

Economic Development Authority of Chesterfield County

Minutes

February 19, 2026

Members Attending:

Terri Cofer Beirne
Robert Vaughn
John V. Cogbill, III

Danielle Fitz Hugh
John Hughes
Jesse Calloway

Faizan Habib

Members Absent:

None

Others Attending:

John O'Neill, Hunton Andrews Kurth, LLP
Brendan Staley, Hunton Andrews Kurth, LLP
Mike Chernau, Senior County Attorney
Tim Davey, Timmons Group
Mike Laing, ECI
Garrett Hart, Chesterfield Economic Development
Matt McLaren, Chesterfield Economic Development
Samantha Furnish, Chesterfield Economic Development
Jerry Turner, Citizen

Terri Cofer Beirne called the meeting to order at 3:06 pm and noted that a quorum was present for the Economic Development Authority meeting on February 19, 2026.

Approval of the Minutes:

Terri Cofer Beirne requested that the Authority approve the minutes of the January 15, 2025, meeting. John Hughes motioned to approve the meeting minutes as amended. John Cogbill seconded, and all members present voted in the affirmative.

Financial Statements Update:

Debbie Baicy provided the January financial report, highlighting cash reserves and project funding.

Springline at District 60 Update:

Mike Laing reported that staff are coordinating with the police department on systems integration for the future police station, which is expected to be operational within about a year.

He presented two change orders to close out Whiting-Turner's Phase One contracts for site infrastructure and the parking deck. Final cost reconciliation resulted in savings of approximately \$509,000 and \$835,000, totaling about \$1.35 million, which the EDA retains under the contract terms. Staff are evaluating using these funds for future infrastructure improvements needed to support the police station, including utility extensions and the expansion of the ring road around the site, with expenditures anticipated to begin in 2026.

Development activity will continue into next year. The limited-service hotel on parcel three is expected to break ground later this spring, and Art Collins' second building, North Bend at The James, is in final review with construction anticipated this summer. With the police station, two hotels, and the apartment complex progressing, four active projects are expected on the site in 2026.

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In response to a question from Robert Vaughn, Garrett noted that later phases will be supported in part by Phase One savings. Mike explained that the project is structured as a multi-phase development under a master plan, with infrastructure funding evaluated as each phase advances. Mike also reported progress on commercial leasing at Springline, with two letters of intent under negotiation for restaurant tenants in Block Five.

Tim Davey noted that some earlier work no longer aligns with the revised development approach, requiring design updates before construction could proceed. He presented a \$715,000 task order to update the master plan, revise roadway design, complete survey and engineering work, plan for the completion of Celebration Park, and provide construction oversight services, including coordination, testing, and structural inspections.

Faizan Habib motioned to approve the task order for professional services at Springline at District 60, phase two, for a fixed fee of \$715,000. Robert Vaughn seconded, and all members present voted in the affirmative.

Meadowville Technology Park Update:

Tim Davey reported that two public infrastructure projects are underway: the internal road around the LEGO site and the widening of Meadowville Technology Parkway near the bridge. The contractor is focusing on completing the internal road before shifting crews to the parkway widening, which has limited visible progress on both projects.

Dominion Energy is seeking transmission easements through the park. The Authority will dedicate most of the easements, as it already exists within the park, though a few parcels will require compensation to the Authority. Initial documents were received this week, with the remainder expected next week. After legal review, the item is anticipated to return for approval next month or in April.

Regarding the Parsons property transaction, staff confirmed the sellers have up to two years to vacate. As previously approved, Chirisa has exercised its option to assume the Authority's position in the contract. The Authority is no longer a party to the transaction and is monitoring the process as it moves toward closing, which is necessary for transmission line improvements supporting the new substation.

Garrett also reported that staff are working to establish a Property Owners Association as the EDA transitions from a lead development role to a participating landowner. The association will oversee park operations and contract with a management entity for services such as landscaping, and maintenance. This structure is similar to the model used at Springline.

Upper Magnolia Green Update:

Tim Davey provided an overview of funding for the UMG project. In 2023, the project received approximately \$25 million in state funding, which has primarily supported design, surveying, easement acquisition, permitting, and other site preparation costs. In 2024, an additional \$13 million was awarded in two phases—first for professional services and then for construction. A contractor has been awarded the contract, permits have been issued, staking is underway, and construction will begin when weather permits.

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In 2025, the project received another \$10.5 million to support construction of the Western Area Arterial Collector along the Powhite Parkway right-of-way, with contractors selected to begin timbering and site preparation. The project also recently secured an additional \$35 million through the TPOF program, which will be combined with the \$10.5 million to advance construction later this year. The Commonwealth has identified Upper Magnolia and the Chesterfield EDA as a model for effective site-readiness investment.

Tim presented an action item requesting approval of a \$105,564 amendment to the Curtis Contracting agreement for the construction of two roundabouts. The original contract was \$3.1 million, and the increase reflects additional work required due to field conditions, coordination with adjacent property owners, and utility constraints.

Robert Vaughn motioned to approve the \$105,564 change order to the Curtis contract. John Hughes seconded, and all members present voted in the affirmative.

Other Updates:

Garrett Hart stated that on February 21, 2020, the Authority and the Board of Supervisors entered into a grant agreement with DuPont to support the expansion of the Spruance plant. The project has experienced delays, and the agreement was later amended to extend the completion timeline. DuPont has since spun off its Spruance Kevlar production line to a new entity, Arrow Specialties USA LLC, representing a corporate spin-off rather than a name change, similar to a prior restructuring involving Honeywell.

The grant incentive will continue for approximately three more years. Arrow Specialties USA LLC has requested assignment of the existing grant agreement from DuPont Specialty Products USA, which requires approval by the Authority under the terms of the agreement.

Robert Vaughn motioned to approve the Authority's consent to the assignment of the performance agreement with DuPont Specialty Products USA LLC, dated February 21, 2020, to Arrow Specialties, USA LLC. John Cogbill seconded, and all members present voted in the affirmative.

There being no further business, Robert Vaughn motioned to conclude the meeting at 3:44 pm. John Hughes seconded, and all members present voted in the affirmative.

Respectfully submitted,



Samantha Furnish
Recording Secretary

Next Meeting: March 19, 2026, at 3 pm