

ECONOMIC DEVELOPMENT AUTHORITY MINUTES

May 21, 2019

County Office Building, 401 McIntire Road

4:00 P.M., Room 241

Directors Present: Mr. Rod Gentry, Mr. George Ray, Mr. David Mellen, Mr. Elton Oliver, Mr. Atkinson, Mr. Shreve

Staff Present: Mr. Jim Bowling, EDA Counsel; Mr. Roger Johnson, Director of Economic Development; Mr. J.T. Newberry, Economic Development Coordinator; Mrs. Jennifer Schmack, Economic Development Project Manager; Mr. Doug Walker, Deputy County Executive; Mr. Greg Kamptner, County Attorney; Mr. Richard DeLoria, Senior Assistant County Attorney; Ms. Cecelia Baber, Chief Accountant; Ms. Diantha McKeel, Board of Supervisors Liaison to the EDA, Jack Jouett District

Guests: Ms. Alison Wrabel, Daily Progress; Mr. John Martin, Citizen

1. Establish Quorum and Call to Order

Mr. Gentry convened the meeting at 4:00 p.m.

2. Approval of Minutes

The minutes for April 16, 2019 were reviewed. Mr. Gentry motioned to approve the minutes and it was seconded by Mr. Atkinson.

MOTION: The motion passed unanimously (5-0).

3. Financial Report

Mr. Oliver provided a financial report of transactions through April 30, 2019. He reported a total uncommitted fund balance of \$295,612.09.

Mr. Johnson provided an update on the status of the Lewis and Clark Exploratory Center's loan payment. Mr. Johnson and Mr. Newberry met with the Executive Director, Alexandria Searls. She explained that they currently do not have the capacity to pay on the loan at this time. They are rewriting their business plan to have a more sustainable business model that will allow them to generate enough income to pay for all their operating expenses and pay for the loan. Mr. Gentry would like them to come to the EDA board and provide a status report, financial statements, and what repayment can be reasonably expected.

4. New Business

a. Director's Report – Mr. Johnson presented the Economic Development informational video that was prepared by Albemarle County's Office of Community and Public Engagement.

Mr. Johnson provided a summary of the feedback received from the Board of Supervisors for the four grant policies. For the Capital Investment Grant: the Board should consider up to a

100% tax rebate instead of a 75% tax rebate; pinnacle awards for transformative projects and classic awards for jobs; consider other businesses that provide environmental stewardship; consider businesses that may reduce County expenses. The AFID, Commonwealth Opportunity Fund and VJIP policies had similar comments regarding a minimum wage requirement of \$15.00 per hour. There was not a board consensus on the minimum wage requirement. Staff met with Ridge Schuyler from PVCC to determine what the minimum wage should be, as well as the pros and cons to setting a minimum wage standard. Mr. Schuyler will attend the joint meeting on June 18, 2019 to present his information. It was also requested that career ladder jobs be included in the policies. The Board also wanted to discuss the EDA's role in proactive rezonings initiated by the County.

Mr. Johnson discussed Peabody School Private Activity Bonds that were issued by Louisa County. He provided information about Tax Exempt Private Activity Bonds and explained that the County has a \$10 million cap for Tax Exempt Bonds per year, per IRS guidelines. Since Albemarle County reserves its bond capacity for government purposes, Louisa County had the capacity to assist the Peabody School.

Mr. Newberry provided a Site Readiness update and historical overview of the commercial and industrial land available in Albemarle County.

Mr. Johnson provided an update on Venture Hub. This is a collaborative partnership between the County, UVA and the City of Charlottesville. GO Virginia has hired Camoin as the consultant to make a recommendation on a cohesive business plan for innovation and entrepreneurship for the Charlottesville MSA.

- b. Tentative Joint Meeting Agenda – Mr. Johnson shared a draft agenda for the upcoming joint meeting of the Board of Supervisors and the EDA to be held on June 18, 2019. Mr. Gentry shared that the County and EDA's current Memorandum of Understanding is expired. He would like to have it dissolved.
- c. Draft Policy for Matching Policy for Agriculture and Forestry Industries Development Fund (AFID) – Mr. Newberry briefed the board on the draft AFID policy. This is policy a discretionary, performance-based incentive for projects that support agriculture and forestry that adds value to Virginia grown agriculture or forestry products. A minimum of 30% of what is used in the company's product must be grown in Virginia. The total grant is based on the number of jobs created, capital investment and percentage of Virginia grown products used. It requires a dollar for dollar or in-kind match and is capped at \$500,000.
- d. Defense Affairs – Mr. Johnson briefed the board on the Defense Affairs Committee. They recently recommended the Chamber of Commerce hire a Defense Affairs Coordinator as part of a 2 year pilot program. This employee will be managed by the Chamber of Commerce and

housed at the UVA Research Park. The committee has requested assistance from Albemarle County to help fund this position.

- d. Certify Closed Session – Mr. Atkinson read a motion prepared by the County Attorney’s office to move the meeting into closed session. The motion was seconded by Mr. Ray.

MOTION: The motion passed unanimously (6-0).

5. **Call Back to Order**

Mr. Atkinson read a motion prepared by the County Attorney’s Office to verify all items discussed in closed session were subject of the items identified in the closed session motion and were lawfully exempt from the Freedom of Information Act (FOIA) and identified in the motion authorizing the Closed Meeting were heard, discussed, or considered in the Closed Meeting. The motion was seconded by Mr. Shreve.

MOTION: The Board unanimously passed the motion (6-0) by roll call vote.

6. **Unfinished Business**


Mr. DeLoria updated the board on the application for the EDA board’s continued insurance coverage. VACORP has accepted the proposal, Mr. DeLoria verified that it matches the terms of the original application. Mr. Shreve made a motion authorizing the Chairman to sign the proposal on behalf of the EDA. It was seconded by Mr. Gentry.

MOTION: The Board unanimously passed the motion (6-0)

7. **Other Matters**

8. **Adjournment**

There being no further business, Mr. Gentry adjourned the meeting.

Teste: 
W. Rod Gentry, Chairman

Approved: 
Elton Oliver, Secretary-Treasurer