

ALBEMARLE COUNTY
ECONOMIC DEVELOPMENT AUTHORITY MINUTES
Joint Meeting with Charlottesville Economic Development Authority
June 11, 2024
4:00 P.M.

Directors Present: Don Long, Chair; Jeff Morrill; John Mottola; David Storm

Directors absent: Andrea Johnson, Secretary/Treasurer; Stephen McNaughton (Medical)

Staff Present: Emily Kilroy, Interim Director of Economic Development; J.T. Newberry, Deputy Director of Economic Development; Ashley Hernandorena, Business Development Manager; Liz Hatcher, Management Analyst; Lauren Bohdan, Assistant County Attorney; Bea LaPisto-Kirtley Board of Supervisors Liaison to the EDA, Rivanna District.

Guests present: Ruth Emerick, Chief Operating Officer of the Thomas Jefferson Planning District Commission; Nikki Hastings, Executive Director of Cville BioHub.

1. Call to Order and Welcome

Chair Long called the meeting to order at 4:00 p.m.

2. Public Comment

No comments.

3. New Business

a. Ruth Emerick, Chief Operating Officer of the Thomas Jefferson Planning Commission- Presentation of a regional Comprehensive Economic Development Strategy (CEDS)

Chair Long: Do you think that because this is 2019 data that things have changed? **Ms. Emerick:** Yes, things have changed drastically since the pandemic. **Chair Long:** What's the most current data that you can get. **Ms. Emerick:** 2023 data will be released later this year.

Director Morrill: Can you go back to the growth sector slide? I've been keeping an eye on blue-collar jobs and have noticed construction has had a significant decline. I'm wondering how you perceive the region as far as dynamics so that we can ensure there is a plumber on the other end of the line when we need one. **Ms. Emerick:** Improved Work force efforts.

Director Morrill: Do we have anything happening as far as work force development going on now? **Ms. Emerick:** No, not currently.

Director Storm: With the school divisions splitting CATEC, there may be an opportunity to get in front of both of those to reach people early in these careers. We want them to understand that very productive, very lucrative, careers exist here and help keep the people here where they can get careers and afford to stay. **Ms. Emerick:** Yes, and we hope to do that moving forward.

b. **Nikki Hastings, Executive Director of Cville BioHub - Status update of the GO Virginia Region 9 Charlottesville Biotech Accelerator (Project VITAL)**

Chair Long: When do you think you'll be in? **Ms. Hastings:** Hoping to have the contract finalized by Sept 1st, October at the very latest. We're planning a ribbon cutting for the end of January and everyone is invited. We'll cohost a device expo with demonstrations as well.

Chair Long: Is it all lab space or is there office space? **Ms. Hastings:** There is office space. It's a shared office space. We have access to all shared spaces.

Chair Long: Is it 2/3 lab? What's the ratio? **Ms. Hastings:** 60%/40% office to lab.

JT Newberry: Congratulations on the successful application. Have you seen any change in the ecosystem, growing demand?

Ms. Hastings: Macro environment is recovering from what happened in the pandemic. There was what some called a "sugar rush" when everyone was investing, but they've pulled back a lot of that support. We're in recovery mode, but the newer ideas still flow out of the universities. Many companies asking "How are we planning now for the long term?". I think it's going to take significant investment. If we're going to retain it we need to serve it sooner rather than later.

Director Storm: We talked last time about the physical space, and launching these companies and that they have no space. How do we tell developers that we need you to look longer term so these companies can stay in the area? We need to find a place for them to land.

Ms. Hastings: After we spin out, how do we stay at North Fork? These companies have never considered going up north, but now they are. I think there is opportunity for retention there. Maybe an opportunity to come together with UVAF to discuss how to make lab space buildout happen to expand. If you have any ideas on how to build out the lab and create more spaces for lab please let me know.

Director Storm: I'm thinking about Albemarle Business Campus. There may be short term pain, but if there is longer term gain then I don't know how to approach that. That's my concern that you might have some ready in a year, should have more ready in 3 years. If

there are spaces in the city or southside, I'm trying to figure out the best way to talk to developers.

4. Other Business and Announcements

Chair Long: I do appreciate you all allowing us to come and hear these presentations. So much of this is about the ecosystem and supporting our businesses so I'm glad we did it and hope we'll do it again.

5. Adjournment

Chair Long adjourned the meeting at 5:08p.m. The next meeting is June 18, 2024, in Room 241.

Teste: _____
Donald Long, Chairman

Approved: _____
Emily Kilroy, Assistant Secretary