

**COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
REGULAR MEETING
August 12, 2025**

The Henrico County Board of Supervisors convened a regular meeting on Tuesday, August 12, 2025, at 6:00 p.m. in the Board Room, Administration Building, Henrico County Government Center, Parham and Hungary Spring Roads, Henrico County, Virginia.

Members of the Board Present:

Daniel J. Schmitt, Chair, Brookland District
Roscoe D. Cooper, III, Vice-Chair, Fairfield District
Jody K. Rogish, Tuckahoe District
Misty D. Roundtree, Three Chopt District
Tyrone E. Nelson, Varina District

Other Officials Present:

John A. Vithoulkas, County Manager
Andrew R. Newby, County Attorney
Tanya N. Brackett, CMC, Assistant to the County Manager/Clerk to the Board
Monica Smith-Callahan, Deputy County Manager for Community Affairs
W. Brandon Hinton, Deputy County Manager for Administration
Cari M. Tretina, Deputy County Manager/Chief of Staff
Steven J. Yob, Deputy County Manager for Community Operations
Steven W. Knockemus, Assistant Director of Public Relations

Dr. Jeanetta Lee, Chaplain for the Henrico County Police Division, offered the invocation.

On motion of Mr. Nelson, seconded by Mr. Cooper, the Board approved the minutes of the July 22, 2025, Regular and Special Meetings and the June 30, 2025, Special Meeting.

The vote of the Board was as follows:

Yes: Schmitt, Cooper, Rogish, Roundtree, Nelson

No:

MANAGER'S COMMENTS

Mr. Vithoulkas recognized Sheila Minor, Director of Finance, who gave the Board an update on staff's recent presentation to bond rating agencies. Mrs. Minor explained for many years, the County has earned a rating of AAA from the three major rating agencies. AAA is the highest rating any organization can receive and reflects financial excellence. Only 55 local governments in the nation hold the distinction of having three AAA ratings. Our Public Utilities Department is rated separately, and it also holds a long-standing triple AAA rating, which is a distinction earned by only 15 public utilities in the nation.

Mr. Vithoulikas announced with deep sympathy the passing of Richard Irving "Rick" Valentine, III who passed away on Sunday, August 10. Mr. Valentine was hired with the County in 1965 as a patrol officer within the Police Division. He retired in July of 2012 after 46 years of service. He is survived by his wife, Angela; three sons, Michael who works for the County, Nicholas, and Matthew; his sister Mary Catherine and brother James; three granddaughters Libby, Avery, and Annie; and a devoted niece, Susan Gentry Wood, and many other nieces and nephews. Mr. Valentine was a United States Air Force veteran, he loved the beach, his family and being a grandfather. Mr. Vithoulikas announced we will be lowering the flags on all county buildings beginning sunup to sundown on Friday, August 15, in memory of Richard Valentine and his years of service to the County. A service for Mr. Valentine will be held on Monday, August 18th.

BOARD OF SUPERVISORS COMMENTS

Mr. Rogish announced the Board often gets emails every week that can be positive or negative, and he wanted to share two emails he had received last Friday. One was from a homeowners association who wanted to extend appreciation to the Department of Public Works, the Planning Commission, and the Board of Supervisors for their collaboration in addressing the cut-through traffic problem in their neighborhood. The second email gave kudos to the Board of Supervisors for the best run County in the country, and every employee for their professional and pleasant manner.

Mr. Nelson announced the passing of a longtime Varina resident, a respected business owner, civic leader, and a true community servant – Mr. John M. Steele – who passed away last week surrounded by his family at the age of 80.

Mr. Steele was born and raised in Kentucky and graduated from Denison University in Ohio, where he began working with Standard Oil Company. He would go on to build a long and successful career in the gasoline business, moving to Henrico County in 1978 and becoming president of East Coast Oil Company. In 1996, he purchased the "Little Sue" chain of service stations and convenience stores in Virginia.

Mr. Steele was respected across his industry for his business acumen and leadership skills, serving on the board of directors of the Society of Independent Gasoline Marketers of America. But he was especially admired for his integrity and for the care he demonstrated for his employees. He brought those traits – as well as a genuine, friendly nature, and a generous sense of humor – to his service on Henrico's Economic Development Authority Board of Directors. He represented Varina on EDA Board for 26 years, holding the position of treasurer, vice chair, and chair during his long tenure. In 2020, at the end of his time with EDA, the Board of Supervisors honored Mr. Steele for his dedicated public service to the County and its residents. We remember and honor him again today. Henrico County is a better community for his contributions and for the time he shared with us. Mr. Nelson announced our thoughts and prayers are with his family and his many friends at this time. He also added he met Mr. Steele in November of 2011. Upon meeting him, Mr. Nelson noted he realized Mr. Steele just wanted to serve the County and the residents of the Varina District regardless of politics.

Mr. Schmitt announced the passing of John Hodges, who was vice mayor for the Town of Ashland and a charter member of the Central Virginia Transportation Authority. In his notable 45 years of public service, he was a planning director, deputy county administrator,

town council member, vice mayor, and a community volunteer. For everyone who worked and served with Mr. Hodges, he will be remembered for his warm spirit, his thoughtful conversation, and most of all his smile when he greeted his colleagues and friends.

Mr. Nelson recognized August 3 – 9, 2025, as National Farmers Market Week. This annual celebration highlights the vital role farmers markets play in our nation's food system. With fun events, programs, contest, activities, and more, the week helps to boost market attendance and visibility as well as showcase the value markets bring to their communities. Mr. Nelson gave a huge thank you to all farmers, growers, bakers, and artisans who bring their best to Dorey Park Farmers Market each week. He recognized John Montgomery and his wife Cappie who gave an update on the Farmers Market Week celebration this Saturday, August 16 at Dorey Park.

RECOGNITION OF NEWS MEDIA

Liana Hardy, with the *Henrico Citizen*, was in attendance for the meeting.

PRESENTATIONS

193-25 Resolution - Commending the Deep Run High School Girls Soccer Team.

This resolution commends the Deep Run High School Girls Soccer Team on winning the Class 6 Virginia State Championship.

On motion of Mrs. Roundtree, seconded by Mr. Rogish, and by unanimous vote, the Board approved this item – see attached resolution.

Mrs. Roundtree presented the resolution to Steven Chapman, Head Soccer Coach, and the members of the Soccer Team.

Mrs. Roundtree presented the team with a signed game ball from all the Board members, and individual resolutions for each team member, along with a photo from the winning day.

Coach Chapman thanked the Board of Supervisors for the recognition and note the team has been exceptional this year with 100 goals scored, with only three given up. He also highlighted the team's outstanding academic success.

194-25 Resolution - Commending Henrico County Public Schools Robotics Teams.

This resolution commends the Henrico County Public Schools Robotics Teams: Blue Cheese Robotics Team 1086 from Deep Run High School; the Mav Mechanics 10224 from Douglas Freeman High School; and Team Talon 540 from Mills E. Godwin High School for their exceptional performances this year.

On motion of Mr. Cooper, seconded by Mr. Nelson, and by unanimous vote, the Board approved this item – see attached resolution.

Brandon Hinton, Deput County Manager for Administration, presented the robot our Director of Public Works, Terrell Hughes, made for the team.

Mrs. Roundtree and Mr. Rogish presented the resolution to Kimberly Marek and the three robotics teams.

Mr. Rogish and Mrs. Roundtree presented each team with a robot trophy, copies of the resolutions, and a signed photo for each team.

A member of the Deep Run High School robotics team thanked the Board for their amazing recognition and presented the Board with a plaque for increasing STEM in schools and giving all the students the opportunity to participate.

A member of the Mav Mechanics noted they competed with over 600 teams at Worlds in Texas and noted everyone is passionate about the team and robotics. He noted there is something for everyone with robotics.

A member of Team Talon 540 noted there is something for everyone in robotics and thanked Board for the support that has made it possible.

PUBLIC HEARINGS – REZONING CASES AND PROVISIONAL USE PERMIT

115-22
REZ2022-
00002
Three Chopt

Markel | Eagle Advisors, LLC: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) part of Parcels 733-778-7649 and 734-777-3893 containing 46.599 acres located at the southwest intersection of Pouncey Tract Road (State Route 271) and Wyndham West Drive.

Mr. Vithoukas announced the applicant has requested a deferral to the September 9, 2025, meeting.

No one from the public spoke in opposition to this item.

Mrs. Roundtree noted she has received a lot of correspondence on this case, that the case has been pending for three years, and that the developer has advised they are very close to finalizing the item. The applicant is going to work on a community meeting as soon as possible.

The applicant explained they would like a three-month deferral and are in the planning process for a community meeting.

On motion of Mrs. Roundtree, seconded by Mr. Rogish, and by unanimous vote, the Board deferred this item to the November 11, 2025, meeting.

The vote of the Board was as follows:

Yes: Schmitt, Cooper, Rogish, Roundtree, Nelson

No:

Later in the meeting, Mr. Vithoulkas explained he had given Mrs. Roundtree November 11 for the deferral of agenda item 115-22, REZ2022-00002, but that is a holiday for the County. The Board meeting will be held on Wednesday, November 12, 2025.

Mrs. Roundtree moved the Board reconsider agenda item 115-22, REZ2022-00002. The motion was seconded by Mr. Rogish, and the Board approved the motion to reconsider the item.

The vote of the Board was as follows:

Yes: Schmitt, Cooper, Rogish, Roundtree

Absent: Nelson

On motion of Mrs. Roundtree, seconded by Mr. Cooper, and by unanimous vote, the Board deferred agenda item 115-22, REZ2022-00002 to the November 12, 2025, meeting.

The vote of the Board was as follows:

Yes: Schmitt, Cooper, Rogish, Roundtree

Absent: Nelson

195-25
REZ-2024-
101760
Varina

Harsh Thakker, Dorado Capital, LLC: Request to conditionally rezone from A-1 Agricultural District and C-1 Conservation District to R-5AC General Residence District (Conditional) (17.21 acres), and C-1 Conservation District (Conditional) (18.91 acres) part of Parcel 833-726-3832 containing a total of 36.12 acres located on the north line of N. Airport Drive (State Route 156) approximately 320' east of its intersection with N. Washington Street.

Joe Emerson, Director of Planning, responded to questions from Mr. Nelson regarding the project density, comprehensive plan recommendation, and what the allowed density is by right on the property currently.

Mr. Emerson responded to questions about access to the property and environmental features, including the floodplain. He responded to questions about a prior proposal that had a second access point through an adjoining neighborhood and how that has been removed in response to concerns from the neighborhood.

Mr. Nelson asked if the case is approved would it require the conservation area to be rezoned to C-1 since it is not currently zoned in that classification. Mr. Emerson confirmed this is correct.

Mr. Emerson responded to questions about school capacity and neighboring wells.

Mr. Nelson noted he had received petitions for and against the development.

Mr. Emerson responded to a question from Mr. Rogish stating that public water and sewer would be available for the proposed development.

In response to a question from Mrs. Roundtree, Mr. Emerson noted some of the neighbors would prefer one-acre lots which would be on well and septic. It would be on larger lots and most of the environmental issues would go into each lot. She questioned the location of the floodplain. Mr. Emerson noted anywhere near a stream would have a floodplain and the County doesn't allow for any construction within the floodplain.

Mr. Nelson noted he has heard this development is being compared to the community that was impacted by floods in Texas. Mr. Emerson noted once again that the County doesn't allow for construction in a floodplain.

Mr. Cooper noted he is not in favor of approving any development that would send schools over capacity. Mr. Emerson agreed and noted this development does not send any school over capacity.

The applicant stated his team has been working on this development since 2023 and is trying to deliver something they feel meets and addresses the concerns of the community.

Mr. Nelson asked what the amenities would be. The applicant noted there would be a community area and park space and stated they have all the wetlands' studies completed.

There was further discussions regarding the second entrance and if there is an opportunity to create one.

In response to a question from Mr. Nelson asking who the builder for the development would be, Mr. Thakker noted it would be Richmond American or Eastwood and all the concept renderings have been from both those developers.

The following individuals spoke regarding this item:

- Ricky Whitt, a Varina resident, lives near the development and has attended many community meetings and is requesting the Board change it to one acre per home.
- Shelly Connolly, a Varina resident, voiced concerns that the development will cause surrounding septic tanks to fail. She also voiced concerns about the crowding of the elementary and middle schools in the area.
- Elmer Hutchins, a Varina resident, lives in the Silver Springs subdivision and is requesting the homes be on one acre lots. He also has concerns about flooding in the area and school capacity.
- Jennifer Weaverman, a Tuckahoe District resident, expressed concerns about residential growth and environmental issues.
- Noel Smith lives in the Oakland Chase subdivision, feels Henrico needs affordable housing, and requests the applicant ensure there is no risk of flooding.
- Joe Gallack, a resident of the Fairfield District with the RVA YIMBY group, supported the rezoning because the community needs more housing.
- Julius Edwards lives off Strath Road and supports the rezoning.
- Robert Gary lives off North Washington Street and has concerns about the developer proposal for a creek to run through the development, which is near his farm. He expressed concerns about traffic and flooding.
- Barbara Jefferson feels there is a need for more housing in the eastern portion of the County and urged the Board for more affordable housing.
- Gray Montrose, a Varina resident, requests the Board deny the rezoning.

Joe Emerson responded to questions from Mr. Nelson regarding school capacity numbers. Mr. Nelson noted, based on the reports from HCPS, current student levels are under capacity at all three schools. He empathizes with the positions of the homeowner but noted this case is not just about the neighboring community alone, but he represents all of Varina.

Mr. Nelson explained as a Board of Supervisors member he must look at the entire area, not just neighborhoods, and there is a need for more housing, particularly affordable housing. He expressed a need to have more time to verify some of the information stated this evening. He

thanked the individuals who came out and spoke and argued their point.

Mr. Nelson noted the Board is concerned about housing needs and affordable housing for our residents, and they are committed to conservation and preservation, particularly in Varina.

On motion of Mr. Nelson, seconded by Mrs. Roundtree, and by unanimous vote, the Board deferred this item for decision only to the September 9, 2025, meeting.

The vote of the Board was as follows:

Yes: Schmitt, Cooper, Rogish, Roundtree, Nelson

No:

138-25
REZ-2025-
100032
Brookland

Biju Mattamana: Request to conditionally rezone from R-2 One-Family Residence District to R-2AC One-Family Residence District (Conditional) Parcel 764-766-6303 containing 1.387 acres located at the southeast intersection of Staples Mill Road (U.S. Route 33) and Courtney Road.

No one from the public spoke in opposition to this item.

Mr. Schmitt and Mr. Emerson discussed the changes to the proposed rezoning since the Planning Commission recommend denial. Mr. Schmitt thanked the applicant for the changes to the case.

On motion of Mr. Schmitt, seconded by Mr. Rogish, and by unanimous vote, the Board did not follow the recommendation of the Planning Commission and approved this item with the following conditions:

1. **Conceptual Plan:** The property located at 10451 Staples Mill Rd, Glen Allen, VA 23060 will be developed in general conformance with the conceptual plan entitled "Staples Mill Rezoning" prepared by Cite Design and dated July 21, 2025, attached hereto as Exhibit A (the "Conceptual Rezoning Plan") (see case file). The exact locations, footprints, configuration, size and details of the drives, buildings and other improvements shown on the Conceptual Rezoning Plan are subject to change and may be updated from time to time as required for final engineering designs, compliance with governmental regulations or as otherwise approved at the time of subdivision review by the Director of Planning.
2. **Maximum Density:** The maximum number of building lots on the property will be three (3).
3. **Access:** No vehicular access to the development will be allowed from Staples Mill Road.

4. **Clearing Limitations:** During construction, tree removal will be limited to the areas required for dwellings, outbuildings, driveways, utilities, private shared drive, grading, required sight lines, other necessary access structures, and trees that are naturally dead or diseased.
5. **Setbacks:** A 12-foot setback will be provided along the southern boundary of the property. On the eastern side of the property, a minimum 45-foot rear setback will be provided. The 45-foot rear setback includes a minimum 22-foot-wide private access road and a 4-foot setback between the adjacent property line and the proposed private access road. Along the western side of the property an 80-foot setback will be provided, which 80-foot setback includes any major roads front yard setback. Adjacent to Courtney Road, a 25-foot setback will be provided. All of the foregoing setbacks are shown on the Conceptual Rezoning Plan (see case file).
6. **Landscaping:** Prior to or concurrent with any subdivision plat recordation, the Applicant will provide a sight distance easement entitled as shown on the Conceptual Rezoning Plan (see case file) and in final location as approved by the Director of Planning prior to recordation. Any proposed planting or existing planting within the sight distance easement will be removed or replanted with plants of less than 30" in height, and thereafter maintained by the applicable property owner pursuant to the provisions of the sight distance easement.
7. **Sidewalk:** A 5-foot wide sidewalk will be constructed on the side of Courtney Road as shown on the Conceptual Rezoning Plan (see case file).
8. **Private Road and Driveways:** Shared access private road and driveways will be constructed of concrete, asphalt, pavers, cobblestones, or other durable surface materials in accordance with Henrico County standards and specifications (except as to pavement width and turning radii). The design of shared access private road will be certified by a licensed professional engineer to confirm compliance with these standards. The maintenance of this road will be shared among the residents and will be enforced using shared maintenance provisions of the covenants to be recorded pursuant to Proffer 19 below.
9. **Utilities:** All utilities, except for junction boxes, meters, and existing overhead power lines, will be installed underground.
10. **Elevations:** The architectural design of the buildings will generally be consistent with the renderings attached as Exhibit B (see case file), unless otherwise requested by the owner and specifically approved by the Director of Planning. Cantilevered features will not be permitted.

11. **Roofs:** will be covered with 30-year dimensional shingles, standing seam metal, cedar shakes, or materials of equal or greater quality and durability as determined by Henrico County's Planning Department.
12. **Exterior Walls for Dwelling and Garage:** Exterior walls of the dwelling and garage will be made of brick, brick veneer, cementitious siding, vinyl with a minimum thickness of 0.042 inches, stone, synthetic stone, or other similar masonry materials, or a combination of these, unless otherwise requested and approved by Henrico County's Planning Department.
13. **Stoops and Porches:** All dwellings will require a covered front stoop or porch, which must have brick or stone foundation, materials that are identical to those of the dwelling.
14. **Foundations:** No dwelling will be constructed on a slab-on-grade foundation. Foundations will be constructed using brick, stone, or other comparable durable materials to ensure a level of quality consistent with the standards of the Henrico County Planning Department.
15. **Minimum House Size:** (i) The dwelling will have a minimum of 2,000 square feet of finished floor area; and (ii) will include a minimum of one garage space.
16. **Hours of Construction:** Exterior construction, including the use of heavy equipment, will be limited to the hours of 7:00 a.m. to 7:00 p.m. or dusk (whichever occurs first) Monday through Friday, and 8:00 a.m. to 5:00 p.m. or dusk (whichever occurs first) on Saturdays. No construction will take place on Sundays except in emergencies or under circumstances requiring extended hours to complete work, such as concrete pours or utility connections. Any exceptions will be based on approval from Henrico County's Planning Department. Construction signs will be posted in both English and Spanish, indicating the hours of operation and dates of construction.
17. **Drainage:** All proposed improvements will be in compliance with applicable Henrico County's Public Works plan development requirements, storm water quality and quantity requirements, and by minimizing drainage impacts on downstream properties.
18. **Severance:** The un-enforceability, elimination, revision or amendment of any proffer set forth herein, in whole or part, must not affect the validity or enforceability of the other proffers or the unaffected part of such proffer.
19. **Protective Covenants:** Prior to any subdivision plat recordation, a document setting forth restrictive covenants describing development controls and maintenance responsibilities of the

property will be recorded in Clerk's Office of the Circuit Court of Henrico County.

The vote of the Board was as follows:

Yes: Schmitt, Cooper, Rogish, Roundtree, Nelson

No:

196-25
PUP-2024-
102211
Fairfield

101 Laburnum LLC: Request for a Provisional Use Permit under Sections 24-4324.B and 24-2306 of Chapter 24 of the County Code to allow gasoline sales on Parcel 791-738-2113 located at the southwest intersection of W Laburnum Avenue and Alma Avenue.

Mr. Cooper thanked Jean Moore, Assistant Director of Planning, and Planning Commissioner Dandridge for making sure they are looking at business and development in the Fairfield District and are conscious of the environmental impacts. He noted this area does not need more gas stations, convenience stores, or vape shops and will continue to ensure development in the area is economical and of high standards.

No one from the public spoke in opposition to this item.

On motion of Mr. Cooper, seconded by Mr. Nelson, and by unanimous vote, the Board followed the recommendation of the Planning Commission and denied this case.

The vote of the Board was as follows:

Yes: Schmitt, Cooper, Rogish, Roundtree, Nelson

No:

197-25
REZ-2025-
101195
Tuckahoe

SCC LLC: Request to conditionally rezone from B-1 Business District to B-2C Business District (Conditional) Parcel 754-743-4371 containing 0.67 acres located at the northeast intersection of Eastridge Road and Jesse Senior Drive.

Jean Moore, Assistant Director, responded to questions from Mr. Rogish regarding the drive-thru window.

Andy Condlin, attorney for the applicant, noted that private drive maintained by the applicant. Mr. Rogish questioned the parking agreement between the restaurant and the new development.

Mr. Condlin noted they have worked with County engineering in making sure the necessary improvements are made to address traffic flow issues noted by Mr. Rogish.

No one from the public spoke in opposition to this item.

On motion of Mr. Rogish, seconded by Mr. Cooper, and by unanimous vote, the Board followed the recommendation of the Planning Commission and approved this item with the following conditions:

1. **Concept Plan.** The Property will be developed in general conformance with the concept plan attached hereto as "SPOO1-CONCEPTUAL LAYOUT 1415 EASTRIDGE ROAD, HENRICO COUNTY VA", dated June 20, 2025, and prepared by Timmons Group (the "Concept Plan") (see case file), which is conceptual in nature and may vary in massing, height, elevations, design, layout, final density, and other details shown therein. The specific design, general layout, and other details may vary from the Concept Plan as required for the final plan approval, engineering reasons, design compliance with governmental regulations or as approved by the Director of Planning.
2. **Building Materials.** Exposed exterior wall surfaces (above finished grade) of any building (excluding rooftop screening materials for mechanical equipment) must be maintained in substantial conformity with the existing building on the Property. Any further development of buildings on the Property must be consistent with the existing building, unless otherwise approved by the Director of Planning.
3. **Underground Utilities.** Except for junction boxes, meters and existing overhead utility lines and any utility lines crossing wetlands, if any, all new utility lines must be underground.
4. **Landscaping.** All landscaped and natural buffer areas along Eastridge Road and Jesse Senior Drive as shown on the Concept Plan (see case file) must be maintained as currently exist or as set forth on the Concept Plan.
5. **Uses.** Uses permitted on the Property will be limited to the following:
 - a. Those uses permitted in O-1 and O-2 Districts so long as and as such uses are also permitted in the B-2 District, provided, the following uses will not be permitted in any circumstances:
 - i. Funeral home; and
 - ii. Medical treatment facility.
 - b. Animal grooming;
 - c. Veterinary hospital or clinic; and
 - d. Eating Establishments, provided any restaurant with a drive through will not be permitted to have any interior seating, provided, however, exterior or patio seating is permitted.
 - e. Any drive through will not be permitted to sell alcohol.
6. **Hours of Construction and Maintenance.** The hours of any land disturbance activities, including operation of bulldozers and other earthmoving equipment and exterior building construction,

will be limited between 7:00 a.m. and 7:00 p.m. Monday through Friday, 8:00 a.m. and 6:00 p.m. on Saturdays, and none on Sunday, except in emergencies or where unusual circumstances require extending the specific hours in order to properly complete such work, such as concrete pours or utility connections. Signs, in both English and Spanish, stating the above referenced provisions will be posted and maintained at all construction entrances to the Property prior to any land disturbances activities thereon.

7. **Parking Lot Cleaning and Trash Pickup.** Parking lot cleaning (not including individuals sweeping) and trash pickup on the Property will be limited to the hours of 6:00 a.m. to 8:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturday.
8. **Exterior Alarms.** No exterior alarms or speaker systems will be permitted (other than for a drive-through), provided alarms or beepers located on vehicles and emergency alarms will be permitted.
9. **Building Elevations.** Any elevations of the existing building on the Property, as shown on the Concept Plan (see case file), will remain with its existing elevations, or will be in substantial conformity with the elevations entitled "PROJECT, AAMC-LLC, 1415 EASTRIDGE RD, RICHMOND VIRGINIA", dated July 7, 2025, and prepared by De Stefano Architectural Group, PLLC (see case file), or as otherwise approved at the time of plan of development review.
10. **Sidewalk.** The sidewalk existing along Eastridge Road, to the extent it is not in the public right-of-way, will be maintained in good condition.
11. **Signage.** Signage will be placed on the Property as approved at the time of Plan of Development review to prohibit left turn movements from the Property onto Eastridge Road.
12. **Hours of Operation.** Any drive through use on the Property may be open to the public only until 11:00 p.m.
13. **Severance.** The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, will not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.
14. **Drive Improvements.** The intersection of Jessie Senior Drive and Eastridge Road will be widened to improve the turning movements in and out of Jessie Senior Drive as required at the time of plan of development review.

The vote of the Board was as follows:

Yes: Schmitt, Cooper, Rogish, Roundtree, Nelson

No:

PUBLIC HEARINGS - OTHER ITEMS

198-25 Ordinance - To Amend and Reordain Section 19-2201 Titled "General," Section 19-2203 Titled "Submittal and Acceptance of Applications," Section 19-2204 Titled "Staff Review and Action," Section 19-2205 Titled "Post-Decision Actions and Limitations," Section 19-2302 Titled "Preliminary Plat," Section 19-2303 Titled "Final Plat," and Section 19-2304 Titled "Minor Subdivision" of the Code of the County of Henrico to Conform the Subdivision Review Procedures with Recent Changes to the Code of Virginia.

No one from the public spoke in opposition to this item.

On motion of Mrs, Roundtree, seconded by Mr. Rogish, and by unanimous vote, the Board approved this item – see attached ordinance.

199-25 Ordinance - To Amend and Reordain Section 24-2101 Titled "Summary Table of Review Responsibilities," Section 24-2103 Titled "Planning Commission," Section 24-2203 Titled "Submittal, Acceptance, and Withdrawal of Applications," and Section 24-2314 Titled "Plan of Development" of the Code of the County of Henrico to Conform the Plan of Development and Site Plan Review Procedures with Recent Changes to the Code of Virginia.

No one from the public spoke in opposition to this item.

On motion of Mrs. Roundtree, seconded by Mr. Rogish, and by unanimous vote, the Board approved this item – see attached ordinance.

200-25 Ordinance - To Amend and Reordain Section 20-276 Titled "Reports and remittance of tax" of the Code of the County of Henrico to Comply with Changes in State Law Regarding Transient Occupancy Tax.

No one from the public spoke in opposition to this item.

On motion of Mr. Cooper, seconded by Mr. Nelson, and by unanimous vote, the Board approved this item – see attached ordinance.

201-25 Ordinance - To Amend and Reordain Section 6-251 Titled "Definitions" and Section 6-253 Titled "C-PACE loan requirements; program fees; reporting; program administrator; program guidelines" of the Code of the County of Henrico to Comply with Changes in State Law Regarding

Commercial Property Assessed Clean Energy (C-PACE) Financing Programs.

No one from the public spoke in opposition to this item.

On motion of Mr. Rogish, seconded by Mr. Nelson, and by unanimous vote, the Board approved this item – see attached ordinance.

202-25

Ordinance - To Amend and Reordain Section 6-201 Titled “Definitions,” Section 6-202 Titled “Henrico Investment Program Areas,” and Section 6-203 Titled “Applications” of the Code of the County of Henrico to Establish New Henrico Investment Program Areas, Expand the Existing Program Areas, Add Vaping Shops to the Enumerated Nonqualifying Uses, and Expand Eligibility for the Program.

Mr. Cooper questioned how many businesses have been impacted by this. Eric Leabough, Director of Community Revitalization, stated 19 businesses have benefited from the program and listed several of the business. He also clarified they track the amount of money invested into these properties.

The Board then discussed current and potential regulations of vaping stores. Mr. Vithoulkas stated he would like to bring this topic back to the Board in a work session in two weeks.

No one from the public spoke in opposition to this item.

On motion of Mr. Rogish, seconded by Mrs. Roundtree, and by unanimous vote, the Board approved this item – see attached ordinance.

203-25

Ordinance - To Amend and Reordain Section 6-276 Titled “Definitions,” Section 6-280 Titled “Determination,” and Section 6-281 Titled “Deed of Restrictive Covenants” of the Code of the County of Henrico to Clarify the Housing Types in Affordable Housing Developments Qualifying for Fee Waivers and Provide Standards for Developments Under the Community Land Trust Model.

No one from the public spoke in opposition to this item.

On motion of Mr. Nelson, seconded by Mrs. Roundtree, and by unanimous vote, the Board approved this item – see attached ordinance.

204-25

Resolution - Signatory Authority - Quitclaim of Temporary Construction Easement - 1802 Carneal Street - Fairfield District.

No one from the public spoke in opposition to this item.

On motion of Mr. Cooper, seconded by Mr. Nelson, and by unanimous vote, the Board approved this item – see attached resolution.

205-25 Ordinance - Vacation of Building Line - Rivermont Subdivision - 8504 Rivermont Drive - Tuckahoe District.

No one from the public spoke in opposition to this item.

On motion of Mr. Rogish, seconded by Mr. Nelson, and by unanimous vote, the Board approved this item – see attached ordinance.

206-25 Resolution - Signatory Authority - Quitclaim of Utility Easement - 620 N. Ivy Avenue - Varina District.

No one from the public spoke in opposition to this item.

On motion of Mr. Nelson, seconded by Mr. Cooper, and by unanimous vote, the Board approved this item – see attached resolution.

PUBLIC COMMENTS

Tara McEachin, a resident of the Varina District, requested assistance with the state of her neighbor's property.

GENERAL AGENDA

207-25 Resolution - Approval of Participation in Proposed Settlements of Opioid-Related Claims - the Sackler Family, Henry Schein, Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus.

On motion of Mr. Nelson, seconded by Mr. Cooper, and by unanimous vote, the Board approved this item – see attached resolution.

208-25 Resolution - Signatory Authority - Memorandum of Agreement - Henricopolis Soil and Water Conservation District.

On motion of Mr. Nelson, seconded by Mr. Cooper, and by unanimous vote, the Board approved this item – see attached resolution.

209-25 Resolution - Signatory Authority - Lease of County Property - 3978 New Market Road - Varina District.

On motion of Mr. Nelson, seconded by Mr. Rogish, and by unanimous vote, the Board approved this item – see attached resolution.

210-25 Resolution - Authorizing and Providing for the Issuance and Sale of Not to Exceed Ninety Million Dollars (\$90,000,000) Aggregate Principal Amount of County of Henrico, Virginia, General Obligation Public Improvement Bonds.

On motion of Mr. Cooper, seconded by Mr. Nelson, and by unanimous vote, the Board approved this item – see attached resolution.

- 211-25 Resolution - Authorizing the Financing of the Costs of Certain Public Improvement Projects of the County of Henrico, Virginia, Through the Issuance of Revenue Bonds to be Issued by, or on Behalf of, the County in an Aggregate Principal Amount Not to Exceed Fifty Million Dollars (\$50,000,000); Approving Certain Terms of Such Revenue Bonds; and Authorizing the Execution of Documents in Connection with the Issuance of Such Revenue Bonds.

On motion of Mr. Nelson, seconded by Mr. Cooper, and by unanimous vote, the Board approved this item – see attached resolution.

- 212-25 Resolution - Award of Solar Power Purchase Agreement Services.

On motion of Mr. Cooper, seconded by Mr. Rogish, and by unanimous vote, the Board approved this item – see attached resolution.

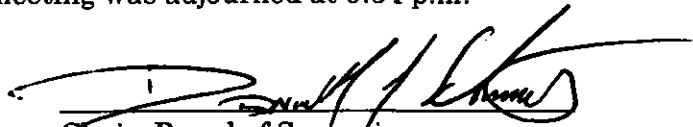
- 213-25 Resolution - Award of Contract - Fairfield Library Renovation - Fairfield District.

On motion of Mr. Cooper, seconded by Mr. Nelson, and by unanimous vote, the Board approved this item – see attached resolution.

- 214-25 Resolution - Approval of FY 2026 and FY 2027 Community Services Board Performance Contract - Virginia Department of Behavioral Health and Developmental Services and Henrico Area Mental Health & Developmental Services Board.

On motion of Mr. Nelson, seconded by Mr. Rogish, and by unanimous vote, the Board approved this item – see attached resolution.

There being no further business, the meeting was adjourned at 9:34 p.m.


Chair, Board of Supervisors
Henrico County, Virginia



COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE

Agenda Item No. 193-25

Page No. 1 of 2

Agenda Title: RESOLUTION - Commending the Deep Run High School Girls Soccer Team

For Clerk's Use Only:

Date: 8/12/25

- (☒) Approved
() Denied
() Amended
() Deferred to:

BOARD OF SUPERVISORS ACTION

Moved by (1) Roundtree Seconded by (1) Rogish

(2)

(2)

REMARKS:

APPROVED

YES NO OTHER

Cooper, R.	☒	☐	☐
Nelson, T.	☒	☐	☐
Rogish, J.	☒	☐	☐
Roundtree, M.	☒	☐	☐
Schmitt, D.	☒	☐	☐

WHEREAS, on Saturday, June 14, 2025, the Deep Run High School Girls Soccer Team won the Class 6 Virginia State Championship with a 1-0 victory against South County High School; and

WHEREAS, Monique McEnhimer scored the only goal of the day; and

WHEREAS, Monique McEnhimer, Tori Gauch, and Mackenzie Vanags were named to the 2025 All-Metro girls soccer team; and

WHEREAS, Mackenzie Vanags contributed five goals and 13 assists on the way to the Class 6 Virginia State Championship; and

WHEREAS, Tori Gauch scored six goals and added an assist during the team's playoff and has committed to play Division I soccer at Middle Tennessee State in 2026; and

WHEREAS, Audrey Simpkins and Bella Villasana were named Second Team All-Metro, and Karli Ross was selected as an Honorable Mention; and

WHEREAS, the championship win capped a 16-game winning streak and a 21-1 season during which the Wildcats scored 100 goals and remarkably surrendered just three, en route to a No. 3 national ranking by MaxPreps.com; and

WHEREAS, the Three Chopt District and the entire Henrico community are tremendously proud of the team and applaud the team's members for building positive relationships with other teams.

By Agency Head _____

By County Manager _____

Certified:
A Copy Teste:

Clerk, Board of Supervisors

Copy to: _____

Date: _____

**COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS**

Agenda Title: RESOLUTION – Commending the Deep Run High School Girls Soccer Team

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Henrico County, Virginia, hereby congratulates and commends team members Malini Dutta, Olivia Gates, Sophia Calisto, Leah Percey, Anna Habeeb, Bella Villasana, Charlotte Lowry, Abby Colombell, Kylie Simpkins, Devyn Pierce, Greer Brantley, Caroline Lowry, Mackenzie Vanags, Emmy Armour, Lila Gibellato, Alevia Colombell, Hannah Thornton, Liv Svoboda, Karli Ross, Audrey Simpkins, Lucy Schwab, Monique McEnhimer, Brooklyn Roevers, and Tori Gauch; as well as Steven Chapman, Head Coach, and Bryan Wharton, 1st Assistant Coach.

BE IT FURTHER RESOLVED that the Board of Supervisors of Henrico County, Virginia, hereby extends its heartfelt congratulations to the Deep Run High School Girls Soccer Team on winning the Class 6 Virginia State Championship and commends the team for exhibiting superior sportsmanship during a successful season.

Resolution



OF THE BOARD OF SUPERVISORS OF HENRICO COUNTY, VIRGINIA

Commending the Deep Run High School Girls Soccer Team

WHEREAS, on Saturday, June 14, 2025, the Deep Run High School Girls Soccer Team won the Class 6 Virginia State Championship with a 1-0 victory against South County High School; and

WHEREAS, Monique McEnhimer scored the only goal of the day; and

WHEREAS, Monique McEnhimer, Tori Gauch, and Mackenzie Vanags were named to the 2025 All-Metro girls soccer team; and

WHEREAS, Mackenzie Vanags contributed five goals and 13 assists on the way to the Class 6 Virginia State Championship; and

WHEREAS, Tori Gauch scored six goals and added an assist during the team's playoff and has committed to play Division I soccer at Middle Tennessee State in 2026; and

WHEREAS, Audrey Simpkins and Bella Villasana were named Second Team All-Metro, and Karli Ross was selected as an Honorable Mention; and

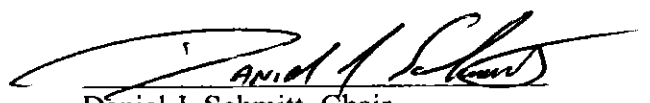
WHEREAS, the championship win capped a 16-game winning streak and a 21-1 season during which the Wildcats scored 100 goals and remarkably surrendered just three, en route to a No. 3 national ranking by MaxPreps.com; and

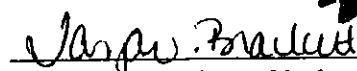
WHEREAS, the Three Chopt District and the entire Henrico community are tremendously proud of the team and applaud the team's members for building positive relationships with other teams.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Henrico County, Virginia, hereby congratulates and commends team members Malini Dutta, Olivia Gates, Sophia Calisto, Leah Percey, Anna Habeeb, Bella Villasana, Charlotte Lowry, Abby Colombell, Kylie Simpkins, Devyn Pierce, Greer Brantley, Caroline Lowry, Mackenzie Vanags, Emmy Armour, Lila Gibellato, Alevia Colombell, Hannah Thornton, Liv Svoboda, Karli Ross, Audrey Simpkins, Lucy Schwab, Monique McEnhimer, Brooklyn Roevers, and Tori Gauch; as well as Steven Chapman, Head Coach, and Bryan Wharton, 1st Assistant Coach.

BE IT FURTHER RESOLVED that the Board of Supervisors of Henrico County, Virginia, hereby extends its heartfelt congratulations to the Deep Run High School Girls Soccer Team on winning the Class 6 Virginia State Championship and commends the team for exhibiting superior sportsmanship during a successful season.




Daniel J. Schmitt, Chair
Board of Supervisors


Tanya N. Brackett, Clerk
August 12, 2025



COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE

Agenda Item No. 194-25

Page No. 1 of 2

Agenda Title: RESOLUTION – Commending Henrico County Public Schools Robotics Teams

For Clerk's Use Only:

Date: 8/12/2025

- ☒ Approved
☐ Denied
☐ Amended
☐ Deferred to:

BOARD OF SUPERVISORS ACTION

Moved by (1) Cooper Seconded by (1) Nelson
(2) (2)

REMARKS:

APPROVED

YES NO OTHER

Cooper, R.	☒	☐	☐
Nelson, T.	☒	☐	☐
Rogish, J.	☒	☐	☐
Roundtree, M.	☒	☐	☐
Schmitt, D.	☒	☐	☐

WHEREAS, Henrico County Public Schools has a strong robotics program, including the Blue Cheese Robotics Team 1086 from Deep Run High School, the Mav Mechanics 10224 from Douglas S. Freeman High School, and Team Talon 540 from Mills E. Godwin High School; and

WHEREAS, Blue Cheese Robotics has increased the presence of robotics programs in schools through the expansion of their STEM+C competition Team Grant Program (SB246), administered by the Virginia Department of Education, granting \$1.7 million to create and sustain STEM competition teams; and

WHEREAS, Blue Cheese Robotics competed at the FIRST Chesapeake District Championship, earning the prestigious District Champion Impact Award for their advocacy and community outreach efforts; and

WHEREAS, Blue Cheese Robotics had a decorated pre-District Championship season, earning the Captaincy and Impact Award at the Glen Allen District Event, as well as the Captaincy and Quality Award at the Portsmouth Event; and

WHEREAS, Blue Cheese Robotics earned an invitation to the FIRST World Championship in Houston, Texas, and earned the Milstein Division Judges Award for Outstanding Advocacy and Community Outreach Initiatives; and

WHEREAS, the Mav Mechanics 10224 earned the Rookie All-Star Award and served as Alliance 6 Captain at the Glen Allen District Event, marking an impressive debut as one of eight teams and the only rookie team to qualify as an alliance captain; and

WHEREAS, they qualified for and competed at the FIRST Chesapeake District Championship, earning the Rookie All-Star Award, and qualified for the FIRST World Championship; and

WHEREAS, the Mav Mechanics 10224 received the Hopper Division Rookie All-Star Award, becoming the first rookie team in history from the Chesapeake District to earn the title at the international level; and

By Agency Head _____ By County Manager _____

Certified:

A Copy Teste:

Clerk, Board of Supervisors

Copy to: _____

Date: _____

**COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS**

Agenda Title: RESOLUTION – Commending Henrico County Public Schools Robotics Teams

WHEREAS, Team Talon 540 earned the Alliance 7 Captaincy at the Glen Allen competition, also winning the District Engineering Inspiration Award; and

WHEREAS, Team Talon 540 earned the Gracious Professionalism Award at the Blacksburg competition, the Engineering Inspiration Award, and the Woody Flowers Finalist Award at the FIRST Chesapeake District Championship; and

WHEREAS, Team Talon 540 competed at the FIRST World Championship in Houston, Texas, in the Hooper Division.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Henrico County, Virginia, hereby congratulates and commends Blue Cheese Robotics Team 1086; Mav Mechanics 10224; and Team Talon 540 on all their accomplishments in the community and for building positive relationships with other teams.

BE IT FURTHER RESOLVED that the Board of Supervisors directs that copies of this resolution be prepared and publicly presented to the team members in honor of their exceptional performance.

Commending Henrico County Public Schools Robotics Teams

WHEREAS, Henrico County Public Schools has a strong robotics program, including the Blue Cheese Robotics Team 1086 from Deep Run High School, the Mav Mechanics 10224 from Douglas S. Freeman High School, and Team Talon 540 from Mills E. Godwin High School; and

WHEREAS, Blue Cheese Robotics has increased the presence of robotics programs in schools through the expansion of their STEM+C competition Team Grant Program (SB246), administered by the Virginia Department of Education, granting \$1.7 million to create and sustain STEM competition teams; and

WHEREAS, Blue Cheese Robotics competed at the FIRST Chesapeake District Championship, earning the prestigious District Champion Impact Award for their advocacy and community outreach efforts; and

WHEREAS, Blue Cheese Robotics had a decorated pre-District Championship season, earning the Captaincy and Impact Award at the Glen Allen District Event, as well as the Captaincy and Quality Award at the Portsmouth Event; and

WHEREAS, Blue Cheese Robotics earned an invitation to the FIRST World Championship in Houston, Texas, and earned the Milstein Division Judges Award for Outstanding Advocacy and Community Outreach Initiatives; and

WHEREAS, the Mav Mechanics 10224 earned the Rookie All-Star Award and served as Alliance 6 Captain at the Glen Allen District Event, marking an impressive debut as one of eight teams and the only rookie team to qualify as an alliance captain; and

WHEREAS, they qualified for and competed at the FIRST Chesapeake District Championship, earning the Rookie All-Star Award, and qualified for the FIRST World Championship; and

WHEREAS, the Mav Mechanics 10224 received the Hopper Division Rookie All-Star Award, becoming the first rookie team in history from the Chesapeake District to earn the title at the international level; and

WHEREAS, Team Talon 540 earned the Alliance 7 Captaincy at the Glen Allen competition, also winning the District Engineering Inspiration Award; and

WHEREAS, Team Talon 540 earned the Gracious Professionalism Award at the Blacksburg competition, the Engineering Inspiration Award, and the Woody Flowers Finalist Award at the FIRST Chesapeake District Championship; and

WHEREAS, Team Talon 540 competed at the FIRST World Championship in Houston, Texas, in the Hooper Division.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Henrico County, Virginia, hereby congratulates and commends Blue Cheese Robotics Team 1086; Mav Mechanics 10224; and Team Talon 540 on all their accomplishments in the community and for building positive relationships with other teams.

BE IT FURTHER RESOLVED that the Board of Supervisors directs that copies of this resolution be prepared and publicly presented to the team members in honor of their exceptional performance.

Daniel J. Schmitt, Chair
Board of Supervisors

Tanya N. Brackett, Clerk
August 12, 2025



**COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE**

Agenda Item No. 198-25

Page No. 1 of 1

Agenda Title: ORDINANCE — To Amend and Reordain Section 19-2201 Titled “General,” Section 19-2203 Titled “Submittal and Acceptance of Applications,” Section 19-2204 Titled “Staff Review and Action,” Section 19-2205 Titled “Post-Decision Actions and Limitations,” Section 19-2302 Titled “Preliminary Plat,” Section 19-2303 Titled “Final Plat,” and Section 19-2304 Titled “Minor Subdivision” of the Code of the County of Henrico to Conform the Subdivision Review Procedures with Recent Changes to the Code of Virginia

For Clerk's Use Only:	BOARD OF SUPERVISORS ACTION	
Date: <u>8/2/2025</u>	Moved by (1) <u>Rounder</u> Seconded by (1) <u>Rogish</u> (2) _____ (2) _____	YES NO OTHER
☒ Approved	APPROVED	Cooper, R. ☒ _____
☐ Denied		Nelson, T. ☒ _____
☐ Amended		Rogish J. ☒ _____
☐ Deferred to:		Roundtree, M. ☒ _____
		Schmitt, D. ☒ _____

After a duly advertised public hearing, the Board of Supervisors of Henrico County, Virginia, adopted the attached ordinance.

Comments: The Planning Commission recommended approval of this ordinance at a public hearing on July 10, 2025. The Director of Planning recommends approval of the amendments to Chapter 19 that are attached to the Board paper, and the County Manager concurs.

By Agency Head

By County Manager

Copy to:

Certified:
A Copy Tests:

Clerk, Board of Supervisors

Date:

ORDINANCE – To Amend and Reordain Section 19-2201 Titled “General,” Section 19-2203 Titled “Submittal and Acceptance of Applications,” Section 19-2204 Titled “Staff Review and Action,” Section 19-2205 Titled “Post-Decision Actions and Limitations,” Section 19-2302 Titled “Preliminary Plat,” Section 19-2303 Titled “Final Plat,” and Section 19-2304 Titled “Minor Subdivision” of the Code of the County of Henrico to Conform the Subdivision Review Procedures with Recent Changes to the Code of Virginia

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF HENRICO COUNTY, VIRGINIA:

1. That Section 19-2201 of the Code of the County of Henrico be amended and reordained as follows:

Sec. 19-2201. General

This section sets forth common procedures that are generally applicable to the submittal and review of subdivision applications under this Ordinance. Not all procedures in this section are required for every type of application. Article 2, Division 3, Specific Standards and Requirements for Subdivision Applications, identifies the applicability of each common procedure for each type of application, as well as any modifications of the common procedure that apply. Figure 2201 shows the common subdivision procedures in the format of a flowchart. A similar flowchart is provided for each type of application in Article 2, Division 3, Specific Standards and Requirements for Subdivision Applications. **The review of plans of development and site plans is subject to the provisions of Secs. 24-2314 and 24-2315 of the County Code.**

• • • •

2. That Section 19-2203 of the Code of the County of Henrico be amended and reordained as follows:

Sec. 19-2203. Submittal and Acceptance of Applications

• • • •

E. Determination of Application Completeness

1. Completeness Review

Upon receipt of an application, the Planning Director will, within ten **five** business days, determine whether the application is complete or incomplete. A complete application is one that:

• • • •

• • • •

3. That Section 19-2204 of the Code of the County of Henrico be amended and reordained as follows:

Sec. 19-2204. Staff Review and Action

A. Staff Review and Opportunity to Revise Application

1. When an application is determined complete, the Planning Director will distribute it to all appropriate county staff and all relevant state and other review agencies for review and comment. If the application includes a plat that requires state agency review, the Planning Director will forward the plat within ~~ten~~ **five** business days of the date of submittal to each state agency that must review it under state law.

• • • •

B. Decision by Planning Director

1. After review of the application, and within ~~60~~ **40** days after the date the complete application was submitted or within ~~35~~ **20** days of receipt of any response from a state agency or public authority authorized by state law to review plats forwarded to it, whichever is later, the Planning Director will approve or disapprove the application, based on the review standards in Article 2, Division 3, Specific Standards and Requirements for Subdivision Applications, for the particular type of application. The time periods in this subsection may be extended if requested by the applicant.
2. If the application is disapproved, the specific reasons for disapproval ~~must be set forth in writing, along with a statement of what corrections or modifications will permit approval of the application~~ **must be given to the applicant in a separate document or written on the plat itself. The reasons for disapproval must identify all deficiencies that caused the disapproval by referencing specific, duly adopted ordinances, regulations, or policies and, to the greatest extent practicable, the modifications or corrections necessary for approval.** The applicant may resubmit a revised application in accordance with Sec. 19-2205.B, Revision and Resubmittal of Application after Disapproval.

• • • •

4. That Section 19-2205 of the Code of the County of Henrico be amended and reordained as follows:

Sec. 19-2205. Post-Decision Actions and Limitations

• • • •

B. Revisions and Resubmittals of Application after Disapproval

• • • •

2. The Planning Director must approve or disapprove a resubmitted application within ~~45~~ **30** days of the date it was resubmitted. If the Planning Director identifies deficiencies on the resubmission, the Director must refer to specific ordinances, regulations or policies and must identify modifications or corrections that will permit approval. If the Planning Director fails to approve or disapprove a resubmitted application within ~~45~~ **30** days of the date it was resubmitted, the application will be deemed approved; however, any deficiency in the proposed plat that, if left uncorrected, would violate local, state, or federal law or regulations, mandatory state Department of Transportation Engineering and Safety requirements, or other mandatory engineering and safety requirements, will not be considered, treated, or deemed as having been approved.
3. **If the Planning Director determines the deficiencies identified during a third or subsequent resubmission are minor, instead of disapproving the application, the Planning Director may either approve the application as submitted or permit the applicant to address such deficiencies and resubmit the application for administrative approval. If the Planning Director permits an applicant to resubmit for administrative approval, the Planning Director will complete the administrative approval within seven days of the date it was resubmitted. The applicant must not make any revisions other than those necessary to address the minor deficiencies. If the applicant makes any revisions other than those necessary to address the minor deficiencies, the resubmission will be disqualified from the seven-day administrative approval process.**

5. That Section 19-2302 of the Code of the County of Henrico be amended and reordained as follows:

Sec. 19-2302. Preliminary Plat

• • • •

C. Preliminary Plat Procedure

• • • •

• • • •

3. Staff Review and Action

The common procedures in Sec. 19-2204 apply, subject to the following additions or modifications:

• • • •

(b) Decision on the Application

• • • •

- (2) The Planning Director must make a decision on the application within ~~60~~ **45** days of submission, unless state agency review is required. If state agency review is required, the Planning Director must make a decision on the application within ~~35~~ **20** days of receipt of approvals from all reviewing state agencies or within 90 days, whichever is earlier, provided the Planning Director is not required to make a decision less than ~~60~~ **45** days from the date of submittal. The time periods in this subsection may be extended if requested by the applicant.

• • • •

• • • •

6. That Section 19-2303 of the Code of the County of Henrico be amended and reordained as follows:

Sec. 19-2303. Final Plat

• • • •

C. Final Plat Procedure

• • • •

• • • •

4. Post-Decision Actions and Limitations

The common procedures in Sec. 19-2205 apply, subject to the following additions or modifications:

(a) Notice if Application Disapproved

If the Planning Director disapproves the application, the reasons for disapproval must be given to the applicant in a separate document or written on the plat itself. The reasons for disapproval must identify all deficiencies in the plat ~~that caused the disapproval~~ by reference to referencing specific, duly adopted ordinances, regulations, or policies and ~~must identify, to the greatest extent practicable,~~ the modifications or corrections necessary for approval.

• • • •

• • • •

7. That Section 19-2304 of the Code of the County of Henrico be amended and reordained as follows:

....

C. Minor Subdivision Procedure

....

....

4. Post-Decision Actions and Limitations

The common procedures in Sec. 19-2205 do not apply to minor subdivisions. Instead, the following requirements apply:

(a) Notice if Application Disapproved

If the Planning Director disapproves the application, the reasons for disapproval must be given to the applicant in a separate document or written on the minor subdivision plat itself. The reasons for disapproval must identify all deficiencies in the plat that caused the disapproval by reference to referencing specific, duly adopted ordinances, regulations, or policies and must identify, to the greatest extent practicable, the modifications or corrections necessary for approval.

....

....

....

8. That this ordinance will be in full force and effect on and after its passage as provided by law.



COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE

Agenda Item No. 199-25

Page No. 1 of 1

Agenda Title: ORDINANCE — To Amend and Reordain Section 24-2101 Titled "Summary Table of Review Responsibilities," Section 24-2103 Titled "Planning Commission," Section 24-2203 Titled "Submittal, Acceptance, and Withdrawal of Applications," and Section 24-2314 Titled "Plan of Development" of the Code of the County of Henrico to Conform the Plan of Development and Site Plan Review Procedures with Recent Changes to the Code of Virginia

For Clerk's Use Only:	BOARD OF SUPERVISORS ACTION	YES NO OTHER
Date: <u>8/12/2025</u>	Moved by (1) <u>Roundtree</u> Seconded by (1) <u>Rogish</u>	Cooper, R. ☒ ☐ ☐
☒ Approved	(2) <u>APPROVED</u>	Nelson, T. ☒ ☐ ☐
☐ Denied	REMARKS	Rogish J. ☒ ☐ ☐
☐ Amended		Roundtree, M. ☒ ☐ ☐
☐ Deferred to:		Schmitt, D. ☒ ☐ ☐

After a duly advertised public hearing, the Board of Supervisors of Henrico County, Virginia, adopted the attached ordinance.

Comments: The Planning Commission recommended approval of this ordinance at a public hearing on July 10, 2025. The Director of Planning recommends approval of the amendments to Chapter 24 that are attached to the Board paper, and the County Manager concurs.

By Agency Head

By County Manager

Certified:

A Copy Testc:

Clerk, Board of Supervisors

Copy to:

Date:

ORDINANCE — To Amend and Reordain Section 24-2101 Titled “Summary Table of Review Responsibilities,” Section 24-2103 Titled “Planning Commission,” Section 24-2203 Titled “Submittal, Acceptance, and Withdrawal of Applications,” and Section 24-2314 Titled “Plan of Development” of the Code of the County of Henrico to Conform the Plan of Development and Site Plan Review Procedures with Recent Changes to the Code of Virginia

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF HENRICO COUNTY, VIRGINIA:

1. That Section 24-2101 of the Code of the County of Henrico be amended and reordained as follows:

Sec. 24-2101. Summary Table of Review Responsibilities

• • • •

Table 2101: Summary of Review Responsibilities [1]					
S = Staff Review; R = Recommendation; D = Decision; A = Appeal; <> = Public Hearing					
PROCEDURE	BUILDING OFFICIAL	PLANNING DIRECTOR	BOARD OF ZONING APPEALS	PLANNING COMMISSION	BOARD OF SUPERVISORS
• • • •					
POD or Site Plan					
Plan of Development		D		D [4]	
Site Plan		D		D [4]	
• • • •					

NOTES:

• • • •

[4] See ~~Error! Reference source not found.~~, 0, and ~~Error! Reference source not found.~~.

2. That Section 24-2103 of the Code of the County of Henrico be amended and reordained as follows:

Sec. 24-2103. Planning Commission

• • • •

• • • •

- C. ~~To review and decide, at the request of the Planning Director or the applicant, the following:~~
1. ~~Plans of development (Sec. 24-2314) and~~
 2. ~~Site plans (Sec. 24-2315)~~ **Reserved.**

• • • •

3. That Section 24-2203 of the Code of the County of Henrico be amended and reordained as follows:

Sec. 24-2203. Submittal, Acceptance, and Withdrawal of Applications

• • • •

E. Determination of Application Completeness

1. Completeness Review

Upon receipt of an application, the Planning Director will, within ~~ten~~ **five** business days, determine whether the application is complete or incomplete. A complete application is one that includes the completed application form, the submission requirements checklist, the applicable fee, and all information and materials required by this Ordinance in sufficient detail to evaluate whether it complies with the applicable review standards of this Ordinance.

• • • •

• • • •

4. That Section 24-2314 of the Code of the County of Henrico be amended and reordained as follows:

Sec. 24-2314. Plan of Development

• • • •

C. Plan of Development Procedure

• • • •

• • • •

3. Staff Review and Action

(a) General

• • • •

- (2) The Planning Director must send the application to each state agency required to review it under state law within ~~ten~~ **five** business days of submission.

• • • •

(c) Decision on the Application

• • • •

- (2) Unless the applicant requests an extension of time, the Planning Director must make a decision on the application within ~~60~~ **40** days of submission or, if state agency review is required, within ~~35~~ **20** days of receipt of approvals from all reviewing agencies.

• • • •

- (4) If the Planning Director disapproves the application, ~~the Planning Director must set forth in writing~~ the reasons for disapproval **must be given to the applicant in a separate document or written on the plan itself. The reasons for disapproval must identify all deficiencies that caused the disapproval** by referring to the **referencing** specific, **duly adopted** ordinances, regulations, or policies and must identify, to the greatest extent practicable, **the** modifications or corrections that will permit approval of the application **necessary for approval**.
- ~~(5) If the applicant and the Planning Director cannot agree on the review and approval of a plan of development, either party may request review by the Planning Commission. The Planning Commission will review the plan of development at a public meeting, and otherwise will be subject to the same standards as the Planning Director.~~

• • • •

5. Post-Decision Actions and Limitations

The common procedures in Sec. 24-2208 apply, subject to the following additions or modifications:

(a) Revisions and Resubmittals of Application after Disapproval

• • • •

- (2) The Planning Director must approve or disapprove a resubmitted application within ~~45~~ **30** days of the date it was resubmitted. If the Planning Director fails to approve or disapprove a resubmitted application within ~~45~~ **30** days of the date it was resubmitted, the application will be deemed approved; however, any deficiency in the proposed plan of development that, if left uncorrected, would violate local, state, or federal law or regulations, mandatory state Department of Transportation ~~E~~ngineering and ~~S~~safety requirements, or other

mandatory engineering and safety requirements, will not be considered, treated, or deemed as having been approved.

(3) If the Planning Director determines the deficiencies identified during a third or subsequent resubmission are minor, instead of disapproving the application, the Planning Director may either approve the application as submitted or permit the applicant to address such deficiencies and resubmit the application for administrative approval. If the Planning Director permits an applicant to resubmit for administrative approval, the Planning Director will complete the administrative approval within seven days of the date it was resubmitted. The applicant must not make any revisions other than those necessary to address the minor deficiencies. If the applicant makes any revisions other than those necessary to address the minor deficiencies, the resubmission will be disqualified from the seven-day administrative approval process.

(b) Petition to Circuit Court if Decision Not Made within Required Time

If the Planning Director fails to approve or disapprove the application within the time specified in this Ordinance for approval, the applicant may, after giving 10 days' written notice to the Planning Director, petition the Circuit Court to direct approval of the plan of development in accordance with the Code of Virginia, ~~after giving ten days' written notice to the Planning Director~~ decide whether the plat should or should not be approved.

• • • •

• • • •

• • • •

5. That this ordinance will be in full force and effect on and after its passage as provided by law.



COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE

Agenda Item No. 200-26

Page No. 1 of 1

Agenda Title: ORDINANCE — To Amend and Reordain Section 20-276 Titled "Reports and remittance of tax" of the Code of the County of Henrico to Comply with Changes in State Law Regarding Transient Occupancy Tax

For Clerk's Use Only:

Date: 8/12/2025

- ☒ Approved
☐ Denied
☐ Amended
☐ Deferred to:

BOARD OF SUPERVISORS ACTION

Moved by (1) Cooper (2) Nelson
Seconded by (1) Nelson (2)

REMARKS:

APPROVED

YES NO OTHER

Cooper, R.	✓		
Nelson, T.	✓		
Rogish, J.	✓		
Roundtree, M.	✓		
Schmitt, D.	✓		

After a duly advertised public hearing, the Board of Supervisors of Henrico County, Virginia, adopted the attached ordinance.

Comments: The Director of Finance recommends approval of the Board paper, and the County Manager concurs.

By Agency Head

Shelley Smith

By County Manager

Robert J. Callahan

Certified:

A Copy Teste:

Copy to: _____

Clerk, Board of Supervisors

Date: _____

BLACKLINE

ORDINANCE — To Amend and Reordain Section 20-276 Titled “Reports and remittance of tax” of the Code of the County of Henrico to Comply with Changes in State Law Regarding Transient Occupancy Tax

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF HENRICO COUNTY, VIRGINIA:

1. That Section 20-276 of the Code of the County of Henrico be amended and reordained as follows:

Sec. 20-276. Reports and remittance of tax.

• • • •

(b) Additional information from accommodations intermediaries. ~~Subject to applicable laws, a~~An accommodations intermediary must also submit to the director the property addresses and gross receipts for all accommodations facilitated by the accommodations intermediary in the county. Such information must be submitted monthly and may be included on the return required in subsection (a).

• • • •

(d) Transmission of returns by accommodations provider. An accommodations provider is not required to transmit a return to the director if (i) all retail sales of accommodations owned by the accommodations provider are facilitated by an accommodations intermediary and (ii) the accommodations provider attests to the county that all such sales were facilitated by an accommodations intermediary. Such attestation will be due annually on the same date as the annual registration renewal described in section 20-280. Accommodations providers must transmit returns for the retail sale of any accommodations not facilitated by an accommodations intermediary as otherwise required by this article.

2. That this ordinance will be in full force and effect on and after its passage as provided by law.



COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE

Agenda Item No. 201-25

Page No. 1 of 1

Agenda Title: ORDINANCE — To Amend and Reordain Section 6-251 Titled "Definitions" and Section 6-253 Titled "C-PACE loan requirements; program fees; reporting; program administrator; program guidelines" of the Code of the County of Henrico to Comply with Changes in State Law Regarding Commercial Property Assessed Clean Energy (C-PACE) Financing Programs

For Clerk's Use Only:

Date: 9/12/2025

- ☒ Approved
☐ Denied
☐ Amended
☐ Deferred to:

BOARD OF SUPERVISORS ACTION

Moved by (1) Rogish Seconded by (1) Nelson
(2) (2)

REMARKS:

APPROVED

YES NO OTHER

Cooper, R.	✓		
Nelson, T.	✓		
Rogish, J.	✓		
Roundtree, M.	✓		
Schlitt, D.	✓		

After a duly advertised public hearing, the Board of Supervisors of Henrico County, Virginia, adopted the attached ordinance.

Comments: The Director of Finance recommends approval of the Board paper, and the County Manager concurs.

By Agency Head

Sub S. Miller

By County Manager

[Signature]

Copy to: _____

Certified:
A Copy Teste:

Clerk, Board of Supervisors

Date: _____

ORDINANCE — To Amend and Reordain Section 6-251 Titled “Definitions” and Section 6-253 Titled “C-PACE loan requirements; program fees; reporting; program administrator; program guidelines” of the Code of the County of Henrico to Comply with Changes in State Law Regarding Commercial Property Assessed Clean Energy (C-PACE) Financing Programs

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF HENRICO COUNTY, VIRGINIA:

1. That Section 6-251 of the Code of the County of Henrico be amended and reordained as follows:

Sec. 6-251. Definitions.

For purposes of this article, the following terms have the following meanings:

• • • •

Eligible Property or *Property* means all assessable commercial real estate located within the County, with all buildings located or to be located thereon, whether vacant or occupied, improved or unimproved, and regardless of whether such real estate is currently subject to taxation by the County. **Eligible Property is eligible for the C-PACE loan program and may include multifamily properties with no fewer than five units, excluding (i) a residential dwelling with fewer than five units, and (ii) a residential condominium as defined in Code of Virginia, § 55.1-2100. Common areas of real estate owned by a cooperative or a property owners' association described in Code of Virginia, Title 55.1, Subtitle IV (as defined in Code of Virginia § 55.1-1800 et seq.); that have a separate real property tax identification number are Eligible Properties, and commercial condominiums as defined in § 55.1-1900. Residential real estate with fewer than five units is not eligible for Eligible Properties are eligible to participate in the C-PACE Loan Program.**

• • • •

Property Owner means ~~(i) the Property Owner(s) of Eligible Property who voluntarily obtain(s) a C-PACE Loan from a Capital Provider in accordance with the Program Guidelines, or (ii) a successor in title to the Property Owner~~ **the fee simple owner of Eligible Property or the lessee under a long-term ground lease of Eligible Property, including a property that is owned by a public or private entity. To be eligible for a C-PACE Loan (i) the term of the C-PACE Loan shall not exceed the remaining term of the ground lease, (ii) there shall be no ground lease provisions or other circumstances that would prevent the property owner from participating in the C-PACE Program, (iii) the fee simple owner shall consent to the C-PACE Loan, and**

(iv) the fee simple owner and the lessee under a long-term ground lease shall comply with the requirements of the C-PACE Program, including the program guide.

• • • •

2. That Section 6-253 of the Code of the County of Henrico be amended and reordained as follows:

Sec. 6-253. C-PACE loan requirements; program fees; reporting; program administrator; program guidelines.

• • • •

(c) *C-PACE Loan refinancing or reimbursement.* The Program Administrator may approve a loan application submitted within ~~two (2)~~ **three** years of the County's issuance of a certificate of occupancy or other evidence that the Eligible Improvements comply substantially with the plans and specifications previously approved by the County and that such Loan may refinance or reimburse the Property Owner for the total costs of such Eligible Improvements.

• • • •

3. That this ordinance will be in full force and effect on and after its passage as provided by law.



COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE

Agenda Item No. 202-25

Page No. 1 of 1

Agenda Title: ORDINANCE — To Amend and Reordain Section 6-201 Titled "Definitions," Section 6-202 Titled "Henrico Investment Program Areas," and Section 6-203 Titled "Applications" of the Code of the County of Henrico to Establish New Henrico Investment Program Areas, Expand the Existing Program Areas, Add Vaping Shops to the Enumerated Nonqualifying Uses, and Expand Eligibility for the Program

For Clerk's Use Only:

Date: 8/12/2025

- ☒ Approved
☐ Denied
☐ Amended
☐ Deferred to:

BOARD OF SUPERVISORS ACTION

Moved by (1) Rosini Seconded by (1) Roundtree
(2) _____ (2) _____

REMARKS

APPROVED

YES NO OTHER

Cooper, R.	☒	☐	☐
Nelson, T.	☒	☐	☐
Rogish, J.	☒	☐	☐
Roundtree, M.	☒	☐	☐
Schmitt, D.	☒	☐	☐

After a duly advertised public hearing, the Board of Supervisors of Henrico County, Virginia, adopted the attached ordinance.

Comments: The Director of Community Revitalization and the Executive Director of the Economic Development Authority recommend approval of the Board paper, and the County Manager concurs.

By Agency Head [Signature]

By County Manager [Signature]

Certified:

A Copy Teste:

Copy to: _____

Clerk, Board of Supervisors

Date: _____

BLACKLINE

ORDINANCE — To Amend and Reordain Section 6-201 Titled “Definitions,” Section 6-202 Titled “Henrico Investment Program Areas,” and Section 6-203 Titled “Applications” of the Code of the County of Henrico to Establish New Henrico Investment Program Areas, Expand the Existing Program Areas, Add Vaping Shops to the Enumerated Nonqualifying Uses, and Expand Eligibility for the Program

1. That Section 6-201 of the Code of the County of Henrico be amended and reordained as follows:

Sec. 6-201. Definitions.

For purposes of this article, the following terms have the following meanings:

. . . .

Qualifying Commercial or Industrial Use means any of the following uses of real property: retail or wholesale trades, hotels, restaurants, offices, clinics, warehouses, light manufacturing, or similar uses as determined by the director, and specifically excludes dissimilar uses, such as: apartments, dwellings, townhomes, and other residential uses, heavy manufacturing, exterior corridor motels, pay day lenders, **vaping shops**, and adult businesses and other uses where admittance by the public is conditioned on being over the age of 18.

. . . .

2. That Section 6-202 of the Code of the County of Henrico be amended and reordained as follows:

Sec. 6-202. Henrico Investment Program Areas.

The following areas are established as individual Henrico Investment Program Areas for economic revitalization pursuant to Code of Virginia, § 15.2-1232.2, as amended. Each area is shown on a map approved by the board of supervisors **effective [August 12, 2025]**, and maintained in the office of the Director. The incentives under this article will be available only for the dates listed for each Area.

(1) Brook Road Investment Area. Effective [August 12, 2025], and expires December 31, 2031.

(2) Laburnum Avenue Investment Area. Effective [August 12, 2025], and expires December 31, 2031.

(3) Lakeside Avenue Investment Area. Effective [August 12, 2025], and expires December 31, 2031.

~~(4)~~**(4)** *Mechanicsville Turnpike Investment Area.* Effective January 1, 2022, and expires December 31, 2031.

(5) Nine Mile Road Investment Area. Effective [August 12, 2025], and expires December 31, 2031.

~~(2)~~**(6)** *Patterson Avenue Investment Area.* Effective January 1, 2022, and expires December 31, 2031.

~~(3)~~**(7)** *Staples Mill Road Investment Area.* Effective January 1, 2022, and expires December 31, 2031.

~~(4)~~**(8)** *West Broad Street Investment Area.* Effective January 1, 2022, and expires December 31, 2031.

~~(5)~~**(9)** *Williamsburg Road Investment Area.* Effective January 1, 2022, and expires December 31, 2031.

3. That Section 6-203 of the Code of the County of Henrico be amended and reordained as follows:

Sec. 6-203. Applications.

The Director will publish application forms for incentives under this article. The forms will require all information necessary to determine whether the property is a Qualifying Property and the extent to which a project on the Qualifying Property qualifies for incentives. Anyone owning owner, contract purchaser, or lessee of property located in a Henrico Investment Program Area is eligible to apply. If the property has more than one owner, all owners must join in the application, and a contract purchaser or lessee of property located in a Henrico Investment Program Area may apply only with the written consent of all owners of the property.

4. That this ordinance will be in full force and effect on and after its passage as provided by law.

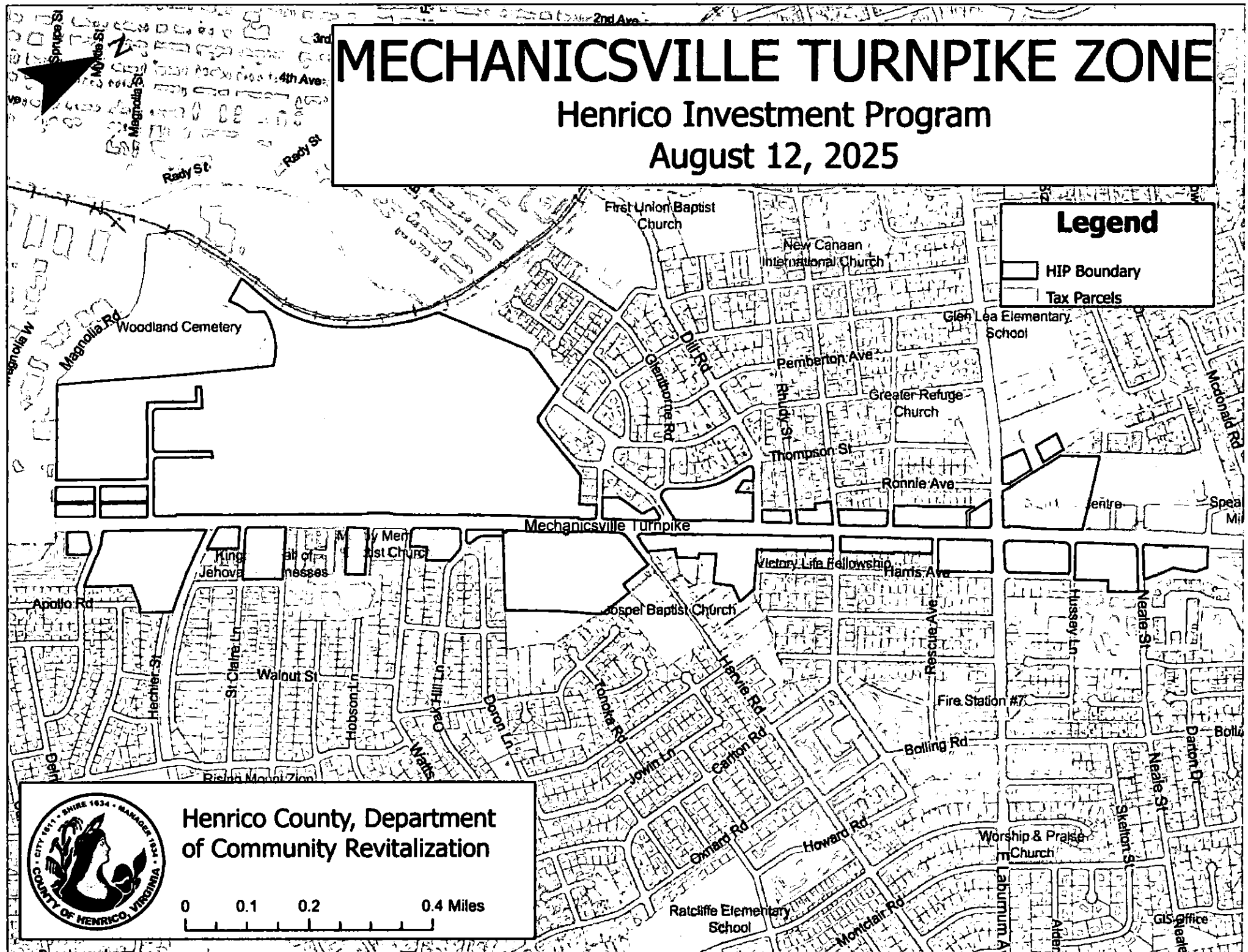
MECHANICSVILLE TURNPIKE ZONE

Henrico Investment Program

August 12, 2025

Legend

- HIP Boundary
- Tax Parcels



Henrico County, Department
of Community Revitalization

0 0.1 0.2 0.4 Miles

PATTERSON AVENUE ZONE

Henrico Investment Program

August 12, 2025

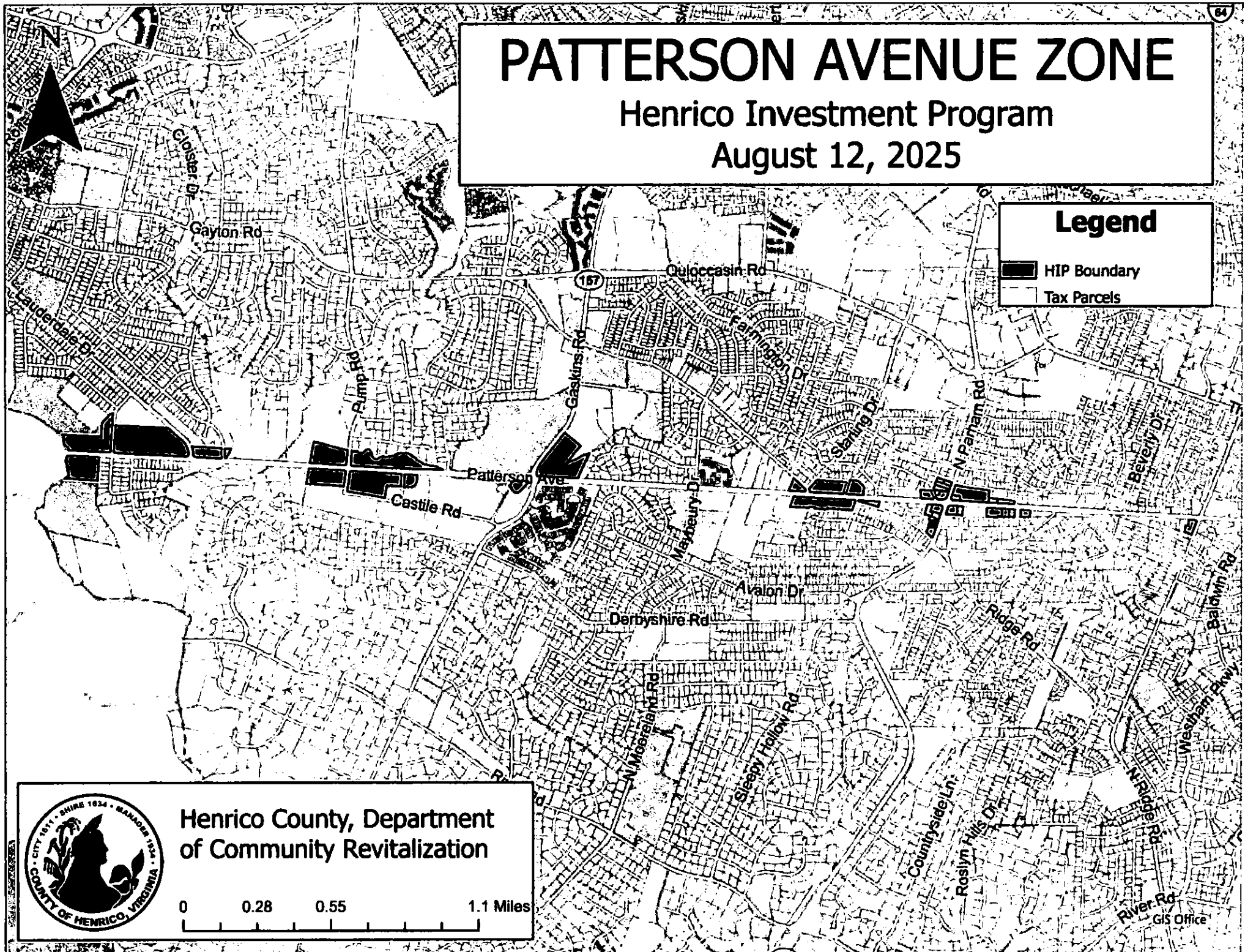
Legend

-  HIP Boundary
-  Tax Parcels



Henrico County, Department
of Community Revitalization

0 0.28 0.55 1.1 Miles



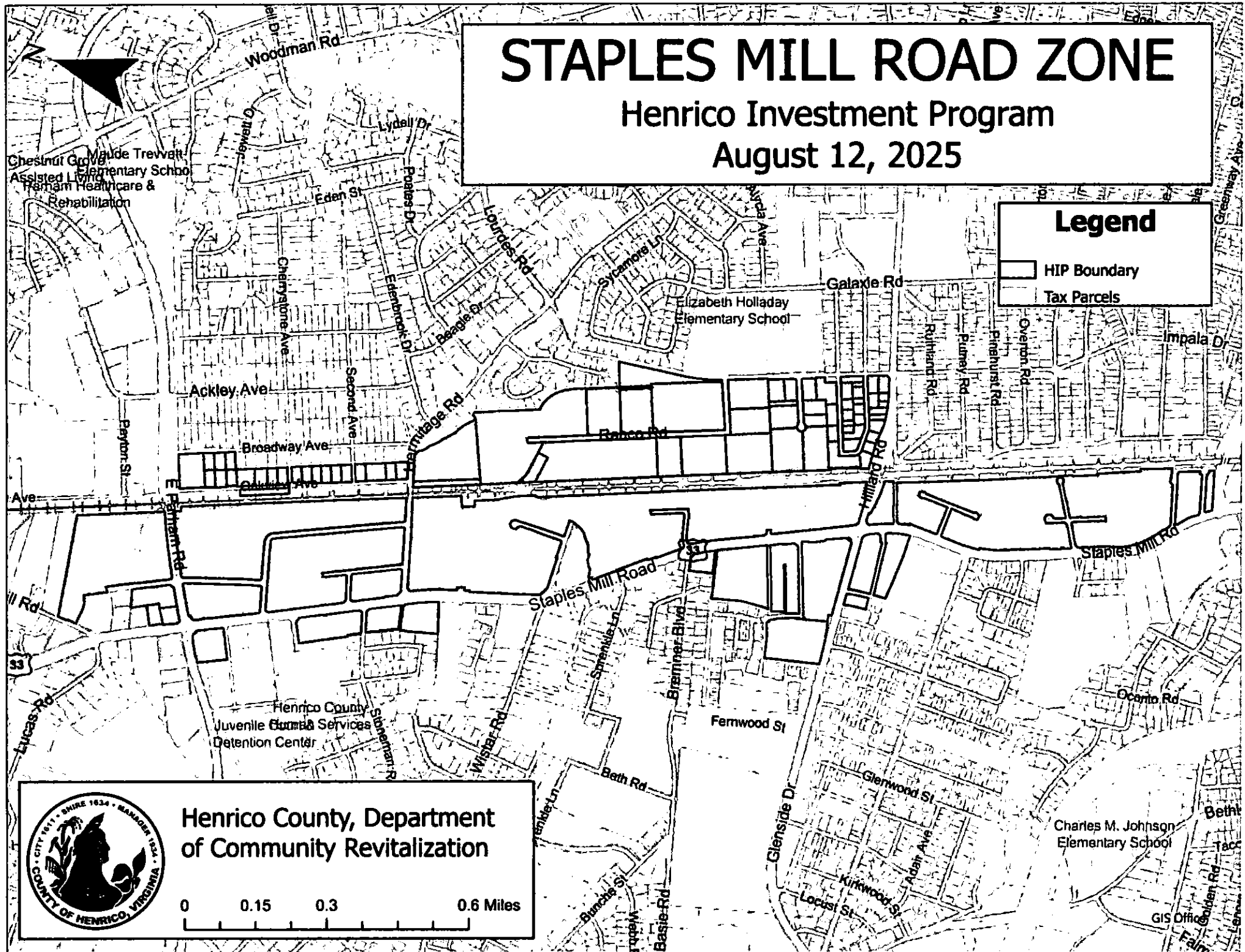
STAPLES MILL ROAD ZONE

Henrico Investment Program

August 12, 2025

Legend

- HIP Boundary
- Tax Parcels



Henrico County, Department
of Community Revitalization

0 0.15 0.3 0.6 Miles

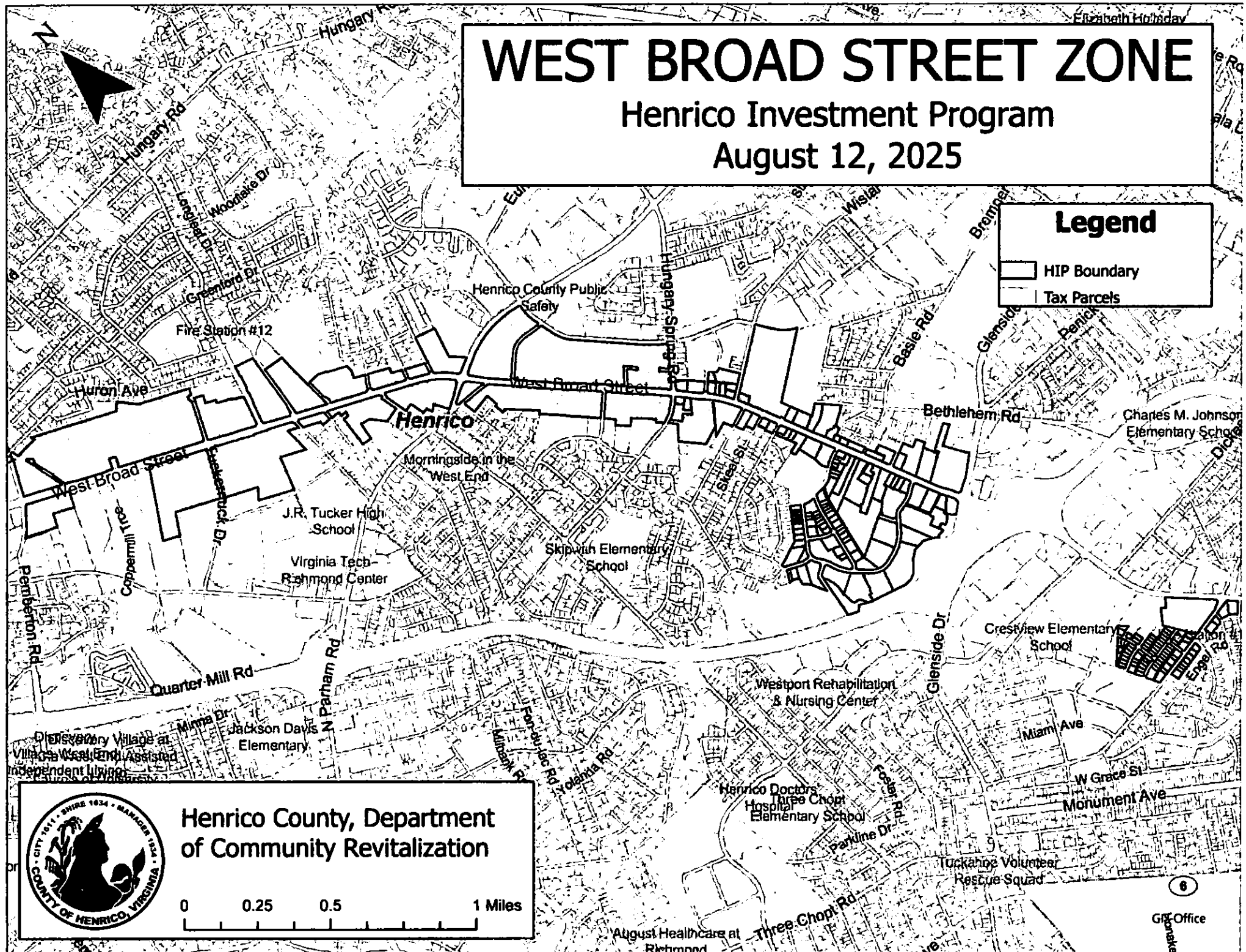
WEST BROAD STREET ZONE

Henrico Investment Program

August 12, 2025

Legend

- HIP Boundary
- Tax Parcels



Henrico County, Department
of Community Revitalization

0 0.25 0.5 1 Miles

WILLIAMSBURG ROAD ZONE

Henrico Investment Program

August 12, 2025

Legend

- HIP Boundary
- Tax Parcels

Henrico County, Department
of Community Revitalization



0 0.28 0.55 1.1 Miles

GIS Office

LABURNUM AVENUE ZONE

Henrico Investment Program
August 12, 2025

Henrico Investment Program

August 12, 2025

Legend

 HIP Boundary

 Tax Parcels

HIP Boundary

Tax Parcels



**Henrico County, Department
of Community Revitalization**

0 0.07 0.15 0.3 Miles

GT5 Office Young



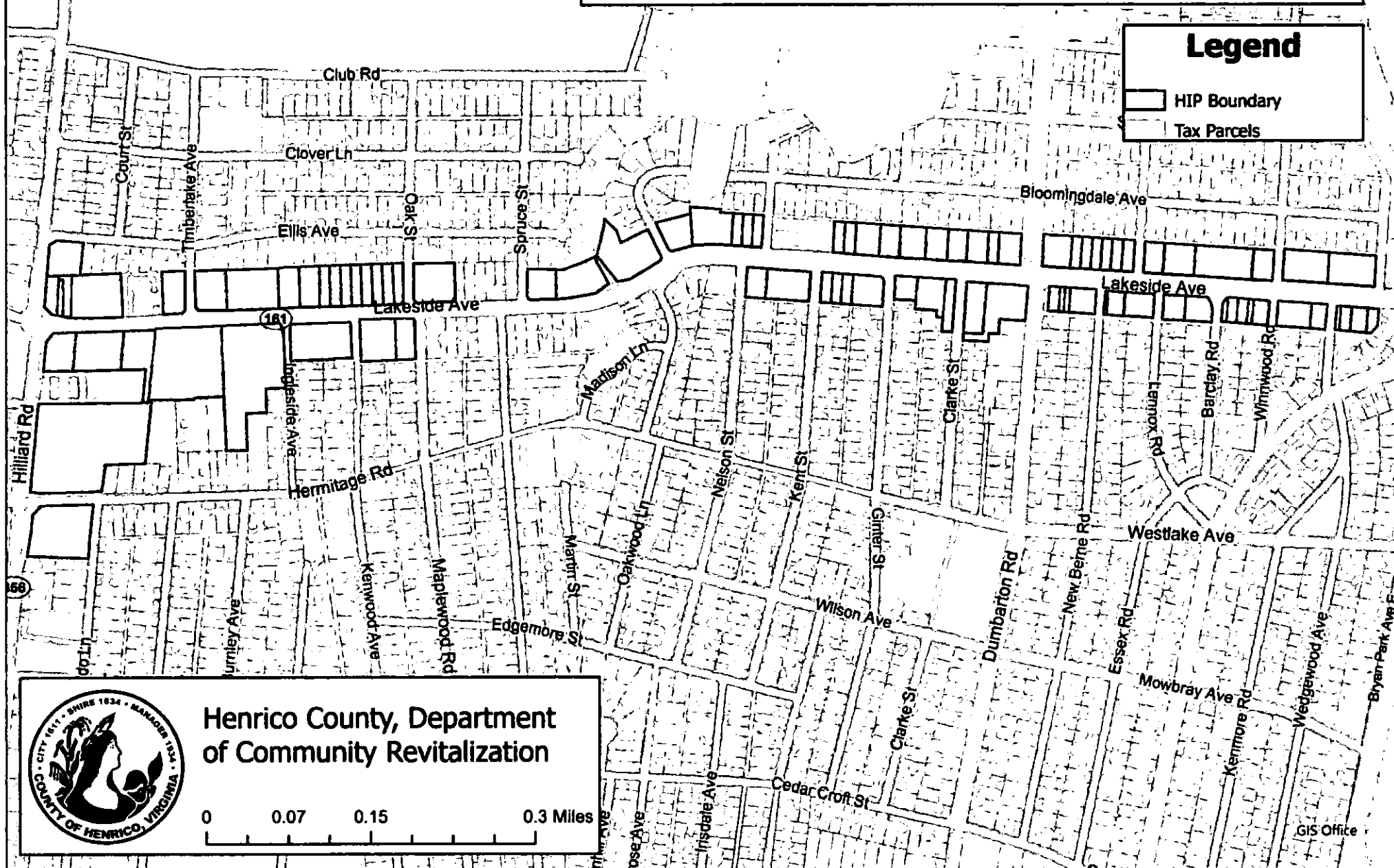
LAKESIDE AVENUE ZONE

Henrico Investment Program

August 12, 2025

Legend

-  HIP Boundary
-  Tax Parcels



Henrico County, Department
of Community Revitalization

0 0.07 0.15 0.3 Miles

GIS Office

NINE MILE ROAD ZONE

Henrico Investment Program

August 12, 2025

Legend

- HIP Boundary
- Tax Parcels

Henrico County, Department
of Community Revitalization

0 0.3 0.6 1.2 Miles

GIS Office

BROOK ROAD ZONE

Henrico Investment Program

August 12, 2025

Legend

- HIP Boundary
- Tax Parcels

Henrico County, Department
of Community Revitalization

0 0.25 0.5 1 Miles

George H. Moody

GIS Office



COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE

Agenda Item No. 203-25

Page No. 1 of 1

Agenda Title: ORDINANCE — To Amend and Reordain Section 6-276 Titled "Definitions," Section 6-280 Titled "Determination," and Section 6-281 Titled "Deed of Restrictive Covenants" of the Code of the County of Henrico to Clarify the Housing Types in Affordable Housing Developments Qualifying for Fee Waivers and Provide Standards for Developments Under the Community Land Trust Model

For Clerk's Use Only:

Date: 8/12/2025

- ☒ Approved
☐ Denied
☐ Amended
☐ Deferred to:

BOARD OF SUPERVISORS ACTION

Moved by (1) Nelson Seconded by (1) Roundtree
(2) (2)

REMARKS:

APPROVED

YES NO OTHER

Cooper, R.	✓		
Nelson, T.	✓		
Rogish, J.	✓		
Roundtree, M.	✓		
Schmitt, D.	✓		

After a duly advertised public hearing, the Board of Supervisors of Henrico County, Virginia, adopted the attached ordinance.

Comments: The Director of Community Revitalization recommends approval of the Board paper, and the County Manager concurs.

By Agency Head

By County Manager

Copy to: _____

Certified:

A Copy Teste:

Clerk, Board of Supervisors

Date: _____

ORDINANCE — To Amend and Reordain Section 6-276 Titled “Definitions,” Section 6-280 Titled “Determination,” and Section 6-281 Titled “Deed of Restrictive Covenants” of the Code of the County of Henrico to Clarify the Housing Types in Affordable Housing Developments Qualifying for Fee Waivers and Provide Standards for Developments Under the Community Land Trust Model

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF HENRICO COUNTY, VIRGINIA:

1. That Section 6-276 of the Code of the County of Henrico be amended and reordained as follows:

Sec. 6-276. Definitions.

For purposes of this article, the following terms have the meanings given to them below:

Affordable Home means a ~~single family detached or attached~~ **for-sale** dwelling in the county subject to conditions designed to ensure the dwelling serves the Target Population, is affordable for the Target Population, and is affordable for purchasers within the Target Population after the initial purchaser. A residential rental unit occupied by, or intended to be occupied by, one or more tenants pursuant to a lease or other rental agreement is not an Affordable Home.

Affordable Housing Development means the new construction of residential housing in the county that:

- (1) Consists of ~~single family detached or attached~~ **for-sale** dwellings;
- (2) Serves the Target Population;
- (3) Reduces housing costs to levels affordable for the Target Population;
- (4) Demonstrates commitment to ensure the affordability of Affordable Homes within the development beyond the initial purchasers of such Affordable Homes; and
- (5) Is approved to receive Affordable Housing Trust funds or has been approved by the County Manager under criteria substantially similar to those used to determine eligibility for Affordable Housing Trust funds.

Residential rental units occupied by, or intended to be occupied by, one or more tenants pursuant to a lease or other rental agreement is not an Affordable Housing Development.

• • • •

2. That Section 6-280 of the Code of the County of Henrico be amended and reordained as follows:

Sec. 6-280. Determination.

After receiving an application for fee waivers under this article, the Director or designee will determine whether the application is complete and whether the proposed development is an Affordable Housing Development. If the application is approved, the Department will provide the applicant a copy of the approval promptly after the applicant records the ~~deed~~ **declaration** of restrictive covenants required pursuant to section 6-281. If the application is denied, the applicant will be notified of the reason for denial and required to pay all applicable building permit and planning application fees at the time such fees become due to the county.

3. That Section 6-281 of the Code of the County of Henrico be amended and reordained as follows:

Sec. 6-281. ~~Deed~~ Declaration of Restrictive Covenants.

(a) Upon receipt of the first development approval for its Affordable Housing Development, the applicant, as the owner of the property to be developed as an Affordable Housing Development, must record in the county land records a ~~deed~~ **declaration** of restrictive covenants to run with the land effective upon the date of recordation and ending no earlier than 10 years from the date of the first sale of an Affordable Home within the Affordable Housing Development to a purchaser within the Target Population and in a form approved by the county. Such ~~deed~~ **declaration** must ensure that the Affordable Housing Development will be completed and maintained as proposed in the approved application. If the applicant has not acquired ownership of the property to be developed as an Affordable Housing Development at the time the building permit or planning application fees identified in section 6-279 would be due, the applicant will be required to pay the applicable fees, subject to reimbursement by the county following recordation of the ~~deed~~ **declaration** of restrictive covenants meeting the requirements of this section.

(b) Notwithstanding the provisions of subsection (a) of this section, if the applicant proposes to maintain the affordability of its Affordable Housing Development using the Community Land Trust model, the applicant must provide a copy of the ground lease and any declaration of restrictive covenants applicable to the Affordable Housing Development to the Department for review upon receipt of the first development approval for its Affordable Housing Development, but in any case not later than when the property is conveyed to the organization operating under the Community Land Trust model. Such ground lease and declaration of restrictive covenants must ensure that the Affordable Housing Development will be completed and maintained as proposed in the approved application. The ground lease and any declaration of restrictive covenants applicable to an Affordable

Home must be recorded in the land records of Henrico County, Virginia, prior to or at closing on the sale of the Affordable Home to the initial purchaser.

4. That this ordinance will be in full force and effect on and after its passage as provided by law.



COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE

Agenda Item No. 204-25

Page No. 1 of 1

Agenda Title: RESOLUTION — Signatory Authority — Quitclaim of Temporary Construction Easement — 1802 Carneal Street — Fairfield District

For Clerk's Use Only:

Date: 8/12/2025

- ☒ Approved
☐ Denied
☐ Amended
☐ Deferred to:

BOARD OF SUPERVISORS ACTION

Moved by (1) Cooper (2) Nelson

REMARKS:

APPROVED

YES NO OTHER

Cooper, R.	✓		
Nelson, T.	✓		
Rogish, J.	✓		
Roundtree, M.	✓		
Schmitt, D.	✓		

WHEREAS, Red 144, LLC (the "Owner"), owns 1802 Carneal Street, also known as Tax Map Parcel 799-727-7467 (the "Property"); and,

WHEREAS, by a certain Deed of Easement dated October 25, 2024, recorded in Deed Book 6648, page 1781, the Owner granted and conveyed to the County a temporary construction easement (the "Easement") on the Property; and,

WHEREAS, the Easement incorrectly described the project as a sewer project instead of a drainage project; and,

WHEREAS, by a certain Deed of Easement dated March 19, 2025, the Owner granted and conveyed to the County a corrected temporary construction easement to be put to record in place of the Easement; and,

WHEREAS, a quitclaim deed needs to be executed releasing any interest the County has in the Easement; and,

WHEREAS, this resolution was advertised pursuant to Va. Code §§ 15.2-1800 and 15.2-1813, and the Board held a public hearing on August 12, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors that the Chair is authorized to execute a deed quitclaiming any interest the County may have in the Easement in a form approved by the County Attorney.

Comments: The Real Property Division processed this request through the Department of Public Works without objection. The Director of Real Property recommends approval of the Board paper; the County Manager concurs.

By Agency Head

By County Manager

Certified:

A Copy Teste:

Clerk, Board of Supervisors

Copy to:

Date:



COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE

Agenda Item No. 205-25

Page No. 1 of 2

Agenda Title: ORDINANCE — Vacation of Building Line — Rivermont Subdivision — 8504 Rivermont Drive — Tuckahoe District

For Clerk's Use Only:

Date: 8/12/2025

- ☒ Approved
☐ Denied
☐ Amended
☐ Deferred to:

BOARD OF SUPERVISORS ACTION

Moved by (1) Rogish Seconded by (1) Nelson
(2) (2)

REMARKS:

APPROVED

YES NO OTHER

Cooper, R.	✓		
Nelson, T.	✓		
Rogish, J.	✓		
Roundtree, M.	✓		
Schmitt, D.	✓		

WHEREAS, Graham and Vickie S. Chaplin, the owners of 8504 Rivermont Drive in the Rivermont subdivision, asked the County to vacate the 35-foot building line at the front of the property ("Building Line"); and,

WHEREAS, the plat showing the Building Line is recorded in the Clerk's Office of the Circuit Court of Henrico County (the "Clerk's Office") in Plat Book 23, page 195 (Exhibit A); and,

WHEREAS, this Ordinance was advertised pursuant to Va. Code § 15.2-2204, and the Board held a public hearing on August 12, 2025; and,

WHEREAS, it appears to the Board that no owner of any lot shown on the plat will be irreparably damaged by the vacation.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors that:

- 1) the 35-foot building line on Lot 7, Block A, Section 1, Rivermont subdivision, shown on Exhibit A, is vacated in accordance with Va. Code § 15.2-2272(2);
- 2) this Ordinance will become effective 30 days after its passage as provided by law;
- 3) the Clerk of the Circuit Court of Henrico County (the "Clerk"), is authorized, upon receipt of payment therefor, to record a certified copy of this Ordinance in the Clerk's Office after the expiration of 30 days from its passage, provided no appeal has been taken to the Circuit Court;

By Agency Head

By County Manager

Certified:

A Copy Teste:

Copy to:

Clerk, Board of Supervisors

Date:

**COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE**

Agenda Item No. **205-25**
Page No. 2 of 2

**Agenda Title: ORDINANCE — Vacation of Building Line — Rivermont Subdivision — 8504
Rivermont Drive — Tuckahoe District**

- 4) the Clerk is further authorized to index the Ordinance on the grantor and grantee sides of the general index to deeds in the names of Graham Chaplin and Vickie S. Chaplin, and the Henrico County Board of Supervisors; and,
- 5) the Clerk will note this vacation as provided in Va. Code § 15.2-2276.

Comments: The Real Property Division processed the requested vacation through the Departments of Planning, Public Works, and Public Utilities without objection. The Director of Real Property recommends approval of the Board paper; the County Manager concurs.

SOURCE OF TITLE

The land embraced within the limits of this subdivision was conveyed to Marvin W. Riner and Evelyn M. Riner by Sue W. Massie by deed dated July 18, 1952 and duly recorded in D.B. 477, p. 238 and by J.P. Gilbert by deed dated July 1, 1954 and duly recorded in D.B. 487, p. 14 in the Clerk's Office of Henrico Circuit Court.

W.W. LaPrade & Bros.
By: *W.W. LaPrade*

SUBDIVISION CERTIFICATE

The subdivision of land shown on the plat designated as Rivermont, Section - 1, is with the free consent and in accordance with the desires of the undersigned owners. There is no mortgage on this property. The dedication of the roads, easements and strips for the widening of Ridge Road and Henrico Avenue within the limits of this subdivision, are of the width and extent shown on this plat. The 10' easements for drainage and utilities are subject to the right of the County of Henrico and/or the City of Richmond, Va. to establish a 16' alley on said easement at any future time without cost for property involved. Given under our hands and seals this 12th day of August, 1954.

Marvin W. Riner Owner
Marvin W. Riner

Evelyn M. Riner Owner
Evelyn M. Riner

State of Virginia

City of Richmond to wit:

I, John A. Miller, a Notary Public in and for the City of Richmond, State of Virginia do hereby certify that Marvin W. Riner and Evelyn M. Riner, owners, whose names are signed to the above certificate have acknowledged the same before me in my City and State aforesaid. Given under my hand and seal this 12th day of August, 1954.

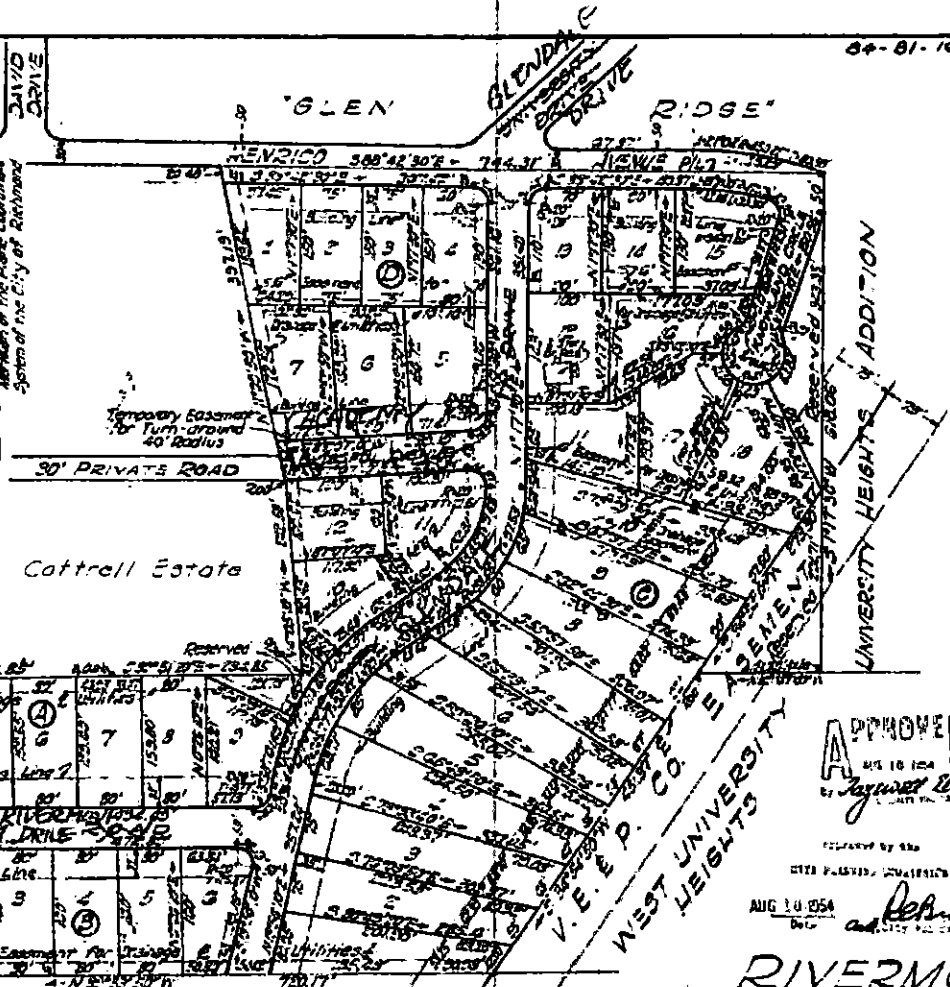
John A. Miller
Notary Public

My commission expires 4-22-57

ENGINEERS CERTIFICATE

To the best of my knowledge and belief all of the requirements as set forth in the ordinance for approving plats of subdivisions for recordation in Henrico County, Va. have been complied with. Stones will be set by Jan. 31, 1955.

W.W. LaPrade & Bros.
By: *W.W. LaPrade*



Gladys Garrett

NOTE:
Use: Residential
Water Supply: Community Well
Sewage Disposal: Individual Septic Tanks

APPROVED
J. A. Miller
Notary Public

Recorded by the
CITY PLATTER, DIVISION
AUG 10 1954
Date *W.W. LaPrade*

R-3 RIVERMONT
SECTION-1
HENRICO Co., VA.

July 1, 1954 Scale: 1"=100'
W.W. LaPrade & Bros.
Civil Engineers
Richmond, Va.

P.B. 23 Page 195

EXHIBIT

A



COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE

Agenda Item No. 206-25

Page No. 1 of 1

Agenda Title: RESOLUTION — Signatory Authority — Quitclaim of Utility Easement — 620 N. Ivy Avenue — Varina District

For Clerk's Use Only:

Date: 8/2/2025

- ☒ Approved
☐ Denied
☐ Amended
☐ Deferred to:

BOARD OF SUPERVISORS ACTION

Moved by (1) Nelson Seconded by (1) Cooper

(2)

(2)

REMARKS

APPROVED

YES NO OTHER

Cooper, R.	☒	☐	☐
Nelson, T.	☒	☐	☐
Rogish, J.	☒	☐	☐
Roundtree, M.	☒	☐	☐
Schmitt, D.	☒	☐	☐

WHEREAS, Eric L. Johnson and Matthew R. Johnson, Co-Trustees of the Keith E. Johnson Irrevocable Trust (the "Owners"), own 620 N. Ivy Avenue, also known as Tax Map Parcel 825-728-9743 (the "Property"); and,

WHEREAS, by a certain Deed of Easement dated January 27, 2025, recorded in Deed Book 6646, page 868, the Owners granted and conveyed to the County a utility easement (the "Easement") on the Property; and,

WHEREAS, the Easement incorrectly described the facilities as drainage facilities instead of sewer and water facilities; and,

WHEREAS, by a certain Deed of Easement dated April 8, 2025, the Owners granted and conveyed to the County a corrected utility easement to be put to record in place of the Easement; and,

WHEREAS, a quitclaim deed needs to be executed releasing any interest the County has in the Easement; and,

WHEREAS, this resolution was advertised pursuant to Va. Code §§ 15.2-1800 and 15.2-1813, and the Board held a public hearing on August 12, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors that the Chair is authorized to execute a deed quitclaiming any interest the County may have in the portions of the Easement identified above in a form approved by the County Attorney.

Comments: The Real Property Division has processed this request through the Department of Public Utilities without objection. The Director of Real Property recommends approval of the Board paper; the County Manager concurs.

By Agency Head

By County Manager

Certified:

A Copy Teste:

Copy to:

Clerk, Board of Supervisors

Date:



COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE

Agenda Item No. 207-25

Page No. 1 of 2

Agenda Title: RESOLUTION — Approval of Participation in Proposed Settlements of Opioid-Related Claims — the Sackler Family, Henry Schein, Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus

For Clerk's Use Only:

Date: 8/12/2025

- ☒ Approved
☐ Denied
☐ Amended
☐ Deferred to:

BOARD OF SUPERVISORS ACTION

Moved by (1) Nelson Seconded by (1) Cooper
(2) (2)

REMARKS: APPROVED

YES NO OTHER

Cooper, R.	✓		
Nelson, T.	✓		
Rogish, J.	✓		
Roundtree, M.	✓		
Schmitt, D.	✓		

WHEREAS, the nationwide opioid epidemic has adversely impacted the County's delivery of emergency medical services, law enforcement services, criminal justice services, mental health services, substance abuse services, and other services provided by the County; and,

WHEREAS, the County has been, and will continue to be, required to allocate substantial taxpayer dollars, resources, staff energy, and time to address the damage the opioid epidemic has caused and continues to cause its citizens; and,

WHEREAS, the County has joined other localities, political subdivisions, and governmental entities in bringing legal claims to address the damage from the opioid epidemic; and,

WHEREAS, a settlement proposal has been negotiated that will cause the Sackler family, the owners of the Purdue Pharma family of companies, to pay an aggregate of \$6.5 billion dollars nationwide to resolve opioid-related claims against them and resolve Purdue Pharma's bankruptcy; and,

WHEREAS, a settlement proposal has been negotiated that will cause Henry Schein, Inc. ("Henry Schein") to pay an aggregate of \$450,000 to resolve opioid-related claims against it in the Commonwealth of Virginia; and,

WHEREAS, eight settlement proposals have been negotiated that will cause eight opioids manufacturers, Alvogen, Inc., Amneal Pharmaceuticals, Inc., Apotex Corp., Hikma Pharmaceuticals USA, Inc., Indivior Inc., Mylan Pharmaceuticals Inc., Sun Pharmaceuticals Industries, Inc., and Zydus Pharmaceuticals (USA) Inc. (collectively the "Manufacturers"), to pay approximately \$720 million nationwide to resolve opioid-related claims against them; and,

By Agency Head [Signature] By County Manager [Signature]

Certified:
A Copy Teste: _____
Clerk, Board of Supervisors

Copy to: _____

Date: _____

**COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE**

Agenda Item No. **207-25**

Page No. 2 of 2

Agenda Title: RESOLUTION — Approval of Participation in Proposed Settlements of Opioid-Related Claims — the Sackler Family, Henry Schein, Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus

WHEREAS, the County has approved and adopted the Virginia Opioid Abatement Fund and Settlement Allocation Memorandum of Understanding (the “Virginia MOU”), and affirms that the pending settlements with the Sackler Family and the Manufacturers will be considered a “Settlement” that is subject to the Virginia MOU, and will be administered and allocated in the same manner as the opioid settlements entered into previously with the Distributors, Janssen, Teva, Allergan, Walmart, CVS, and Walgreens; and,

WHEREAS, the County’s outside opioid litigation counsel has recommended that the County participate in the settlements in order to recover its share of the funds that the settlements would provide; and,

WHEREAS, the County Attorney has reviewed the available information about the proposed settlements and concurs with the recommendation of outside counsel.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Henrico County, Virginia, this 12th day of August, 2025, approves of the County’s participation in the proposed settlements of opioid-related claims against the Sackler Family, Henry Schein, and the Manufacturers and directs the County Attorney or the County’s outside opioid litigation counsel to execute the documents necessary to effectuate the County’s participation in the settlements, including the required release of claims against settling entities.

Comments: The County Attorney recommends approval of the Board paper; the County Manager concurs.



COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE

Agenda Item No. 208-25

Page No. 1 of 1

Agenda Title: RESOLUTION — Signatory Authority — Memorandum of Agreement — Henricopolis Soil and Water Conservation District

For Clerk's Use Only:	BOARD OF SUPERVISORS ACTION	YES	NO	OTHER
Date: <u>8/12/2025</u>	Moved by (1) <u>Nelson</u> Seconded by (1) <u>Cooper</u>			
(☒) Approved	(2) _____ (2) _____			
() Denied	REMARKS: APPROVED			
() Amended				
() Deferred to: _____				

WHEREAS, Henricopolis Soil and Water Conservation District is a political subdivision of the Commonwealth of Virginia dedicated to soil and water conservation efforts in Henrico County; and,

WHEREAS, the Board of Supervisors supports Henricopolis through annual appropriations of funding; and,

WHEREAS, in turn, Henricopolis provides education and outreach programs and other support for Henrico County's Municipal Separate Storm Sewer Systems ("MS4") Program Plan; and,

WHEREAS, Henricopolis and Henrico County have negotiated a Memorandum of Agreement memorializing the parties' understanding of their relationship.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors that the County Manager, or his designee, is authorized to execute the Memorandum of Agreement in a form approved by the County Attorney.

Comments: The Deputy County Manager for Community Operations recommends approval of the Board paper; the County Manager concurs.

By Agency Head [Signature] By County Manager [Signature]

Copy to: _____

Certified: _____
A Copy Teste: _____
Clerk, Board of Supervisors

Date: _____



COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE

Agenda Item No. 209-25

Page No. 1 of 1

Agenda Title: RESOLUTION — Signatory Authority — Lease of County Property — 3978 New Market Road — Varina District

For Clerk's Use Only:

Date: 8/12/2025

(X) Approved

() Denied

() Amended

() Deferred to:

BOARD OF SUPERVISORS ACTION

Moved by (1) Nelson Seconded by (1) Rogish
(2) (2)

REMARKS:

APPROVED

YES NO OTHER

Cooper, R. ✓

Nelson, T. ✓

Rogish, J. ✓

Roundtree, M. ✓

Schmitt, D. ✓

WHEREAS, the County owns a single-family dwelling at 3978 New Market Road, GPIN 830-681-1948, zoned B-2; and,

WHEREAS, Henricopolis Soil and Water Conservation District, a political subdivision of the Commonwealth of Virginia ("Henricopolis"), desires to lease the dwelling as office space for an initial term of five years commencing on the date of execution of the lease agreement with the right to renew the lease for a maximum of five additional one-year terms, if all parties agree; and,

WHEREAS, Henricopolis will pay a monthly rent of \$1.00 for the initial term and \$2.00 a month during each renewal term and be responsible for routine maintenance of the dwelling; and,

WHEREAS, the County may terminate the lease on six months' notice upon a determination that there is a superseding public need.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors that the County Manager is authorized to execute a lease agreement, including any amendments and renewals thereto, in accordance with the terms above and in a form approved by the County Attorney.

Comments: The Deputy County Manager for Community Operations and Director of Real Property recommend approval of this Board paper; the County Manager concurs.

By Agency Head

By County Manager

Certified:

A Copy Teste:

Clerk, Board of Supervisors

Copy to:

Date:



COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE

Agenda Item No. 210-25

Page No. 1 of 1

Agenda Title: RESOLUTION – Authorizing and Providing for the Issuance and Sale of Not to Exceed Ninety Million Dollars (\$90,000,000) Aggregate Principal Amount of County of Henrico, Virginia, General Obligation Public Improvement Bonds

For Clerk's Use Only:

Date: 8/12/2025

- ☒ Approved
☐ Denied
☐ Amended
☐ Deferred to:

BOARD OF SUPERVISORS ACTION

Moved by (1) Cooper Seconded by (1) Nelson
(2) (2)

REMARKS:

APPROVED

YES NO OTHER

Cooper, R.	☒	☐	☐
Nelson, T.	☒	☐	☐
Rogish, J.	☒	☐	☐
Roundtree, M.	☒	☐	☐
Schmitt, D.	☒	☐	☐

The Board of Supervisors of Henrico County, Virginia, adopted the attached resolution.

Comment: This resolution was prepared by the County's bond counsel and has been reviewed and approved as to form by the County Attorney.

By Agency Head

[Signature]

By County Manager

[Signature]

Copy to: _____

Certified:

A Copy Teste:

Clerk, Board of Supervisors

Date: _____

RESOLUTION AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED NINETY MILLION DOLLARS (\$90,000,000) AGGREGATE PRINCIPAL AMOUNT OF COUNTY OF HENRICO, VIRGINIA, GENERAL OBLIGATION PUBLIC IMPROVEMENT BONDS

WHEREAS, the voters of Henrico County, Virginia (the "County"), at an election in the County held on November 8, 2022, approved the issuance of general obligation bonds of the County (the "2022 Voter Authorization"), for the purposes and in the amounts as follows:

<u>Purpose</u>	<u>2022 Voter Authorization</u>
Schools	\$340,500,000
Fire Stations and Public Safety Facilities	83,850,000
Recreation and Parks	37,000,000
Flood Prevention and Stormwater Drainage Facilities	<u>50,000,000</u>
	\$511,350,000

WHEREAS, as of the date of adoption of this Resolution, the County has issued its \$114,300,000 aggregate principal amount of General Obligation Public Improvement Bonds, Series 2024A (the "Outstanding Bonds") pursuant to the 2022 Voter Authorization;

WHEREAS, the County may issue an additional \$397,050,000 of its general obligation bonds under and pursuant to the 2022 Voter Authorization for the following purposes and in the following amounts:

<u>Purpose</u>	<u>Outstanding Bonds</u>	<u>Remaining 2022 Voter Authorization</u>
Schools	\$86,000,000	\$254,500,000
Fire Stations and Public Safety Facilities	13,300,000	70,550,000
Recreation and Parks	12,500,000	24,500,000
Flood Prevention and Stormwater Drainage Facilities	2,500,000	47,500,000

WHEREAS, in the judgment of the Board of Supervisors of the County, it is necessary and expedient to authorize, issue and sell not to exceed Ninety Million Dollars (\$90,000,000) aggregate principal amount of general obligation bonds of the County in accordance with the 2022 Voter Authorization and this Resolution to pay costs of public improvement projects in the approximate amounts set forth below:

<u>Purpose</u>	Total Bonds Authorized to be Issued under 2022 Voter Authorization
Schools	\$75,300,000
Fire Stations and Public Safety Facilities	2,700,000
Recreation and Parks	2,500,000
Flood Prevention and Stormwater Drainage Facilities	7,500,000

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF HENRICO, VIRGINIA:

SECTION 1. Pursuant to Chapter 26 of Title 15.2 of the Code of Virginia, 1950, as amended, the same being the Public Finance Act of 1991 (the "Public Finance Act of 1991") and the 2022 Voter Authorization, for the purpose of financing the schools projects, fire stations and public safety facilities projects, recreation and parks projects and flood prevention and stormwater drainage facilities projects in the amounts not to exceed the amounts set forth hereinabove, there are authorized to be issued in one or more series from time to time, an aggregate principal amount not to exceed Ninety Million Dollars (\$90,000,000) of general obligation bonds of the County, and such bonds shall be designated as the "County of Henrico, Virginia, General Obligation Public Improvement Bonds" (herein referred to as the "Bonds").

SECTION 2. (a) The Bonds shall be issued in fully registered form and shall be in the denomination of \$5,000 or any integral multiple thereof. The Bonds shall be numbered from R-1 upwards in order of issuance and shall have such series designation as shall be determined by the Director of Finance; shall mature in such years and in such amounts in each year as shall be determined by the Director of Finance; and shall bear interest, calculated on the basis of a 360-day year comprised of twelve 30-day months, at such rate or rates per annum as shall be determined in accordance with the provisions of Section 8, such interest to be payable semiannually; *provided* the first interest payment date may be any date within one (1) year from the date of the Bonds as determined by the Director of Finance. The Director of Finance is authorized to determine, in accordance with and subject to the provisions of this Resolution: the date or dates of the Bonds; the interest payment dates thereof; the record dates thereof; the maturity dates thereof; the amount of principal maturing on each maturity date; and whether or not the Bonds shall be subject to redemption prior to their stated maturity or maturities and if subject to such redemption, the premiums, if any, payable upon such redemption and the respective periods in which such premiums are payable.

(b) (i) If the Bonds are subject to redemption and if any Bonds (or portions thereof in installments of \$5,000 or any integral multiple thereof) are to be redeemed, notice of such redemption specifying the date, numbers and maturity or maturities of the Bond or Bonds to be redeemed, the date and place or places fixed for their redemption, the premium, if any, payable upon such redemption and, if less than the entire principal amount of a Bond called for redemption is to be redeemed, that such Bond must be surrendered in exchange for payment of the principal amount thereof to be redeemed and the issuance of a new Bond or Bonds equaling

in principal amount that portion of the principal amount of such Bond not to be redeemed, shall be mailed not less than thirty (30) days prior to the date fixed for redemption, by first class mail, postage prepaid, to the registered owner of such Bond at his address as it appears on the books of registry kept by the Registrar (as hereinafter defined) as of the close of business on the forty-fifth (45th) day next preceding the date fixed for redemption. If any Bond shall have been called for redemption and notice thereof shall have been given as hereinabove set forth, and payment of the principal amount of such Bond (or of the principal amount thereof to be redeemed) and of the accrued interest and premium, if any, payable upon such redemption shall have been duly made or provided for, interest on such Bond (or on the principal amount thereof to be redeemed) shall cease to accrue from and after the date so specified for the redemption thereof. So long as the Bonds are in book-entry only form, any notice of redemption shall be given only to The Depository Trust Company, New York, New York ("DTC"), or to its nominee. The County shall not be responsible for providing any beneficial owner of the Bonds any notice of redemption.

(ii) Any notice of the optional redemption of the Bonds may state that it is conditioned upon there being on deposit with the County, or with a designated agent of the County, on the date fixed for the redemption thereof an amount of money sufficient to pay the redemption price of such Bonds, together with the interest accrued thereon to the date fixed for the redemption thereof, and any conditional notice so given may be rescinded at any time before the payment of the redemption price of such Bonds, together with the interest accrued thereon, is due and payable if any such condition so specified is not satisfied. If a redemption of any Bonds does not occur after a conditional notice is given due to there not being on deposit with the County, or with a designated agent of the County, a sufficient amount of money to pay the redemption price of such Bonds, together with the interest accrued thereon to the date fixed for the redemption thereof, the corresponding notice of redemption shall be deemed to be revoked.

SECTION 3. The full faith and credit of the County are irrevocably pledged to the punctual payment of the principal of and premium, if any, and interest on the Bonds as the same become due. In each year while the Bonds, or any of them, are outstanding and unpaid, the Board of Supervisors is authorized and required to levy and collect annually, at the same time and in the same manner as other taxes of the County are assessed, levied and collected, a tax upon all taxable property within the County, over and above all other taxes, authorized or limited by law and without limitation as to rate or amount, sufficient to pay when due the principal of and premium, if any, and interest on the Bonds to the extent other funds of the County are not lawfully available and appropriated for such purpose.

SECTION 4. (a) The Bonds shall be executed, for and on behalf of the County, by the manual or facsimile signature of the Chair of the Board of Supervisors and shall have a facsimile of the corporate seal of the Board of Supervisors imprinted thereon, attested by the manual or facsimile signature of the Clerk of the Board of Supervisors.

(b) The Director of Finance is hereby appointed as the Registrar and Paying Agent for the Bonds, and is further hereby authorized to appoint, and to enter into any paying agency agreement with, any bank or trust company or other qualified registrar and paying agent, to serve as Registrar and Paying Agent in lieu of the Director of Finance serving in such capacity (the "Registrar"). No Bond shall be valid or obligatory for any purpose unless and until the certificate of authentication endorsed on such Bond shall have been manually executed by an

authorized officer of the Registrar. Upon the authentication of any Bonds, the Registrar shall insert in the certificate of authentication the date as of which such Bonds are authenticated as follows: (i) if the Bond is authenticated prior to the first interest payment date, the certificate shall be dated as of the date of the initial issuance and delivery of the Bonds of the series of Bonds of which such Bond is one, (ii) if the Bond is authenticated upon an interest payment date, the certificate shall be dated as of such interest payment date, (iii) if the Bond is authenticated after the fifteenth (15th) day of the calendar month next preceding an interest payment date and prior to such interest payment date, the certificate shall be dated as of such interest payment date, and (iv) in all other instances the certificate shall be dated as of the interest payment date next preceding the date upon which the Bond is authenticated. In the event that the dates on which interest is payable on the Bonds of any series are other than the first days of a calendar month, the provisions with respect to authentication as set forth in this Section 4(b) and in the form of the Bonds shall be modified by the Director of Finance as necessary or appropriate.

(c) The execution and authentication of the Bonds in the manner above set forth is adopted as a due and sufficient authentication of the Bonds.

SECTION 5. (a) The principal of the Bonds shall be payable upon presentation and surrender thereof, at the office of the Registrar. Interest on the Bonds shall be payable by check mailed by the Registrar to the registered owners of such Bonds at their respective addresses as such addresses appear on the books of registry kept pursuant to this Section 5. The principal of and premium, if any, and interest on the Bonds shall be payable in such coin or currency of the United States of America as at the respective dates of payment is legal tender for public and private debts.

(b) At all times during which any Bond of any series remains outstanding and unpaid, the Registrar shall keep or cause to be kept at its office books of registry for the registration, exchange and transfer of Bonds of such series. Upon presentation at its office for such purpose, the Registrar, under such reasonable regulations as it may prescribe, shall register, exchange or transfer, or cause to be registered, exchanged or transferred, on the books of registry the Bonds as hereinbefore set forth.

(c) Any Bond may be exchanged at the office of the Registrar for such series of Bonds for a like aggregate principal amount of such Bonds in other authorized principal sums of the same series, interest rate and maturity.

(d) Any Bond of any series may, in accordance with its terms, be transferred upon the books of registry by the person in whose name it is registered, in person or by his duly authorized agent, upon surrender of such Bond to the Registrar for cancellation, accompanied by a written instrument of transfer duly executed by the registered owner in person or by his duly authorized attorney, in form satisfactory to the Registrar.

(e) All transfers or exchanges pursuant to this Section 5 shall be made without expense to the registered owner of such Bonds, except as otherwise herein provided, and except that the Registrar shall require the payment by the registered owner of the Bond requesting such transfer or exchange of any tax or other governmental charges required to be paid with respect to such transfer or exchange. All Bonds surrendered pursuant to this Section 5 shall be cancelled.

(f) (i) The Bonds shall be issued in full book-entry form. One Bond representing each maturity of the Bonds will be issued to and registered in the name of Cede & Co., as nominee of DTC, as registered owner of the Bonds and each such Bond will be immobilized in the custody of DTC. DTC will act as securities depository for the Bonds. Individual purchases will be made in book-entry form only, in the principal amount of \$5,000 or any integral multiple thereof. Purchasers will not receive physical delivery of certificates representing their interest in the Bonds purchased.

(ii) Principal, premium and interest payments on the Bonds will be made by the Registrar to DTC or its nominee, Cede & Co., as registered owner of the Bonds, which will in turn remit such payments to DTC participants for subsequent disbursement to the beneficial owners of the Bonds. Transfers of principal and interest payments to DTC participants will be the responsibility of DTC. Transfers of such payments to beneficial owners of the Bonds by DTC participants will be the responsibility of such participants and other nominees of such beneficial owners. Transfers of ownership interests in the Bonds will be accomplished by book entries made by DTC and, in turn, by DTC participants who act on behalf of the indirect participants of DTC and the beneficial owners of the Bonds.

(iii) The County will not be responsible or liable for sending transaction statements or for maintaining, supervising or reviewing records maintained by DTC, its participants or persons acting through such participants or for transmitting payments to, communicating with, notifying or otherwise dealing with any beneficial owner of the Bonds.

SECTION 6. (a) CUSIP identification numbers may be printed on the Bonds, but no such number shall constitute a part of the contract evidenced by the particular Bond upon which it is printed; no liability shall attach to the County or any officer or agent thereof (including any paying agent for the Bonds) by reason of such numbers or any use made thereof (including any use thereof made by the County, any such officer or any such agent) or by reason of any inaccuracy, error or omission with respect thereto or in such use; and any inaccuracy, error or omission with respect to such numbers shall not constitute cause for failure or refusal by a purchaser of the Bonds to accept delivery of and pay for such Bonds. All expenses in connection with the assignment and printing of CUSIP numbers on the Bonds shall be paid by the initial purchasers of the Bonds.

(b) A copy of the final legal opinion with respect to the Bonds, with the name of the attorney or attorneys rendering the same, together with a certification of the Clerk of the Board of Supervisors, executed by a facsimile signature of that officer, to the effect that such copy is a true and complete copy (except for letterhead and date) of the legal opinion which was dated as of the date of delivery of and payment for the Bonds, may be printed on the Bonds.

SECTION 7. The County covenants and agrees to comply with the provisions of Sections 103 and 141-150 of the Internal Revenue Code of 1986, as amended (the "Code") and the applicable Treasury Regulations promulgated thereunder throughout the term of the Bonds.

SECTION 8. The Bonds shall be sold in one or more series in accordance with the provisions of Section 2 at competitive or negotiated sale at an aggregate purchase price of not less than ninety-eight percent (98%) of the principal amount thereof, plus accrued interest

thereon from their date to the date of delivery thereof and payment therefor, and on such other terms and conditions as are provided in the Official Notice of Sale thereof or in the Purchase Contract relating thereto.

If the Bonds are sold at competitive sale, they may be sold contemporaneously with other bonds of the County under a combined Official Notice of Sale. If the Bonds are sold at competitive sale, the Director of Finance is hereby authorized to cause to be prepared and distributed (via electronic dissemination or otherwise) an Official Notice of Sale of the Bonds in such form and containing such terms and conditions as the Director of Finance may deem advisable, subject to the provisions hereof.

Upon the determination by the Director of Finance to sell the Bonds at competitive or negotiated sale, the Director of Finance is hereby authorized, without further notice to or action by the Board of Supervisors, to determine the rates of interest the Bonds shall bear; *provided, however*, in no event shall the true interest cost for the Bonds exceed six percent (6%). In no event shall the premium payable by the County upon the redemption of the Bonds exceed two percent (2%) of the principal amount thereof; *provided, however*, that the Bonds may be subject to redemption at a make-whole redemption price calculated as may be determined by the Director of Finance at the time of sale of the Bonds.

If the Bonds are sold at negotiated sale, the Director of Finance is hereby authorized, without further notice to or action by the Board of Supervisors, to select the underwriters for the Bonds (the "Underwriters") and to execute and deliver to the Underwriters a Bond Purchase Contract or Bond Purchase Agreement relating to the Bonds.

The Director of Finance is hereby authorized to cause to be prepared and distributed (via electronic dissemination or otherwise) a Preliminary Official Statement and a final Official Statement relating to the Bonds. The Director of Finance is hereby further authorized to certify that the Preliminary Official Statement for the Bonds of each series authorized hereunder is "deemed final" for purposes of Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934. The County Manager or any Deputy County Manager and the Director of Finance are hereby authorized to execute and deliver the final Official Statement for the Bonds of each series authorized hereunder, and the County Manager or any Deputy County Manager, the Director of Finance and the County Attorney are hereby authorized to execute and deliver to the purchasers of the Bonds of each series certificates in the forms provided for in the Official Statement for the Bonds of such series.

The County Manager, any Deputy County Manager or the Director of Finance is each hereby further authorized to execute and deliver to the purchasers of the Bonds of each series authorized hereunder a Continuing Disclosure Certificate or a Continuing Disclosure Agreement evidencing the County's undertaking to comply with the continuing disclosure requirements of Paragraph (b)(5) of such Rule 15c2-12 to the extent applicable to the Bonds, such Continuing Disclosure Certificate or Continuing Disclosure Agreement to be in such form as shall be approved by the County Manager, any Deputy County Manager or the Director of Finance upon the advice of counsel (including the County Attorney or Bond Counsel to the County), such approval to be conclusively evidenced by his execution of such Continuing Disclosure Certificate or Continuing Disclosure Agreement.

SECTION 9. The Bonds, the certificate of authentication of the Registrar and the assignment endorsed on the Bonds shall be in substantially the form set forth in Exhibit A, with such necessary or appropriate variations, omissions, and insertions as are incidental to their numbers, interest rates, and maturities, or as are otherwise permitted or required by law or this Resolution.

SECTION 10. The County Attorney is hereby directed to file a copy of this Resolution, certified by the Clerk of the Board of Supervisors to be a true copy hereof, with the Circuit Court of the County.

SECTION 11. The Board of Supervisors hereby authorizes the County to make expenditures for the purposes for which the Bonds are to be issued in advance of the issuance and receipt of the proceeds of sale of the Bonds and to reimburse such expenditures from the proceeds of the sale of the Bonds. The adoption of this Resolution shall be considered as an "official intent" within the meaning of Treasury Regulations Section 1.150-2 promulgated under the Code.

SECTION 12. All resolutions and proceedings in conflict herewith are, to the extent of such conflict, repealed.

EXHIBIT A

**UNITED STATES OF AMERICA
COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO, VIRGINIA
GENERAL OBLIGATION PUBLIC IMPROVEMENT
BONDS, SERIES _____**

REGISTERED

REGISTERED

No. R-__

\$ _____

**INTEREST
RATE:
%**

**MATURITY
DATE:**

DATE OF BOND:

CUSIP NO.:

REGISTERED OWNER: CEDE & CO.

PRINCIPAL SUM: DOLLARS

The County of Henrico, Virginia (hereinafter referred to as the "County"), a political subdivision of the Commonwealth of Virginia, for value received, hereby acknowledges itself indebted and hereby promises to pay to the Registered Holder (named above), or registered assigns, on the Maturity Date (specified above), unless this Bond shall have been called for previous redemption and payment of the redemption price shall have been duly made or provided for, the Principal Sum (specified above), and to pay interest on such Principal Sum on _____, 20__ and semiannually on each _____ and _____ thereafter (each such date is hereinafter referred to as an "interest payment date"), from the date hereof or from the interest payment date next preceding the date of authentication hereof to which interest shall have been paid, unless such date of authentication is an interest payment date, in which case from such interest payment date, or unless such date of authentication is within the period from the sixteenth (16th) day to the last day of the calendar month next preceding the following interest payment date, in which case from such following interest payment date, such interest to be paid until the maturity or redemption hereof at the Interest Rate (specified above) per annum, by wire transfer or by check mailed by the Registrar hereinafter mentioned to the Registered Owner hereof in whose name this Bond is registered upon the books of registry, as of the close of business on the record date (whether or not a business day) next preceding each interest payment date. The record dates for this Bond shall be _____ and _____. Interest on this Bond shall be calculated on the basis of a 360-day year comprised of twelve 30-day months.

The principal of this Bond is payable upon presentation and surrender thereof at the office of the Director of Finance of the County (the "Registrar"). The principal of and interest on this Bond are payable in such coin or currency of the United States of America as at the respective dates of payment is legal tender for public and private debts.

This Bond is one of a duly authorized issue of Bonds (herein referred to as the "Bonds") in the aggregate principal amount of _____ Dollars (\$_____) of like date, denomination and tenor herewith except for number, interest rate, maturity and redemption provisions, and is issued under and pursuant to and in full compliance with the Constitution and statutes of the Commonwealth of Virginia, including Chapter 26 of Title 15.2 of the Code of Virginia, 1950, as amended (the same being the Public Finance Act of 1991), for the purpose of financing certain capital improvements, consisting of school projects, recreation and parks projects, fire and public safety facilities projects, and flood prevention and stormwater drainage projects in the County in accordance with an election held in the County on November 8, 2022, and pursuant to a resolution duly adopted by the Board of Supervisors of the County on August 12, 2025 (the "Resolution").

The Bonds maturing on or after _____ may be redeemed prior to their respective maturity dates, on or after _____, at the option of the County, as a whole or in part at any time at the price equal to the principal amount of the Bonds to be redeemed, together with the interest accrued thereon to the date fixed for the redemption thereof.

In the event less than all of the Bonds of a particular maturity are called for redemption, the particular Bonds of such maturity or portions thereof in installments of \$5,000 to be redeemed shall be selected by lot.

If this Bond is redeemable and this Bond (or any portion of the principal amount thereof in installments of \$5,000) shall be called for redemption, notice of the redemption hereof, specifying the date, number and maturity of this Bond, the date and place fixed for its redemption, and if less than the entire principal amount of this Bond is to be redeemed, that this Bond must be surrendered in exchange for the principal amount thereof to be redeemed and the issuance of a new Bond equaling in principal amount that portion of the principal amount hereof not to be redeemed, shall be mailed not less than thirty (30) days prior to the date fixed for redemption by first class mail, postage prepaid, to the Registered Owner of this Bond at his address as it appears on the books of registry maintained by the Registrar as of the close of business on the forty-fifth (45th) day preceding the date fixed for redemption. If notice of redemption of this Bond shall have been given as aforesaid, and payment of the principal amount of this Bond (or the portion of the principal amount hereof to be redeemed) and of the accrued interest payable upon such redemption shall have been duly made or provided for, interest hereon shall cease to accrue from and after the date so specified for the redemption hereof.

Any notice of the optional redemption of this Bond may state that it is conditioned upon there being on deposit with the County, or with a designated agent of the County, on the date fixed for the redemption hereof an amount of money sufficient to pay the redemption price of this Bond, together with the interest accrued thereon to the date fixed for the redemption hereof, and any conditional notice so given may be rescinded at any time before the payment of the redemption price of this Bond, together with the interest accrued thereon, is due and payable if any such condition so specified is not satisfied. If a redemption of this Bond does not occur after a conditional notice is given due to there not being on deposit with the County, or with a designated agent of the County, a sufficient amount of money to pay the redemption price of this

Bond, together with the interest accrued thereon to the date fixed for the redemption hereof, the corresponding notice of redemption shall be deemed to be revoked.

Subject to the limitations and upon payment of the charges, if any, provided in the proceedings authorizing the Bonds of the issue of which this Bond is one, this Bond may be exchanged at the principal office of the Registrar for a like aggregate principal amount of Bonds of other authorized principal amounts and of the series of which this Bond is one. This Bond is transferable by the Registered Owner hereof, in person or by his attorney duly authorized in writing, at the principal office of the Registrar but only in the manner, subject to the limitations and upon payment of the charges, if any, provided in the proceedings authorizing the Bonds of the issue of which this Bond is one, and upon the surrender hereof for cancellation. Upon such transfer a new Bond or Bonds of authorized denominations and of the same aggregate principal amount of the issue of which this Bond is one will be issued to the transferee in exchange herefor.

The full faith and credit of the County are irrevocably pledged to the punctual payment of the principal of and interest on this Bond as the same become due. In each year while this Bond is outstanding and unpaid, the Board of Supervisors of the County is authorized and required to levy and collect annually, at the same time and in the same manner as other taxes of the County are assessed, levied and collected, a tax upon all taxable property within the County, over and above all other taxes, authorized or limited by law and without limitation as to rate or amount, sufficient to pay when due the principal of and interest on this Bond to the extent other funds of the County are not lawfully available and appropriated for such purpose.

This Bond shall not be valid or obligatory unless the certificate of authentication hereon shall have been manually signed by an authorized signatory of the Registrar.

It is hereby certified, recited and declared that all acts, conditions and things required to have happened, to exist and to have been performed precedent to and in the issuance of this Bond and the issue of which it is one, have happened, do exist and have been performed in regular and due time, form and manner as required by law, and that the Bonds of the issue of which this Bond is one do not exceed any constitutional or statutory limitation of indebtedness.

IN WITNESS WHEREOF, the County, by its Board of Supervisors, has caused this Bond to be executed by the manual or facsimile signature of the Chair of such Board; the corporate seal of such Board to be impressed or imprinted hereon, attested by the manual or facsimile signature of the Clerk of such Board; and this Bond to be dated the date first above written.

Clerk of the Board of
Supervisors

(Seal)

Chair of the Board of Supervisors

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds delivered pursuant to the within-mentioned proceedings.

Director of Finance, Registrar

By: _____
Authorized Signature

Date of Authentication: _____, _____

(FORM OF ASSIGNMENT)

For value received, the undersigned hereby sell(s), assign(s) and transfer(s) unto

(Please print or type name and address, including postal zip code, of transferee)

PLEASE INSERT SOCIAL SECURITY
OR OTHER TAX IDENTIFYING NUMBER
OF TRANSFEREE:

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints _____, attorney, to transfer such Bond on the books kept for the registration thereof, with full power of substitution in the premises.

Dated: _____

Signature(s) Guaranteed

NOTICE: Signature (s) must be guaranteed by a member firm of The New York Stock Exchange, Inc. or a commercial bank or trust company.

(Signature(s) of Registered Owner)
NOTICE: The signature(s) above must correspond with the name of the Registered Owner as it appears on the front of this Bond in every particular, without alteration or enlargement or any change whatsoever.



COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE

Agenda Item No. 211-25

Page No. 1 of 1

Agenda Title: RESOLUTION – Authorizing the Financing of the Costs of Certain Public Improvement Projects of the County of Henrico, Virginia, Through the Issuance of Revenue Bonds to be Issued by, or on Behalf of, the County in an Aggregate Principal Amount Not to Exceed Fifty Million Dollars (\$50,000,000); Approving Certain Terms of Such Revenue Bonds; and Authorizing the Execution of Documents in Connection with the Issuance of Such Revenue Bonds

For Clerk's Use Only:

Date: 8/12/2025

☒ Approved

☐ Denied

☐ Amended

☐ Deferred to:

BOARD OF SUPERVISORS ACTION

Moved by (1) Nelson Seconded by (1) Cooper

REMARKS: **APPROVED**

YES NO OTHER

Cooper, R. ☒ ☐ ☐

Nelson, T. ☒ ☐ ☐

Rogish, J. ☒ ☐ ☐

Roundtree, M. ☒ ☐ ☐

Schmitt, D. ☒ ☐ ☐

The Board of Supervisors of Henrico County, Virginia, adopted the attached resolution.

Comment: This resolution was prepared by the County's bond counsel and has been reviewed and approved as to form by the County Attorney.

By Agency Head [Signature]

By County Manager [Signature]

Certified:

A Copy Teste:

Clerk, Board of Supervisors

Copy to: _____

Date: _____

RESOLUTION AUTHORIZING THE FINANCING OF THE COSTS OF CERTAIN PUBLIC IMPROVEMENT PROJECTS OF THE COUNTY OF HENRICO, VIRGINIA, THROUGH THE ISSUANCE OF REVENUE BONDS TO BE ISSUED BY, OR ON BEHALF OF, THE COUNTY IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED FIFTY MILLION DOLLARS (\$50,000,000); APPROVING CERTAIN TERMS OF SUCH REVENUE BONDS; AND AUTHORIZING THE EXECUTION OF DOCUMENTS IN CONNECTION WITH THE ISSUANCE OF SUCH REVENUE BONDS

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF HENRICO, VIRGINIA, AS FOLLOWS:

SECTION 1. Findings and Determinations. The Board of Supervisors (the "Board of Supervisors") of the County of Henrico, Virginia (the "County"), hereby finds and determines as follows:

(a) The County desires to provide for the financing of the costs of certain governmental facility and governmental improvement projects for the County (the "Project").

(b) Pursuant to the Industrial Development and Revenue Bond Act, Title 15.2, Chapter 49, of the Code of Virginia, 1950, as amended, the Economic Development Authority of Henrico County, Virginia (the "EDA") has the authority to finance the Project for the benefit of the County.

(c) It is in the best interest of the County to provide for the financing of the Project through the issuance of revenue bonds of the EDA for the benefit of the County, as shall be determined by any one of the County Manager, any Deputy County Manager or the Director of Finance (each a "County Officer"), as hereinafter provided.

SECTION 2. Authorization of Issuance and Sale of EDA Revenue Bonds to Finance the Project for the County. The Board of Supervisors hereby authorizes any one of the County Officers to obtain financing for the Project through the issuance by the EDA of its revenue bonds or notes for the benefit of the County (the "County Project Revenue Bonds") in an aggregate principal amount not to exceed Fifty Million Dollars (\$50,000,000).

The County Project Revenue Bonds may be issued in one or more series from time to time, may be issued as taxable or tax-exempt obligations and may bear interest at variable or fixed interest rates; provided, however, that the variable interest rates shall be determined in accordance with such variable interest rate formula as shall be determined and agreed to by a County Officer, acting with the advice of the County's Financial Advisor; at the time of sale of such County Project Revenue Bonds of a series, and provided further that any County Project Revenue Bonds of a series bearing interest at a fixed interest rate to maturity shall have a true interest cost not to exceed 6.00% per annum. The County Project Revenue Bonds of a series shall mature in such years as shall be determined by a County Officer, acting with the advice of the County's Financial Advisor, and shall be subject to redemption at a redemption price not to exceed one hundred two percent (102%), or alternatively, at a make-whole redemption price calculated in accordance with any make-whole redemption price formula

as shall be determined and agreed to at the time of sale of such County Project Revenue Bonds by any County Officer, acting with the advice of the County's Financial Advisor.

Any County Project Revenue Bonds of a series may be sold at competitive sale or at negotiated sale or pursuant to a private placement or direct purchase, as shall be determined by any County Officer and by the Chair of the EDA, the Vice-Chair of the EDA or the Executive Director of the EDA, at an aggregate purchase price of not less than 98%. Any County Officer is hereby authorized to approve the form of, and the terms, conditions and provisions of, and, as applicable, to execute and deliver, one or more Bond or Note Purchase and Financing Agreement(s), or similar agreement(s) providing for the issuance and sale of the County Project Revenue Bonds (hereinafter, the "Bond Purchase Agreement") by and among the EDA, the County and the Purchaser relating to any County Project Revenue Bonds.

Any one of the County Officers is hereby authorized, without further notice to or action by the Board of Supervisors, to approve the details of the County Project Revenue Bonds of a series at the time of sale thereof. Any one of the County Officers is hereby authorized to take any and all actions necessary to prepare the County Project Revenue Bonds for sale as provided herein.

SECTION 3. Approval of Execution and Delivery by the County of Documents Relating to County Project Revenue Bonds. Any one of the County Officers is hereby authorized, without further notice to and action of the Board of Supervisors, to approve the terms, conditions and provisions of and, as applicable, to execute and deliver one or more Payment Support Agreements, Lease Agreements, if any, Project Fund Escrow Agreements, if any, Tax Certificates, if any, Ground Lease Agreements, if any, Trust Indentures, if any, and any other documents, instruments, certificates and agreements as shall be necessary or desirable in connection with the authorization, issuance, sale and delivery of the County Project Revenue Bonds, such approval to be conclusively evidenced by the execution and delivery of such documents, certificates, agreements, leases or instruments by any County Officer.

SECTION 4. Source of Payment of County Project Revenue Bonds; Annual Appropriations.

(a) The obligations of the County with respect to the County Project Revenue Bonds shall not constitute a debt of the County. Neither the faith and credit nor the taxing power of the County shall be pledged to the payment of any amounts due by the County with respect to the County Project Revenue Bonds, and nothing in this Resolution or in any other document, agreement, or instrument of the County executed and delivered in connection with the County Project Revenue Bonds shall constitute a pledge of the full faith and credit of the County, the EDA, or the taxing power of the County. The obligations of the County with respect to the County Project Revenue Bonds of any series shall be payable solely from, and contingent upon, funds appropriated annually by the Board of Supervisors for payment of such obligations. The Board of Supervisors recognizes that, although the Board of Supervisors is not empowered to make any binding commitment beyond the current fiscal year, it is hereby declared to be the current intent of the Board of Supervisors to appropriate such amounts as are included by the County Manager in the annual budgets for each fiscal year for the payment of debt service due in such fiscal year from the County with respect to the County Project Revenue Bonds.

Notwithstanding the foregoing or anything herein or in any agreement, instrument or document relating to the County Project Revenue Bonds to the contrary, the obligation of the County to make any payments with respect to the County Project Revenue Bonds in any fiscal year shall be limited to the amount, if any, appropriated by the Board of Supervisors for such purpose in such fiscal year.

(b) Any County Project Revenue Bonds shall be payable solely from the revenues and receipts derived by the EDA from the payments received by the EDA from the County under any Bond Purchase Agreement, Payment Support Agreement or Lease Agreement relating to the Bonds and the Project and from other moneys furnished by the County. As shall be provided in any Bond Purchase Agreement, Payment Support Agreement or Lease Agreement relating to any County Project Revenue Bonds and the Project, the County Manager is hereby directed in each fiscal year to include in the County budget prepared by the County Manager for such fiscal year an appropriation equal to the debt service due on the County Project Revenue Bonds in such fiscal year and in amounts sufficient to make up any deficiencies in any bond reserve for the County Project Revenue Bonds and to pay fees and expenses in connection with the County Project Revenue Bonds.

SECTION 6. Preliminary Official Statement; Official Statement; Continuing Disclosure Certificate. (a) Any County Officer, acting with the advice of counsel (including the County Attorney and Bond Counsel), is hereby authorized to approve, if applicable, one or more Preliminary Official Statement(s) relating to the County Project Revenue Bonds (the "Preliminary Official Statement"), and to execute and deliver, if applicable, one or more final Official Statement(s) relating to the County Project Revenue Bonds, to be dated as of the date of sale of the County Project Revenue Bonds (the "Official Statement"), in substantially the form of the Preliminary Official Statement, after the same has been completed by the insertion of the maturities, interest rates and other details of the County Project Revenue Bonds and by making such other insertions, changes or corrections as such County Officer, based on the advice of the County's Financial Advisor and legal counsel (including the County Attorney and Bond Counsel), deems necessary or appropriate. The County hereby authorizes the Official Statement, if applicable, and the information contained therein to be used by the purchasers in connection with the offering and sale of the County Project Revenue Bonds. The distribution (via electronic dissemination or otherwise) of the Preliminary Official Statement, if applicable, in such form as shall be approved by any County Officer, acting with the advice of counsel (including the County Attorney and Bond Counsel), is hereby approved and ratified, and any County Officer is hereby authorized to deem the Preliminary Official Statement final for purposes of Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934 (the "Rule"). Any County Officer is hereby authorized and directed to deliver to the purchasers of the County Project Revenue Bonds, if applicable, a certificate as to the Official Statement as of the date of delivery and payment for the County Project Revenue Bonds. The Board of Supervisors hereby consents to the inclusion of information with respect to the County which may be included in any Preliminary Official Statement and any Official Statement of the EDA in connection with the issuance of the County Project Revenue Bonds.

(b) In connection with the issuance of any County Project Revenue Bonds subject to the continuing disclosure requirements of the Rule, any County Officer is hereby authorized to execute and deliver one or more Continuing Disclosure Certificate(s) or

undertakings (the "Continuing Disclosure Certificate") with respect to such County Project Revenue Bonds in such form as shall be approved by any County Officer upon advice of counsel (including the County Attorney or Bond Counsel), such approval to be conclusively evidenced by the execution of such Continuing Disclosure Certificate by such County Officer.

SECTION 7. Tax Covenant; State Non-Arbitrage Program. To the extent it shall be contemplated at the time of their issuance that the interest on the County Project Revenue Bonds of a series shall be excludable from gross income for purposes of federal income taxation, the County hereby covenants to comply with the provisions of Section 103 and Sections 141 through 150 of the Internal Revenue Code of 1986, as amended (the "1986 Code"), applicable to such County Project Revenue Bonds throughout the term of such County Project Revenue Bonds. The County shall covenant that the proceeds from the issuance and sale of any County Project Revenue Bonds of a series will be invested and expended as set forth in any tax certificate or tax compliance agreement executed and delivered by the County in connection with the issuance of any County Project Revenue Bonds, and the County shall covenant to comply with any other covenant, limitation, agreement and representation set forth in any such tax certificate or tax compliance agreement. The Board of Supervisors hereby determines that it is in the best interests of the County to participate in the State Non-Arbitrage Program of the Commonwealth of Virginia ("SNAP") in connection with the investment of the proceeds of any County Project Revenue Bonds and hereby consents to and directs the investment of the proceeds of any County Project Revenue Bonds in SNAP. The Board of Supervisors acknowledges that the Treasury Board of the Commonwealth of Virginia is not, and shall not be, in any way liable to the County in connection with SNAP, except as may be otherwise set forth in any contract creating any SNAP pool or relating to such investments.

SECTION 8. Official Intent to Reimburse. The Board of Supervisors hereby authorizes the County to make expenditures for the purposes for which the County Project Revenue Bonds are to be issued in advance of the issuance and receipt of the proceeds of sale of the County Project Revenue Bonds and to reimburse such expenditures from the proceeds of sale of the County Project Revenue Bonds. The adoption of this Resolution shall be considered as an "official intent" within the meaning of Treasury Regulations Section 1.150-2 promulgated under the 1986 Code.

SECTION 9. Essentiality. The Board of Supervisors determines that the issuance of the County Project Revenue Bonds and the acquisition, construction and equipping of the Project and all actions of the County contemplated hereunder will be in furtherance of the welfare of the citizens of the County and will provide facilities and improvements which are essential to the operations of the County.

SECTION 10. Filing of Resolution. The County Attorney is hereby directed to file a copy of this Resolution, certified by the Clerk of the Board of Supervisors to be a true copy hereof, with the Circuit Court of the County.

SECTION 11. Further Actions. The Board of Supervisors, the County Officers, and any and all officers, employees and agents of the County are hereby authorized to take such action as they or any one of them may consider necessary or desirable in connection with the

issuance and sale of the County Project Revenue Bonds of any series, and any such action previously taken is hereby ratified and confirmed.

SECTION 12. Effectiveness of Resolution. This Resolution shall take effect upon its adoption. In the event the County Project Revenue Bonds shall not have been issued on or before August 31, 2026, this Resolution shall be of no further force and effect.



COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE

Agenda Item No. 212-25

Page No. 1 of 2

Agenda Title: RESOLUTION – Award of Solar Power Purchase Agreement Services

For Clerk's Use Only:

Date: 2/12/2025

☒ Approved

☐ Denied

☐ Amended

☐ Deferred to:

BOARD OF SUPERVISORS ACTION

Moved by (1) Cooper Seconded by (1) Rogish
(2) (2)

REMARKS:

APPROVED

YES NO OTHER

Cooper, R. ☒ ☐ ☐

Nelson, T. ☒ ☐ ☐

Rogish, J. ☒ ☐ ☐

Roundtree, M. ☒ ☐ ☐

Schmitt, D. ☒ ☐ ☐

WHEREAS, on February 19, 2025, five proposals were received in response to RFP 25-2798-1JEC for the purchase of electric power generated by solar panels; and,

WHEREAS, after first round evaluations of the proposals received, the Selection Committee interviewed the following firms:

Affordable Energy Concepts, Inc.
DE Solutions Solar Development, LLC
Madison Energy Infrastructure LLC
Secure Solar Futures LLC dba Secure Solar Futures

WHEREAS, after second round evaluations of the proposals received, the Selection Committee entered into negotiations with the following firms:

DE Solutions Solar Development, LLC
Madison Energy Infrastructure LLC
Secure Solar Futures LLC dba Secure Solar Futures

WHEREAS, the Selection Committee selected DE Solutions Solar Development, LLC, a subsidiary of Dominion Energy Solutions, Inc., as the top-ranked firm and negotiated a rate schedule to supply electric power generated by solar panels at County sites to be identified later and also at the following HCPS sites: Hermitage High School, Jackson Davis Elementary School, R.C. Longan Elementary School, and Virginia Randolph Academy; and,

WHEREAS, the term of the solar power purchase agreements generated from this contract will be a maximum of 30 years for ground-mounted installations and a maximum of 25 years for rooftop solar installations.

By Agency Head

By County Manager

Certified:

A Copy Teste:

Clerk, Board of Supervisors

Copy to:

Date:

**COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE**

Agenda Item No. **212-25**

Page No. 2 of 2

Agenda Title: RESOLUTION – Award of Solar Power Purchase Agreement Services

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors:

1. A contract for solar power purchase agreement services is awarded to DE Solutions Solar Development, LLC, its successors or assigns, in accordance with RFP 25-2798-1JEC and the proposal submitted by DE Solutions Solar Development, LLC.
2. Compensation for services under the contract will be based upon the annual rate schedule contained in the contract.
3. The County Manager is authorized to execute the contract, and any associated solar power purchase agreements, in a form approved by the County Attorney.

Comments: The Director of General Services, the Purchasing Director, and the HCPS Director of Facilities recommend approval of this Board paper, and the County Manager concurs.



COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE

Agenda Item No. 213-25

Page No. 1 of 2

Agenda Title: RESOLUTION – Award of Contract – Fairfield Library Renovation – Fairfield District

For Clerk's Use Only:

Date: 8/12/2025

- ☒ Approved
☐ Denied
☐ Amended
☐ Deferred to:

BOARD OF SUPERVISORS ACTION

Moved by (1) Cosper Seconded by (1) Nelson
(2) _____ (2) _____

REMARKS:

APPROVED

YES NO OTHER

Cooper, R. ☒ ☐ ☐
Nelson, T. ☒ ☐ ☐
Rogish, J. ☒ ☐ ☐
Roundtree, M. ☒ ☐ ☐
Schmitt, D. ☒ ☐ ☐

WHEREAS, the County received three bids on July 3, 2025, in response to ITB 25-2840-5JL and Addendum Nos. 1 and 2, for the Fairfield Library Renovation project located at 1401 N. Laburnum Avenue; and,

WHEREAS, the project consists of repairing the roof, improving the parapet, internal gutter and various details on the roof, and a few minor repairs inside the library and its mechanical yard as indicated in the contract documents; and,

WHEREAS, the bids were as follows:

Bidders	Bid Amounts
Air Tech Solutions, Inc. Stafford, VA	\$253,341.89
M.L. Bell Construction LLC Ashland, VA	\$494,816.00
Kenbridge Construction Co., Inc. Kenbridge, VA	\$1,020,000.00

WHEREAS, after a review and evaluation of the bids, it was determined that Air Tech Solutions, Inc. was non-responsible, and accordingly, M.L. Bell Construction LLC is the lowest responsive and responsible bidder for the fixed price contract with a bid of \$494,816.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors:

- The contract for \$494,816 is awarded to M.L. Bell Construction LLC, the lowest responsive and responsible bidder, pursuant to ITB 25-2840-5JL, Addendum Nos. 1 and 2, and the Total Bid submitted by M.L. Bell Construction LLC.
- The County Manager is authorized to execute the contract in a form approved by the County Attorney.

By Agency Head [Signature]

By County Manager [Signature]

Certified:

A Copy Teste:

Clerk, Board of Supervisors

Copy to: _____

Date: _____

**COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE**

Agenda Item No. 213-25

Page No. 2 of 2

Agenda Title: RESOLUTION – Award of Contract – Fairfield Library Renovation – Fairfield District

3. The County Manager, or the Purchasing Director as his designee, is authorized to execute change orders within the scope of the project budget not to exceed 15% of the original contract amount.

Comment: The Directors of General Services and Purchasing recommend approval of the Board paper, and the County Manager concurs.



COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
MINUTE

Agenda Item No. 214-25

Page No. 1 of 1

Agenda Title: RESOLUTION — Approval of FY 2026 and FY 2027 Community Services Board Performance Contract — Virginia Department of Behavioral Health and Developmental Services and Henrico Area Mental Health & Developmental Services Board

For Clerk's Use Only:

Date: 8/12/2025

- ☒ Approved
☐ Denied
☐ Amended
☐ Deferred to:

BOARD OF SUPERVISORS ACTION

Moved by (1) Nelson Seconded by (1) Rogers

REMARKS: APPROVED

YES NO OTHER

Cooper, R.	☒	☐	☐
Nelson, T.	☒	☐	☐
Rogish, J.	☒	☐	☐
Roundtree, M.	☒	☐	☐
Schmitt, D.	☒	☐	☐

WHEREAS, Virginia Code Section 37.2-508 requires that a performance contract negotiated between the Virginia Department of Behavioral Health and Developmental Services (the Department) and the Henrico Area Mental Health & Developmental Services Board (HAMHDS) be submitted for approval by the governing body of each political subdivision that established HAMHDS; and,

WHEREAS, Henrico County, Charles City County, and New Kent County established HAMHDS in 1973; and,

WHEREAS, on May 29, 2025, the Department provided a Letter of Notification about the amount of state and federal funding that would be available to HAMHDS during FY 2026; and,

WHEREAS, HAMHDS and the Department have negotiated a FY 2026 and FY 2027 Community Services Board Performance Contract (the Contract); and,

WHEREAS, on July 24, 2025, HAMHDS approved the Contract and recommended it to the governing bodies of Henrico County, Charles City County, and New Kent County; and,

WHEREAS, the Contract is based on the requirements of § 37.2-508, the FY 2025-2026 budget approved by the Henrico County Board of Supervisors on April 8, 2025, the Letter of Notification to HAMHDS for FY 2026, and appropriations by Charles City County and New Kent County;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Henrico County that the Contract between the Virginia Department of Behavioral Health and Developmental Services and Henrico Area Mental Health & Developmental Services Board is approved.

Comment: The Executive Director of HAMHDS recommends approval of the Board paper; the County Manager concurs.

By Agency Head [Signature] By County Manager [Signature]

Certified:
A Copy Teste: _____

Copy to: _____

Clerk, Board of Supervisors

Date: _____