

**ALBEMARLE COUNTY**  
**ECONOMIC DEVELOPMENT AUTHORITY MINUTES**  
**July 16, 2024**  
**4:00 P.M.**

**Directors present:** Don Long, Chair; Jeff Morrill, Vice-Chair; Andrea Johnson, Secretary/Treasurer; John Mottola; David Storm

**Directors absent:** Stephen McNaughton

**Staff present:** Trevor Henry, Deputy County Executive; Emily Kilroy, Interim Director of Economic Development; J.T. Newberry, Deputy Director of Economic Development; Ashley Perry Hernandorena, Business Development Manager; Liz Hatcher, Management Analyst; Richard DeLoria, Senior Assistant County Attorney; Bea LaPisto-Kirtley, Board of Supervisors Liaison to the EDA, Rivanna District

**1. Call to Order and Establish Quorum**

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

**2. Matters from the Public**

Ms. Hernandorena confirmed no speakers had signed up or raised their hands to speak.

**3. Approval of Minutes**

Motion to approve minutes from June 11, 2024, and June 18, 2024 was made by Mr. Morrill and seconded by Mr. Mottola

**MOTION:** The motion carried unanimously.

**4. Financial Report**

There was no update. The financial report was under development.

**5. New Business**

**a. Resolution for AFID Infrastructure Grant: Siller Pollinator**

Ms. Hernandorena announced that the grant application was selected, and they were moving forward with the process. She said that the performance agreement was included in the meeting materials. She noted that the Fluvanna Board of Supervisors would consider approval in August, and it would come back before the EDA afterwards.

Motion was made by Mr. Morrill and seconded by Ms. Johnson.

**MOTION:** The motion carried unanimously.

**b. Resolution for Locality Pay Letter of Support**

Ms. Kilroy explained that the EDA was requested to consider signing a letter of support that would be sent to the Federal Salary Council. She said that the letter outlined efforts driven

by Rivanna Station to address the gap in the federal pay scale systems decision making criteria regarding locality pay. She said that there was a pay scale overlay, where federal employees working in more competitive markets received an additional pay increment.

Ms. Kilroy said that the Charlottesville MSA was not currently in a special locality pay area. She said that they were able to demonstrate a high level of employment interchange between Charlottesville and Washington DC, and Charlottesville and Richmond, which were both in a special locality pay area. She said that the letter proposed adding new criteria that would allow federal employees in areas with a high level of interchange between adjacent locality pay areas to join the locality pay area with the greatest interchange.

Ms. Kilroy noted that if the criteria were approved, federal employees working in the Charlottesville MSA would receive the Washington DC pay increment.

Mr. Morrill asked how likely it was that the criteria were adopted.

Ms. Kilroy explained that Rivanna Station leadership had been working on the issue for several years, and historically, they had low confidence that they would be successful. She said that this was the first time that leadership felt it could be successful because the request was not specifically related to the City or County and could be applied across the country.

Motion was made by Ms. Johnson and seconded by Mr. Mottola.

**MOTION:** The motion carried unanimously.

**c. Project ENABLE 2.0 Process and Joint Board of Supervisors-EDA Meeting Overview**

Ms. Kilroy said that at the joint meeting scheduled with the Board, they would address Rivanna Futures, the strategic plan update, and the MOU between the Board and EDA. She said that staff was working on a memo reviewing the MOU, which would be circulated to the EDA and the Board prior to the joint meeting.

Ms. Kilroy reviewed the background of Project ENABLE 1.0. She said that the plan was intended to be updated in 2022, but that did not occur. She said that a lot had changed since 2018, so having an updated plan would help guide staff work and make sure they were in alignment with the Board's and community's goals.

Mr. Morrill asked what the budget would be to develop a new plan.

Ms. Kilroy replied that they were finalizing a request for quotes, which would include analysis, meeting support, conducting surveys and summarizing the results, co-drafting materials with staff, and producing a final plan document. She said that they anticipated the cost to be between \$60 thousand and \$100 thousand.

**d. Update on Rivanna Futures**

Ms. Kilroy said that at the joint meeting, staff would share conceptual engineering work from their consultant. She said that a working title for the campus was the Intelligence and National Security Innovation Acceleration Campus. She said that they aimed to provide opportunities for the existing federal agencies to grow and for collaboration between academic, private sector, and public sector partners.

Ms. Kilroy said that they were working on developing state and federal partners to achieve site readiness and vertical development of the property. She said that since closing on the property in 2023, the County had served as a property manager. She said that they had taken measures to secure the site since it was not open to the public currently.

Mr. Newberry noted that the anticipated total number of jobs generated from the Phase 1 expansion was 873 jobs, and the number of direct jobs was 700. He said that the average salary was currently over \$100,000, but the projected average salary after the expansion was \$81,000. He said the expected annual economic impact was \$135 million, with an expected annual tax revenue of \$3.2 million.

Mr. Newberry said that they intended to use the accumulated information to pursue grant funding at the state and federal level. He said that at the state level, they were interested in the Virginia Business Ready Sites Program. He noted that there was a variety of state and federal programs that they would review at the joint meeting.

**e. Staff Report**

Ms. Kilroy provided the staff report. She said that the Defense Affairs Committee (DAC) held a retirement celebration for the first program manager, Lettie Bien, who championed the Weldon Cooper Center study, which illuminated the size and strength of the military industrial complex in the region.

Mr. Newberry noted that Phase 2 of the Broadway Blueprint had been recently presented to the Board of Supervisors. He said that within the next quarter or two, the waterline would be upgraded, and ACSA would repave the whole street. He said that the County had committed to striping the street for the first time, increasing safety of the corridor.

**f. Closed Session: Project Olympian and Project Julius**

Closed Session Motion was made by Chair Long and seconded by Mr. Morrill.

**MOTION:** The motion carried unanimously.

Mr. DeLoria stated that Mr. Long recused himself from both closed meeting discussions. He said that Mr. Storm recused himself during the discussion of Project Olympian and had left the meeting altogether.

Closed Meeting Certification Motion was made by Mr. Morrill and seconded by Mr. Mottola.

**MOTION:** The motion carried unanimously.

**6. Unfinished Business**

There was no unfinished business.

**7. Other Matters**

There were no other matters to consider.

**8. Adjourn**

The Board adjourned the meeting at 5:47 p.m. The next meeting is the Joint Board of Supervisors-EDA meeting on August 14, 2024, at 5:30pm in Room 241.

Teste: \_\_\_\_\_  
Donald Long, Chairman

Approved: \_\_\_\_\_  
Emily Kilroy, Assistant Secretary