



Draft Meeting Minutes - October 6, 2022, Room 246, COB McIntire, 10:00 AM

1. Call to order
 - Pete Lynch called the meeting to order at 9:58 AM.
2. Establish a Quorum
 - Mr. Lynch established that a quorum was present. Attendees were:
 - Committee Members: Ross Stevens, Roger Ray, Pete Lynch (Chair)
 - Staff: Richie DeLoria, Scott Clark, Margaret Maliszewski
3. Disclosures: None
4. Regular Review Items
 - a. **Henley Property Appraisal Review**
 - Mr. Lynch noted that the committee reviewed the Henley appraisal at the last meeting, that questions were raised, and that the appraiser, Wesley Woods, responded to the questions. The responses constituted the new information for the meeting.
 - Committee members discussed the following topics:
 - Mr. Woods's response clarified that the appraised value would not change based on a reduction of division rights to 2.
 - The ARC makes its recommendations based on available information.
 - Though committee members had issues with various aspects of the report, the appraisal report does not need to be revised. The response from Mr. Woods constitutes an amendment to the report.
 - A reduction in division rights would affect the third-party contribution.
 - The points would be reduced from 2 to .5.
 - County Fund Leveraging would increase from .31 to 1.81.
 - Ross Stevens made a motion to approve the recommendation as discussed and drafted during the meeting, as follows:
 - Given the information available at this time, the ARC estimates that no more than 2 of the 5 theoretical division rights could be used (primarily due to VDOT commercial entrance approval requirements); however, the comparable sales in the appraisal report support the value of the easement based on the equivalent of 2 usable division rights. Consequently, we support the appraised value of the easement of \$133,500.
 - Additionally, based on only 2 usable division rights, the ARC recommends that the score used in the scorecard for Division Rights Eliminated be adjusted from 2 points to 0.5 points, which would require an adjustment in the County Fund Leveraging from 0.31 points to 1.81 points to reach the minimum point total of 20, equivalent to \$24,163.50.
 - Based on these findings, the ARC recommends that the Board invite the landowner to sell the easement to the County for \$109,336.50, subject to any adjustments required under ordinance section A.1-111.
 - Roger Ray seconded the motion.
 - The vote was unanimous (3 – 0) for approval.

5. Other Business

a. Approval of minutes – August 16, 2022

- Mr. Stevens made a motion to approve the minutes of the August 16, 2022 meeting.
- Mr. Ray seconded the motion.
- The vote was unanimous (3-0).

b. Mr. Stevens suggested that including a property survey with the ACE application materials in the future would be helpful.

6. Adjourn

- Mr. Ray made a motion to adjourn.
- The meeting was adjourned at 11:13 AM.