

COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
SPECIAL MEETING
September 10, 2019

The Henrico County Board of Supervisors convened a special meeting on Tuesday, September 10, 2019, at 5:15 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. Vithoulkas, County Manager
Joseph P. Rapisarda, Jr., County Attorney
Joseph T. Tokarz II, 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
C. Michael Schnurman, Legislative Liaison
Benjamin A. Sheppard, Director of Public Relations & Media Services

Mr. Nelson called the meeting to order at 5:21 p.m.

St. Luke Apartments Update

Mr. Vithoulkas recognized Eric Leabough, Director of Community Revitalization, who narrated a slide presentation on this item. Mr. Vithoulkas noted this was Mr. Leabough's first presentation to the Board as Director of Community Revitalization. Mr. Leabough began his presentation by providing a property profile of St. Luke Apartments, which is a 496-unit, Department of Urban Development (HUD) project-based Section 8 property located off of Laburnum Avenue near Richmond International Raceway. He next reviewed the history of the complex, noting it was formerly known as Essex Village and Laburnum Manor and acquired by the current owners in November 2017 for \$40 million. Mr. Leabough cited crime statistics and police calls for service associated with the project during the past several years and Virginia Maintenance Code violations that were discovered on the property prior to 2018 under the previous ownership. He described a proposed financing package whereby the current owners would rehabilitate the property through \$59.4 million in tax-exempt bonds, a \$10.75 million loan, \$31.6 million in Low-Income Housing Tax Credit (LIHTC) equity, \$4.8 million in interim income, and a deferred developer fee of \$3.8 million. Mr. Leabough identified the scope of work that would be financed, including internal and external

improvements as well as safety, security, and other community enhancements. The owner has agreed to work with the Henrico Police Division in developing and implementing a crime prevention plan and to employ Virginia Department of Criminal Justice (DCJS)-certified or off-duty police officers to patrol the property. Mr. Leabough confirmed for Mr. Nelson and Mrs. O'Bannon that all visitors to the property, including pedestrians, will be required to sign in at a gate and go through security.

Mr. Leabough continued his presentation by explaining how the following organizations will have a role in ensuring the community is maintained over the long term: Henrico County, via a Memorandum of Understanding (MOU); the Virginia Housing Development Authority (VHDA), via use agreements; LIHTC investors, who want to make certain the property ownership maintains compliance with VHDA's use agreement; HUD, which has a compliance monitoring function and has changed the way that HUD Real Estate Assessment Center (REAC) inspections are conducted; and the private financier. Mr. Leabough advised the Board that staff is also working on a MOU with the ownership of New Bridge Village Apartments. He clarified for Mr. Schmitt the amount of private financing that is proposed for the St. Luke Apartments deal.

Mr. Leabough next addressed other terms in the proposed MOU between the County and St. Luke Apartments, which include the following: the owner is required to maintain the community in a decent, safe, and sanitary manner; the owner must take reasonable steps to mitigate the displacement of current residents; the County may conduct a semi-annual audit of the conditions of the property; no less than quarterly, the owner will agree to allow County employees to access the property to ensure compliance with the MOU and federal, state, and local laws; and the owner will conduct a semi-annual survey of resident satisfaction with the living conditions at the property. He assured Mr. Branin that the County has a mechanism in place to ensure the safety and well-being of the residents but noted the County has to give the ownership a reasonable period of time to correct problems that are identified.

Mr. Leabough concluded his presentation by listing the following next steps in moving forward: the Board will consider a bond issuance resolution, a MOU, and right-of-way vacation for a portion of Delmont Street at its September 24 meeting; the owner will close on financing in October 2019; and construction will start in November 2019 and is expected to end in November 2021. He alerted the Board there will be a community meeting with St. Luke residents on September 11 to update residents on property upgrades and the need for the County to close a portion of Delmont Street to accommodate the renovations and installation of security measures. Kaci Easley, Vice President of State Government Relations for McGuire Woods Consulting who was representing the ownership, confirmed for Mr. Nelson that a tenant council is in place and working closely with the residents and the ownership's community partners. Mr. Vithoulkas offered additional background information on St. Luke Apartments and thanked Ms. Easley for her work on the MOU and for meeting the County's high expectations. Mr. Leabough responded to a question from Mr. Schmitt regarding the project's financing package. He confirmed for Mr. Thornton that St. Luke Apartments is the largest subsidized housing complex in Henrico although it is not the largest in the region. Mr. Thornton expressed pride in the County taking a proactive position in this matter, complimented Mr. Leabough for his work, and thanked Mr. Vithoulkas and the County staff as well as the St. Luke Apartments ownership for their efforts. Mr. Nelson expressed excitement over the progress the County has made with the current ownership.

Dominion Energy Charity Classic Update

Mr. Vithoulkas recognized Dawn Miller, Recreation Tourism Specialist for the Division of Recreation and Parks, who noted the Dominion Energy Charity Classic golf tournament will be coming to The County Club of Virginia's James River course in Henrico on October 17 – 20. Mrs. Miller pointed out this will be the fourth consecutive year Henrico has hosted this premier PGA TOUR Champions playoff event. She introduced Steven Schoenfeld, PGA Tour Executive Director, who narrated the first portion of a slide presentation on this item after showing a short video profiling the event, which is the first of three PGA TOUR Champions playoff events for the Charles Schwab Cup and includes the top 72 professional golfers on the regular season's money list. Mr. Schoenfeld provided background information on the other two playoff events that will follow the Dominion Energy Charity Classic and identified several of the featured PGA Tour Champions professionals who will be competing.

Mr. Schoenfeld introduced Jeff Fitch, Director of Corporate Partnerships for the PGA TOUR, who narrated the next portion of the presentation. Mr. Fitch provided statistics relating to the PGA TOUR champions events and pointed out the Dominion Energy Charity Classic has an estimated \$15 million annual economic impact on Henrico County and the surrounding region. An historic 10-year extension was signed in 2018 to secure this event in Henrico through 2029. Mr. Schoenfeld informed the Board that the Dominion Energy Charity Classic has contributed more than \$1.8 million to local charities since 2016. He discussed new components associated with this year's event, including an Executive Women's Day 2019 presentation on October 15 and a Chase Rice musical concert on October 18. Mr. Schoenfeld concluded the presentation by highlighting Henrico County's presence during the tournament, which will be demonstrated by a Fan Zone that will serve as the hub of the tournament and site of the concert, a skybox hospitality area at the 18th green, a welcome letter and full-age advertisement in the "Official Spectator Guide," and exceptional public safety and emergency medical services (EMS) support from the Police and Fire Divisions. Mr. Vithoulkas remarked the County is excited to serve as a tournament host. He thanked Recreation and Parks Director Neil Luther, Mrs. Miller, the Division of Recreation and Parks staff, Mr. Fitch, Mr. Schoenfeld, and others for their successful partnership.

J. Sargeant Reynolds Community College Update

Mr. Vithoulkas introduced Dr. Paula Pando, President of J. Sargeant Reynolds Community College, who in turn recognized the following Henrico members serving on the Reynolds Board: Fred Babik, Chair; Capt. Rick Rush, Immediate Past Chair; Surya Dhakar; Monica Smith-Callahan; and Mary Sturdevant. Dr. Pando narrated a slide presentation on this item. She began by providing statistics pertaining to Reynolds and its students, noting that 36 percent of the student body is from Henrico. Dr. Pando then provided an economic impact analysis and pointed out that nearly 400 Reynolds employees are Henrico residents. Reflecting on the completion of her first year at Reynolds, Dr. Pando suggested the college has turned the tide on an enrollment decline that began in 2012. She cited the four priorities of her administration as invest, support, simplify, and connect. Dr. Pando identified good jobs not requiring a bachelor's degree that pay well and offered local, regional, and multi-state wage data. She elaborated on Reynolds' new licensing program for truck drivers, in response to an inquiry from Mr. Nelson; discussed how the college's criminal justice program is preparing students to obtain E-911 certification; and commented on The Kitchens at Reynolds, a culinary school affiliated with the college that opened its doors during the 2019-20 academic year on Nine Mile Road in Church Hill and offers a wide variety of workforce

training and academic programs. Dr. Pando provided a 2018-19 academic year Henrico County enrollment recap and advised the Board that 263 students have graduated from J. R. Tucker and Highland Springs High Schools since 2015 with an associate degree from Reynolds through the Advance College Academy. She identified major four-year universities where Reynolds graduates have earned bachelor's degrees. Dr. Pando reported that \$240,350 in scholarships was awarded to Reynolds students this year through the college's Educational Foundation. Dr. Pando concluded her presentation by thanking the Board for its partnership and support.

Following Dr. Pando's presentation, Mr. Schmitt commented on the level of intensity he experienced at a recent Reynolds' graduation ceremony. Mr. Nelson distributed Henrico County lapel pins to Dr. Pando and the Henrico representatives on the Reynolds Board. He pointed out his son graduated from the Advance College Academy at Highland Springs High school and enrolled at Virginia Commonwealth University with two years of college credits. Mr. Nelson expressed excitement about the truck driver licensure and E-911 certification programs offered by Reynolds. Ms. Sturdevant suggested that Reynolds is very fortunate to have such a visionary president. Mr. Babik joined his colleagues in thanking the Board of Supervisors for the opportunity to serve on the Reynolds Board.

Woodman Road Extension Project Real Estate and Easement Acquisition Update

Mr. Vithoulkas recognized Steve Yob, Director of Public Works, who narrated a slide presentation on this item. Mr. Yob advised the Board that the County is acquiring 17 parcels of property along Woodman Road for this project at a total cost of \$1.275 million, which will be well under the originally budgeted figure of \$1.764 million. He showed aerial photographs of the master roadway plan for this project. Mr. Yob identified the County's share of the costs of a roundabout and multi-use trail that are part of the project and pointed out the County's actual costs for the project are now estimated at \$3.804 million, well under the \$6.755 million designated for the project in the County's current Capital Improvement Program (CIP). He concluded his presentation by showing an aerial roadway plan exhibit highlighting the future roundabout.

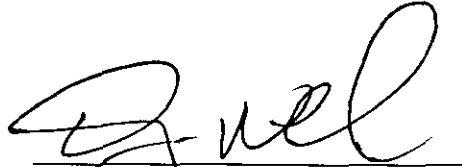
Following his presentation, Mr. Yob identified the future route of Woodman Road for Mr. Nelson and clarified for Mr. Branin that the planned pedestrian path on Greenwood Road connecting to Glover Park will eventually be included in a separate project. He responded to questions from Mr. Schmitt regarding the cost of the road and HHHunt's contribution to the road extension project. Mrs. O'Bannon and Mr. Nelson suggested the County produce a video to educate citizens on traffic rules pertaining to roundabouts. In response to a question from Mr. Schmitt, Mr. Yob commented on the project schedule. Mr. Nelson complimented Mr. Yob and his staff for their responsiveness to concerns in his district.

Regular Meeting Agenda Items

Mr. Vithoulkas reviewed the agenda for the 7:00 p.m. regular meeting. He mentioned he would be making two Manager's Comments and pointed out there were two presentation items on the agenda as well as four appointment/resignation papers. Mr. Vithoulkas advised the Board that the first three land use items on the public hearing agenda were companion cases and would be presented and heard together but would require separate votes. He briefly referred to the five additional land use items on the public hearing agenda, noting there were two additional sets of companion cases that would also be presented and heard

together but voted on separately. Mr. Vithoukas concluded this review by briefly referring to the eight items on the general agenda, five of which pertained to real estate acquisition for the Woodman Road Extension Project. Mr. Rapisarda responded to a question from Mr. Nelson regarding staff's recommendation for Board action on the first general agenda item, a resolution addressing Verizon cable franchise renewal proceedings under the Federal Cable Communications Policy Act of 1984.

There being no further business, the meeting was adjourned at 6:48 p.m.



Chairman, Board of Supervisors
Henrico County, Virginia