 2018. Chief Oughton gave examples of how Basic Life Support (BLS) ambulances are being used in combination with Emergency Medical Dispatch (EMD) ambulances to ensure the right resources are available when needed and to reduce heavy suppression unit emergency responses. He offered statistics on how the BLS program is reflecting an increase in resource reliability; explained the challenging external landscape for the Advance Life Support (ALS) program; and briefed the Board on the Division of Fire's CARE program, which incorporates EMS prevention and proactive non-medical, non-acute responses to address the needs of citizens at the time of occurrence. Chief Oughton continued his presentation by looking at 2019 and beyond for the County's BLS program, paramedic academy, and CARE program and by sharing the Division of Fire's vision for EMD's tiered prioritization of E-911 calls and its vision for EMS/CARE and BLS infrastructure. He concluded by citing the following objectives: provide a system status update on the County's EMS programs, identify the specific problems or emerging issues within EMS, highlight the outputs and performance of implemented EMS enhancements, and outline the future enhancements to the system in regard to a five-year strategic plan.

Regular Meeting Agenda Items

Mr. Vithoukas reviewed the agenda for the 7:00 p.m. regular meeting. He informed the Board he would explain and present them with copies of the annual *Financial Trends Monitoring System (TRENDS)* document during the Manager's Comments portion of the meeting. He then briefly referred to the seven public hearing items listed on the agenda. Mr. Vithoukas stated he would ask the Board to move up Agenda Item No. 63-19 so the Board could consider it immediately after holding the public hearing and acting on Agenda Item No. 59-19. Both items pertained to an agreement with Sun Tribe Solar LLC for the installation of solar panels on the roofs of two County facilities. Mr. Vithoukas pointed out several individuals were signed up to speak during the public comment period, and Mr. Nelson commented on the order of the speakers.

There being no further business, the meeting was adjourned at 6:46 p.m.



Chairman, Board of Supervisors
Henrico County, Virginia