COMMONWEALTH of VIRGINIA

Commonwealth Transportation Board

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Agenda item # 6

RESOLUTION
OF THE
COMMONWEALTH TRANSPORTATION BOARD

September 17, 2025

MOTION

Made By: Mr. Byers**, Seconded By:** Ms. Sellers
Action: Motion Carried, Unanimously

Title: Economic Development Access to Rivanna Futures
Project ECON-002-061 – Albemarle County

WHEREAS, § 33.2-1509 of the *Code of Virginia* provides funds to "be expended by the Board for constructing, reconstructing, maintaining or improving access roads within localities to economic development sites on which manufacturing, processing, research and development facilities, distribution centers, regional service centers, corporate headquarters, or other establishments that also meet basic employer criteria as determined by the Virginia Economic Development Partnership in consultation with the Virginia Department of Small Business and Supplier Diversity will be built under firm contract or are already constructed …" and, "in the event there is no such establishment or … firm contract, a locality may guarantee to the Board by bond or other acceptable device that such will occur and, should no establishment … acceptable to the Board be constructed or under firm contract within the time limits of the bond, such bond shall be forfeited"; and

WHEREAS, the Commonwealth Transportation Board's Economic Development Access Fund Policy makes special provision for allocation for Major Employment and Investment (MEI) projects identified by the Virginia Economic Development Partnership, including provision of a separate allocation for the design of plans for a qualifying project; and

WHEREAS, Albemarle County by formal resolution has requested Economic Development Access (EDA) Program funds to design an extension of Boulders Road (Route 1600) into the Rivanna Futures sites, and said extension design is estimated to cost approximately $742,000; and

WHEREAS, it appears that this request falls within the intent of § 33.2-1509 of the *Code of Virginia* and complies with the provisions of the Commonwealth Transportation Board's EDA Fund Policy and the Economic Development Access Program guide.

NOW, **THEREFORE**, **BE IT RESOLVED,** that $621,000 ($500,000 unmatched and $121,000 matched) of the Economic Development, Airport and Rail Access Fund is allocated to design an extension of Boulders Road (Route 1600), Project ECON-002-061, contingent upon:

1. All right of way, environmental assessments and remediation, and utility adjustments being provided at no cost to the Commonwealth; and
2. Execution of an appropriate contractual agreement between Albemarle County (LOCALITY) and the Virginia Department of Transportation (VDOT), to provide for the:
    a. Plan design of this road construction project; and
    b. Payment of all ineligible costs, and of any eligible costs in excess of this allocation, from sources other than those administered by VDOT; and
    c. Provision of the required matching funds, up to $121,000, by the LOCALITY for appropriately documented eligible project costs; and
    d. Provision by the LOCALITY of an appropriate bond or other acceptable surety device by the LOCALITY to VDOT, commencing prior to either direct VDOT expenditure of funds or to submission by the LOCALITY to VDOT for reimbursement of LOCALITY expenditures from the Economic Development, Airport and Rail Access Fund, and ending after VDOT approval of the design plans.

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CTB Decision Brief

Economic Development Access – Albemarle County
Rivanna Futures

Issue: Pursuant to § 33.2-1509 of the *Code of Virginia* and the Economic Development Access (EDA) Fund Policy of the Commonwealth Transportation Board (CTB), Albemarle County has requested funds from the EDA Program to assist in improving road access to eligible property within the Rivanna Futures site. CTB approval for the allocation of the requested funds is sought.

Facts: Section 33.2-1509 of the *Code of Virginia* authorizes the CTB to expend funds set aside for constructing access roads to economic development sites on which certain establishments as prescribed by the *Code* or other establishments that meet the basic employer criteria as determined by the Virginia Economic Development Partnership (VEDP) will be built under firm contract or are already constructed. In addition, the CTB's Economic Development Access Fund Policy makes special provision for design-only Access roadway allocations to localities for Major Employment and Investment (MEI) projects identified by VEDP.

The CTB's EDA Fund Policy sets forth certain criteria which must be met for projects to be eligible for such funding and directs the Commissioner of Highways to establish administrative procedures to assure adherence to such policy and legislative requirements. The Commissioner established such administrative procedures in the Economic Development Access Program Guide administered by the Local Assistance Division of the Virginia Department of Transportation (VDOT). The Policy stipulates that the governing body of the locality shall provide a resolution in request of EDA Program funding prior to the Board's allocation of funds.

The VEDP has confirmed its support in the development of Rivanna Futures as an MEI site. The property, with 172 acres total, has multiple parcels capable of supporting a high-impact regional economic development project with capital investment of at least $250 million and creating more than 400 full-time jobs. The project includes the design of a 0.3-mile-long extension of Boulders Road.

Albemarle County is requesting funding from the Economic Development Access Program to assist in the design of roadway improvements to the Rivanna Futures site. Albemarle County intends to administer the design of the proposed road project. The Albemarle County Board of Supervisors agrees to provide a surety or bond in the amount of the estimated cost of the design of the access road prior to VDOT's authorization of Economic Development Access funds. Albemarle County will be responsible for financial arrangements to provide for the required EDA Program matching funds, as appropriate, and all project costs exceeding the state EDA Program allocation to fully fund the project.

Recommendation: VDOT recommends the allocation of $621,000 ($500,000 unmatched and $121,000 matched) from the Economic Development, Airport and Rail Access Fund be approved for design of this project, subject to certain contingencies as set forth in the accompanying resolution.

Action Required by the CTB: The *Code of Virginia*, the Virginia Administrative Code, and the CTB's EDA Fund Policy specify that the CTB shall approve the allocation of funds for the construction of the access road project. A resolution is provided for formal vote.

Result, if Approved: VDOT and Albemarle County will proceed with the EDA road project.

Options: Approve, Deny, or Defer.

Public Comments/Reactions: None