

**ALBEMARLE COUNTY
ECONOMIC DEVELOPMENT AUTHORITY MINUTES
January 20, 2026
Room 241, 4:00 p.m.**

Directors present: Don Long, Chair; Steve Hood, Vice-chair; Andrea Johnson; David Storm; Andrew Cox; Bill Mechnick

Directors absent: Frank Friedman

Staff present: Emily Kilroy, Director of Economic Development; Ashley Hernandorena, Business Development Manager; Avery Thompson, Management Analyst III; Lauren Bohdan, Senior Assistant County Attorney; Andy Herrick, 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

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

2. Agenda

Mr. Long noted that former Director Jeff Morrill wanted to share some comments.

Former Director Jeff Morrill provided comments on his time on the EDA. He thanked Mr. Long for serving as Chair, and he expressed appreciation for the work done by the EDA and for the contributions of County staff and representatives.

3. Annual Meeting

a. Election of Officers (Chair, Vice-Chair, Treasurer)

Mr. Long nominated Andrea Johnson as Treasurer, Steve Hood as Vice Chair, and himself as Chair as the slate of officers.

Mr. Storm seconded the nomination.

Motion to elect Mr. Long as Chair, Mr. Hood as Vice Chair, and Ms. Johnson as Treasurer was made by Mr. Long and seconded by Mr. Storm.

MOTION: The motion carried unanimously.

Mr. Long introduced Andrew Cox, who was recently appointed to the EDA by the Board to represent the Samuel Miller District.

b. Re-adoption of remote/virtual meeting policies

Chair Long noted that there were no changes to the policy.

Motion to adopt the remote electronic participation policy and all-virtual meeting policy was made by Chair Long and seconded by Mr. Mechnick.

MOTION: The motion carried unanimously.

c. **Re-adoption of policies and procedures**

Avery Thompson, Management Analyst III, noted that the changes included additional fees for new applications and proposed reviews for revisions of existing bond agreements.

Motion to adopt the policies and procedures as amended was made by Chair Long and seconded by Mr. Hood.

MOTION: The motion carried unanimously.

d. **Adopt 2026 EDA meeting dates**

Motion to adopt the 2026 meeting schedule was made by Chair Long and seconded by Mr. Storm.

MOTION: The motion carried unanimously.

4. **Approval of Minutes**

Chair Long noted the only correction was a name, from Director Storm.

Motion to approve the minutes for November and December 2025, as amended was made by Mr. Storm and seconded by Mr. Hood.

MOTION: The motion carried unanimously.

5. **Financial Report**

Mr. Thompson provided the FY 26 financial report as of January 14, 2026.

6. **Unfinished Business**

There was none.

7. **New Business**

a. **Road Funding**

Ms. Kilroy said that AstraZeneca would occupy about 82 acres of the Rivanna Futures site, and due to their siting requirements, the Boulders Road extension alignment had to be adjusted. She noted that the Route 29 entrance had not moved. She said that AstraZeneca had expressed a need for the road extension for operational purposes, and they had agreed to be a funding partner for the road construction.

Ms. Kilroy said the Commonwealth Transportation Board voted to allocate \$20 million towards the extension of Boulders Road, and the entire project cost was estimated at \$42 million. She said that AstraZeneca had agreed to contribute \$12 million, and the County would commit \$10 million. She said that in order to meet AstraZeneca's needs, the road had to be constructed within the current five-year CIP, but there was currently no capacity within the plan. She said that in order to meet the funding requirements, staff was requesting the EDA to allocate funds to contribute to the County's local match.

Ms. Johnson asked what would happen if they approved the funding and the costs changed significantly.

Ms. Kilroy said that the EDA would commit to providing the funding, so it would still be available to the County to complete the project. She said that if the EDA wanted to add contingencies to return the funds, then she would suggest tabling the matter until staff could come back with more information, as it would impact the borrowing schedule for the County. She explained that funding had to be identified and available in order to start the project.

Chair Long asked if deferring the matter would cause timing issues.

Ms. Kilroy said that it would not cause a timing problem to defer the matter to a February meeting. She recommended deferring the matter to draft better terms.

Mr. Storm said he did not want to hold up construction given the long-term benefits to the tax base. He said he understood the concerns, but he believed they were being penny-wise and pound foolish. He said he was prepared to take action at the meeting.

Chair Long said they could approve the funds, and later, they could discuss how remaining funds could be returned to the EDA.

Ms. Kilroy said staff would follow up with the Finance Department regarding how the funding could be returned to the EDA in case there were any remaining funds.

Motion to approve the contribution of \$500,000 from the Economic Development Authority Fund (4700) to the County of Albemarle for the purpose of supporting the local funding commitment for the extension of Boulders Road was made by Mr. Mechnick and seconded by Mr. Hood.

MOTION: The motion carried unanimously.

b. Staff Report

Ms. Kilroy provided the staff report. She said that Penny's Imperfect Pizza had received a grant from the Commonwealth. She said staff made visits in agribusinesses and food processing, intelligence and national security, biotechnology and life sciences, and complimentary sector industries. She said that last week, the Virginia Economic Development Partnership hosted an international team focusing on foreign direct investment to view the AstraZeneca site and to get a better understanding of opportunities in the region.

Ms. Kilroy said that the State of the Community, hosted by the Chamber of Commerce Public Policy Committee, would be held on January 30. She encouraged members to attend. She said that CvilleBioHub was hosting its third annual Device Tech Expo on January 27. She said that a Tourism For All conference was scheduled for the end of February, which was hosted by the Charlottesville Albemarle Convention and Visitors Bureau. She said the Piedmont Ascent Business Conference was scheduled for June 3.

8. Closed Session

Motion to convene a closed meeting pursuant to § 2.2-3711(A) of the Code of Virginia: Under subsection (5), to discuss and consider a prospective business or industry or the expansion of an existing business or industry in the vicinity of Seminole Trail in the Rio Magisterial District where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community; under subsection (6), to discuss and consider the investment of public funds related to potential agreements for a commercial development on Seminole Trail in the Rio Magisterial District, where bargaining is involved and where, if made public initially, would adversely affect the financial interest of the Authority; and under subsection (29), to discuss the negotiation of separate public contracts with a commercial development on Seminole Trail in the Rio Magisterial District, each involving the expenditure of public funds, where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the Authority was made by Chair Long and a roll call vote was taken.

MOTION: The motion carried unanimously.

Motion to certify by recorded vote that to the best of each Director's knowledge, only public business matters lawfully exempted from the open meeting requirements of the Virginia Freedom of Information Act and identified in the meeting motion authorizing the Closed Meeting were heard, discussed, or considered in the Closed Meeting was made by Chair Long and a roll call vote was taken.

MOTION: The motion carried unanimously.

Ms. Kilroy provided a presentation on the Northside Drive Industrial Performance Agreement and Building Reuse Grant agreement. She said that after the presentation, the EDA would be asked to consider an action to approve the performance agreement. She said that Charlie Armstrong, representing Southern Development, was also present to answer any questions. She noted that the Board approved the performance agreement at a meeting on January 14.

Charlie Armstrong, Southern Development, elaborated on the project challenges. He noted that the sewer connection was on the other side of Route 29 through several hundred feet of hard rock, so the estimated cost to extend sewer service to the site was about \$1 million.

Motion to adopt the resolution approving a development grant agreement among the County, the EDA, and Southern Development Group, Inc. was made by Ms. Johnson and seconded by Mr. Hood.

MOTION: The motion carried unanimously.

Ms. Kilroy provided a presentation on the building reuse grant. She explained that the grant was adopted by the Board in 2022, and this represented the first application to the grant program. She noted that the parcel was located in the entrance corridor, so the costs associated with building materials was higher than if the building was located elsewhere. She said that the request would support 72,000 square feet of industrial flex space in the County with a significant private investment. She said that staff recommended funding the grant application to the maximum allowed under the grant program, which was \$250,000.

Mr. Storm noted that the grant was for building reuse, but the request was for an undeveloped parcel. He asked for more information about the request.

Ms. Kilroy said that Mr. Armstrong had brought the opportunity to staff, who evaluated available options that would fit the project. She said that, while the grant name may suggest otherwise, the project met all the elements the County sought to advance with the grant, and it scored highly according to the grant criteria. She said that if the EDA received the application favorably, then staff would consider programmatic changes to attract more applicants to the grant.

Motion to adopt the resolution approving the Building Reuse Grant agreement between the EDA and Southern Development Group, Inc. was made by Mr. Storm and seconded by Mr. Mechnick.

MOTION: The motion carried unanimously.

9. Other Matters

There were none.

10. Adjourn

Chair Long adjourned the meeting at 5:59 p.m. The next meeting is February 5, 2026, virtual.

Teste: _____
Donald Long, Chair

Approved: _____
Emily Kilroy, Assistant Secretary