INVESTIGATIVE DOSSIER

New Post Sports Complex

$5,000,000 Spotsylvania County Land Purchase

Conflict of Interest, Overpayment, Tax Scheme, FOIA Obstruction, and Data Center Connection

Field	Detail
County	Spotsylvania County, Virginia
Purchase Price	$5,000,000 (taxpayer funds)
Prior Sale Price (2022)	$2,200,000
Price Increase	127% in 3.5 years, no improvements
Tax Assessment	$1,287,500 (parcel-level: $975.5K + $312K + $0)
County Paid vs Assessment	Nearly 4x tax-assessed value
Independent FMV Estimate	$3,000,000 - $3,500,000
Estimated Overpayment	$1,500,000 - $2,000,000 (43-67% premium)
Board Vote	6-1 (non-unanimous), April 28, 2026
Sole Dissenter	Jacob Hayes (Livingston District)
Public Hearing	None held
Referendum	None held
Closing Date	May 19, 2026
Property	234 acres, deed-restricted (no housing/commercial), includes Ruffin's Pond
Vote Date	April 28, 2026 (Consent Agenda)
Report Date	August 12, 2026

All findings are sourced to named official government records, confirmed news reporting, signed legal documents, professional valuation analysis, public campaign finance databases, and county meeting minutes. This document reports on publicly available information and documents obtained through FOIA. Nothing in this document accuses any person or company of a crime, constitutes a legal conclusion, or constitutes legal advice. Readers are encouraged to independently verify all citations before relying on them.

1. EXECUTIVE SUMMARY

On April 28, 2026, the Spotsylvania County Board of Supervisors voted 6-1 to spend $5,000,000 in Capital Improvement funds to purchase the New Post Sports Complex — a 234-acre property of deed-restricted soccer fields, wetlands, and Ruffin's Pond — from New Post Sports Complex, LLC. The vote was placed on the Consent Agenda, meaning no public hearing was held. The same property had transferred for $2.2 million in 2022, meaning the county paid a 127% premium in 3.5 years with no material improvements. The tax-assessed value was only $1,287,500 — meaning the county paid nearly 4x assessment.

A professional valuation analysis (June 2026, 24 pages) applied three standard real-estate valuation methods and found the blended fair market value to be only $3.0-3.5 million — a $1.5 to $2 million overpayment (43-67% above FMV).

A signed legal document — the Certificate of Manager and Written Consent of Members (April 15, 2026) — confirms the LLC's co-owners are William R. Johnson (Manager/Member) and Timothy J. Welsh (Member). Welsh is the sitting Chairman of the Spotsylvania County Economic Development Authority (EDA), sworn in March 10, 2023, term expiring March 31, 2027. He is also President/owner of Rappahannock Construction Company, which built the original fields and held a lien on the property.

The Purchase Agreement reveals the Seller intended to claim a federal charitable tax deduction under IRC Section 170 for the amount by which the property's FMV exceeds the $5M price — using the Seller's own hired appraiser. Given that independent valuation found the true FMV to be below the purchase price, this 'bargain sale' mechanism raises significant questions. The contract also allows a 1031 tax-deferred exchange — creating potential triple-dip financial benefits at public expense.

The property is directly adjacent to the proposed Belvedere Technology Campus — a 7 million square foot hyperscale data center on 600+ acres — and approximately 2 miles from the RCK Digital Crossroads data center campus (633 acres, represented by attorney Charlie Payne of Hirschler Law). The New Post area sits inside the county's Primary Settlement Area (PSA), the designated zone for technology and industrial growth.

Tricord Inc. (Craig Jones, VPAP Donor ID 73106) — the company that originally donated the soccer field lots to FASA in 2011 — made political donations to at least two of the six supervisors who voted YES on the $5M purchase, including $2,250-2,500 to Yakabouski and $1,000 to Frazier. Former supervisors who received Tricord money include Skinner ($2,500) and Cebula ($2,700, his #1 donor).

2. THE OWNERSHIP CHAIN — FROM TRICORD TO $5M

Year	Event	Source
2011	Tricord Inc. (Craig Jones, VPAP ID 73106) donated several lots to FASA (Fredericksburg Area Soccer Association) to build a soccer complex. State and Spotsylvania County provided grants. Donation generated tax deductions and zoning goodwill for Tricord's surrounding New Post residential buildouts.	Sue Goetz, Spotsylvania Gazette, May 13, 2026
2016	A wetlands parcel (Lot 8) was transferred to Spotsylvania County for FREE — then later transferred BACK to New Post Sports Complex LLC.	Sue Goetz, Spotsylvania Gazette
2022	FASA transferred three lots to New Post Sports Complex, LLC via deed-in-lieu-of-foreclosure for $2,200,000. Operating costs exceeded $114,000/year; private club revenue brought in less than half that amount.	Sue Goetz; Spotsylvania County property records
2022-2025	Property operated privately. Facility ran at a recurring annual deficit of $80,000-$150,000. Insufficient revenue. Land is deed-restricted (no housing/commercial), much of it wetlands. Property sat on the market for years with ZERO private buyers.	Purchase Analysis & Discussion Summary, June 2026
Mar 27, 2025	EDA closed session on real property acquisition/disposition under Va. Code § 2.2-3711(A)(3). Tim Welsh RECUSED himself due to a conflict. This is the only documented recusal.	EDA meeting minutes, spotsylvania.va.us/DocumentCenter/View/33851
Apr 15, 2026	Certificate of Manager and Written Consent signed by William R. Johnson (Manager/Member) and Timothy J. Welsh (Member), authorizing the sale to Spotsylvania County.	Certificate of Manager (signed legal document)
Apr 20, 2026	Real Estate Purchase Agreement effective date. Purchase price: $5,000,000. Closing date: May 19, 2026. No brokers used. Allows 1031 exchange and bargain sale deduction.	Real Estate Purchase Agreement
Apr 28, 2026	Board of Supervisors voted 6-1 to approve the $5M purchase on the Consent Agenda. No public hearing, no referendum.	BOS minutes; Purchase Analysis report
May 19, 2026	Scheduled closing date.	Purchase Agreement, Section 7

3. THE CONFLICT OF INTEREST — EDA CHAIRMAN TIM WELSH

3A. The Three Roles of Timothy J. Welsh

Role	Details	Source
1. EDA Chairman	Sitting Chairman of Spotsylvania County Economic Development Authority. Sworn in March 10, 2023. Reappointed February 28, 2023. Term expires March 31, 2027. Elected Chairman January 2026. Appointed by Supervisor Lori Hayes (Lee Hill District).	spotsylvania.va.us/1415/Members (official county website)
2. RCCI President/Owner	President and owner of Rappahannock Construction Company, Inc. (RCCI). Email: twelsh@rcci.com. RCCI built the New Post soccer fields and held a mechanic's lien ($400,000+) on the property in the mid-2010s.	Construction Equipment Guide; EDA meeting minutes
3. LLC Member (Co-Owner)	Certified Member (co-owner) of New Post Sports Complex, LLC per signed Certificate of Manager and Written Consent, dated April 15, 2026. This LLC received $5,000,000 from Spotsylvania County.	Certificate of Manager (signed legal document)

3B. Documented Recusal and Its Limits

EDA meeting minutes from March 27, 2025 confirm that Tim Welsh DID recuse himself from a closed session convened under Va. Code § 2.2-3711(A)(3) regarding the acquisition or disposition of real property. The minutes state: 'Mr. Tim Welsh excused himself due to a conflict.' This is the only documented recusal.

However, the actual $5 million purchase was approved by the Board of Supervisors on April 28, 2026 — not by the EDA. Welsh holds no seat or vote on the Board of Supervisors. The EDA has no statutory authority over real estate purchases made directly by the Board of Supervisors under Va. Code § 15.2-4900 et seq.

Despite this structural separation, the conflict remains: a sitting EDA Chairman appointed by the Board of Supervisors personally profited as an LLC co-owner from a county land deal that independent analysis found was priced 43-67% above fair market value. The EDA's mission is to guide the county's economic development — and the Chairman of that body sold property to the county at a $1.5-2M premium.

3C. The Appointment Connection

Supervisor Lori Hayes (Lee Hill District) — who voted YES on the $5M purchase — is the same supervisor who appointed Tim Welsh to his Lee Hill District seat on the EDA. This means the supervisor who put Welsh in his county position voted to send $5 million to an LLC that Welsh co-owns.

3D. Additional EDA Connections

Thomas Welsh serves on the EDA from the Berkeley District, alongside Tim Welsh. Thomas was appointed by former Berkeley District Supervisor Kevin Marshall, who was subsequently hired as the County's Economic Development Manager — the primary staff liaison to the EDA. Marshall oversees data center, tech park, and corporate retention initiatives, and has briefed the EDA on data center development including the Cosner Tech Campus (900 workers on site) and plans for a data center at the entrance of Spotsy Tech Park.

3E. William R. Johnson (Bill Johnson)

The Manager and co-Member of New Post Sports Complex, LLC is William R. 'Bill' Johnson, identified in the Purchase Agreement notice section as linked to Johnson Commercial, a Fredericksburg-area commercial real estate operation (bill@johnsoncommercial.com, 401 Chatham Square Office Park, Fredericksburg, VA 22405). Further research into Johnson's political donations and county connections is ongoing.

4. VALUATION ANALYSIS — PROOF OF OVERPAYMENT

Method	Estimated Value	Key Finding
Income Capitalization	$417K - $1.25M	NEGATIVE net operating income. Loses money annually. Does not support any premium valuation.
Comparable Sales	$2.2M - $4.0M	The 2022 sale of THIS SAME property for $2.2M is the single most relevant comparable.
Cost (Replacement)	$2.5M - $4.0M	Replacement cost net of depreciation.
BLENDED FMV	$3.0M - $3.5M	Composite estimate from all three methods.
Tax Assessment	$1,287,500	$975.5K (38-2-8) + $312K (38-1-11) + $0 (38-1-12)
County Paid	$5,000,000	127% increase over 2022 price. Nearly 4x tax assessment.
OVERPAYMENT	$1.5M - $2.0M	43-67% premium above blended fair market value.

4A. Financial Exposure to Taxpayers

Category	Amount / Range	Notes
Purchase Price Premium	$1.5M - $2.0M	Overpayment above blended FMV
Annual Operating Deficit	$80K - $150K/yr	Facility loses money every year
4-Year Cumulative Deficit	$320K - $600K	2026-2030, pre-CIP window
Capital Investment Needed	$1.5M - $3.0M+	Post-2030 (lighting, restrooms, parking, irrigation)
TOTAL EXPOSURE	$3.0M - $5.6M+	Purchase premium + operating losses + capital needs

4B. Key Findings from the Valuation Report

Finding 11: The $5.0M purchase price represents a 127% increase over the 2022 acquisition price with no commensurate improvement to revenue generation.

Finding 14: The Board vote was NOT unanimous, indicating substantive disagreement among elected representatives regarding the prudence of the purchase.

Finding 15: Valuation methodology does not clearly support the $5.0 million purchase price.

Finding 17: Taxpayers bear both the acquisition cost and ongoing operational losses with no near-term financial benefit.

Finding 18: Transparency and public disclosure standards were NOT fully met — no detailed publicly circulated financial projection with stated assumptions; the County failed to explicitly characterize any public-benefit premium as such.

4C. What a Fair Deal Would Have Looked Like

• Lower purchase price of approximately $3.0-3.5 million, aligned with the blended valuation

- Seller financing or seller concessions (e.g., seller carrying part of the note at below-market interest)
- Performance-based contingencies — price adjustments tied to demonstrated revenue milestones
- Capital contribution by the seller for critical deferred maintenance as a condition of sale
- An independent, USPAP-compliant appraisal by a third-party MAI-designated appraiser, publicly disclosed before the vote — which never happened

5. THE BARGAIN SALE TAX SCHEME — TRIPLE DIP POTENTIAL

Section 2 of the Real Estate Purchase Agreement, titled 'Bargain Sale Price,' reveals a mechanism that could allow the Sellers to claim a federal charitable tax deduction on top of the already-inflated purchase price.

5A. The Contract Language

> ***"Seller intends to make a donation to Buyer... of the amount, if any, by which the fair market value of the Property exceeds the purchase price for the Property and such difference is considered a charitable contribution under applicable sections of the Internal Revenue Code, including Section 170."***

5B. The Red Flag

The independent valuation found the property's TRUE fair market value was only $3.0-3.5 million — BELOW the $5M sale price. Under the real numbers, there should be NO room for a 'bargain sale' charitable deduction. However, the contract specifies that the Seller's OWN hired appraiser sets the FMV figure used to substantiate this deduction on IRS Form 8283. If the Seller's appraiser valued the property higher than $5 million, the Sellers could claim an ADDITIONAL $1-2M+ federal tax deduction.

5C. The Triple Dip

Benefit	Amount	Who Pays
1. Cash overpayment	$1.5M - $2.0M	Spotsylvania County taxpayers
2. Federal charitable deduction (if appraisal inflated)	$1-2M+ potential	U.S. Treasury (all taxpayers)
3. 1031 tax-deferred exchange (Section 24 of contract)	Capital gains deferred	U.S. Treasury

The contract requires the County to review the Seller's appraisal before executing IRS Form 8283. There should be a paper trail: the Seller's appraisal report, and whether the County actually signed a Form 8283. This is the primary target of the FOIA request in Section 11.

6. THE BOARD VOTE — WHO SAID YES AND WHO FUNDED THEM

The Board of Supervisors voted 6-1 on April 28, 2026, approving the $5 million purchase on the Consent Agenda — meaning no public hearing was held.

Supervisor	District	Vote	Tricord/Jones Donation
Jacob Hayes	Livingston	NO	None found
Chris Yakabouski	Battlefield	YES	$2,250 - $2,500
Drew Mullins	Courtland	YES	Not found
David Goosman	Berkeley	YES	None (predecessor Cebula: $2,700)
Gerald Childress	Chancellor	YES	None found
Dr. Deborah Frazier	Salem	YES	$1,000
Lori Hayes	Lee Hill	YES	None found (but appointed Tim Welsh to EDA)

At least two of the six YES voters (Yakabouski and Frazier) directly received campaign funds from S. Craig Jones / Tricord. A third YES district (Berkeley, now held by Goosman) was formerly represented by Supervisor Cebula, whose #1 top donor was Tricord Homes ($2,700). Supervisor Lori Hayes appointed Tim Welsh to his EDA seat, then voted to send $5 million to an LLC Welsh co-owns.

Lone dissenter Jacob Hayes publicly questioned spending $5M on unbudgeted sports fields while the county simultaneously stripped $500,000 in health insurance coverage from over 150 retired county employees. He noted that Livingston taxpayers received no benefit from the facility.

7. THE TRICORD DONATION NETWORK — CRAIG JONES VPAP RECORDS

S. Craig Jones (VPAP Donor ID 73106) is the owner of Tricord Inc. / Tricord Homes, a Fredericksburg-based homebuilder and land development company. Tricord is the company that originally donated the soccer field lots to FASA in 2011 — the same property the county just bought for $5M in 2026.

7A. VPAP Donation Profile

Recipient	Office	Amount	Notes
Chris Yakabouski	Supervisor, Battlefield	$2,250 - $2,500	One of his top individual/corporate donors. Voted YES on $5M purchase.
Gary Skinner	Former Supervisor, Lee Hill	$2,500	From Tricord Homes. No longer on board.
Greg Cebula	Former Supervisor, Berkeley	$2,700	Tricord was his #1 top donor. Succeeded by Goosman (YES vote).
Dr. Deborah Frazier	Supervisor, Salem	$1,000	From S. Craig Jones. Voted YES on $5M purchase.
Paul Trampe	Former Supervisor	$1,000	From S. Craig Jones. No longer on board.
Richard Lieberman	School Board	$1,000	From Tricord Homes.
Spotsylvania GOP Committee	Party committee	$500 - $750	From S. Craig Jones / Tricord Homes.
Mark Cole	Former State Delegate	$500	From S. Craig Jones.

7B. Tricord's Development Footprint

Tricord Inc. holds a massive real estate footprint across Spotsylvania County, with an increasing pivot toward data center and data-center-adjacent projects:

Project	Type	Location
Regency Park	Industrial data center campus (rezoning filed 2025-2026)	Route 2 & Route 17, New Post area
Alexander's Crossing	701-acre master-planned development	East of I-95, Massaponax exit
New Post Master Community	Mixed-use residential, golf, commercial	New Post area
Cosner's Corner	Commercial/retail	Route 1 corridor
Cowan Crossing	Residential development	Spotsylvania
Summit Crossing	Residential near VRE stations	Spotsylvania
Caroline County projects	Data center/logistics rezonings	Ladysmith, Caroline County

7C. The 15-Year Cycle

The transaction chain reveals a documented 15-year pattern:

• 2011: Developer donates unbuildable/wetland land to non-profit (FASA), receiving tax write-offs and community goodwill.

• 2011-2016: Public grants (state and county) build the infrastructure — fields, restrooms, concession stands.

• 2016-2022: Non-profit defaults due to operating losses. Transfers title to developer-aligned LLC (New Post Sports Complex LLC) via foreclosure for $2.2M.

• 2022-2025: Property sits on the market with ZERO private buyers because it is deed-restricted and unbuildable.

• 2026: Board members who received campaign donations from Tricord vote on the Consent Agenda — without a public hearing — to buy the unmarketable land for $5M, nearly 4x its tax-assessed value.

Source: VPAP.org donor records; Sue Goetz, Spotsylvania Gazette; Purchase Analysis & Discussion Summary, June 2026.

8. FOIA OBSTRUCTION PATTERN — FIVE DOCUMENTED INSTANCES

8A. Water Service Agreements Redacted (Eric Bonds / FXBG Advance)

In December 2025, Eric Bonds — a UMW professor and FXBG Advance columnist — filed FOIA requests for Spotsylvania and Stafford counties' water service agreements with data center companies. Both counties released REDACTED versions with water amounts blacked out as 'trade secrets.' Every page of the Amazon agreement was stamped 'Amazon Confidential.' Bonds drafted a formal citizen enforcement petition under Va. Code § 2.2-3713 to take both counties to court. Spotsylvania surrendered in late January 2026; Stafford held out until the day before the court hearing in early February 2026. The unredacted agreements revealed over 5.3 million gallons per day allocated to data centers in Spotsylvania alone. Bonds won a Virginia Coalition for Open Government (VCOG) award in April 2026 for this work.

8B. Sue Goetz FOIA — 40,000 to 10 Pages

Sue Goetz, Legislative/Policy Chair for the local Democratic Committee and civic activist, filed a FOIA request for records related to the New Post Sportsplex $5M purchase. The county initially estimated approximately 40,000 responsive pages and quoted hundreds of dollars in fees. After she challenged the estimate, the county produced only 10 pages of documents — a swing from 40,000 to 10.

8C. Virginia's FOIA Fee Problem

Virginia is one of only nine states with no statutory cap on hourly FOIA processing fees. An investigation by VCIJ/WHRO ('In Virginia, Public Information Has a Price,' April 16, 2026) revealed extreme price disparities: $22/hour in James City County, $58.08/hour at Culpeper Police Department, and one quote exceeding $73,000 for a law enforcement audit log request. Sen. Danica Roem introduced legislation to cap fees; it was killed in February 2026 by the Senate Procurement and Open Government Subcommittee after opposition from local government lobbies and law firm Sands Anderson.

8D. School Board Closed-Meeting Violations

Spotsylvania County School Board members engaged in closed-door executive sessions that violated state openness mandates. Board members refused to certify nearly three-hour closed meetings, publicly stating that unauthorized, non-exempt topics were discussed. In October 2024, Theodore Marcus filed a FOIA petition in Spotsylvania General District Court to compel release of withheld records; defense attorneys used procedural tactics to delay. (Source: FXBG Advance, Adele Uphaus.)

8E. Data Center NDAs and Commercial Secrecy

Spotsylvania County routinely executed Non-Disclosure Agreements (NDAs) with data center developers (including Amazon and private land attorneys), attempting to shield water usage, land options, and tax concessions behind 'proprietary business secret' exemptions until threatened with formal FOIA litigation.

8F. The Pattern

Five documented instances — cost as barrier, volume inflation, minimal production when forced, closed-meeting violations, and NDA shielding — reveal a systematic pattern of FOIA obstruction in Spotsylvania County that makes it difficult for citizens and journalists to access public records related to data center development and county land deals. The Virginia FOIA Advisory Council can issue advisory opinions but lacks binding enforcement authority.

9. THE DATA CENTER CONNECTION — THE BIGGER PICTURE

The New Post Sports Complex purchase cannot be evaluated in isolation from the massive data center development engulfing Spotsylvania County. The property is not in a remote rural area — it is in one of the county's heaviest concentrations of current and proposed data center development.

9A. Adjacent Data Center Projects

Project	Size	Distance from New Post	Status / Notes
Belvedere Technology Campus	7 million sq ft, 600+ acres	DIRECTLY ADJACENT	Proposed hyperscale data center on historic Belvedere Plantation. Includes planned New Post Substation for high-voltage power.
RCK Digital Crossroads	633 acres	~2 miles	Special Use Permit filed (SUP26-0003). Represented by attorney Charlie Payne of Hirschler Law.
Pairmont Data Center Campus	TBD	Lee Hill District	Rezoning R25-0014. Active case.
Massaponax Tech Campus	TBD	US-17 corridor	Rezoning R25-0004. Active case.
Amazon Web Services	Multiple campuses	Southern/eastern Spotsylvania	Already approved and operating. 8+ data centers approved countywide.

9B. Comprehensive Plan Designation

The New Post area sits inside Spotsylvania County's Primary Settlement Area (PSA) — the designated zone for commercial, industrial, and high-density technology growth. Under the Comprehensive Plan's Data Center Land Use Policy Amendments (adopted July 2023, updated 2024-2026), the U.S. Route 17 / Tidewater Trail corridor through New Post is designated for Employment Center, Technology/Flex Industrial (I-3), and Commercial/Mixed Use development. This is a primary target for data center campus expansion.

9C. Why the $5M Purchase May Serve Data Center Interests

Function	How the Purchase Serves It
Infrastructure corridor control	Acquiring 234 acres gives the County public control over critical land that can accommodate utility easements, high-voltage power rights-of-way, water/sewer connections, and substations (like the planned New Post Substation) required by adjacent data center megacampuses.
Public buffer / mitigation space	Converting soccer fields and wetlands into permanent County-owned public parkland creates a recreational/environmental buffer. Neighboring developers can point to this buffer to meet stormwater, environmental, or open-space requirements in their rezoning applications.
Elevated valuation benchmark	Paying $5M ($21,000+/acre for largely encumbered wetlands and soccer fields) sets a high valuation benchmark along the US-17 corridor, signaling that the County views this as a high-value technology node rather than a rural/residential zone.

Function	How the Purchase Serves It
Charlie Payne connection	RCK Digital Crossroads (633 acres, 2 miles away) is represented by Charlie Payne of Hirschler Law — the same attorney central to CaseLock's Caroline County corruption investigation. Payne represents Amazon, CleanArc, and multiple data center developers across the region.

9D. Susan Purks' Warning

> ***"They file for rezoning to industrial/data-center zoning — no tenant required... soccer fields and a pond."***

Purks was pointing out speculative rezoning practices: developers file for heavy industrial/data center designations without having an end-user tenant signed on. Once entitlements are secured, the land's valuation skyrockets — locking in development rights for resale or lease at massive profits. The 'soccer fields and a pond' reference was to the New Post Sportsplex: the county paid $5M (4x tax assessment) for deed-restricted land while developers speculatively rezone empty acreage all around it.

10. KEY SOURCE DOCUMENTS

Document	Type	Date
Certificate of Manager and Written Consent of Members of New Post Sports Complex, LLC	Signed legal document	April 15, 2026
Real Estate Purchase Agreement (New Post Sports Complex, LLC -> Spotsylvania County)	Signed contract	Effective April 20, 2026
New Post Sports Complex — Purchase Analysis & Discussion Summary (24 pages)	Professional valuation analysis	June 2026
"Do We Really Need Seven More Soccer Fields?" by Sue Goetz	Published journalism	May 13, 2026 (Spotsylvania Gazette)
EDA meeting minutes (Mar 27, 2025; May 22, 2025; Nov 20, 2025; Jan 22, 2026; Mar 26, 2026)	Official county records	Various dates
Spotsylvania County EDA member listing	Official county website	Accessed August 12, 2026
VPAP donor records for S. Craig Jones / Tricord (Donor ID 73106)	Campaign finance database	VPAP.org
"How Much Water Have Local Governments Promised to Data Center Companies?" by Eric Bonds	Investigative journalism	February 7, 2026 (FXBG Advance)
"In Virginia, Public Information Has a Price" — VCIJ/WHRO	Investigative journalism	April 16, 2026
"FOIA Requests Ignored in Spotsylvania" by Adele Uphaus	Investigative journalism	FXBG Advance
WJLA/7News data center reporting (Nick Minock)	Broadcast journalism	2026
Spotsylvania County Comprehensive Plan (Data Center Land Use Policy Amendments)	Official planning document	Adopted July 2023; updated 2024-2026
Spotsylvania Parent Coalition Facebook posts	Public social media	2026
Construction Equipment Guide profile of Tim Welsh / RCCI	Trade publication	Accessed August 2026
Spotsylvania County water service agreements (33 pages, Amazon Confidential)	FOIA-produced government documents	Obtained January 2026

11. FOIA REQUEST TEMPLATE — NEXT STEPS

The following FOIA request targets the remaining documents needed. Submit via the county's online form at spotsylvania.va.us or email to the FOIA Officer.

FREEDOM OF INFORMATION ACT REQUEST

To: Spotsylvania County FOIA Officer / County Attorney's Office (Karl R. Holsten)
From: [Requester Name]
Date: [Date]

Pursuant to the Virginia Freedom of Information Act (Va. Code § 2.2-3700 et seq.), I request the opportunity to inspect or obtain copies of the following public records related to the County's purchase of the New Post Sports Complex property (Tax Map Parcels 38-2-8, 38-1-12, and 38-1-11) from New Post Sports Complex, LLC, pursuant to the Real Estate Purchase Agreement effective April 20, 2026:

1. Any and all real estate appraisal reports for the subject property prepared by or on behalf of the Seller (New Post Sports Complex, LLC), including any appraisal referenced in Section 2 ('Bargain Sale Price') and Section 4 ('Appraisal Contingency').

2. Any and all real estate appraisal reports prepared by or on behalf of the County pursuant to the 21-day Appraisal Contingency in Section 4.

3. Any IRS Form 8283 ('Noncash Charitable Contributions') executed, reviewed, or received by the County in connection with this transaction.

4. Any correspondence between the County and New Post Sports Complex, LLC, William R. Johnson, Timothy J. Welsh, Johnson Commercial, Rappahannock Construction Company, or their attorney Molly Flurry / Parrish Snead Franklin Simpson, PLC, concerning the valuation, purchase price, or any charitable donation/bargain sale component.

5. All Board of Supervisors meeting materials, staff reports, or presentations provided to the Board prior to its April 28, 2026 vote, including any valuation analysis or justification for the $5,000,000 purchase price.

6. Any EDA meeting minutes or materials where the New Post Sports Complex purchase or the New Post area was discussed, including any recusal statements by EDA Chairman Timothy J. Welsh.

7. Any correspondence between the County and Tricord Inc., Tricord Homes, or S. Craig Jones regarding the New Post area, the sports complex, or adjacent development proposals.

Please provide an estimate of costs, if any, prior to fulfilling this request, itemized by the specific records or categories of records involved, as required under Va. Code § 2.2-3704(F). If any portion is denied, please cite the specific statutory exemption relied upon for each denial, as required under Va. Code § 2.2-3704(B).

12. FINDINGS AND LEGAL FRAMEWORK

12A. Summary of Findings

#	Finding	Evidence Level
1	County overpaid by $1.5-2M (43-67% above FMV, nearly 4x tax assessment)	CONFIRMED BY DOCUMENT — Professional valuation (24pp, June 2026)
2	Tim Welsh, EDA Chairman, is co-owner of the selling LLC	CONFIRMED BY DOCUMENT — Certificate of Manager, Apr 15, 2026
3	Welsh recused from one EDA closed session (Mar 2025) but the $5M vote was by BOS, not EDA	CONFIRMED — EDA minutes Mar 27, 2025; BOS minutes Apr 28, 2026
4	Supervisor Lori Hayes appointed Welsh to EDA, then voted YES on $5M purchase	CONFIRMED — County website; BOS vote
5	Contract enables a federal charitable tax deduction using Seller's own appraiser	CONFIRMED BY DOCUMENT — Purchase Agreement Section 2
6	Seller may also execute a 1031 tax-deferred exchange	CONFIRMED BY DOCUMENT — Purchase Agreement Section 24
7	No independent appraisal was disclosed before the Board vote	STRONGLY SUPPORTED — Finding 18 of valuation report
8	Two current YES voters received Tricord donations (Yakabouski $2,250-2,500; Frazier $1,000)	CONFIRMED — VPAP.org donor records
9	County produced 40,000 pages, then only 10, on the same FOIA	CONFIRMED — Sue Goetz, Aug 12, 2026
10	Virginia has no cap on FOIA fees; Roem bill killed Feb 2026	CONFIRMED — WHRO/VCIJ, April 16, 2026
11	No public hearing or referendum was held for the $5M purchase	CONFIRMED — Consent Agenda, Apr 28, 2026
12	Property is directly adjacent to proposed 7M sq ft Belvedere Technology Campus	CONFIRMED — Comp Plan; project filings
13	RCK Digital Crossroads (633 acres, 2 miles away) represented by Charlie Payne (Hirschler)	CONFIRMED — SUP26-0003; attorney records
14	New Post area is inside county's Primary Settlement Area for tech/industrial growth	CONFIRMED — Comprehensive Plan
15	Tricord has active data center rezoning (Regency Park) in the New Post area	CONFIRMED — County land-use filings 2025-2026
16	Thomas Welsh (relative?) also serves on EDA from Berkeley District	CONFIRMED — County EDA member listing
17	Kevin Marshall: former Berkeley supervisor -> appointed Thomas Welsh -> hired as Econ Dev Manager	CONFIRMED — County records

12B. Potentially Applicable Virginia Statutes

Statute	Subject	Relevance
Va. Code § 2.2-3700 et seq.	Virginia Freedom of Information Act	FOIA obstruction pattern; fee barriers; redaction of water agreements; 40,000-to-10 page swing
Va. Code § 2.2-3711(A)(3)	Closed sessions on real property	Welsh recused from EDA closed session on property acquisition/disposition
Va. Code § 2.2-3713	FOIA citizen enforcement	Bonds used this provision to force unredaction of water agreements
Va. Code § 2.2-3100 et seq.	State and Local Government Conflict of Interests Act	EDA Chairman profiting from county land purchase while serving on county authority
Va. Code § 15.2-4900 et seq.	Industrial Development Authorities Act	EDA powers and duties; no statutory authority over BOS real estate purchases
IRC § 170	Federal charitable contribution deduction	Bargain sale provision — Seller's intent to claim deduction
IRC § 1031	Tax-deferred exchange	Contract Section 24 allows Seller to defer capital gains
IRS Form 8283	Noncash Charitable Contributions	Required form; signed by County; key FOIA target

Note: Statutory references are provided for informational purposes only and do not constitute legal conclusions. A licensed attorney should determine whether any provisions have been violated based on the complete facts.

Prepared by CaseLock — August 12, 2026 — Version 2 (updated with deep-dive research)