

COUNTY OF HENRICO, VIRGINIA  
BOARD OF SUPERVISORS  
SPECIAL MEETING  
March 27, 2018

The Henrico County Board of Supervisors convened a special meeting on Tuesday, March 27, 2018, at 5:45 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  
Thomas M. Branin, Three Chopt District  
Courtney D. Lynch, Brookland District  
Patricia S. O'Bannon, Tuckahoe District

**Member of the Board Absent:**

Tyrone E. Nelson, Vice Chairman, Varina District

**Other Officials Present:**

John A. Vithoukias, County Manager  
Joseph P. Rapisarda, Jr., 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, Deputy County Manager for Community Operations  
W. Brandon Hinton, Deputy County Manager for Administration  
Douglas A. Middleton, Deputy County Manager for Public Safety  
Anthony J. Romanello, Deputy County Manager for Community Services  
Randall R. Silber, Deputy County Manager for Community Development  
Steven W. Knockemus, Assistant Director of Public Relations & Media Services

Mr. Thornton called the meeting to order at 5:49 p.m.

Mr. Vithoukias and Parker Agelasto, Executive Director of the Capital Region Land Conservancy (CRLC), presented Mr. Thornton with a birthday cake and led everyone present in singing the "Birthday Song." Mr. Thornton remarked he was very happy to be spending his birthday with his Henrico family.

**Malvern Hill Property Update**

Mr. Vithoukias thanked the following persons who were present for their efforts in preserving the historic tract of land in eastern Henrico known as Malvern Hill Farm: Mr. Silber; Tim Liles, a retired Henrico firefighter and member of the extended Ferguson family that recently conveyed the property to CRLC; Mr. Agelasto; Brian Watson, President and Chairman of the Board of Directors of CRLC; and Justin Doyle, Community Conservation Manager for the James River Association (JRA). He recognized Mr. Silber, who narrated a slide presentation that included aerial photographs of the property. Mr. Silber described the 871-acre Malvern

Hill Farm tract, noting it was owned by the Ferguson family from 1939 until its recent acquisition by CRLC in partnership with the County, the National Park Service, and JRA. He explained future ownership of the land, noting CRLC has offered to convey to the County a 401.1-acre parcel known as "Malvern Hill Property" along with two adjoining parcels, a 11.9-acre parcel known as the "Turkey Island Creek Property" and a 15.1-acre parcel known as 10000 Carters Mill Road. CRLC plans to place a conservation easement on the Carters Mill road parcel. Mr. Silber pointed out there was a resolution on the Board's 7:00 p.m. agenda authorizing the County Manager to execute the documents necessary to complete the acceptance of these parcels, which total approximately 428 acres (412 acres for the Malvern Hill Property and Turkey Island Creek Property parcels and 15.1 acres for the Carters Mill Road parcel). Mr. Silber and Mr. Agelasto clarified for Mrs. O'Bannon the boundary lines of a parcel contained within the Malvern Hill Farm tract that lies within Charles City County.

Mr. Silber yielded the podium to Mr. Agelasto, who narrated a slide presentation addressing the history of Malvern Hill Farm and explaining the importance of preserving this tract. Mr. Agelasto noted Malvern Hill Farm was the site of military activity and encampments during the American Revolutionary War and War of 1812, encompassed the Civil War battlefields of the pivotal Battles of Glendale and Malvern Hill, and is the site of various historic buildings, structures, and features. He elaborated on how the idea of preserving the tract became a reality, beginning in April 2016 when CRLC was invited to meet with Mr. Vithoulkas and culminating in CRLC's acquisition of the tract in February 2018 at a purchase price of \$6.56 million. Mr. Agelasto also reviewed CRLC's 18-month fundraising highlights in assembling financing for the acquisition and revisited the future disposition of the acquired land to the National Park Service, Henrico County, the James River Association, and Charles City County. He concluded his presentation by thanking the following County officials who worked closely with CRLC on the acquisition and conveyance of Malvern Hill Farm: Mr. Silber; Ryan Murphy, Assistant County Attorney; Mr. Foster; Neil Luther, Director of Recreation and Parks; Keith Adams, Assistant Director of Real Property; Joe Emerson, Director of Planning; Rosemary Deemer, County Planner; Mr. Vithoulkas; Mr. Nelson; and Harvey Hinson, retired Deputy County Manager for Community Development and a former member of the Board of Supervisors who currently serves as a County representative on two regional entities.

The Board recessed for dinner at 6:21 p.m. and reconvened at 6:27 p.m.

Mr. Vithoulkas recognized Mr. Doyle, who showed a concept plan illustrating future access from the Malvern Hill Farm tract to Turkey Island Creek. The plan includes a parking area, a walking trail, and a hand-carry canoe/kayak launch and as well as a proposed alignment of the Virginia Capital Trail for bicyclists. Mr. Doyle and Mr. Agelasto responded to questions from Mr. Branin and Mrs. O'Bannon pertaining to the concept plan and future access to Turkey Island Creek.

Mr. Watson commented on the historical significance of Malvern Hill Farm and the complexity of the land transactions in acquiring and preserving the tract. He thanked the Board and County staff for their collaboration with CRLC.


### **Regular Meeting Agenda Items**

Mr. Vithoulkas reviewed the agenda for the 7:00 p.m. meeting. He advised the Board of one Manager's Comment and referred to the four proclamations listed as presentation items. He

and Mr. Rapisarda elaborated on the one public hearing item, a resolution to approve the issuance of bonds by the Suffolk Redevelopment and Housing Authority for the Hope Village Apartments. Mr. Rapisarda informed the Board that representatives of Hope Village would be present at the 7:00 p.m. meeting should questions arise about their acquisition and renovation of the property. He explained the project's financing. Mr. Vithoulkas suggested the agreement the County reached with the new Hope Village Apartments ownership can serve as a model for the County's future negotiations with the owners of Essex Village and other public housing projects in Henrico.

Mr. Vithoulkas briefly referred to the 11 general agenda items. He responded to a question from Mrs. O'Bannon concerning how the proposed ordinance changes to the County's Real Estate Advantage Program will affect the number of persons who qualify for this tax exemption. Tony McDowell, Fire Chief, explained a resolution for approval of Royal Medical Transportation, LLC to operate a medical transport service in Henrico County. Chief McDowell advised the Board that representatives of the company would be present at the 7:00 p.m. meeting should questions arise relating to their service.

There being no further business, the meeting was adjourned at 6:45 p.m.

  
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Chairman, Board of Supervisors  
Henrico County, Virginia