

**COUNTY OF HENRICO, VIRGINIA  
BOARD OF SUPERVISORS  
SPECIAL MEETING  
April 29, 2016**

The Henrico County Board of Supervisors convened a special joint meeting with the Economic Development Authority Board of Directors on Friday, April 29, 2016, at 10:00 a.m., in the front parking lot of the Deep Run III office building, located at 9954 Mayland Drive, Henrico, Virginia, 23233.

**Members of the Board Present:**

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

**Member of the Board Absent:**

Thomas M. Branin, Three Chopt District

**Members of the Economic Development Authority Board of Directors Present:**

S. Floyd Mays, Chairman, Varina District  
Patrick R. Liverpool, D.B.A., Vice Chair, Three Chopt District (departed at 2:20 p.m.)  
Susan W. Custer, Secretary, Tuckahoe District  
Brian P. Glass, Brookland District  
Harold D. Parker, Jr., Fairfield District  
Travis J. Pearson, Three Chopt District  
Marsha S. Shuler, Tuckahoe District  
John M. Steele, Varina District

**Members of the Economic Development Authority Board of Directors Absent:**

David L. Maiden, Brookland District  
Benjamin B. Miles, Fairfield District

**Other Officials Present:**

John A. Vithoukas, County Manager  
Joseph P. Casey, Ph.D., Deputy County Manager for Administration ((QTS tour only)  
Timothy A. Foster, P.E., Deputy County Manager for Community Operations  
Douglas A. Middleton, Deputy County Manager for Public Safety  
Randall R. Silber, Deputy County Manager for Community Development  
W. Brandon Hinton, Assistant Deputy County Manager for Community Services  
Barry R. Lawrence, CMC, Assistant to the County Manager/Clerk to the Board of Supervisors

Rhysa G. South, Senior Assistant County Attorney  
S. Mark Strickler, Director of Community Revitalization  
Gary R. McLaren, Executive Director, Economic Development Authority  
B. Anthony Hall, Deputy Director, Economic Development Authority  
Lindsay Hurt, Business Services Manager, Economic Development Authority  
Jessica Fintel, Marketing Manager, Economic Development Authority  
Wendy Miller, Administrative Assistant, Economic Development Authority  
Anthony E. McDowell, Fire Chief  
W. Michael Cox, Assistant Fire Chief for Professional Services  
Ralph J. (Joe) Emerson, Jr., Director of Planning  
Humberto I. Cardounel, Chief of Police  
Lt. Col. James B. Fitzgerald, Assistant Chief of Police for Field Operations  
Det. Emil Krevonick, Police Division  
Det. Joseph Morgello, Police Division  
Arthur D. Petrini, Director of Public Utilities  
Steven J. Yob, Director of Public Works  
Susan Mitchell, Account Director, West Cary Group

Mr. Nelson and Mr. Mays called the meeting to order at 10:04 a.m. after the Board of Supervisors, Economic Development Authority Board of Directors, and other officials boarded the bus for a windshield tour of selected commercial and industrial sites within Henrico County.

Prior to departure, Mr. Vithoukas provided brief welcoming remarks and noted Chief Cardounel and Mr. Hinton earned recent promotions to their current positions. He asked all of the persons who were present to introduce themselves. Mr. Vithoukas then introduced the bus driver, John Mines with Richmond Limousine.

Mr. McLaren recognized those persons who were narrating the tour and thanked the Divisions of Fire and Police for doing a tremendous job in managing the tour logistics. He also directed everyone's attention to a tabbed booklet prepared and distributed by his staff to tour participants containing aerial views of and statistics regarding the tour sites.

### **Innsbrook Corridor**

The bus tour began at 10:16 a.m. with an overview of the Innsbrook corridor. Ms. Hurt began narration of the tour by providing an update on the tenants currently occupying two buildings in the WestMark office complex, which is part of the 1,351-acre Innsbrook study area. Ms. Hurt then identified the principal features and major tenants within the 635-acre Innsbrook Corporate Center. She noted the center currently supports 425 businesses and approximately 22,000 employees and includes the corporate headquarters for Markel, a Fortune 1000 holding company for insurance, reinsurance, and investment. Ms. Hurt pointed out Capital One's footprint in Innsbrook covers buildings formerly owned by Land America. Mr. Emerson provided an overview of the Highwood Properties Urban Mixed Use (UMU) development in Innsbrook, and Mr. Foster highlighted infrastructure improvements planned for the Innsbrook/Nuckols Road area. Mr. McLaren pointed out sites of interest near the

intersection of I-295 and I-64, including West Broad Village and the former S&K headquarters building.

### **Parham Road Corridor**

The next leg of the tour focused on the North Parham Road corridor. Mr. Emerson identified several major sites, including the FBI's Richmond field office, Royall & Company, the North Run commercial complex, and Villa Park. Mr. Strickler discussed the Brook Road Enterprise Zone corridor, Mr. Silber provided information on the Best Products site, Mr. Hall reviewed the businesses within Park Central, and Mr. McLaren offered data on Dominion Virginia Power's system operations center and the companies and organizations located within Windsor Business Park. Mr. Petrini referred to the Department of Public Utilities' cooperative relationship with the Economic Development Authority and mentioned a future utility project that will cross Wilkinson Road and increase the County's sewer capacity. Mr. Yob gave information on a project along Wilkinson Road that will involve drainage, sidewalk, and turn lane improvements as well as bridge replacement.

### **Richmond International Raceway (RIR)/Richmond Distribution Center**

Next on the tour was the RIR area and Richmond Distribution Center. Mr. Foster discussed concepts for resurrecting a 20-year-old project for a new Henrico Turnpike gateway into Henrico from Hanover County. Mr. Silber spoke to new development concepts for RIR, which could potentially include hotels, athletic fields, and restaurants. Mr. Strickler touched on the Laburnum Gateway revitalization area and a revitalization and landscaping initiative for a new enterprise zone corridor on South Laburnum Avenue. Mr. Hall elaborated on former and current uses of the Richmond Distribution Center. Mr. Emerson pointed out key sites along East Laburnum Avenue, including the new Henrico East Health Department facility, the site of the future Fairfield Area Library, and the new Eastgate Town Center at the former Fairfield Commons site. Mr. Strickler alluded to the Nine Mile Road Corridor enterprise zone. Mr. Hinton spoke to the success of the White Oak Village Community Development Authority, which financed the development of The Shops at White Oak Village.

At this point in the tour, Mr. Vithoukas recognized and thanked Lieutenant Colonel Fitzgerald, who is retiring on May 27 after nearly 40 years of distinguished and outstanding service with the Police Division. Mr. Vithoukas mentioned that Assistant Police Chief Fred Bolling is also retiring. Chief Cardounel announced the promotions of Clarence Hunter and Carl Mueller to Deputy Chiefs of Police.

### **White Oak Technology Park and Surrounding Area**

The tour continued in the White Oak Technology Park vicinity. Mr. Hall identified and discussed the strategic location of the park and major sites nearby, including the Harmon and Thompson properties, Tech Park Place, the U. S. Postal Service's regional sort center, and Associated Distributors. He also discussed major companies within the park, namely Quality Technology Services (QTS), the Bank of America, Lumber Liquidators, Hewlett-Packard, Anord Critical Power, Syncreon, Premier Store Fixtures, and Polykon Manufacturing. Mr.

Hall provided historical information on the development of the park and the County's investment there. Mr. Yob commented on road improvements planned for the area.

Tour participants exited the bus at 12:00 noon for lunch at QTS, located at 6900 Technology Boulevard. Following lunch, several QTS employees conducted walking tours of the QTS data center, which formerly housed a Qimonda semiconductor fabrication facility.

The windshield tour resumed at 1:53 p.m. Mr. Hall pointed out and discussed additional commercial sites along Technology Boulevard. Mr. Strickler explained how the County is trying to revitalize and encourage investment along Williamsburg Road in the Sandston area.

### **Airport Area**

Troy Bell, Director of Marketing and Air Service Development for Richmond International Airport (RIC), boarded the bus near the airport along with John Rutledge, RIC's Director of Planning and Engineering. Mr. Bell provided an overview of RIC's future projects and its commercial and industrial development potential. He pointed out several key sites such as the former Virginia Air National Guard facility, the Metro Aviation Hangar, and undeveloped acreage on Williamsburg Road. Mr. Bell noted there are 100 acres for sale in RIC's aerospace industrial area, which has runway access. He and Mr. Rutledge then departed the bus.

Mr. Strickler pointed out new Henrico County signage on Williamsburg Road across from the airport and other properties along Williamsburg Road that are under improvement. Ms. Fintel discussed industrial and manufacturing space within the Eubank Road/Glen Alden Drive area, including the Interport Business Center, and offered background information on Mondelez International Foodservice. Mr. McLaren discussed the Fareva Richmond manufacturing plant on Darbytown Road, the Airport Distribution Center, the Ukrop's property, Sauer Business Park, English Boiler & Tube, San-J International, Franz-Haas Machinery America, and Total Packaging Services. He also pointed out several major businesses along Airport Drive and site work by Dominion Virginia Power near Charles City Road. Mr. Strickler mentioned properties in this area of the County that were added to the Seven Hills enterprise zone in 2015, including three new hotels near the airport.

### **Libbie Mill Corridor**

The next leg of the tour focused on the Libbie Mill corridor. Ms. Hurt discussed the following properties on Dabney Road: Loveland Distributing, Sausage Craft, Stangeways Brewing, Shade & Wise, West Home Health Care, Morris Tile Distributors, ODS Security Solutions, and PPD. Mr. Emerson provided background information on the Libbie Mill mixed-use development fronting Staples Mill Road, which is currently undergoing both commercial and residential development and contains the new Libbie Mill Library. Mr. Emerson also elaborated on the third-floor shell space in the library and its potential use by Junior Achievement of Central Virginia for the organization's Finance Park program. Mr. Strickler pointed out the Willow Lawn revitalization area and major projects that have occurred within the West Board Street corridor's enterprise zone.

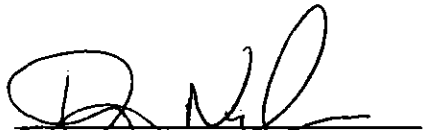
Ms. Hurt offered information on the Brookfield, Reynolds Crossing, and Glen Forest commercial developments. She noted these developments contain the headquarters for three Fortune 1000 headquarters - Altria, Brink's, and Genworth - as well as the headquarters for Southern States Cooperative. Ms. Hurt also discussed new projects that are underway at Henrico Doctors' Hospital, one of the nation's five largest hospitals based on the number of beds, and referred to the abundance of medical offices along Glenside Road and Forest Avenue. She concluded this segment of the tour by offering information on the Brookstone and Parham 64 buildings on Parham Road and the Gaskins I building on Mayland Drive.

### **Deep Run**

As the bus returned to the Deep Run office complex, Ms. Hurt reviewed the history of the Deep Run office park, which was the headquarters of Circuit City until the company filed for bankruptcy in January 2009. She noted Allianz Global Assistance, Elephant Auto Insurance, and McKesson Medical-Surgical currently have headquarters in this park. Ms. Hurt provided information on these three companies and identified the park's other tenants.

Mr. McLaren thanked everyone for attending the countywide windshield tour and QTS walking tours. He invited those persons who were interested to remain on site for guided walking tours of McKesson Medical-Surgical's offices in the Deep Run III office building and a reception afterward with building tenants hosted by Markel/Eagle Partners.

There being no further business, the meeting was adjourned at 3:38 p.m.

  
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Chairman, Board of Supervisors  
Henrico County, Virginia