

**ALBEMARLE COUNTY
ECONOMIC DEVELOPMENT AUTHORITY MINUTES
May 19, 2026
Room 241, 4:00 p.m.**

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

Directors absent: None

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 Bodhan, Senior Assistant County Attorney; Gabe Boisvert, Senior Assistant County Attorney; Bea LaPisto-Kirtley, Board of Supervisors Liaison to the Economic Development Authority (EDA), Rivanna District; Trevor Henry, Deputy County Attorney

Staff absent: None

1. Call to Order and Establish Quorum

Chair Long called the meeting to order at 04:00 p.m.

Motion to add an agenda item to consider and take action on the EDA's insurance policy was made by Mr. Long and seconded by Ms. Johnson.

MOTION: The motion carried unanimously.

2. Matters from the Public

There were none.

3. Approval of Minutes

Motion to approve the minutes was made by Mr. Storm and seconded by Mr. Hood.

MOTION: The motion carried unanimously.

4. Financial Report

Avery Thompson, Management Analyst III, provided the financial report.

5. For Action

a. Public Hearing - Kappa Sigma Bond Financing

Dan Siegel, Sands Anderson, introduced Chad Gebhardt, CEO of Kappa Sigma Endowment Fund, who was participating virtually. He provided a presentation about the bond financing request.

Chair Long opened the public hearing for comments from the public. There were no comments from the public, so the public hearing was closed.

Motion to adopt the Resolution on the Kappa Sigma Endowment Foundation's Qualified Non-Profit Revenue Bond Financing by the Economic Development Authority of Appomattox County, Virginia was made by Mr. Storm and seconded by Mr. Hood.

MOTION: The motion carried unanimously.

b. Insurance Policy

Lauren Bodhan, Senior Assistant County Attorney, reviewed the EDA's insurance policy.

Motion to authorize the Chair to execute the amended and restated member agreement, attached as Exhibit A was made by Ms. Johnson and seconded by Mr. Storm.

MOTION: The motion carried unanimously.

6. For Information

a. Catalytic Project Ideas Discussion

Emily Kilroy, Director of Economic Development, introduced the item. She said that the purpose of the discussion was to define what a successful catalytic project would be. She said that after the discussion, staff would return with research into any ideas put forward by the directors.

Mr. Long suggested investigating site readiness efforts through public-private partnerships to remove infrastructure barriers for target sectors, including agribusiness, shared equipment and infrastructure, cold storage, and transportation. He said he supported targeting agribusiness and partnering with the City EDA.

Mr. Cox discussed the need to eliminate or lower the barrier to development in terms of clean fill. He suggested a program where the County could facilitate clean fill operations to increase site readiness by taking clean fill from sites that do not need it and locating it on sites that do.

Ms. Johnson noted that soils were highly regulated, so it would likely require a licensed operator to ensure safe removal.

Mr. Cox said that could be facilitated by a public-private partnership. He highlighted that the benefit to the County would be ensuring that the material was disposed of in a regulated and controlled manner.

Mr. Friedman suggested finding ways to facilitate the businesses and industries that would be attracted to the County due to the AstraZeneca announcement.

Ms. Johnson emphasized the need to preserve the charm and character of the region, as it also contributed to attracting business to the area. She discussed projects that could support multiple businesses and industries, such as cold storage facilities, rather than single entities.

Mr. Friedman brought up the need to collaborate with University of Virginia (UVA) to find ways to keep spinoff enterprises in the region.

Ms. Kilroy said that staff would follow up with a summary of the ideas proffered and what it would take to move forward. She said that this could guide the creation of a framework to guide future conversations.

b. Staff Report

Emily Kilroy, Director of Economic Development, provided the staff report. She introduced Gabe Boisvert, Senior Assistant County Attorney, who was taking over Richard DeLoria's portfolio. She announced that they anticipated the Innovation Corridor Strategic Roadmap Report would be published within the next month. She noted that the County would be sending a delegation to Chapel Hill, North Carolina, on a trip sponsored by the Charlottesville Regional Chamber of Commerce.

7. Closed Session

Motion to convene a closed session pursuant to subsections 6 and 29 to discuss and consider the expenditure and investment of public funds related to an existing performance agreement with Lewis & Clark Exploratory Center, where bargaining is involved and where, if made public initially, would adversely affect the EDA's negotiating strategy and the financial interest of the EDA and the County; and pursuant to subsection 8 to discuss and consider consultation with legal counsel regarding specific legal matters related to Lewis & Clark Exploratory Center promissory note, which requires the provision of legal advice by such counsel was made by Mr. Long and seconded by Mr. Storm.

MOTION: The motion carried unanimously.

Motion to certify the closed session was made by Mr. Long and seconded by Mr. Hood.

MOTION: The motion carried unanimously.

8. Adjourn

Chair Long adjourned the meeting at 5:07 p.m. The next meeting is June 16, 2026 in Room 241.

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Teste: _____
Don Long, Chair

Approved: _____
Emily Kilroy, Assistant Secretary