

A SPECIAL JOINT SESSION WAS HELD BY THE NEW KENT COUNTY BOARD OF SUPERVISORS AND THE NEW KENT COUNTY ECONOMIC DEVELOPMENT AUTHORITY ON THE 22ND DAY OF DECEMBER IN THE YEAR TWO THOUSAND SEVENTEEN AT 1955 ALLEN ROAD (LAKESIDE RESTAURANT), LANEXA, VIRGINIA, AT 8:30 A.M.

IN RE: CALL TO ORDER – ECONOMIC DEVELOPMENT AUTHORITY (EDA)

EDA Chairman William O’Keefe called the December 22, 2017 meeting of the EDA to order at 8:38 a.m.

IN RE: CALL TO ORDER – BOARD OF SUPERVISORS (BOS)

Chairman W.R. Davis, Jr. called the Board of Supervisors Meeting, which had been continued from December 11, 2017, back into session at 8:39 a.m.

IN RE: ROLL CALL - EDA

Lawrence E. Haislip, Jr.	Present
Eugene R. Williams	Present
William O’Keefe	Present
Charles M. Davis	Present
Paul Robinson	Present
Pat Bell	Present
W.O. Isgett, Sr.	Absent
Rodney A. Hathaway	Present

All members with the exception of W.O. Isgett, Sr. were present.

IN RE: ROLL CALL – BOS

Thomas W. Evelyn	Present
C. Thomas Tiller, Jr.	Absent
James H. Burrell	Present
Ron Stiers	Present
W. R. Davis, Jr.	Present

All members with the exception of C. Thomas Tiller, Jr. were present.

IN RE: WELCOME AND ANNOUNCEMENTS - EDA

Chairman O’Keefe welcomed everyone to the meeting and thanked Lakeside staff for allowing the County to host this joint meeting at their restaurant. On behalf of the EDA, he thanked Supervisors for their attendance and for the recent appropriation of an additional \$150,000 for the Business Incentive Grant Program.

IN RE: APPROVAL OF MINUTES - EDA

A motion to approve the November 16, 2017 EDA meeting minutes was made by Mrs. Bell, seconded by Mr. Charles M. Davis and carried.

IN RE: TREASURER’S REPORT - EDA

Chairman O’Keefe turned the meeting over to Treasurer Paul Robinson. Mr. Robinson provided detailed information on various funds held by the EDA in several local banks. He reported additional County funding in the amount of \$150,000.00 for the Business Incentive Program had been deposited into the Citizens and Farmers (C&F) Bank Money Market Account. The total available funds balance was \$347,960.07.

• C&F Checking Account Balance	\$ 8,826.77
• C&F Money Market Account Balance	\$210,049.08
• SONA Bank Money Market Account Balance	\$131,333.45
• LGIP Account	\$ 550.62

A motion to approve the December 22, 2017 Treasurer’s Report was made by Mr. Williams, seconded by Mr. Charles M. Davis and carried.

IN RE: COMMUNITY DEVELOPMENT/ECONOMIC DEVELOPMENT UPDATE

The meeting was turned over to Community Development Director Matthew Smolnik.

Mr. Smolnik provided summary information on various events/projects completed and in the works.

- **EDA Funding Source** – Mr. Smolnik reported the EDA’s recommendation for funding the Business Incentive Program had been presented at the November Board of Supervisors work session. The EDA had recommended that 25% of the meals tax receipts be used to fund the program. Supervisors had not rejected the recommendation but had noted the fiscal uncertainty faced by the County with several large projects including a third elementary school and a water treatment plant on the horizon. He reported the Board of Supervisors had recommended that funding the Business Incentive Program be handled in the same manner as other budgetary needs. Mr. Smolnik indicated he had been directed to include the EDA Business Incentive Program as a line item in his department’s FY19 budget request.
- **VCU Health Systems** – Mr. Smolnik reported Fire Chief Rick Opett and he had recently attended a public hearing regarding the application submitted by VCU Health Systems for a free-standing emergency facility in New Kent County. New Kent had been the only District 15 application east of Laburnum Avenue. VCU would need a seven to ten-acre parcel and was considering property across from Patriots Landing. Former New Kent County Administrator John Budesky as well as Delegate Chris Peace had been present and both had spoken in support of the VCU application. Mr. Smolnik indicated VCU staff had been pleased with the public hearing and noted results of the public hearing were expected to be released on January 19th.

Mr. W. R. Davis, Jr. asked if the public hearing had been the biggest hurdle the project faced. Mr. Smolnik indicated it was. County Attorney Bill Hefty asked if anyone had spoken against the application. Mr. Smolnik reported there had been no opposition.

- **Broadband** – Mr. Smolnik reported the contractor had made a presentation to the Board of Supervisors at their November work session and the Broadband Advisory Committee had also been briefed at their December 14th meeting. Mr. O’Keefe indicated it was his understanding that the EDA would be involved in the project funding and asked County Administrator Rodney Hathaway to provide details. Mr. Hathaway reported the County was working with SCS Broadband. The estimated cost of the project was \$970,000 and the contractor was looking for a financial investment from the County. He also reported New Kent would be in control of five of the towers to be utilized by the broadband system. Four of the towers were currently utilized by the public safety radio system and the County would soon own the fifth tower. Having control of the five towers would be a significant cost savings and could be considered as an in-kind contribution to the cost of the system. The Broadband Advisory Committee had worked to identify priority areas and plans were to rollout the service in phases with some service being available by spring 2018. He suggested a Memorandum of Understanding (MOU) with the EDA would be necessary for the EDA to serve as a conduit for funding the project. Mr. Hathaway indicate he anticipated a draft MOU being ready for presentation to the EDA in February.

Ms. Bell asked if areas with the most limited service would receive priority. Mr. Hathaway indicated the Tunstall/Old Church, Lanexa and Barhamsville areas had been flagged as priority areas. Mr. O’Keefe asked about student internet access. Mr. W. R. Davis, Jr. indicated he had asked School Superintendent Dr. David Myers this question at a recent meeting and Dr. Myers had reported student survey results had suggested 60% had internet access. Mr. Hathaway noted some of those included in the 60% were utilizing more expensive services for access. He noted the broadband rollout would focus on areas of most need and towers were present in Lanexa but suggested Tunstall would be more of a challenge. Mr. Evelyn noted SCS had suggested the possibility of using a tower in Hanover County to provide service to New Kent.

Mr. O’Keefe called for a brief recess at 9:01 a.m. The meeting reconvened at 9:08 a.m.

- **Virginia Business Site Ready Program Grants** – Mr. Smolnik reported this program was focused on helping localities market properties for development. The EDA had funded the assessment of two sites within the County for consideration in 2016; the Kinney Tract (tree farm) and the Shaia property at exit 211 (New Kent City Center). The EDA had submitted applications in 2017 for funding in Phase 2 of the program which offered a dollar-for-dollar match. Although John Kinney had made a \$250,000 commitment and the Shaia family had committed \$150,000, neither site had been selected. Mr. Smolnik reported requests totaling \$3.8 million had been received with only \$1.2 million in available funding. The General Assembly would take up additional discussions on this program in 2019.

IN RE: BUSINESS UPDATE - EDA

Mr. Smolnik provided a brief update on business activity.

- **Business Licenses Within the County** – Mr. Smolnik reported that as of December 18, 2017, there were 902 business licenses within the County.
- **Notable Businesses Opened in 2017** –
 - Fasmart on Route 60 in Bottoms Bridge
 - Love’s Travel Plaza and Country Store with Arby’s at Route 106
 - Circle K on Route 33 (rebuild of old Exxon station)
 - Taco Bell on Route 60 in Bottoms Bridge – expects to open by end of December
- **Site Plans Approved in 2017** –
 - Bob Alley Towing in Eltham
 - Food Lion at new roundabout on Route 249
 - Dollar General at new roundabout on Route 249
 - Dunkin’ Donuts on Route 60 in Bottoms Bridge – This facility will include four additional units and the owner is seeking tenants for at least two units prior to breaking ground.
 - Dr. Mahavadi’s office in Bottoms Bridge – Dr. Mahavadi will be moving out of the Brianwood location and is looking forward to owning his own facility.
 - Virginia Family Dentistry in Bottoms Bridge – Virginia Family Dentistry has purchased the practice of Dr. Vicki Tibbs and will locate across from Taco Bell.
- **Anticipated Projects in 2018** –
 - All American Mini Storage at Exit 211
 - New Kent Gymnastics Center at Exit 214 north of the mini storage
 - The Ordinary – Bed and Breakfast and brewery rezoning
 - Farm Distillery at Gauthier Vineyard
- **Business Incentive Grants by the EDA** – Mr. Smolnik reported the following business incentive grants were approved in 2017:
 - Whole Family Donuts
 - Bob Alley Towing
 - MNCAA Holdings (hotel market study)

Mr. O’Keefe asked if there was any update on the status of Colonial Downs. Mr. Smolnik indicated that whatever was happening with Colonial Downs was in the Governor’s office. He noted there seemed to be more activity at the site and landscaping trucks had been seen on the property. He also reported the Brickshire Community HOA had been working to purchase the golf course and suggested they had been seeking a long-term payment plan. Mr. O’Keefe reported C&F Bank had been working with the HOA and had been very helpful. He indicated the approval of two-thirds of the owners would be needed to move forward and suggested that level of support may be hard to get.

IN RE: OLD BUSINESS – EDA - FISHER PROPERTY – SHELDON FORESTRY, INC.

EDA Treasurer Paul Robinson reported the EDA was exploring the possibility of harvesting the timber on the Fisher property as a means of generating funding for the EDA. Copies of a Letter of Agreement from Sheldon Forestry, Inc. regarding the

timber appraisal, timber sale and access road clearing at the property were distributed and discussed. Several Supervisors and EDA members expressed concerns regarding provisions of the agreement and issues with property access. Mr. Evelyn provided the names of several other foresters who could possibly provide proposals. He also indicated he would be willing to go out and provide a "ball park figure" at no cost to the EDA. Mr. Robinson asked if Mr. Evelyn's company (Evelyn Logging, Inc.) would be interested in purchasing the timber. Mr. Evelyn indicated they would not but noted the timber sale would be advertised for bids.

A motion to table the discussion for further review was made by Mr. Haislip, seconded by Mr. Charles M. Davis and carried.

Mr. O'Keefe asked if the EDA wished to accept the offer made by Mr. Evelyn.

A motion to accept the offer made by Mr. Evelyn was made by Mr. Williams, seconded by Ms. Bell and carried.

IN RE: MEETING SCHEDULE - EDA

Mr. O'Keefe noted the next meeting of the New Kent County Economic Development Authority would be held at 8:30 a.m. on January 18, 2018 at the New Kent County Visitors and Commerce Center, 7324 Vineyards Parkway, New Kent, VA 23124. He turned the meeting over to the Board of Supervisors.

IN RE: NEW KENT BOARD OF SUPERVISORS – HISTORIC COMMISSION
CHARTER EXTENSION

County Administrator Rodney Hathaway reported the renewal and amendment of the Historic Commission charter had been pulled from the December 11th Board of Supervisors meeting agenda to allow Historic Commission members an opportunity to review proposed changes. The current charter would expire on December 31, 2017 and the next Commission meeting would be held on January 10, 2018. Mr. Hathaway indicated staff was requesting the charter expiration date be extended to February 28, 2018.

Mr. Evelyn moved to extend the expiration date of the Historic Commission's charter to February 28, 2018. The members were polled:

Thomas W. Evelyn	Aye
C. Thomas Tiller, Jr.	Absent
Patricia A. Paige	Aye
Ron Stiers	Aye
W. R. Davis, Jr.	Aye

The motion carried.

IN RE: JOINT CLOSED SESSION – EDA AND BOS

EDA- Mr. Charles M. Davis moved to go into closed session pursuant to section 2.2-3711A.1 of the Code of Virginia for discussion regarding Economic Development personnel. The motion was seconded by Ms. Bell and carried.

BOS - Mr. Evelyn moved to go into closed session pursuant to section 2.2-3711A.1 of the Code of Virginia for discussion regarding Economic Development personnel. The members were polled:

C. Thomas Tiller, Jr.	Absent
Patricia A. Paige	Aye
Ron Stiers	Aye
Thomas W. Evelyn	Aye
W. R. Davis, Jr.	Aye

The motion carried.

EDA – A motion to come out of closed session was made by Mr. Williams, seconded by Mr. Haislip and carried.

Mr. Charles M. Davis moved to certify that to the best of each member’s knowledge only public business matters lawfully exempted from open meeting requirements of the Freedom of Information Act and identified in the motion to go into closed session were heard, discussed or considered in the closed session. The motion was seconded by Mr. Williams and carried.

BOS – Ms. Paige moved to come out of closed session. The members were polled:

Patricia A. Paige	Aye
Ron Stiers	Aye
Thomas W. Evelyn	Aye
C. Thomas Tiller, Jr.	Absent
W. R. Davis, Jr.	Aye

The motion carried.

Ms. Paige moved to certify that to the best of each member’s knowledge only public business matters lawfully exempted from open meeting requirements of the Freedom of Information Act and identified in the motion to go into closed session were heard, discussed or considered in the closed session. The members were polled:

Ron Stiers	Aye
Thomas W. Evelyn	Aye
C. Thomas Tiller, Jr.	Absent
Patricia A. Paige	Aye
W. R. Davis, Jr.	Aye

The motion carried.

IN RE: ADJOURNMENT - EDA

A motion to adjourn was made by Mr. Charles M. Davis, seconded by Ms. Bell and carried. The meeting adjourned at 10:10 a.m.

IN RE: MEETING SCHEDULE - BOS

Mr. W. R. Davis, Jr. announced the next regularly scheduled meeting of the Board of Supervisors would be held at 6:00 p.m. on Monday, January 8, 2018 in the Boardroom of the County Administration Building, 12007 Courthouse Circle, New Kent, VA 23124. The meeting schedule for the remainder of 2018 would be set at the January 8th meeting.

IN RE: ADJOURNMENT - BOS

Ms. Paige motioned to adjourn the meeting. The members were polled:

Thomas W. Evelyn	Aye
C. Thomas Tiller, Jr.	Absent
Patricia A. Paige	Aye
Ron Stiers	Aye
W. R. Davis, Jr.	Aye

The motion carried. The meeting adjourned at 10:10 a.m.