

COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
SPECIAL MEETING
September 22, 2015

The Henrico County Board of Supervisors convened a special meeting on Tuesday, September 22, 2015, 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:

Frank J. Thornton, Chairman, Fairfield District
Tyrone E. Nelson, Vice Chairman, Varina District
Richard W. Glover, Brookland District
David A. Kaechele, Three Chopt District
Patricia S. O'Bannon, Tuckahoe District

Other Officials Present:

John A. Vithoukas, County Manager
Joseph P. Rapisarda, Jr., County Attorney
Barry R. Lawrence, CMC, Assistant to the County Manager/Clerk to the Board
Tanya B. Harding, Deputy Clerk to the Board/Administrative Assistant
Joseph P. Casey, Ph.D., Deputy County Manager for Administration
Randall R. Silber, Deputy County Manager for Community Development
Tamra R. McKinney, Director of Public Relations & Media Services

Mr. Thornton called the meeting to order at 5:04 p.m.

Mr. Vithoukas briefly noted the items listed on the agenda for this special meeting.

Reynolds Crossing Community Development Authority Update

Mr. Vithoukas pointed out that this community development authority (CDA) has been very successful and after it is dissolved the The Shops at White Oak Village CDA will be the only one remaining. He introduced Chris Kulp, a partner with Hunton & Williams, and Sarge Reynolds, a principal in Reynolds Development, both of whom worked closely with the CDA and were in attendance to answer questions from the Board. Mr. Vithoukas then recognized Gene Walter, Director of Finance, who narrated a slide presentation on this item. After reminding the Board that a resolution for dissolution of the CDA was on the general agenda for the 7:00 p.m. meeting, Mr. Walter provided a brief history of the CDA, which was established by the Board on March 14, 2006, to fund a portion of the public infrastructure cost of the Reynolds Crossing project. Unlike the County's other two CDAs, Short Pump Town Center and The Shops at White Oak Village, Reynolds Crossing used special assessments on the real estate within the CDA rather than incremental tax revenue as its source of funding. During his presentation, Mr. Walter reviewed

the development of Reynolds Crossing, the \$11.5 million in infrastructure improvements funded by the CDA, the \$110.4 million estimated total investment in Reynolds Crossing, prepayment of the bonds by the developers, actions for dissolution of the CDA, and economic success stories associated with all three of the County's CDAs.

Following Mr. Walters' presentation, Mr. Reynolds responded to several questions from the Board. He clarified for Mrs. O'Bannon that Forest Avenue is a private road and will continue to be maintained as such and at the request of Mr. Glover commented on the meeting room at the Westin Hotel. In response to questions from Mr. Kaechele, Mr. Reynolds confirmed that the Reynolds Crossing project included the construction of an additional lane on the exit ramp from Interstate 64 heading east on Broad Street and that there are still 3.2 acres of land at Reynolds Crossing available for future development. He remarked the CDA has involved a public-private partnership that has been a win-win situation for both the developer and the County. Mr. Reynolds thanked the Board for taking advantage of this economic development tool and complimented Mr. Vithoulkas and the County staff on their professionalism and competency.

Mr. Kaechele stated that the Reynolds Crossing project, which was initially located in his district, has been a big plus for the whole County. In response to a question from Mr. Nelson, Mr. Reynolds commented that the new Walmart at Reynolds Crossing is performing above projections after a slow start, the retail component of the overall development is doing well, and his company is exploring ways to expand parking within the development. Mr. Thornton thanked Mr. Reynolds for his laudatory remarks, he and Mr. Kulp for their partnership, and Mr. Walter for his presentation.

Supplier Diversity (SWAM) Program Annual Report

Cecelia Stowe, Director of the Department of Finance's Purchasing Division, distributed copies of the slide presentation for this item and *The Plate Henrico Dining Guide 2015*. Mr. Vithoulkas recognized Marvis Marshall, Supplier Relations Manager, who narrated the presentation. Mrs. Marshall offered definitions of small, women-owned, and minority-owned suppliers as well as statistics on the County's supplier diversity program relating to SWAM supplier notifications, SWAM bidder and offeror submissions, formal contract awards to SWAM businesses, and competitive spending. She documented how the County's commitment to supplier diversity has brought results. The County's total spending from all departments in Fiscal Year 2015, including the school system, was \$271.1 million. Its total spending with SWAM suppliers was \$157.5 million, the highest percentage reported to date. SWAM suppliers accounted for more than 59 percent of the 167 contracts awarded by the County. In response to a question from Mr. Vithoulkas, Mrs. Marshall cited the steady rise in these percentages since the Board adopted the program in 2007. She also mentioned the County's successful supplier diversity outreach activities with various organizations. Mrs. Marshall then directed the Board's attention to a display advertisement promoting the County's program that appeared in *The Plate Dining Guide 2015*. Mrs. Marshall concluded her presentation by offering to speak at community events on the County's program and noting the County's Purchasing Division is customer focused and performance driven.

Mr. Thornton complimented the Board for husbanding this program and thanked the Department of Finance and the Purchasing Division for having the wherewithal to expand it. He remarked that the County has not yet arrived where it wants to be with this program but is well on the way. In response to a question from Mr. Thornton, Mrs. Marshall pointed out that the Commonwealth of Virginia's total spending with SWAM suppliers in FY 15 was only 36 percent, below its goal of 40 percent and significantly below the 58 percent achieved by the County. Mrs. Marshall thanked the Board for its leadership and County staff for its support of this program. Mr. Thornton expressed appreciation to Mrs. Marshall for her hard work and dedication.

The Board recessed for dinner at 5:28 p.m. and reconvened at 5:45 p.m.

Mr. Vithoukas introduced Jim New, a recent graduate of Glen Allen High School, who is interning with the County Manager's Office during the fall semester. Mr. New is working closely with Management Specialist Cristol Klevinsky and with Mr. Casey.

All Henrico Reads 2016

Mr. Vithoukas recognized Jerry McKenna, Director of Libraries. Mr. McKenna announced that the 2016 All Henrico Reads author is Chitra Divakaruni, an internationally acclaimed author of 15 books who in 2015 was chosen by the *Economics Times* as one of the *Twenty Most Influential Global Indian Women*. Mr. McKenna advised the Board the next All Henrico Reads event will be held at Glen Allen High School on April 13, 2016, at 7:00 p.m. He provided a brief summary of the book that will be discussed. It is titled *One Amazing Thing* and tells the story of nine men and women of diverse ages and backgrounds who are trapped in the passport office in the basement of the Indian Consulate in an unnamed American city when an earthquake hits. Mr. McKenna noted All Henrico Reads is a community reading program that encourages a sense of community and promotes literacy. This will be the Public Library's eighth year partnering with Henrico County Public Schools and the Friends of the Henrico County Public Library to host this event. The Friends of the Library will hold their business meeting one hour prior to the event. After reviewing the book titles and authors featured since the program's inception in 2008, Mr. McKenna distributed copies of *One Amazing Thing* to the members of the Board, Mr. Vithoukas, and Mr. Rapisarda. Mr. Thornton thanked Mr. McKenna for all the exciting programs offered by the Public Library and complimented him on the selection of authors for All Henrico Reads. He expressed pride that one of the previous All Henrico Reads authors, David Baldacci, is a graduate of Henrico High School.


Regular Meeting Agenda Items

Mr. Vithoukas reviewed the agenda for the 7:00 p.m. regular meeting, beginning with a paper appointing three members to the Keep Henrico Beautiful Committee. He also noted three proclamations were listed under the presentation portion of the agenda. After Mr. Vithoukas reviewed the two public hearing items, Mr. Nelson asked about the status of information he previously requested itemizing school projects that have been funded by the meals tax. Mr. Vithoukas advised that this information will be forthcoming along with additional information requested by Mr. Glover regarding the status of roof replacement funds for Hermitage High School and a list of projects that have been funded over the years with annual allocations from the

Capital Projects Fund for roof replacements and mechanical improvements at Henrico's public schools. Mr. Vithoulkas alerted the Board that a citizen of the Tuckahoe District had signed up to speak during the public comment period on the topic of sidewalks.

Mr. Vithoulkas continued his review by mentioning the four items included on the general agenda. Mr. Walter discussed a slide highlighting a proposed change to the County's Real Estate Advantage Program (REAP) and responded to several questions from the Board pertaining to the program's participation rates, application process, qualifying parameters, and value of exempted property. Mr. Rapisarda commented on the process for dissolving the Reynolds Crossing CDA.

There being no further business, the meeting was adjourned at 6:08 p.m.


Chairman, Board of Supervisors
Henrico County, Virginia