

COUNTY OF HENRICO, VIRGINIA  
BOARD OF SUPERVISORS  
SPECIAL MEETING  
November 12, 2019

The Henrico County Board of Supervisors convened a special meeting on Tuesday, November 12, 2019, at 5:00 p.m., in the Board 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. Vithoukias, County Manager  
J. T. (Tom) Tokarz, 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  
Randall R. Silber, Deputy County Manager for Community Development  
C. Michael Schnurman, Assistant to the County Manager for Intergovernmental Relations  
Cari M. Tretina, Assistant to the County Manager – Chief of Staff  
Benjamin A. Sheppard, Director of Public Relations & Media Services

Mr. Nelson called the meeting to order at 5:06 p.m.

Mr. Vithoukias briefly referred to the items listed on the special meeting agenda.

**Indoor Sports and Convocation Center Update**

Mr. Vithoukias recognized Mr. Sheppard, who discussed the steps he had taken to encourage media coverage of this item. Mr. Vithoukias then recognized Neil Luther, Director of Recreation and Parks, who narrated a slide presentation. Mr. Luther cited statistics and graphs documenting the economic impact of sports tournaments hosted by the County in 2018. Henrico attracted 144,333 sports visitors in 2018, and the estimated economic impact was \$53.4 million, a 60 percent increase from 2012. Mr. Luther estimated the lost economic impact to Henrico because of the limited available supply of fields and courts was \$55.1 million for tournaments and events requiring outdoor facilities and \$33 million for tournaments and events requiring indoor facilities. He then reviewed the timeline for the County's consideration and development of a facility prototype and the request for proposals for an indoor sports and convocation center under the Public-Private Education Facilities and Infrastructure Act of 2002 (PPEA). After agreeable land terms could not be negotiated with

International Speedway Corporation for a project site at Richmond Raceway, the Board visited a facility in Rocky Mount, North Carolina, and directed the County Manager to request detailed proposals from the six offerors who submitted proposals in October 2018. A County working group composed of the following persons received three proposals in October 2019: Mr. Luther; Mr. Foster; Mr. Hinton; John Neal, Director of General Services, Cecelia Stowe, Purchasing Director; Greg Revels, Building Official; and Jack Berry, President and Chief Executive Officer of Richmond Region Tourism. Mr. Luther explained that the recommended proposal submitted by The Rebkee Company would involve siting an indoor sports and convocation center at Virginia Center Commons on land the County would own. This facility would be part of larger mixed-use redevelopment project undertaken by Rebkee that would also include a hotel. Mr. Vithoulkas noted County ownership of the property for the center had been a main focus in the working group's solicitation and review of proposals.

Mr. Luther continued his presentation by elaborating on the following factors contributing to the working group's recommendation of the Rebkee proposal: site location, the inclusion of a complete economic development package, a substantial project cost savings and time-to-market savings due to infrastructure and public utilities already in place on the site, and Rebkee's proven commitment to Henrico County as evidenced by its current redevelopment project at Regency Mall. Mr. Luther showed aerial photographs of the subject site and architectural renderings of the proposed indoor sports complex.

Mr. Luther and Mr. Vithoulkas responded to questions from the Board regarding project costs, the feasibility of expanding the facility's design to include an indoor track, the types of sports accommodated by indoor facilities in other localities, the subject site's existing infrastructure, and factors contributing to the stalled negotiations earlier this year with International Speedway Corporation. Mr. Luther informed the Board that an indoor track would add approximately \$9 million to the cost of the project and would consume space that would be less flexible in accommodating other sports.

Mr. Luther concluded his presentation by identifying the anticipated timeframe for the next steps in the process. These would begin with the Board's consideration at the November 12 regular meeting of an authorization to proceed with negotiations with Rebkee and introduction of a budget amendment for \$50 million to support the PPEA project. Later steps would include a public hearing on the proposed budget amendment for the project and review of an interim agreement on November 26 to acquire approximately 25 acres at Virginia Center Commons for the project. Future consideration of a comprehensive project agreement that would encompass final building design, guaranteed maximum price, and an operator agreement is expected in 2020.

Mr. Luther recognized Rob and Dan Hargett, principals of Rebkee Company, and Shamin Hotels Chief Executive Officer Neil Amin. Rob Hargett spoke about the synergism of experiential retail, better known as sports tourism, and his family's passion for the proposed redevelopment and indoor sports center project at Virginia Center Commons. He also commented on the challenges of redeveloping retail mall sites and the advantages of operating an indoor sports and convocation center in combination with an urban mixed-use redevelopment project. Mr. Amin pointed out that his company currently owns 14 hotels in Henrico. He expressed excitement to be partnering with Rebkee and the County on this project. Mr. Amin confirmed to Mr. Branin that his Hilton Richmond Hotel in Short Pump was recently ranked as the number one hotel for customer service in North and South America. In response to questions from Mr. Nelson and Mrs. O'Bannon, Rob Hargett advised

the Board that the proposed project at Virginia Center Commons will likely include residential and affordable housing components as well as some retail. He noted the site is no longer viable as a traditional shopping mall. Mr. Luther informed Mr. Nelson that the proposed indoor sports facility and convocation center would likely open in late 2021 and host high school graduations beginning in 2022. In response to another question from Mr. Nelson, Mr. Luther commented on the County's annual costs to rent Virginia Commonwealth University's Siegel Center for high school graduations.

The Board recessed at 5:57 p.m. and reconvened at 6:04 p.m.

On motion of Mr. Thornton, seconded by Mrs. O'Bannon, the Board approved going into a Closed Meeting at 6:05 p.m. for Consultation with Legal Counsel Pertaining to Actual Litigation Styled *In Re: National Prescription Opiate Litigation*, Pursuant to Section 2.2-3711(A)(7) of the Code of Virginia, 1950, as Amended.

The vote of the Board was as follows:

<u>Aye</u>	<u>Nay</u>
Tyrone E. Nelson	
Thomas M. Branin	
Patricia S. O'Bannon	
Daniel J. Schmitt	
Frank J. Thornton	

On motion of Mrs. O'Bannon, seconded by Mr. Schmitt, the Board approved going out of the Closed Meeting at 6:36 p.m.

The vote of the Board was as follows:

<u>Aye</u>	<u>Nay</u>
Tyrone E. Nelson	
Thomas M. Branin	
Patricia S. O'Bannon	
Daniel J. Schmitt	
Frank J. Thornton	

On motion of Mr. Schmitt, seconded by Mrs. O'Bannon, the Board approved the attached Certificate of Closed Meeting.

The vote of the Board was as follows:

<u>Aye</u>	<u>Nay</u>
Tyrone E. Nelson	
Thomas M. Branin	
Patricia S. O'Bannon	
Daniel J. Schmitt	
Frank J. Thornton	

## **Next Generation Radio System Update**

Mr. Vithoukas recognized Todd Pugh, Division Director for Public Safety Wireless Communications, who in turn introduced two members of his staff who were in attendance, Technology Specialists Jeff Clark and Brian Bilyeu. Mr. Pugh also acknowledged the following persons in the audience who have been working on the County's next generation radio project: Doug Middleton and Paul Proto, Communications Consultants; Steve Willoughby, Director of Emergency Communications for the City of Richmond; Wes Fertig, Chesterfield County Police Captain; Curt Shaffer, Director of Emergency Communications for Hanover County; Eric Albert, Colonial Heights Fire and Emergency Medical Services Battalion Chief; R. J. Clark, Capital Region Airport Commission Police Chief; Jim Morgan and Steve Gompers, consultants with Altairis Technology Partners; and Ramya Doraisamy, Senior Engineer for Motorola.

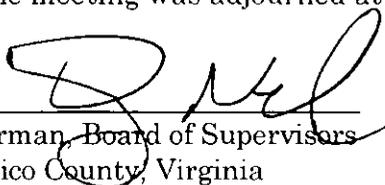
Mr. Pugh narrated a slide presentation on this item. He explained that the current radio system, which went live in September 1999 and has four towers in Henrico, is being replaced because of needed software enhancements and bug fixes, the limited availability of parts, and a desire to improve building coverage and expand interoperability. In response to questions from Mr. Nelson, Mr. Vithoukas cautioned the Board that the County's current system is dying. He expressed concerns pertaining to the escalating costs of consulting services and delays in bringing this regional project to fruition. Mr. Vithoukas suggested the County may have to consider engaging another consultant to complete the project to get to the finish line. In response to a question from Mr. Branin, Mr. Pugh pointed out the County is having to purchase used replacement parts in some cases.

Mr. Pugh continued his presentation by identifying the locations of the County's four existing towers and nine new towers. He responded to a question from Mr. Nelson pertaining to the status of the new towers. Mr. Pugh next identified regional tower sites. Mr. Vithoukas advised the Board that he hoped to bring the Board another update on this project during the second quarter of 2020. Mr. Pugh and Mr. Vithoukas responded to further questions from Mrs. O'Bannon and Mr. Branin concerning the reasons for the extended delays in completing the project, which largely relate to the level of technical detail contained in the project standards. Mr. Branin asked for an update at the Board's January 2020 retreat.

## **Regular Meeting Agenda Items**

Mr. Vithoukas reviewed the agenda for the 7:00 p.m. meeting. He advised the Board that the first two land use cases were companion cases and would be presented together but would require separate votes. Mr. Vithoukas briefly referred to the two additional land use cases, four other public hearing items, and six general agenda items. Mr. Vithoukas called to the Board's special attention the public hearing item for authorization to proceed to negotiations for the indoor sports and convocation center. He further noted that one of the general agenda items would introduce a budget amendment to appropriate funding for land acquisition and construction costs associated with the indoor sports facility and convocation center.

There being no further business, the meeting was adjourned at 6:54 p.m.

  
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Chairman, Board of Supervisors  
Henrico County, Virginia