ALBEMARLE COUNTY
ECONOMIC DEVELOPMENT AUTHORITY MINUTES
November 18, 2025
Room 241, 4:00 p.m.

Directors present: Don Long, Chair; Andrea Johnson, Secretary Treasurer; David Storm; Steve Hood; Bill Mechnick

Directors absent: Jeff Morrill, Vice-Chair; Frank Friedman

Staff present: Emily Kilroy, Director of Economic Development; Ashley Hernandorena, Business Development Manager; Avery Thompson, Management Analyst III; Sabawoon Ahmadzai; Senior Manager for Economic Development; Lauren Bohdan, Senior Assistant County Attorney; Bea LaPisto-Kirtley, Board of Supervisors Liaison to the EDA, Rivanna District; Trevor Henry, Deputy County Executive

Staff absent: None

1. **Call to Order and Establish Quorum**
   Chair Long called the meeting to order at 4:00 p.m.

2. **Call to Order and Establish Quorum**
   Motion to approve the revised agenda was made by Chair Long and seconded by Director Johnson.

   MOTION: The motion carried unanimously. (Morrill and Friedman were absent)

3. **Matters From the Public**
   There were none.

4. **Approval of Minutes**
   Motion to approve the minutes from the September 16 meeting was made by Director Storm and seconded by Director Hood.

   MOTION: The motion carried unanimously. (Morrill and Friedman were absent)

5. **Financial Report**
   Avery Thompson, Management Analyst III, provided the financial report. He noted the changes from previous month.

6. **New Business**
   a. **Agri. & Forestry Infrastructure Development (AFID) Grant –Penny's Imperfect Pizza**
      Ashley Hernandorena, Business Development Manager, provided a review of the grant request. She explained that Penny's Imperfect Pizza, a locally-owned food enterprise in the County, requested $31,170 in total grant funding to scale up their equipment and production capacity, with a local match request of $15,850.45. She

said that the Authority was asked to consider supporting the enterprise by providing the local match if the grant was awarded by the state.

A roll call vote was called, and it passed unanimously (Morrill and Friedman were absent)

b. **AgroSpheres Amended Agreement**
Emily Kilroy, Director of Economic Development, reviewed the amended agreement. She noted that the agreement was based on a $200,000 grant awarded to AgroSpheres in FY 2023 by the Commonwealth Development Opportunity Fund. She said that AgroSpheres failed to complete one of the performance milestones, so they did not receive a portion of the funding.

Ms. Kilroy explained that the company exceeded the performance metrics in year one, but they failed to meet them in year two, even though cumulatively, they met the total two-year capital investment. As a result, one of the amendments was to clarify that capital investments could be considered cumulatively, as opposed to year-by-year.

Ms. Kilroy said the company had also requested to extend the performance timeline, since they were re-configuring their capital investment schedule. She said that the performance period that was year three would be extended to calendar year 2028

Motion to adopt the Resolution amending the performance agreement was made by Director Johnson and seconded by Director Hood.

MOTION: The motion carried unanimously. (Morrill and Friedman were absent)

c. **Staff Report**
Ms. Kilroy provided the staff report. She reported that the Board of Supervisors adopted the Comprehensive Plan in October. She noted that the EDA had approved an engagement with CivicSol regarding the EDA Strategic Plan, and work had begun internally. She said work sessions were scheduled for January, and they had a kickoff meeting scheduled for December. She continued that they were also updating marketing materials to reflect the new plan.

Ms. Kilroy noted that they were awarded the VDOT Economic Development Access Program grant, which would support Rivanna Futures. She reviewed the details of the recently announced AstraZeneca biopharmaceutical manufacturing campus project at Rivanna Futures. She said that the project would provide tangible partnership opportunities for UVA, PVCC, and commercial partnerships with local companies.

Ms. Kilroy reported that AstraZeneca, Eli Lilly and Merck committed $120 million to support the Virginia Center for Advanced Pharmaceutical Manufacturing. She said a steering committee would convene in the coming weeks to plan how to utilize the funds.

Ms. Hernandorena highlighted several recent events, including a meeting of the Scholar Studios advisory board, a strategic planning session of the Charlottesville Business Innovation Council, and a presentation by Trevor Henry, Deputy County Executive, at a regional partnership meeting where he discussed the AstraZeneca project.

Ms. Hernandorena reviewed the recent site visits done to further business retention and expansion efforts.

7. **Other Matters**
Director Storm expressed frustration with the permitting process to sell Christmas trees. He said he experienced this with the Scout troops he worked with. He noted the economic benefits of seasonal Christmas tree sales along with the valuable skills Scouts learned by selling trees. He brought this up because he wanted the EDA to consider how small businesses and other groups could be impacted by the complexity of the permitting process.

8. **Adjourn**
Chair Long adjourned the meeting at 5:05 p.m. The next meeting is December 16, 2025 in Room 241.

Teste: _____
Donald Long, Chair

Approved: _____
Emily Kilroy, Assistant Secretary