

COUNTY OF HENRICO, VIRGINIA
BOARD OF SUPERVISORS
SPECIAL MEETING
January 17, 2024

The Henrico County Board of Supervisors convened a special meeting at 11:00 a.m. on Wednesday, January 17, 2024, at 3151 Varina on the James, Henrico, Virginia.

Members of the Board Present:

Tyrone E. Nelson, Chairman, Varina District
Daniel J. Schmitt, Vice-Chairman, Brookland District
Roscoe D. Cooper, III, Fairfield District
Misty D. Whitehead, Three Chopt District
Jody K. Rogish, Tuckahoe 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
Michael Y. Feinmel, Deputy County Manager for Public Safety
W. Brandon Hinton, Deputy County Manager for Administration
Monica Smith-Callahan, Deputy County Manager for Community Affairs
Cari M. Tretina, Deputy County Manager/Chief of Staff
Steven J. Yob, Deputy County Manager for Community Operations
Ben A. Sheppard, Director of Public Relations

Mr. Vithoulkas announced there was one item on the agenda this morning for the public hearing. He recognized Andrew Newby, County Attorney, to present the item.

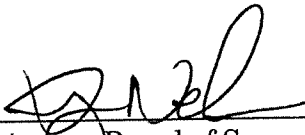
Agenda Item 30-24 - Resolution - Signatory Authority - Real Estate Contracts - Varina District.

Mr. Newby explained the Board paper would authorize the County Manager to execute a purchase agreement and accept the deed to acquire approximately 2,095 acres of real property commonly known as Varina Farms. The Board paper also authorizes the County Manager to execute an agreement allowing Engel Family Farms to continue farming the cropland on the Property for up to five years and additional leases or license agreements to allow the owner of the property, its principals, or its permitted assigns continued use of the property for hunting, fishing, storage, casting, and other reasonable uses for a period of five years.

Mr. Nelson and the County Manager responded to public comments regarding the purchase of the property, noting at this time the County has only purchased the property and has not decided on the uses of the property. They noted the historic importance of the property and unique opportunity to preserve it for future generations.

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

There being no further business, the meeting was adjourned at 11:22 a.m.



Chairman, Board of Supervisors
Henrico County, Virginia

RESOLUTION — Signatory Authority — Real Estate Contracts — Varina District

This Board paper authorizes the County Manager to execute a purchase agreement and accept the deed to acquire approximately 2,095 acres of real property commonly known as Varina Farms (the “Property”) for \$17,250,000.

The Board paper also authorizes the County Manager to execute an agreement allowing Engel Family Farms to continue farming the cropland on the Property for up to five years and additional leases or license agreements to allow the owner of the Property, its principals, or its permitted assigns continued use of the Property for hunting, fishing, storage, casting, and other reasonable uses for a period of five years.

The Director of Real Property recommends approval of the Board paper; the County Manager concurs. **(Public Hearing)**



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

Agenda Item No. 30-24

Page No. 1 of 1

Agenda Title: RESOLUTION — Signatory Authority — Real Estate Contracts — Varina District

For Clerk's Use Only:

Date: 1/17/2024

☒ Approved

☐ Denied

☐ Amended

☐ Deferred to:

BOARD OF SUPERVISORS ACTION

Moved by (1) Whitehead Seconded by (1) Schmitt
(2) _____ (2) _____

REMARKS:

APPROVED

YES NO OTHER

Cooper, R.

☒ ☐ ☐

Nelson, T.

☒ ☐ ☐

Rogish, J.

☒ ☐ ☐

Schmitt, D.

☒ ☐ ☐

Whitehead, M.

☒ ☐ ☐

WHEREAS, the Board of Supervisors desires to acquire approximately 2,095 acres of real property commonly known as Varina Farms and also known as Tax Map Parcel Nos. 822-667-5276, 815-670-5252, and 813-673-2408 (the "Property"); and,

WHEREAS, the owner of the Property, Varina-on-the-James, L.P., has agreed to sell the Property for \$17,250,000; and,

WHEREAS, Engel Family Farms actively farms a portion of the Property and wishes to continue to do so; and,

WHEREAS, the owner of the Property desires to retain access to the Property by itself, its principals, or its permitted assigns for certain uses, including hunting, fishing, storage, and casting, for a period of five years; and,

WHEREAS, this resolution was advertised pursuant to §§ 15.2-1800 and 15.2-1813 of the Code of Virginia and a public hearing was held on January 17, 2024.

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

- (1) The County Manager is authorized to execute the purchase agreement and accept the deed, in a form approved by the County Attorney, to acquire the Property; and,
- (2) Each of the County Manager and Director of Real Property is authorized to execute all other documents necessary to complete the County's due diligence and to close the transaction; and,
- (3) The County Manager and County Attorney are authorized to undertake all other actions necessary to complete the acquisition by the County; and,
- (4) The County Manager is authorized to execute an agreement, in a form approved by the County Attorney, to assume the lease to Engel Family Farms or otherwise lease the cropland on the Property to Engel Family Farms for a period of up to five years; and,
- (5) The County Manager is authorized to execute one or more lease or license agreements, or both, each in a form approved by the County Attorney, to permit access to the Property by the owner, its principals, or its permitted assigns for use of the Property for hunting, fishing, storage, casting, and other reasonable uses, for a period of five years.

Comments: 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: _____