

A regular meeting of the Board of Supervisors of Albemarle County, Virginia, was held on May 21, 2025, at 1:00 p.m. in Lane Auditorium, Second Floor, Albemarle County Office Building, 401 McIntire Road, Charlottesville, Virginia, 22902.

PRESENT: Mr. Jim H. Andrews, Ms. Beatrice (Bea) J.S. LaPisto-Kirtley, Ms. Ann H. Mallek, Ms. Diantha H. McKeel (left at 4:12 p.m.), and Mr. Mike O. D. Pruitt.

ABSENT: Mr. Ned Gallaway.

OFFICERS PRESENT: County Executive, Jeffrey B. Richardson; County Attorney, Andy Herrick; Clerk, Claudette K. Borgersen; and Senior Deputy Clerk, Travis O. Morris.

Agenda Item No. 1. Call to Order. The meeting was called to order at 1:00 p.m., by the Chair, Mr. Jim Andrews.

Mr. Andrews introduced the Albemarle County Police Department Officers present to provide their services at the meeting, Master Police Officer Dana Reeves and Sergeant Matthew Riley.

Agenda Item No. 2. Pledge of Allegiance.
Agenda Item No. 3. Moment of Silence.

Agenda Item No. 4. Adoption of Final Agenda.

Mr. Andrews stated that there was an additional item under 18.a., adding "Authorize Chair to Sign Letters of Support for Congressional Directed Spending Program – Dam Repair Application."

Ms. McKeel **moved** to adopt the final agenda as amended. Ms. Mallek **seconded** the motion. Roll was called and the motion carried by the following recorded vote:

AYES: Mr. Andrews, Ms. LaPisto-Kirtley, Ms. Mallek, Ms. McKeel, and Mr. Pruitt.

NAYS: None.

ABSENT: Mr. Gallaway.

Agenda Item No. 5. Brief Announcements by Board Members.

Ms. LaPisto-Kirtley reminded everyone to vote, noting that the deadline for early voting was May 27, which was extremely important.

Ms. Mallek stated that May 27 was the last day to register to vote.

Ms. LaPisto-Kirtley clarified that early voting would conclude on the Saturday before the actual voting day, which was June 17.

Mr. Pruitt said there were a lot of issues up for primary, which would be decisive and important.

Mr. Pruitt thanked the Board for attending the joint meeting with the Scottsville Town Council. He said this meeting provided an excellent opportunity for the Board to connect with the public on their priorities for supporting and enabling the Town of Scottsville to thrive. He added that it was particularly poignant that this meeting took place during the flood warnings, allowing them to witness the critical maintenance work being done on the levy and the remarkable efforts of the Scottsville volunteers in operating it.

Ms. McKeel expressed her gratitude to Albemarle County Fire and Rescue and Police Department for their exceptional ongoing service to their community.

Ms. Mallek echoed Ms. McKeel's sentiments, commenting that there were many tragedies happening all around them, and it was hard to process. She added that it was important to recognize the power of water and fire.

Ms. Mallek also recognized the recent passing of Gerry Connolly, a longtime friend of local government and at-large chair of the Fairfax Board of Supervisors.

Ms. Mallek mentioned that her daughter had received a text scam that says "Mom" and asked for a reply text, and it was not obvious that it was a dupe.

Ms. Mallek stated that the Memorial Day celebration in Earlysville would be held on Monday at 10 a.m. at Earlysville Green, with Colonel James O'Kelly, USMC (Ret.), as the keynote speaker. She said that all were welcome, and it was always a great event.

Mr. Andrews congratulated all graduates, noting that they had just had UVA graduation.

Mr. Andrews said that there had been a series of community design nights associated with

Resilient Together, with the next taking place on May 29 at the Greenwood Community Center from 6 to 8 p.m. He said that this was an opportunity for the public to participate in the process.

Agenda Item No. 6. Proclamations and Recognitions.
Item No. 6.a. Proclamation Recognizing May as Older Americans' Month.

Ms. McKeel **moved** to adopt the Proclamation Recognizing May as Older Americans' Month, which she read aloud.

Ms. Mallek **seconded** the motion. Roll was called and the motion carried by the following recorded vote:

AYES: Mr. Andrews, Ms. LaPisto-Kirtley, Ms. Mallek, Ms. McKeel, and Mr. Pruitt.

NAYS: None.

ABSENT: Mr. Gallaway.

Proclamation Recognizing May as Older Americans' Month

WHEREAS, May is Older Americans Month, a time for us to recognize and honor older adults in Albemarle County, Virginia, and their immense influence on every facet of American society; and

WHEREAS, Albemarle County recognizes how, through their wealth of life experience and wisdom, older adults guide our younger generations and carry forward abundant cultural and historical knowledge; and

WHEREAS, Albemarle County recognizes that older Americans improve our community through intergenerational relationships, community service, civic engagement, and many other activities; and

WHEREAS, Albemarle County benefits when people of all ages, abilities, and backgrounds have the opportunity to participate and live independently; and

WHEREAS, Albemarle County must ensure that older Americans have the resources and support needed to stay involved in their communities, reflecting our commitment to inclusivity, connectedness.

NOW, THEREFORE, BE IT PROCLAIMED that we, the Albemarle County Board of Supervisors, urge every resident to Flip the Script on Aging, this year's theme, and transform how we talk about and perceive aging, celebrating older adults' profound impact on our local community, empowered by social connections, health resources, and support for older adults; and

BE IT FURTHER PROCLAIMED that we, the Albemarle County Board of Supervisors, hereby proclaim May 2025 to be Older Americans Month.

Signed this 21st day of May 2025.

Agenda Item No. 7. Public Comment on: Matters Previously Considered or Currently Pending Before the Board (Other than Scheduled Public Hearings).

Ms. Mona El Kahfif stated that she was here as a member of the Albemarle County as a member of the Albemarle County Natural Heritage Committee, a faculty member at the UVA School of Architecture, and a resident of the Scottsville District. She said that she is joined by Christine Putnam and J.D. Brown, as well as Robert McGinnis. She stated that they were here to ask the Board to consider a resolution to have Albemarle County join the Biophilic Cities Network. She said that as stated in the letter from their chair, this partnership proposes a truly exciting regional initiative, and she wished to highlight why this moment matters.

Ms. El Kahfif explained that the Biophilic Cities Network was born at UVA under the leadership of Professor Tim Beatley and J.D. Brown and since then, cities like San Francisco and Singapore, Richmond, Norfolk, Arlington, Reston, and DC have joined and are embedding nature into their cities' fabric. She said that Albemarle County, rich in biodiversity, cultural heritage, and forward-thinking planning, is uniquely positioned to help initiate a next evolution, and the biophilic region that crosses political boundaries to support their rich environments. She stated that together with the City, which passed its resolution last month, Charlottesville and the County could become the world's first designated biophilic region.

Ms. El Kahfif said that at its heart, this initiative is about recognizing and strengthening the connections between people and nature, which is about building health, resilience, and identity. She commented that through the assets they already have, which make Albemarle County unique, it is not about constraints but about strengthening commitments they already made, protecting biodiversity, investing in healthy, livable communities, and planning for resilience in the face of climate change. She stated that joining the network gives them a framework to celebrate and connect existing efforts from the

Biodiversity Action Plan and the Rivanna River partnerships to the AC44 goals and future nature-based tourism; UVA, and specifically the program she is directing, is fully behind this effort.

Ms. El Kahfif said that she and her UVA students conducted a biophilic asset analysis of the region, and they are currently preparing an exhibition that will open on September 12 at the school. She noted that she is also planning to apply for another Jefferson grant this fall to help pilot the collaboration. She said that with the County's support, they could take the next step and formally apply to the Biophilic Cities Network, noting that the process was modest but the benefits were significant. She said that the advantages included regional alignment with the City and UVA, an international platform that allowed them to learn from other cities and feature their achievements, and a boost to nature-based economic development, education, and tourism. She said that this initiative gave them a positive and proactive opportunity to tell a story; one that reflected who they were, and a story of who they aspired to be in the future.

Ms. Kim Biasiulli stated that she was here with the Piedmont Environmental Council (PEC) and was pleased to be speaking today about the Cost of Community Services Study. Ms. Biasiulli stated that she would like to express the PEC's appreciation for the February 19 presentation on the County's land conservation programs, which highlighted the many public benefits of conservation. She said that one of the most impactful of those public benefits was the minimization of residential sprawl in the rural area, which had significant fiscal implications. She said that the cost of community services study they would hear about today underscored these impacts, and these studies are crucial because localities provided essential services that residents depend on, with those public services requiring revenue.

Ms. Biasiulli stated that while it may be tempting to look to greenfield development as a source of short-term economic activity and as a way to increase the residential tax base to cover future services, these studies showed that it actually generated new costs that quickly overwhelm any fiscal benefit. She said that according to the study in FY22, residential land uses generated a deficit of \$82 million, while commercial and industrial and agriculture and open space land uses generated estimated surpluses of \$70 million and \$4 million, respectively. She said that one key takeaway was that residential land uses did not generate sufficient revenue to support the cost of services, while these other land uses did.

Ms. Biasiulli stated that the study also recognized the importance of managing growth and avoiding sprawl, stating that the County's rapid population growth had focused attention on the potential loss of prime farmland, forest, and open space to development. She said that increases in sprawling and low-density residential development could have negative fiscal impacts that resulted in excessive demand for existing public services and infrastructure or increased tax rates. She said that sprawl would not solve the County's fiscal challenges and would further compound the non-monetary costs to their community, including loss of air and water quality and loss of resiliency.

Ms. Biasiulli said that instead, the PEC encouraged thoughtful and intentional planning for smart growth that incentivized density and redevelopment within the development area, where affordable transportation and services already existed. She added that this strategy would also help protect and conserve the rural area, its resources, and the public health and quality of life for their community members.

Mr. James Walker stated that he is with the Scottsville Community Chamber of Commerce and had the opportunity to see the Supervisors all in Scottsville last week, expressing his gratitude for their visit and the excellent presentations.

Mr. Walker suggested that it would be beneficial in future meetings to incorporate public comment and opportunities for them to ask questions to the Councilors. He said that the general feeling he had heard from others in town was that it felt like the County was coming down as "big brother" to tell them how things were without much collaboration. He said that he would also like to speak on behalf of the Scottsville Volunteer Fire Department (VFD), as he had done during the meeting. Mr. Walker said that they may recall that two volunteers had to leave to go cut the pumps on. He said that the VFD had presented their efforts to maintain the levees and keep the Town safe, and he believed it was essential to recognize the importance and financial viability of this organization.

Mr. Walker said that while making some positions paid may be a consideration, he thought it made sense to keep the VFD in the hands of volunteers, who could respond quickly and effectively in emergency situations. He said that the current placement of the engine in Scottsville was viewed as the beginnings of a hostile takeover, as it was located half a mile from the current volunteer fire station, which would likely reduce their response area by over half. He said that there was mention of collaboration on this project, but the Scottsville VFD was notified only two days in advance, with no opportunity for communication or feedback.

Mr. Walker emphasized that volunteers work well with the County and want more collaboration, noting that he had already reached out to ACFR (Albemarle County Fire Rescue) Chief Dan Eggleston and planned to continue reaching out. Mr. Walker said that there was no reason for this to be viewed negatively, as the County was trying to help, but without communication, it could be perceived otherwise. He said that he was asking for more collaboration and communication, as he believed it was essential for a positive working relationship between the County and Scottsville volunteers.

Ms. Lakeshia Washington, Associate Director of Special Relationships and Initiatives at Habitat for Humanity, said that she was before the Board to offer recommendations regarding the Affordable Housing Investment Fund. She said that she hoped the County would consider her request for more choices in future affordable housing opportunities for families.

Ms. Washington said that she would like to highlight two sections, beginning with Section 3, Funding Priorities. She suggested that they review the current language, which currently gave preference to applications that ensured 90-year affordability terms. She said that in practice, the only type of project capable of meeting this requirement was a community land trust. She said that while land trusts were valuable, this preference significantly limited the pool of potential housing providers and restricted affordable homeownership models to one form, which limited homeowner equity. She noted that this was particularly problematic for communities of color, who had historically been excluded from homeownership opportunities, and as a result, they now saw a 10-to-1 ratio of racial wealth gap in the greater Charlottesville region. She said that policies that prioritized such restrictive models risked perpetuating this inequity by limiting pathways to wealth building through homeownership.

Ms. Washington said that additionally, Section 9C, Affordable For-Sale Housing, required homes sold as affordable to remain occupied by a low-income owner for 40 years, and she proposed making this requirement more flexible. She stated that while maintaining long-term affordability was important, there were legitimate reasons why a home may need to be sold on the open market. She said that a more balanced approach would be to grant a 40-year right of first refusal to the original builder or seller, allowing them to repurchase the home, either reselling it affordably or reinvesting the proceeds into new affordable housing development within the County.

Ms. Washington concluded by stating that Habitat for Humanity supported the County's goal of expanding permanently affordable housing, but she also recognized the importance of wealth building through homeownership. She said that the current policy proposals leaned too heavily towards permanent affordability at the expense of homeowner equity. She urged the County to adopt a more balanced approach, utilizing the full range of tools available to address the region's housing needs.

Mr. Richard Tremblay stated that he is a resident of Samuel Miller District and a volunteer with Habitat for Humanity, with a specific interest in affordable housing. He said that as a supporter of Habitat and its mission to provide affordable homes in the area, and he wished to share three concerns he had regarding the draft guidelines for the Affordable Housing Trust Fund. Mr. Tremblay stated that the draft guidelines did not treat Habitat fairly in the competition for this fund, which they should be.

Mr. Tremblay thanked the County for establishing this fund and appropriating the initial funds for it. He said that his first concern was with the priorities set out in the draft guidelines, which gave top priority and sole priority to land trust model projects with a 90-year affordability period. However, he said, Habitat did not operate as a land trust but nevertheless provided for long-term affordability, with a 40-year term of affordability and a right of first refusal. He said that Habitat had a long record of providing families with the opportunity to own their homes.

Mr. Tremblay stated that his second concern was with the distribution of units, specifically the provision that for-sale homes be the same square footage, the same number of bedrooms, and style as the mix of market-rate homes in a mixed-income neighborhood. He said that this provision was not practical or advisable, and it may not be suitable for all cases. He said that at Southwood, for example, Habitat homes were mixed throughout the community, but they often had less square footage and sometimes fewer bedrooms than comparable homes from Southern Development and Atlantic Builders. He stated that this had helped Habitat with construction costs and had worked well for the families at Southwood and the community at large.

Mr. Tremblay stated that his final concern was with the affordable-for-sale compliance period, which should allow for more openness regarding how the 40-year low-income residency provision could be satisfied. He said that Habitat homes did go on the market, and in those cases, Habitat either bought the unit back and resold it to another qualifying family or used the proceeds to build another affordable unit in the County. He noted that either way, the long-term objective was met. He thanked the County for addressing these concerns and for continuing to support affordable housing.

Mr. Neil Williamson and stated that he is was president of the Free Enterprise Forum, a nonpartisan public policy organization focused on local governments in Central Virginia. He said that while details such as these may not be particularly exciting, it was essential to ensure that policy documents accurately reflected the Board of Supervisors' intent. He said that this afternoon, they would be discussing their Affordable Housing Investment Fund (AHIF).

Mr. Williamson said the document outlined their goals and purposes well, but it overlooked a crucial aspect of the purpose, specifically when describing the grant funding and loan process. He said that for instance, the document stated that 40% of the annual AHIF balance would be reserved for nonprofit housing providers, with funding provided as grants and projects selected through a competitive application process with submitted applications assessed through a set of evaluation criteria as outlined.

Mr. Williamson stated that grant funding may also be provided to for-profit developers if the project is comprised of 100% affordable housing, but in addition to being unclear and conflicted, this is misguided. He commented that Albemarle County wants to have affordable housing product integrated

with market products, but this policy effectively prevents for-profit developers from making that dream a reality. He said that nonprofit developers could receive grants for market-rate and even commercial projects, such as those seen in Southwood, but for-profit entities could not.

Mr. Williamson said that this discriminatory draft document's loan section also states that nonprofit developers will receive 0% interest loans, while for-profit entities would pay 2%. He said that this creates an uneven playing field wherein nonprofit developers competing in the same market as for-profit entities gained an unfair advantage. He said that if increased affordable housing stock was the goal, it didn't make sense that Albemarle County would favor one developer corporate structure over another.

Mr. Williamson said that the Free Enterprise Forum believed that more housing was beneficial for their community and that equity should be applied equally to all developers, regardless of structure. He said that they advocated for the AHIF rules to be applied equally to all enterprises, ensuring that buyers and builders had equal opportunities.

Ms. Christine Robertson, Director of Grants and Grant Compliance with Habitat for Humanity of Greater Charlottesville, stated that prior to joining Habitat two years ago, she spent three decades working in the affordable housing industry, focusing on both for-sale and affordable rental developments. She said she was here today to discuss AHIF on behalf of Habitat.

Ms. Robertson said that she would like to comment specifically on Page Seven, Section C, which outlines a sale price limit. She said that according to this limit, the sale price should not exceed 65% of the current HUD home limit; however, the HUD home limit is already 95% of the median sale price in the community. She said that before attending this meeting, she researched available properties in Albemarle County that fit within this limit, which is \$247,000 today, and out of 780 properties for sale, only 29 properties or 4% meet this criteria.

Ms. Robertson said that Habitat feels this limit is unrealistic in terms of producing something with the fund, and they also have concerns in terms of how this would affect developers selling homes in communities; for example, if a developer builds an affordable unit next to a neighborhood with an average sale price of \$500,000 and sells it for \$200,000, it could affect the property values of surrounding homes.

Ms. Robertson stated that there are alternative approaches to achieving the fund's objectives, such as limiting per-unit subsidies or using restrictive covenants. She said that Habitat has found success in mixed-income communities by selling homes at their full value, rather than artificially lowering the price, and this approach has allowed them to build alongside market-rate developers and contribute to the community's overall affordability. Ms. Robinson encouraged the Board to revisit this guideline and explore alternative solutions that prioritize affordable housing without driving units into areas of concentration.

Ms. Christine Putnam said she is a resident of the Scottsville District and serves on the Natural Heritage Committee. She expressed her gratitude for the additional funding in the FY26 budget for the Climate Action Program and her appreciation for their leadership and support of this program, especially in a tight budget year, and she looks forward to seeing the program fully staffed soon. She said she is before them today to ask for their support for something that will require little in terms of money or staff but can have significant benefits for their community, including support for green infrastructure to build climate resilience.

Ms. Putnam encouraged the Board to adopt a resolution to join the Biophilic Cities Network, noting that the committee has sent a letter providing background, justification, benefits, and requirements for the County to participate. She said that today, she would specifically highlight some of the many benefits of joining the network. Ms. Putnam said that with more than half of Albemarle County's population lives in development areas, working together with the City to advance elements of biophilic urbanism can improve the health and well-being of all Albemarle County citizens.

Ms. Putnam noted that Albemarle County has already committed to protecting biodiversity and natural resources through many of their planning documents, including the AC44, and joining the network will help to promote those actions and facilitate collaboration across administrative boundaries to realize those goals. She said that joining the network could produce economic opportunities while making the County a more attractive place to live and work; tourism, including outdoor recreation, agritourism, and nature education, could further benefit from the Biophilic Cities Network identity.

Ms. Putnam stated that they could benefit from the many biophilic assets already identified in and around the County, including the Rivanna River Corridor, Shenandoah National Park, and their many County parks. She said that joining the network could provide another opportunity for Albemarle County to work with the City and UVA on a shared vision. She added that it would also provide an opportunity to connect, share, and learn from other communities in the Biophilic Cities Network, both in Virginia and around the world, and perhaps to address some of the pressing problems they face, including affordable housing and protecting their natural resources. She reiterated her support for Albemarle County considering this request.

Mr. J.D. Brown, Program Director for Biophilic Cities, said that he is a resident of Charlottesville. Mr. Brown said the program is located in the School of Architecture at UVA and receives a lot of questions regarding the purpose and intent of their network and the various activities involved in

participating. He offered himself as a potential point of contact if staff wishes to pursue this initiative and move forward. He explained that the application process consists of three parts: assessing the County's current natural resource planning, identifying elements that comprise a city or County rich in nature, and outlining the benefits of these resources.

Mr. Brown said the network is not a certification or a fee-based entity but rather an opportunity to collaborate and share with other cities in the Commonwealth. He said that currently, Richmond, Arlington County, Norfolk, and Reston, Virginia, are part of this network, as are approximately 50% of cities and counties in the U.S. and globally. He said that this includes cities as large as Singapore and as small as Curridabat, Costa Rica.

Mr. Brown said the program is focused on how to use natural resource planning as a means to meet social, economic, and environmental goals. He said that as the City moves forward with its own application to join the network, this provides a unique opportunity for regional collaboration between the City and County to prioritize initiatives such as natural resource planning, resilience planning, and biodiversity support and how it is incorporated into urban landscapes.

Ms. Peggy Gilges stated that she is a resident of the Jack Jouett District and would like to see the County join the City as a biophilic region. Ms. Gilges stated that she was here today though as a member of the Solid Waste Alternatives Advisory Committee (SWAAC), appointed by the Board to provide information and recommendations on sustainable materials management policies. She expressed her gratitude to the Board, particularly their Board liaisons, Supervisor LaPisto-Kirtley and Supervisor Andrews, for their consistent attendance at their meetings, active listening, and participation in discussions.

Ms. Gilges said that over the past 10 years, the County and Rivanna Solid Waste Authority (RSWA) had implemented recommendations to enhance their waste disposal and recycling services, diverting waste from landfills. She said that this progress was crucial, as Rivanna had warned that at current disposal rates, Virginia landfills would reach capacity within 20 years. She said that efficient management of materials not only saved them money but conserved natural resources, reduced pollution, and decreased greenhouse gas emissions, ultimately benefiting human and environmental health and well-being in the long term.

Ms. Gilges reported that SWAAC had recently submitted two recommendations to the Board: among the legislative actions likely to come before state representatives in 2026, SWAAC has asked that the County express its support for extended producer responsibility policies, which would make producers responsible for the end-of-life stages of their products. She noted that these policies prolong the life of landfills and reduce waste expenses for localities. Ms. Gilges stated that SWAAC also strongly recommends support for a beverage container deposit system in Virginia, which would significantly improve recycling rates while also reducing litter. She said there are potentially other waste-reduction measures on the legislative docket that SWAAC looks to the Board to endorse.

Ms. Gilges stated that their second recommendation was for the County to establish permitting and reporting guidelines for waste haulers handling municipal solid waste, recyclables, organic waste, and construction and demolition materials collected within Albemarle County. She said that currently, they lacked statistics on waste and recycling by companies that contracted directly with County residents or businesses; in other words, they did not have a clear understanding of the waste and recycling they were producing.

Ms. Gilges emphasized that to effectively manage it, they must measure it. She said that SWAAC was happy to address any questions the Board may have about these recommendations and thanked them again for their continued support of sustainable materials management in Albemarle County.

Agenda Item No. 8. Consent Agenda.

Ms. Mallek **moved** to approve the consent agenda. Ms. McKeel **seconded** the motion. Roll was called and the motion carried by the following recorded vote:

AYES: Mr. Andrews, Ms. LaPisto-Kirtley, Ms. Mallek, Ms. McKeel, and Mr. Pruitt.

NAYS: None.

ABSENT: Mr. Gallaway.

Item No. 8.1. Approval of Minutes: April 5, May 24, December 6, December 7, and December 13, 2023; and January 3, 2024

Ms. LaPisto-Kirtley had read the minutes of April 5, 2023, and found them to be in order.

Ms. Mallek had read the minutes of May 24, 2023, and found them to be in order.

Ms. McKeel had read the minutes of December 6, 2023, and found them to be in order.

Mr. Andrews had read the minutes of December 7, 2023, and found them to be in order.

Mr. Pruitt had read the minutes of January 3, 2024, and found them to be in order.

By the above-recorded vote, the Board approved the minutes of April 5, May 24, December 6, December 7, 2023; and January 3, 2024 as read.

Item No. 8.2. Authorize a Public Hearing for a Compensation Increase for Board of Supervisors Members.

The Executive Summary forwarded to the Board states that Virginia Code § 15.2-1414.3 enables boards of supervisors to establish board members' salaries annually by ordinance, and limits the maximum annual salary based on localities' populations. It also stipulates that the maximum annual salaries provided for each population bracket may be adjusted by an inflation factor not to exceed five percent.

The Board of Supervisors adopted an ordinance in 1984, establishing the Board members' salaries effective July 1, 1985. Since 1998, the Board has consistently increased members' salaries by an amount equal to the average salary increase provided to employees of the County.

With the FY26 budget adoption on May 7, 2025, the County implemented a 3% Cost of Living Adjustment for staff, effective July 1, 2025, to support increasing wages in response to inflation and to remain competitive with employers in our area.

Staff has prepared a proposed ordinance (Attachment A) to amend County Code § 2-202 to increase the compensation of Board members by 3%, to include the stipends for the Board chair and vice-chair, which the Board can consider following a public hearing. Because Virginia Code § 15.2-1414.3 provides that board members' salaries shall be established on a fiscal year basis, the ordinance includes an effective date of July 1, 2025.

The proposed 3% adjustment will increase Board members' annual compensation from \$20,199 to \$20,805 in FY 26. The proposed stipend for the Board Chair will increase from \$1,836 to \$1,891, and the proposed stipend increase for the vice-chair is from \$612 to \$630. Funding for these compensation changes was included in the adopted FY26 budget.

Staff recommends that the Board schedule the public hearing to consider the attached proposed ordinance (Attachment A).

By the above-recorded vote, the Board authorized the Clerk to schedule the public hearing to consider the attached proposed ordinance (Attachment A).

Item No. 8.3. Authorize a Public Hearing for a Compensation Increase for Planning Commission and Other Appointed Boards.

The Executive Summary forwarded to the Board states that Albemarle County Local Government provides compensation to members serving on the following Boards and Commissions, at rates codified in the County Code: the Architectural Review Board, the Board of Zoning Appeals, the Equalization Board, the Fire Prevention Board of Appeals/Local Board of Building Code Appeals (the "Other Boards"), and the Planning Commission ("PC"). On June 7, 2023, the Board of Supervisors adopted an ordinance which increased compensation for members of the Other Boards and PC at the same rate of increase that Board of Supervisors ("BOS") members received. It was the expressed desire of the BOS to increase pay in this same manner in subsequent years.

With the FY26 budget adoption on May 7, 2025, the County implemented a 3% Cost of Living Adjustment for staff, effective July 1, 2025, to support increasing wages in response to inflation and to remain competitive with employers in our area. On June 18, 2025, the Board of Supervisors will hold a public hearing in consideration of increasing compensation for BOS members by 3%, in alignment with the staff increase.

To align with the 3% compensation increases for staff and BOS members, staff has prepared a proposed ordinance (Attachment A) to increase the compensation for members of the PC and Other Boards by 3%.

The proposed ordinance will increase Planning Commission compensation from \$7,685 to \$7,916 annually, and increase compensation for members serving on Other Boards from \$85 to \$88 per meeting attended in FY26. Funding for these increases were included in the FY26 budget.

Staff recommends that the Board schedule a public hearing to consider the proposed ordinance (Attachment A).

By the above-recorded vote, the Board authorized the Clerk to schedule a public hearing to consider the proposed ordinance (Attachment A).

Item No. 8.4. Sugar Hollow Reservoir Trailhead Project Administration Agreement (PAA)

The Executive Summary forwarded to the Board states that Albemarle County has been awarded a Federal Land Access Program (FLAP) Grant to provide parking and road improvements at Sugar Hollow Reservoir (Reservoir) near Crozet. The FLAP Grant is administered through the Virginia Department of Transportation (VDOT). The FLAP Grant requires a Project Administration Agreement (PAA) with VDOT. The currently proposed PAA is attached as Attachment A.

Staff is finalizing an operational agreement with the City of Charlottesville, who owns the Reservoir property, to perform this project. VDOT indicates that executing the PAA will reduce the risk of the FLAP Grant being rescinded.

Located in the White Hall Magisterial District, this project will provide enhanced parking to reduce traffic and congestion at the Reservoir. The traffic and congestion causes emergency vehicles difficulty when navigating to citizens in need of assistance. This project is fully grant-funded and will create a safer, enhanced, and more accessible gateway to the Shenandoah National Park. The operational agreement with the City is still in process but is expected to be finalized soon. An executed PAA will lessen the possibility of the FLAP Grant being rescinded.

Because this item will be fully grant-funded, there is no budget impact to the County associated with this item.

Staff recommends that the Board adopt a resolution authorizing the County Executive to sign a PAA with VDOT.

By the above-recorded vote, the Board adopted a resolution authorizing the County Executive to sign a PAA with VDOT:

RESOLUTION TO AUTHORIZE A PROJECT ADMINISTRATION AGREEMENT (PAA) WITH VDOT FOR THE SUGAR HOLLOW RESERVOIR TRAILHEAD PROJECT

WHEREAS, the Federal Lands Access Program (FLAP) Grant for the Sugar Hollow Reservoir Trailhead Project (the Project) requires the County to execute a Project Administration Agreement (PAA) with the Virginia Department of Transportation (VDOT); and

WHEREAS, the rights and responsibilities of the County and VDOT concerning the administration of the Project as described in the PAA are acceptable to the County;

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby authorizes the County Executive to sign a Project Administration Agreement for the Project, once approved as to form and substance by the County Attorney.

* * * * *

STANDARD PROJECT ADMINISTRATION AGREEMENT
Federal-aid Projects

Project Number	UPC	Local Government
0614-002-032	126035	Albemarle County

THIS AGREEMENT, is hereby made and effective the date of the last (latest) signature set forth below, by and between the COUNTY OF A, VIRGINIA, hereinafter referred to as the LOCALITY and the Commonwealth of Virginia, Department of Transportation, hereinafter referred to as the DEPARTMENT. The DEPARTMENT and the LOCALITY are collectively referred to as the "Parties."

WHEREAS, the LOCALITY has expressed its desire to administer the work described in Appendix A, and such work for each improvement shown in Appendix A is hereinafter referred to as the "Project;" and

WHEREAS, the funds shown in Appendix A have been allocated to finance the Project; and

WHEREAS, the LOCALITY is committed to the development and delivery of the Project in an expeditious manner; and

WHEREAS, the LOCALITY is responsible for administering the Project in accordance with DEPARTMENT guidelines, including the most current *Locally Administered Projects Manual* ("LAP Manual"), and with the program specific requirements shown in Appendix B, based on the nature of the allocated funding for the Project as shown in the Appendix A; and

WHEREAS, the Parties have concurred in the LOCALITY's administration of all phases of work for the Project in accordance with applicable federal, state and local laws and regulations; and

WHEREAS, the LOCALITY's governing body has by resolution, demonstrated the LOCALITY'S commitment to provide local funding for the Project to the extent contemplated by this Agreement and further, by resolution or otherwise, authorized its designee to execute this Agreement, and said authorizations are attached hereto.

NOW THEREFORE, in consideration of the mutual premises contained herein, the Parties hereto agree as follows:

1. The representations, covenants and recitations set forth in the foregoing recitals are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though they were fully set forth in this Section 1.
2. The LOCALITY shall:

- a. Be responsible for all activities necessary to complete the noted phase(s) of the Project as shown in Appendix A, except for activities, decisions, and approvals which are the responsibility of the DEPARTMENT, as expressly required by federal or state laws and regulations, or as otherwise agreed to, in writing, between the Parties. Every phase of the Project will be designed and constructed to meet or exceed current American Association of State Highway and Transportation Officials standards when the facilities are locally maintained and shall further comply with all supplementary standards established by the DEPARTMENT when the facilities are maintained by the DEPARTMENT.
- b. Meet all funding obligation and expenditure timeline requirements in accordance with all applicable federal and state laws and regulations, all applicable Commonwealth Transportation Board and DEPARTMENT policies, and those additional requirements as identified in Appendices A and B to this Agreement. Noncompliance with this requirement may result in deallocation of the funding from the Project, rescission of state funding match, termination of this Agreement, or the DEPARTMENT's denial of future requests to administer projects by the LOCALITY, all of which actions are at the discretion of the DEPARTMENT or as can be taken pursuant to applicable laws, regulations, or policies.
- c. Receive prior written authorization from the DEPARTMENT to proceed with preliminary engineering, right-of-way acquisition and utility relocation, advertisement and award for the Project, as required in the most current LAP Manual and other applicable DEPARTMENT guidelines.
- d. Administer the Project in accordance with the DEPARTMENT's most current LAP Manual and other guidelines applicable to Locally Administered Projects as published by the DEPARTMENT.
- e. Maintain accurate and complete records of the Project's development as required in the LAP Manual and any supplemental guidance and directives of the DEPARTMENT and retain documentation of all expenditures and make such information available for inspection or auditing by the DEPARTMENT upon request. Records and documentation for the Project shall be maintained for no less than three (3) years following the DEPARTMENT'S acceptance of the final voucher on the Project.
- f. At least quarterly, but no more frequently than monthly, submit invoices with supporting documentation to the DEPARTMENT in the form prescribed by the DEPARTMENT. The supporting documentation shall include copies of vendor and contractor invoices paid by the LOCALITY, an up-to-date Project summary and schedule, and a summary of all payment requests, payments and adjustments. A request for reimbursement shall be made within 90 days after any eligible Project expenses are incurred by the LOCALITY. Reimbursement for eligible expenditures shall not exceed funds allocated each year for the Project by the Commonwealth Transportation Board in the Six Year Improvement Program.

- g. Acknowledges that for federally-funded projects and pursuant to 2 CFR § 200.339, Remedies for Noncompliance, failure to comply with federal laws and regulations, or the terms and conditions of federal awards, may result in the imposition of sanctions including but not limited to possible denial or delay of payment of all or a part of the costs associated with the activity or action not in compliance.
 - h. Reimburse the DEPARTMENT for all Project expenses incurred by the DEPARTMENT if, due to action or inaction of the LOCALITY, federally-funded Project expenditures incurred are not reimbursed by the Federal Highway Administration (FHWA), or reimbursements are required to be returned to the FHWA, or in the event the reimbursement is required by the provisions of § 33.2-214 or § 33.2-331 of the Code of Virginia (1950), as amended, or other applicable provisions of federal, state, or local law or regulations.
 - i. On projects that the LOCALITY is providing the required match to state or federal funds, pay the DEPARTMENT the LOCALITY's match for eligible Project expenses incurred by the DEPARTMENT in the performance of activities set forth in paragraph 2.a.
 - j. Administer the Project in accordance with all applicable federal, state, and local laws and regulations. Failure to fulfill legal obligations associated with the Project may result in forfeiture of federal or state-aid reimbursements.
 - k. If legal services other than that provided by staff counsel are required in connection with condemnation proceedings associated with the acquisition of Right-of-Way, the LOCALITY will consult the DEPARTMENT to obtain an attorney from the list of outside counsel approved by the Office of the Attorney General. Costs associated with outside counsel services shall be reimbursable expenses of the Project.
 - l. Provide, or have others provide, maintenance of the Project upon completion, unless otherwise agreed to by the DEPARTMENT. Where the Project results in physical construction, the LOCALITY will continue to operate and maintain the Project in accordance with the final constructed design as approved by the DEPARTMENT. The LOCALITY agrees that any modification of the approved design features, without the approval of the DEPARTMENT, may, at the discretion of the DEPARTMENT, result in restitution either physically or monetarily as determined by the DEPARTMENT.
3. The DEPARTMENT shall:
- a. Perform any actions and provide any decisions and approvals, within a reasonable time, which are the responsibility of the DEPARTMENT, required by federal and state laws and regulations, or as otherwise agreed to, in writing, between the parties, and provide necessary coordination with the FHWA as determined to be necessary by the DEPARTMENT.

- b. Upon receipt of the LOCALITY's invoices pursuant to paragraph 2.f., reimburse the LOCALITY the cost of eligible Project expenses, as described in Appendix A. Such reimbursements shall be payable by the DEPARTMENT within 30 days of an acceptable submission by the LOCALITY.
 - c. Where applicable, submit invoices to the LOCALITY for the LOCALITY's share of eligible Project expenses incurred by the DEPARTMENT in the performance of activities pursuant to paragraphs 2. a. and 3.a.
 - d. Audit the LOCALITY's Project records and documentation as may be required to verify LOCALITY compliance with federal and state laws and regulations.
 - e. Upon LOCALITY'S request, make available to the LOCALITY guidelines to assist the Parties in carrying out responsibilities under this Agreement.
4. If designated by the DEPARTMENT, the LOCALITY is authorized to act as the DEPARTMENT's agent for the purpose of conducting survey work pursuant to § 33.2-1011 of the Code of Virginia (1950), as amended.
 5. Nothing in this Agreement shall obligate the Parties hereto to expend or provide any funds in excess of funds agreed upon in this Agreement or as shall have been included in an annual or other lawful appropriation. State and federal Project funding is limited to those identified in the Appendix A of this Agreement and is allocable only upon LOCALITY's compliance with all requirements of this Agreement. In the event the cost of all or part of the Project is anticipated to exceed the allocation shown on Appendix A, the Parties agree to cooperate in seeking additional funding for the Project or to terminate the Project before Project costs exceed the allocated amount. Any requested increase in federal or state funding is subject to DEPARTMENT policy and procedures applicable to the funding source and is not guaranteed.
 6. Nothing in this Agreement shall be construed as a waiver of the LOCALITY's or the Commonwealth of Virginia's sovereign immunity.
 7. The Parties mutually agree and acknowledge, in entering this Agreement, that the individuals acting on behalf of the Parties are acting within the scope of their official authority and capacity and the Parties agree that neither Party will bring a suit or assert a claim against any official, officer, or employee of either Party, in their individual or personal capacity for a breach or violation of the terms of this Agreement or to otherwise enforce the terms and conditions of this Agreement. The foregoing notwithstanding, nothing in this subparagraph shall prevent the enforcement of the terms and conditions of this Agreement by or against either Party in a competent court of law.
 8. The Parties mutually agree that no provision of this Agreement shall create in the public, or in any person or entity other than the Parties, rights as a third party beneficiary hereunder, or authorize any person or entity, not a party hereto, to maintain any action for, without limitation, personal injury, property damage, breach of contract, or return of money, or property, deposit(s), cancellation or forfeiture of bonds, financial instruments,

pursuant to the terms of this Agreement or otherwise. Notwithstanding any other provision of this Agreement to the contrary, unless otherwise provided, the Parties agree that the LOCALITY or the DEPARTMENT shall not be bound by any agreements between either party and other persons or entities concerning any matter which is the subject of this Agreement, unless and until the LOCALITY or the DEPARTMENT has, in writing, received a true copy of such agreement(s) and has affirmatively agreed, in writing, to be bound by such Agreement.

9. This Agreement may be terminated by either Party upon 30 days advance written notice to the other Party. Eligible Project expenses incurred through the date of termination shall be reimbursed in accordance with paragraphs 2.f, 2.h., and 3.b, subject to the limitations established in this Agreement and Appendix A. Upon termination and unless otherwise agreed to, the DEPARTMENT shall retain ownership of plans, specifications, and right of way, unless all state and federal funds provided for the Project have been reimbursed to the DEPARTMENT by the LOCALITY, in which case the LOCALITY will have ownership of the plans, specifications, and right of way.
10. Prior to any action pursuant to paragraphs 2.b, 2.g. or 2.h.of this Agreement, the DEPARTMENT shall provide notice to the LOCALITY with a specific description of the LOCALITY's breach of this Agreement. Upon receipt of a notice of breach, the LOCALITY will be provided the opportunity to cure such breach or to provide a plan to cure to the satisfaction to the DEPARTMENT. If, within sixty (60) days after receipt of the written notice of breach, the LOCALITY has neither cured the breach, nor is diligently pursuing a cure of the breach to the satisfaction of the DEPARTMENT, then upon receipt by the LOCALITY of a written notice from the DEPARTMENT stating that the breach has neither been cured, nor is the LOCALITY diligently pursuing a cure, the DEPARTMENT may exercise any remedies it may have under this Agreement or at law or in equity.
11. THE LOCALITY and DEPARTMENT acknowledge and agree that this Agreement has been prepared jointly by the Parties and shall be construed simply and in accordance with its fair meaning and not strictly for or against any Party.
12. THIS AGREEMENT, when properly executed, shall be binding upon both Parties, their successors, and assigns.
13. THIS AGREEMENT may be modified only in writing by mutual agreement of the Parties.
14. THIS AGREEMENT may be executed in multiple counterparts by digital or wet signature or a combination thereof. All counterparts together constitute one single, legally binding agreement. Electronic copies of this AGREEMENT, and scanned and transmitted signatures, including those sent as email attachments, shall be considered originals for the purposes of this AGREEMENT.

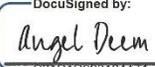
IN WITNESS WHEREOF, each Party hereto has caused this Agreement to be executed by their duly authorized representatives, acknowledging and agreeing that any digital signature affixed hereto shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature.

COUNTY OF ALBEMARLE, VIRGINIA:


Signature _____ Date 10/13/25
County Executive
Title _____

NOTE: The official signing for the LOCALITY must attach a certified copy of his or her authority to execute this Agreement.

COMMONWEALTH OF VIRGINIA, DEPARTMENT OF TRANSPORTATION:

DocuSigned by:

Signature _____ Date 12/30/2025
C:31D1D093124474...

Chief of Policy, Commonwealth of Virginia, Department of Transportation

Attachments

- Appendix A
- Appendix B

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Appendix A - Locally Administered

Version: Original Prepared Date: 10/7/2025

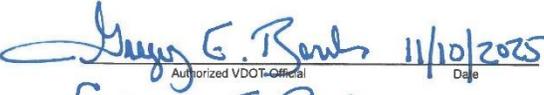
Project Details			
UPC: 126035	State Project #: 0614-002-032	CFDA #: 20.205	Locality UEI #: HZHJJ899LLU5
Locality: Albemarle County	Address: 401 McIntire Road, Charlottesville, VA 22902-4596		
Work Description: FLAP Sugar Hollow Reservoir: New trailhead, Route 614 roadway and parking improvements	Project Location (Zip +4) 22932-2238		

Project Points of Contact	
Locality Project Manager Name: Alex Salle Phone: 540-423-7868 Email: asalle@albemarle.org	VDOT Project Coordinator Name: John Price Phone: 540-347-6371 Email: john.price@vdot.virginia.gov

Project Estimates				
	Preliminary Engineering	Right of Way and Utilities	Construction	Total
Estimated Locality Project Expenses	\$162,385	\$0	\$1,133,059	\$1,295,444
Estimated VDOT Project Oversight	\$27,200	\$0	\$24,900	\$52,100
Estimated VDOT Project Services (Appendix C)	\$0	\$0	\$0	\$0
Estimated Total Project Costs	\$189,585	\$0	\$1,157,959	\$1,347,544

Project Financing					
Allocated Funds Type	Allocated Funds Amount	Local % Participation	Local Share Total	Max Reimbursement to Locality	Total Estimated Reimbursement to Locality
Federal Lands Access Program	\$1,350,000	0%	\$0	\$1,350,000	
			\$0	\$0	
			\$0	\$0	
			\$0	\$0	
			\$0	\$0	
			\$0	\$0	
			\$0	\$0	
			\$0	\$0	
			\$0	\$0	
			\$0	\$0	
			\$0	\$0	
Funding Totals	\$1,350,000		\$0	\$1,350,000	\$1,297,900

Note - The funds order is not indicative of the actual spend order of funds on the project.
 This Appendix A supersedes all previous versions signed by VDOT and the LOCALITY for the Project.

 _____ Authorized Locality Official Date: 10/3/25 JEFFREY B. RICHARDSON Printed Name of Locality Official COUNTY EXECUTIVE Title of Locality Official	 _____ Authorized VDOT Official Date: 11/10/2025 Gregory E. Banks Printed Name of VDOT Official Programming Investment Director Title of VDOT Official
---	---

This attachment is certified and made an official attachment to this document by the Parties to this Agreement.

Appendix B – Special Funding Program Conditions and Requirements

Project Number	UPC	Local Government
0614-002-032	126035	Albemarle County

SMART SCALE

Administration of this Project, including but not limited to the Project estimate, schedule and commitment to funding, is subject to the requirements established in the Commonwealth Transportation Board's (CTB's) most current *Policy for Implementation of the SMART SCALE Project Prioritization Process*, the applicable requirements of the Code of Virginia, and VDOT's applicable *Instructional and Informational Memoranda*.

Without limiting the foregoing, this Project has been selected through the Smart Scale (HB2) application and selection process and will remain in the Six-Year Improvement Plan (SYIP) as a funding priority unless certain conditions set forth in the CTB's most current *Policy for Implementation of a Project Prioritization Process* arise. Pursuant to the CTB's *Policy for Implementation of a Project Prioritization Process*, this Project will be re-scored and/or the funding decision re-evaluated if any of the following conditions apply: a change in the scope, an estimate increase, or a reduction in the locally/regionally leveraged funds. Applications may not be submitted in a subsequent SMART SCALE prioritization cycle to account for a cost increase on a previously selected Project.

This Project shall be initiated and at least a portion of the Project's programmed funds expended within one year of the budgeted year of allocation or funding may be subject to reprogramming to other projects selected through the prioritization process. In the event the Project is not advanced to the next phase of construction when requested by the CTB, the LOCALITY or the localities within the metropolitan planning organization may be required, pursuant to § 33.2-214 of the Code of Virginia, to reimburse the DEPARTMENT for all state and federal funds expended on the Project.

Transportation Alternatives Program

This Project shall be administered in accordance with VDOT's most current *Transportation Alternatives Program Guide*.

Without limiting the foregoing, CTB policy for allocations from the Transportation Alternatives Programs requires that the Project must be advertised or otherwise under construction within four years of the initial Project allocation or otherwise be subject to deallocation, unless prior Department approval has been provided.

The DEPARTMENT shall conduct all environmental studies necessary to complete an environmental document in compliance with the National Environmental Policy Act, unless otherwise agreed to in writing and attached to this Agreement. The LOCALITY is responsible for implementing any environmental commitments resulting from the environmental studies. In addition, the LOCALITY is responsible for obtaining any water quality permits and conducting

any required hazardous materials due diligence efforts. VDOT's estimated cost for the environmental studies and submissions will be provided to the LOCALITY and deducted from the Project funds.

Regional Surface Transportation Program (RSTP)

Allocated Regional Surface Transportation Program funds must be obligated within 12 months of allocation and expended within 36 months of the obligation.

Congestion Mitigation Air Quality (CMAQ)

Allocated Congestion Mitigation and Air Quality Program funds must be obligated within 12 months of allocation and expended within 36 months of the obligation.

Revenue Sharing

This Project shall be administered in accordance with VDOT's most current *Revenue Sharing Program Guidelines*.

Without limiting the foregoing, the Project shall be initiated such that at least a portion of the Revenue Sharing Funds are expended within one year of allocation. For any project that has not been initiated within one year, the CTB has the discretion to defer consideration of future allocations until the Project moves forward. Further, if the Project has not been initiated within two fiscal years subsequent to the allocation of Revenue Sharing Funds, the Revenue Sharing Funds for the Project may be subject to deallocation from the Project at the discretion of the CTB.

State of Good Repair (SGR) Bridge

Project estimate, schedule, and commitment to funding are subject to the requirements established in the CTB's *State of Good Repair Program Prioritization Process Methodology*, the Code of Virginia, and VDOT's *Instructional and Informational Memoranda*.

Projects receiving funding under this program must initiate the Preliminary Engineering or the Construction Phase within 24 months of award of funding or become subject to deallocation. In the event the Project is not advanced to the next phase of construction, the LOCALITY may be required, pursuant to § 33.2-214 of the Code of Virginia, to reimburse the Department for all state and federal funds expended on the Project.

This Project has been selected through the State of Good Repair application and selection process and will remain in the SYIP as a funding priority. Pursuant to the CTB's *State of Good Repair Program Prioritization Process Methodology*, this Project will be re-scored and/or the funding decision re-evaluated if any of the following conditions apply: a change in the scope, an estimate increase, or a reduction in the locally/regionally leveraged funds. Applications may not be submitted in a subsequent annual State of Good Repair prioritization cycle for the same bridge structure to account for a cost increase on a previously selected Project.

State of Good Repair (SGR) Paving

Project estimate, schedule, and commitment to funding are subject to the requirements established in the CTB's *State of Good Repair Program Prioritization Process Methodology*, the Code of Virginia, and VDOT's *Instructional and Informational Memoranda*.

Projects receiving funding under this program must be advertised within twelve months of award funding or be subject to deallocation. In the event the Project is not advanced to the next phase of construction, the LOCALITY may be required, pursuant to § 33.2-214 of the Code of Virginia, to reimburse the Department for all state and federal funds expended on the Project.

This Project has been selected through the State of Good Repair application and selection process and will remain in the SYIP as a funding priority. Pursuant to the CTB's State of Good Repair Program Prioritization Process Methodology, this Project will be re-scored and/or the funding decision re-evaluated if any of the following conditions apply: a change in the scope, an estimate increase, or a reduction in the locally/regionally leveraged funds. Applications may not be submitted in a subsequent annual State of Good Repair prioritization cycle for the same roadway segment to account for a cost increase on a previously selected Project.

Economic Access

This Project shall be administered in accordance with VDOT's most current *Economic Development Access Program Guide*.

Airport Access

This Project shall be administered in accordance with VDOT's most current *Airport Access Program Guide*.

Recreational Access

This Project shall be administered in accordance with VDOT's most current *Recreational Access Program Guide*.

Highway Safety Improvement Program (HSIP)

Allocated Highway Safety Improvement Program (HSIP) funds must be obligated within 12 months of allocation and expended within 36 months of the obligation.

Local Funds

All local funds included in Appendix A have been formally committed by the LOCALITY board or council, subject to appropriation.

 10/13/05
Authorized Locality Official Signature and Date

JEFFREY B. RICHARDSON
Printed Name of Locality Official



Eastern Federal Lands
Highway Division

22001 Loudoun County Parkway
Building E2, Suite 200
Ashburn, VA 20147

SENT VIA ELECTRONIC CORRESPONDENCE

In Reply Refer to: HFPP-15

Jeffrey B. Richardson
County of Albemarle
401 McIntire Road
Charlottesville, VA 22902-4596

Subject: Project Selection from the Federal Lands Access Program (FLAP)
Project Name: Sugar Hollow Reservoir Trailhead
Project ID: VA 69

Dear Mr. Richardson:

Congratulations! We are pleased to inform you that your proposal for the above referenced project, submitted under the Federal Fiscal Year (FY) 2023 -2026 FLAP call for projects, has been approved for programming by the members of the Virginia Programming Decisions Committee (PDC). This letter provides programmed information for the selected project, project funding requirements, and next steps.

Scope: Create a safer, enhanced, and more accessible gateway to the Shenandoah National Park. This would be achieved through three primary project components:

New Trailhead – Design and construct a formal trailhead, making use of the existing topography by creating two levels. One will serve as a formal parking area, and the second will serve as a pedestrian staging ground, with vault toilets, directional kiosks, and basic custodial amenities to serve as a mid-point between the new trailhead and outbound destinations including trails, the Big Branch waterfall, and swimming holes (Blue Hole on the Sugar Hollow property and Sanke Hole on NPS property).

The project improvement type is 28 – Trails Facilities for Pedestrians and Bicycles.

Route 614 Roadway Improvements – Improvements include a new course of aggregate wearing surface and repairs/enhancements of drainage infrastructure as well as ensuring the elimination of vehicle-pedestrian conflicts. A portion of Route 614 will serve as a pedestrian gateway to the national park and as a service road for maintenance vehicles and emergency responders. This portion of the road's primary function between the NPS and the dam will be as a trail for pedestrians and used only for purposes of maintenance and emergency response.

The project improvement type is 04-4R – Roadway Reconstruction with No Added Capacity.

Existing Parking Area Improvements – Conducting environmental remediation of the existing parking area to reduce erosion and sedimentation, and repair and restore the riparian buffer adjacent to the Moormans River.

The project improvement type is 06-4R - Parking Lots Restoration & Rehabilitation.

Project Changes: Proposed changes to the approved and programmed project require coordination with the Federal Highway Administration through the Virginia Department of Transportation to obtain PDC approval as required. Specific examples include:

- Any scope change from the initial programmed project, including design element changes;
- Schedule changes which will impact the fiscal year when funds are programmed;
- Any changes to the budget which impact the FLAP programmed amount; and
- Delivery agent changes.

Programmed Funding and Preliminary Schedule: The Virginia PDC approved up to \$1,350,000.00 for your proposal from the FLAP application. These funds may be used for preliminary engineering and construction. The federal share for these funds is up to 100%.

The following table shows these phases, the programmed funds by phase, and the fiscal year(s) when funds are preliminarily programmed based on availability of funding. The actual year funds are obligated may change due to changes to the program and/or project schedule variance.

Phase	Programmed Funds by Phase (Estimates)	Fiscal Year when Funds are Programmed
Preliminary Engineering (including NEPA, final design)	\$31,200.00	2023
Construction Engineering	\$81,357.00	2024
Construction Cost	\$1,174,259.00	2024
Other Costs	\$63,184.00	2024
Total Project Cost	\$1,350,000.00	

This project has been added to the Office of Federal Lands Highway Transportation Improvement Program. It is the funding recipient/subrecipient's responsibility to coordinate this project's inclusion into the Metropolitan Planning Organization Transportation Improvement Program (if applicable) and the Virginia Statewide Transportation Improvement Program.

The programmed funds by phase in the table above are based on the current project estimate. The FLAP funding may be adjusted between programmed project phases based on need. If the estimated amount increases, the total programmed FLAP funds may not be sufficient to complete the project as programmed by the PDC. As necessary, additional funding needs to complete the project will be provided by the selectee to address any funding shortfall.

Right-of-Way: No known right-of-way conflicts. Most project components will be constructed in federal, state, or local rights-of-way. The extent of any private property easements will be determined during project design. Right-of-way will be obtained before the advertisement of the project.

Utilities: No utility conflicts are anticipated. Electric utility service will be extended for sight lighting from existing poles in the area as part of the project. These utility extensions and utility agreements will be finalized before the advertisement of the project.

Owner of Federal Lands to which the Project Provides Access: U.S. National Park Service (Shenandoah National Park).

Entity with maintenance responsibility of facility: Albemarle County, VA has maintenance responsibility of the facility.

PDC considerations: The PDC fully funded the project.

Project Deliver Agent: Albemarle County, VA

Reporting: Enclosed with this letter in Attachment A is the project reporting template. As the selectee of FLAP funds, it is required that you submit this report **every 6 months** (January 15 and July 15) to the key staff listed below.

Key Staff:

Name	Agency	Contact Information
John Simkins Planning, Environment, Realty, and Freight Team Leader	FHWA VA Division Office	804-775-3347 John.Simkins@dot.gov
James Mullins Financial Manager	FHWA VA Division Office	804-775-3355 James.Mullins@dot.gov
Patrick M. Kenney Superintendent	National Park Service - Shenandoah National Park	540-999-3500 x3100 Pat_Kenny@nps.gov
Brittany Voll, Federal Programs Manager	Virginia Department of Transportation – Local Assistance Division	(804) 786-8918 Brittany.Voll@vdot.virginia.gov
Synthia Waymack, Federal Programs Manager	Virginia Department of Transportation – Local Assistance Division	(804) 786-2586 Synthia.Waymack@vdot.virginia.gov
Jeffrey Richardson County Executive	Albemarle County, VA	434-296-5841 JRichardson3@albemarle.org
Lance Stewart, Director of Facilities	Albemarle County, VA	434-296-5816 LStewart@albemarle.org

& Environmental Services		
Blake Abplanalp Chief of Facilities Planning & Construction	Albemarle County, VA	434-872-4501 BAbplanalp@albemarle.org
Kimberly Gardner Grant Leader	Albemarle County, VA	434-872-4516 grants@albemarle.org

Funds from the FLAP for this project are not guaranteed. Funding is dependent on the availability of appropriations from Congress. Any programmed FLAP funds remaining after the project is complete must be returned to Eastern Federal Lands Highway Division (EFLHD) for competitive reprogramming through the PDC.

The next step is for the EFLHD Office to coordinate the transition of this project to the Virginia Federal-aid Division Office, who will administer the project through their standard processes. Please contact John Simkins, Planning, Environment, Realty, and Freight Team Leader, FHWA VA Division Office, to coordinate initiation of this project.

We appreciate your interest in the Federal Lands Access Program and look forward to the successful delivery of this important project.

Sincerely yours,

HOLLY E
BELL

 Digitally signed by HOLLY E BELL
Date: 2023.06.13
12:45:07 -04'00'

Holly E. Bell
EFLHD Planning & Programs Branch Chief

Enclosures

Attachment A: Project Reporting Requirements

cc:

Raju Mooney, National FLAP Program Manager, FHWA FLH
Jeffrey Mann, National FLAP Program Manager, FHWA FLH
Joseph Taylor, Stewardship & Oversight Coordinator, FHWA FLH
James Graves, National Program Manager, FHWA FLH
John Simkins, Planning, Environment, Realty, and Freight Team Leader, FHWA VA Division Office
James Mullins, Financial Manager, FHWA VA Division Office
Mr. Patrick M. Kenney, Superintendent, Shenandoah National Park, National Park Service
Brittany Voll, Federal Programs Manager, VDOT – Local Assistance Division
Synthia Waymack, Federal Programs Manager, VDOT – Local Assistance Division
Mr. Lance Stewart, Director of Facilities & Environmental Services, Albemarle County, VA
Mr. Blake Abplanalp, Chief of Facilities Planning & Construction, Albemarle County, VA
Ms. Kimberly Gardner, Grand Leader, Albemarle County, VA

FLAP Project Report

ATTACHMENT A

From: *(enter selectee name, agency and contact information)*

Date: *(enter date when report is submitted)*

1. **PROJECT DETAILS:**

Project Name	<i>Sugar Hollow Reservoir Trailhead</i>
Project ID	<i>VA 69</i>
Benefitting FLMA(s)	<i>National Park Service - Shenandoah National Park</i>
Scope	<p><i>Design and construct a formal trailhead, making use of the existing topography by creating two levels. One will serve as a formal parking area, and the second will serve as a pedestrian staging ground, with vault toilets, directional kiosks, and basic custodial amenities to serve as a mid-point between the new trailhead and outbound destinations including trails, the Big Branch waterfall, and swimming holes (Blue Hole on the Sugar Hollow property and Sanke Hole on NPS property).</i></p> <p><i><u>Route 614 Roadway Improvements</u> – Improvements include a new course of aggregate wearing surface and repairs/enhancements of drainage infrastructure. A portion of Route 614 will serve as a pedestrian gateway to the national park and as a service road for maintenance vehicles and emergency responders.</i></p> <p><i><u>Existing Parking Area Improvements</u> – Conducting environmental remediation of the existing parking area to reduce erosion and sedimentation and repair and restore the riparian buffer adjacent to the Moormans River.</i></p>

FLAP Project Report

2. **PROJECT STATUS:**

Provide a short narrative on project status.

Schedule	Anticipated Finish (MM/YY or N/A)	Actual Finish (MM/YY or N/A)
NEPA Document	2/2023 – 5/2023	
Final Design	5/2023 – 8/2023	
Advertisement	9/2023 – 10/2023	
Construction Engineering	5/2023 – 8/2023	
Construction	11/2023 – 5/2024	
Contract Closeout	3/2024 – 6/2024	



Certificate Of Completion

Envelope Id: 7E823C69-DBEC-4CB6-81DF-3FCE088EA7ED	Status: Completed
Subject: UPC 126035 - Albemarle County - Agreement for Execution	
Division: Local Assistance	
District:	
Use Case Name:	
Contract No.:	
RFP Number:	
Firm Name(1):	
Source Envelope:	
Document Pages: 17	Signatures: 1
Certificate Pages: 7	Initials: 0
AutoNav: Enabled	
EnvelopeId Stamping: Enabled	
Time Zone: (UTC-05:00) Eastern Time (US & Canada)	
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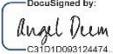
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 brittany.voll@vdot.virginia.gov
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 Division
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 angel.deem@vdot.virginia.gov
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Item No. 8.5. SE-2025-00014 Flow Hyundai Screening of Vehicles Awaiting Repair.

The Executive Summary forwarded to the Board states that the applicant requests a special exception (Attachment A) to waive County Code § 18-5.1.31(b), which requires that "no vehicle awaiting repair shall be located on any portion of the site so as to be visible from any public street or any residential property and shall be limited to locations designated on the approved site plan." The Board may waive the screening requirement upon certain findings set forth in County Code § 18-5.1(a). On August 7, 2024, the Board approved a special exception to waive the requirements of County Code § 18-5.1.31(b) subject to certain conditions. This request proposes a modification to the concept plan previously approved (Attachment B).

Staff analysis is provided as Attachment C.

Staff recommends that the Board adopt the attached Resolution (Attachment D) to approve a special exception to waive County Code § 18-5.1.31(b).

By the above-recorded vote, the Board adopted the attached Resolution (Attachment D) to approve a special exception to waive County Code § 18-5.1.31(b):

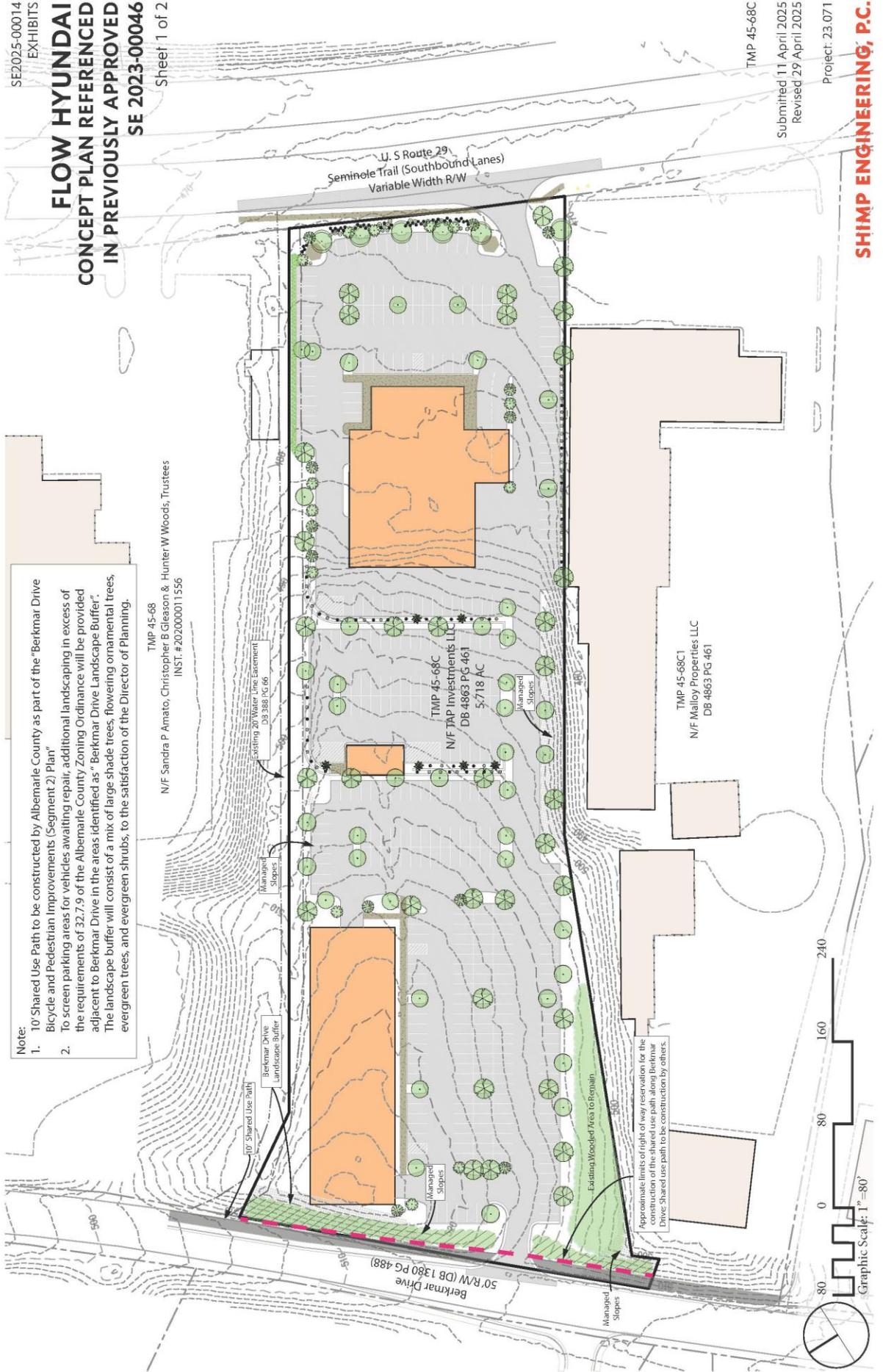
**RESOLUTION TO APPROVE SE2025-000014
FLOW HYUNDAI SPECIAL EXCEPTION**

WHEREAS, upon consideration of the staff reports prepared for SE2025-000014 Flow Hyundai Special Exception and the attachments thereto, including staff's supporting analysis, any comments received, and all relevant factors in Albemarle County Code §§ 18.1-5.1(a) and 18-33.9(A), the Albemarle County Board of Supervisors hereby finds that the requirement of Albemarle County Code § 18-5.1.31(b) would not forward the purposes of the Zoning Ordinance on Parcel 04500-00-00-068C0 or otherwise serve the public health, safety, or welfare;

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby grants a special exception to waive County Code § 18-5.1.31(b) on Parcel 04500-00-00-068C0, on the condition that the final site plan include a landscape plan that contains the following elements, to the satisfaction of the Director of Planning:

- a. A landscape buffer adjacent to Berkmar Drive that considers the alignment of the future shared-use path, as indicated on the Flow Hyundai Concept Plan + Exhibits by Shimp Engineering last revised April 11, 2025, and screens parking areas for vehicles awaiting repair; and
- b. Landscaping in the buffer along Berkmar Drive, meeting or exceeding the requirements of County Code § 18-32.7.9, including a mix of large shade trees, flowering ornamental trees, evergreen trees, and evergreen shrubs.

* * * * *



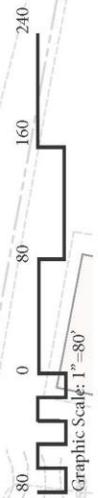
Note:

- 10' Shared Use Path to be constructed by Albemarle County as part of the "Berkmar Drive Bicycle and Pedestrian Improvements (Segment 2) Plan"
- To screen parking areas for vehicles awaiting repair, additional landscaping in excess of the requirements of 32.7.9 of the Albemarle County Zoning Ordinance will be provided adjacent to Berkmar Drive in the areas identified as "Berkmar Drive Landscape Buffer". The landscape buffer will consist of a mix of large shade trees, flowering ornamental trees, evergreen trees, and evergreen shrubs, to the satisfaction of the Director of Planning.

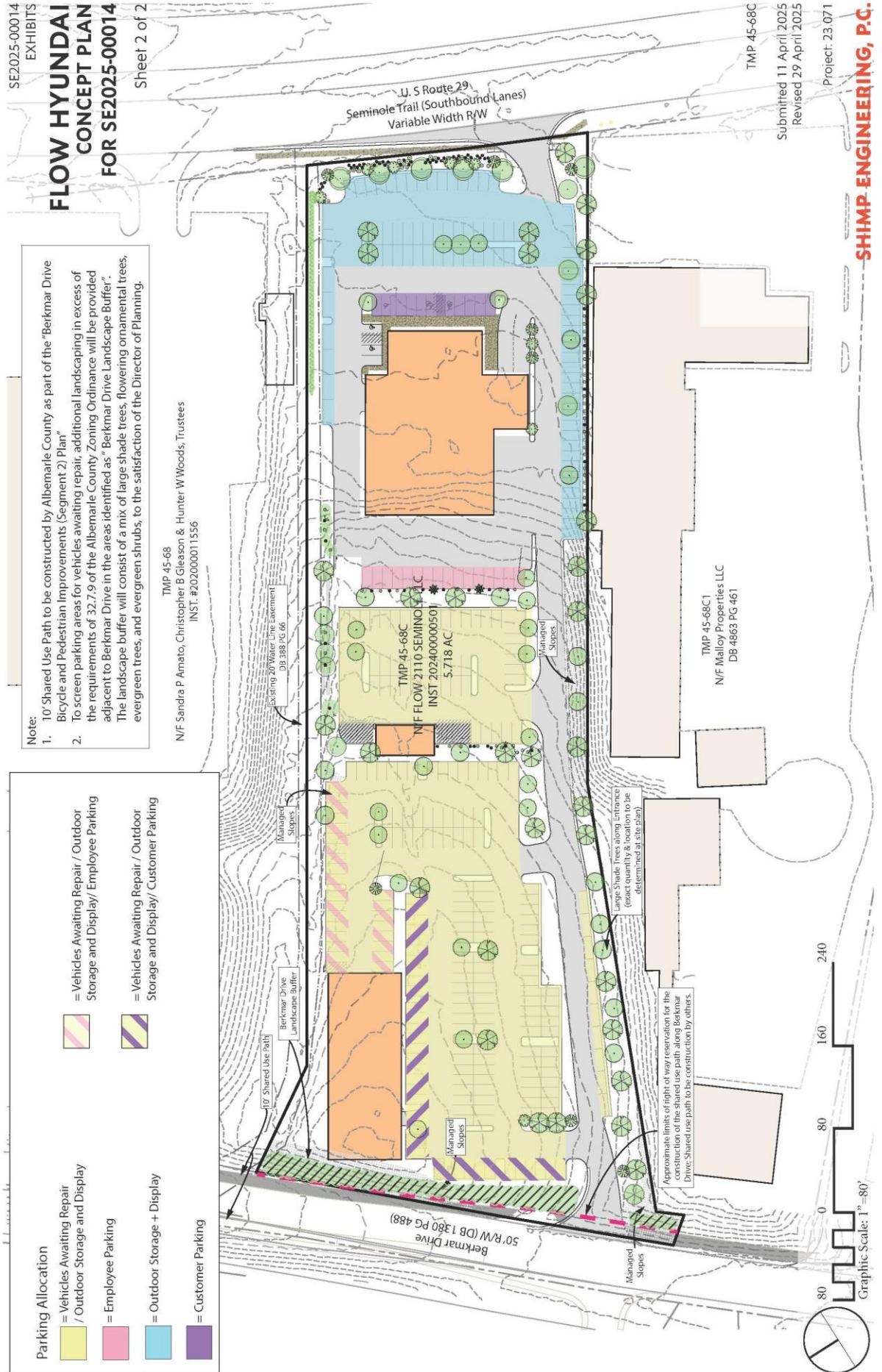
TMP 45-68
 N/F Sandra P Amato, Christopher B Gleason & Hunter W Woods, Trustees
 INST. #20200011556

SE2025-00014
 EXHIBITS
FLOW HYUNDAI
CONCEPT PLAN REFERENCED
IN PREVIOUSLY APPROVED
SE 2023-00046
 Sheet 1 of 2

TMP 45-68C
 Submitted 11 April 2025
 Revised 29 April 2025
 Project: 23.071



SHIMP ENGINEERING, P.C.



Item No. 8.6. FY 25 Third Quarter Financial Report, **was received for information.**

Item No. 8.7. Facilities & Environmental Services (FES) Quarterly Report - Spring 2025, **was received for information.**

Item No. 8.8. VDOT Monthly Report (May) 2025, **was received for information.**

Agenda Item No. 9. **Presentation:** Cost of Community Services Study

The Executive Summary forwarded to the Board states that During Planning presentations to the Board in 2022 regarding rural-area land uses and land-conservation programs, the Board directed staff to provide more information on the fiscal implications of rural land development and land conservation.

Staff research indicated that Virginia counties often use the Cost of Community Services Study approach to quantify the revenues and public expenditures associated with general categories of land use (residential, commercial, and agricultural/open space). The Community Development Department contracted with the Weldon Cooper Center, which has written these studies for several Virginia localities, to provide a report for Albemarle County.

As noted in the Executive Summary of the study (Attachment A, pages 1-2), this study method computes a ratio of expenditures to revenues for each land-use category. If the ratio is above one, that land use creates a fiscal deficit. If the ratio is below one, that land use demands less in services than it provides in revenue.

The calculated cost/revenue ratios for Albemarle County in FY 2022 were as follows:

Land Use Category	Cost/Revenue Ratio
Residential	1.309
Commercial/Industrial	0.320
Agriculture/Open Space	0.537

These results are generally consistent with the patterns found in Virginia and in other states.

Land Use Category	Cost/Revenue Ratio	
	<i>Average of 8 Virginia Localities</i>	<i>Average of 125 Localities Nation-wide</i>
Residential	1.19	1.18
Commercial/Industrial	0.36	0.44
Agriculture/Open Space	0.35	0.50

The study notes that “Albemarle County’s residential and agriculture/open space ratios are slightly higher than found in other studies, while the commercial/industrial ratio is somewhat lower.”

There is no budget impact associated with the presentation of this report.

This report is for information only. Staff welcomes the Board’s feedback regarding the study’s contents and findings.

Mr. Terance Rephann stated that he is a regional economist with the Weldon Cooper Center at UVA. Mr. Rephann stated that the Cost of Community Services study was published in 2023 and was produced for Scott Clark, Conservation Program Officer for the County and Community Development, who had requested a background document to assist in updating the County’s comprehensive plan. He said that as part of the Weldon Cooper Center, they had conducted several of these studies, including one for Fauquier County and another for Clarke County, and another pending in Northern Virginia. He said that they had experience with these studies, and their credibility had grown, with many local governments, state governments, and federal agencies seeking their expertise.

Mr. Rephann said that he would provide more background on the study, including its methodology, history, and limitations. He said that the Cooper Center was not an advocacy organization; they were a general public policy shop that worked with local governments, state governments, and federal agencies. He said that his presentation would cover the purpose of the study, its conceptual framework, and the results. He said that the purpose of the study was to provide background information for the comprehensive plan. He said that to achieve this, they computed a ratio that indicated whether a particular land use was a net burden or a net surplus to the community in terms of fiscal surplus. He explained that they analyze revenues and expenditures, assigning them to one of the land uses based on demand, and if the ratio was greater than one, the land use was considered a net burden; if it was less than one, it was considered a net contributor.

Mr. Rephann said that this methodology was developed by the American Farmland Trust (AFT) in the 1980s, primarily in response to urban sprawl and the loss of farmland in metropolitan areas like Northern Virginia and the Washington, D.C. area. He said the trust had conducted approximately 100 studies before ceasing operations around 2004-2005, at which point Weldon Cooper’s phone started ringing; they had since been approached by numerous universities and private consultants to conduct similar studies. He said that he had recently spoken with an AFT representative, who informed him that their federal funding had been cut off in many areas, prompting them to consider reentering this business to generate some revenue.

Mr. Rephann reiterated that the methodology was straightforward: revenue and expenditures

were assigned to specific land uses, and the ratio was computed. He noted that this category of study fell under fiscal impact analyses, a family of studies that originated from a similar category study. He said that he used to serve on the Fiscal Impact Advisory Committee, which provided recommendations to the Board on things like housing developments and proffers. He recalled the time of Steve Allshouse, who shepherded that committee through all the meetings.

Mr. Rephann stated that regarding the studies' limitations, there was some sensitivity to the methodological choices made in the studies. He said that they had largely adopted the American Farmland Trust methodology, with some departures as documented in the appendix. He said that states were organized differently, with varying revenue sources, jurisdictions, and educational districts; in some states, educational districts were subordinate to the County, overlapped them, incorporated them, had multiple districts, or covered multiple counties. He pointed out that this could significantly impact the results and land use definitions, as K-12 expenditures accounted for a significant portion of what they did, and if those boundaries differed, the results could be vastly different.

Mr. Rephann said that these studies were not looking at the margin, but rather at the broader community. He noted that they were not assuming that all new subdivisions would be a fiscal deficit but rather considering the potential for some to generate more revenue than expenditures. He said that it also depended on the community, as a community at capacity may require more infrastructure, leading to higher costs, whereas, a lagging community may not incur any costs, only the cost of maintaining existing facilities. He added that market failures and tax incidents also must be taken into account.

Mr. Rephann stated that he would like to clarify a point without delving into complex economic jargon or theoretical concepts: Just because someone was charged the tax, it does not mean that entity bore the tax burden. He said that the tax revenue could be distributed among various entities, and even though a business was paying it, it could be borne by residences and agricultural areas, and vice versa, with this distinction being crucial in economics. He said that there were public goods such as police services that benefited everyone, regardless of their specific land use, and these services may be provided for general public events or commercial purposes, but ultimately, they protect the entire community, including farmers and residents. He said that there are also various metrics of community welfare, including economic impact analysis and social cost-benefit analysis, which can produce conflicting results.

Mr. Rephann said that when looking at Albemarle County, it was essential in the context of a study of the Cost of Community Services to consider its unique characteristics. He stated that the County received a relatively high percentage of its tax revenue from agricultural land uses, according to a 2019 Virginia local tax rates survey. He said that the study was dormant for five years and then revived, but they no longer include the land use tax question so he is relying on 2019 data. He said that Albemarle County was one of the few communities in central Virginia with a conservation easement program, which sets it apart from other counties.

Mr. Rephann reported that they used land use categories based on the County assessor's, which was a state-legislated standard, and then aggregated them into residential, commercial/industrial, and agricultural open space, with a residual category. He emphasized that UVA was not reflected in the residual category, which focuses on government, nonprofit, and university land use categories, which were not applicable here as the focus was private land use categories.

Mr. Rephann stated with step one being defining those categories, the second was collecting revenue and expenditure data from the annual comprehensive financial report, which included all statements and the revenues and expenditure schedule at the back of the report. He said that they also collected information to help assign those revenues and expenditures to specific land uses; this information came from various departments such as the police department, fire department, community development, and other individual departments. He said they then allocated those expenditures and revenues to land uses and calculated the ratio.

Mr. Rephann presented a list some of the sources they used: the annual comprehensive financial report, the County assessor, public safety incident reporting systems (fire and police), caseload statistics from circuit and district courts, and additional information from County staff. He said that they relied on the budget office to provide detailed budget information from the annual financial report, as they needed more granular descriptions to assign items to land use categories. He noted that in some instances, they had difficulty making decisions such as assigning general administrative aspects such as the County administrator, so they used a fallback ratio based on property taxes by land use, which is the standard AFT approach to ensure consistency. He said that they sometimes employed hybrid methods, combining administrative records and fallback ratios, and occasionally relied on professional estimates provided by staff, but they did not use professional guesstimates this time.

Mr. Rephann reported that the bottom line was that when they made those assignments, the resulting ratios showed a gap between land uses, as demonstrated by the \$82 million gap for residential and the surplus for commercial, industrial, and agricultural open space. He referenced a table that showed the pure ratio based on actual numbers for FY22 and the adjusted ratio to balance the budget, and the balanced budget ratio for residential had decreased slightly for all three categories. He said that to better understand the impact of these changes, he conducted a series of thought experiments, or sensitivity analyses, to explore how varying their assumptions would affect the results.

Mr. Rephann stated that he removed federal and state revenues and expenditures, which tended to be more closely tied to residential, and found a relatively negligible impact. He said that he also

removed the use-value assessment, which meant that agricultural areas contributed more, resulting in a decrease in their ratio. He said that he also made an adjustment for public safety, as his data showed that the community was slightly above the benchmark, due in part to the conservation easement program but due primarily to the geocoding of public safety data. He noted that added farm dwellings that people live in to agricultural open space but did not add in the service demand of those.

Mr. Rephann presented a benchmark comparison to other studies conducted by the American Farmland Trust, which reported on 125 studies done about 10-15 years ago, and eight Virginia studies done by AFT, Weldon Cooper, and a nonprofit conservation organization. He stated that this provided a more nuanced understanding of the limitations and considerations involved in balancing the budget ratio.

Ms. LaPisto-Kirtley thanked him for the presentation. She said that the bottom line was that for every dollar the County spent on services, it cost them \$1.30 from residential land use taxes, meaning that residential costs more to serve. She said that on the other hand, for every dollar collected from commercial land use, it cost them \$0.32 in services, and for every dollar collected from agricultural or open space land use, it cost them approximately \$0.50. She said that clearly, it cost a lot more from real estate taxes, which continues to be a significant demand, and they get more bang for their buck from commercial and industrial.

Mr. Rephann agreed but noted that they had assigned public safety to commercial because if there was a fire call or a police call to a commercial enterprise, they had assigned that as a cost. He emphasized that the largest factor was K-12, which accounted for approximately 50% of the budget and was primarily residential. He added that Parks and Recreation also fell under the residential category.

Ms. LaPisto-Kirtley said that there were fewer services available for public police and fire departments in commercial areas compared to residential areas, due to the lower number of commercial properties.

Mr. Rephann responded that there were also services assigned to commercial, industrial, and agricultural sectors. He said that for example, conservation easements and agricultural programs, such as cooperative extension and soil conservation, were funded in part by them and assigned to agricultural uses. He said that economic development was typically assigned to the business community. He noted that there were also infrastructure projects, including streetscape improvements, which were also funded, but when considering the revenues generated by these uses, it was clear that there was a significant surplus.

Ms. LaPisto-Kirtley said that one final point was that she was aware that 24% of their land was under permanent conservation easement, which helped protect the agriculture in Albemarle. She said that 40% of their land was dedicated to farmland, which she found interesting and a confirmation of their robust agricultural presence.

Mr. Pruitt said that for clarification, when evaluating land under conservation easement, some of it was still subject to taxation. He asked if that was being considered agricultural open space in their analysis.

Mr. Rephann confirmed this, noting that it was under "easement." He stated that some of that could be in the residential category, as the agricultural classification applied to land with a minimum size of 20 acres. He said that if the land in question was less than 20 acres, it would fall within the residential category, which would affect its classification.

Mr. Pruitt said that when considering landowners in rural areas who possessed substantial tracts of land not used for residential purposes or productive farming, they still paid taxes on those lands. He said that they paid higher tax rates if they were not under any other type of land use. He said that these lands were being accurately classified as residential.

Mr. Rephann responded that he processed the data for these reports but had far less familiarity with individual properties.

Mr. Pruitt said that that Mr. Rephann had mentioned earlier that their public safety allocation was statistically anomalous compared to some of their peers, and he asked if they could talk through that.

Mr. Rephann presented a slide showing the 0.537 ratio versus the 0.349 and 0.5 ratios.

Mr. Pruitt clarified that the report indicates that Albemarle's data showed an unusual distribution related to public safety, which made some of their results stand out compared to their peers in the Commonwealth and resulted in higher-than-average residential numbers.

Mr. Rephann replied that he was focusing on the agricultural open space, since that was the primary focus of the Cost of Community Service Study; the .537. He said that compared to the AFT's 125 studies, which averaged 0.50, their figure was quite close. He said that when comparing it to the Virginia eight studies, Albemarle was a little bit higher. He said that upon reviewing his previous work, he noticed that the discrepancy stemmed from the increased assignment of incident reports to rural areas. He said that this was not related to issues like wineries or unruly crowds, but rather to incidents such as road accidents that may not have been accurately categorized. He said that to address this, he conducted a sensitivity analysis, borrowing benchmark numbers and adjusting them to match the AFT's average, which demonstrated that their results would be comparable to those of other Virginia localities.

Mr. Pruitt said that when considering this as a comparator point to peers in the Commonwealth, he assumed that they had worked on two of the eight studies mentioned. He asked if the comparators were the entire Commonwealth or specific communities within it.

Mr. Rephann responded that the comparators were those under urbanization pressure, such as Fauquier and Loudoun, located on the edge of a metropolitan area, and Clarke County in the middle of it all as an oasis. He also mentioned Page and Frederick counties, which had unique characteristics and retained a rural character, and unusual ones like Accomack.

Mr. Pruitt said that they were aware of the high-level takeaway of this in terms of the fact it cost more to build houses in the long run than anything else, but a sideline takeaway was that compared to their peers, they seemed to be investing more dollars in providing public safety to their rural communities. He said that he was hearing that this was an unreasonable takeaway, as they were investing more deeply in rural public safety compared to their peers.

Ms. McKeel said that she appreciated the report and commented that she was thinking about the importance of balance in their decision-making process. She said that when they skewed too far in one direction, there could often be negative consequences. She said that she would like to hear Mr. Richardson's thoughts on the challenges of their real estate balance, with residential accounting for approximately 70% of their revenues and commercial is at only about 11%. She said they are trying hard now to diversify their tax base, which was closely tied to the findings of this study.

Mr. Richardson responded that it was worth noting that they had been very active in the community throughout the budget process. He recalled that at one point, the Board had mentioned that they had been in front of the community for approximately 33 hours in total, encompassing their work sessions, community meetings, budget town halls, and other related activities. He said that one of the most common comments from the community was that they perceived residential housing as a revenue source for local government, which they believed would help solve problems and issues.

Mr. Richardson stated that it was helpful to have Mr. Rephann here today, as he had conducted 125 studies, including eight in Virginia, that focused on this topic. He said that specifically, they had found that it cost more to serve residential communities than the revenues they received. He had also highlighted the importance of public school impact, stating that schools accounted for about 50% of the budget, and this study would help the public understand the drivers behind their revenue streams.

Mr. Richardson said that Ms. McKeel was accurate about residential accounting for approximately 72% of their tax base, commercial and industrial for about 11.3%, and agriculture was about 15%. He added that they were an outlier among the 95 counties in Virginia, with a higher proportion of agriculture and open space. He stated that they hoped to diversify their revenues and increase the commercial and industrial sector to at least 15-17% of their tax base, which is where they were proportionately in 2005–2007. He noted that they had lost commercial industry, but residential growth and assessment growth had outpaced commercial and industrial growth, so they have lost at an aggregate level.

Mr. Richardson noted that some of the cost drivers might be related to response in the rural areas, but he was more interested in understanding the factor Mr. Rephann mentioned of 1.32 versus the 1.18 in the other 125 localities, and he would be interested to know what their per-pupil expenditure rate is. He noted that this is about a 13 to 14 percent increase, which isn't alarming but does highlight the County's commitment to public schools, which accounted for approximately 50% of their local revenue, and he believed it was a notable advantage when comparing their funding to that of other communities.

Ms. McKeel said that as a former School Board member, part of that plays into very low class sizes, which the community has chosen to have. She also asked why the University of Virginia was taken out of this, as the County struggles in terms of losing a significant amount of acreage to the University of Virginia as a state agency. She said that she was curious to know if he had any comments on this matter, despite any potential conflict of interest. She said that she did not intend to put him on the spot, but she would appreciate his perspective on this issue.

Mr. Rephann responded that despite his conflict of interest, he could explain that the study adhered to the typical methodology, which excludes this sector in every study. He said they did have incident reports, such as those from prisons, jails, and courthouses, which were not assigned to any land use. He stated that the University contributed directly through foundation grants and approximately \$38,000 income from the University Physicians Group, as well as nominal real estate tax from faculty housing payments as required by Virginia statute. He said that this comes out to a few million dollars, noting that the appraised value of the Rotunda was unknown but deemed irreplaceable.

Mr. Rephann explained that the University provided zoned services such as campus police, but he wasn't sure if anyone had compared service usage by faculty versus the general population. He said the University's presence attracted retirees and raised housing costs, making it less affordable, but also contributed through amenities that generated surplus revenue, contributing to the real property tax base and supporting local businesses reliant on student activity. He mentioned spinoff effects, including revenue from university licensed ventures, such as one local company that employs 200 people. He emphasized the complexity of determining whether UVA should pay taxes and argued that an exhaustive analysis would be required to calculate a fair payment, and in the end, it would be a judgement call.

Ms. McKeel recalled a conversation from a few years ago when they were working on the court

renovation project, as several judges had mentioned that during their time on the bench, they saw an increase in student-related cases in their court proceedings, particularly involving UVA students. She said that there was a significant rise in students being brought to court, which was a notable trend, with parents traveling to town to attend court proceedings in which their children were involved.

Ms. Mallek said that she would like more detail on agricultural land with a house and asked if a house and its two acres were classified as residential by the assessor, with the remaining land potentially falling under the agricultural category.

Mr. Rephann confirmed that it's just the farmland and the farm buildings.

Ms. Mallek said that she would like to revisit a point she made back in the 1980s regarding agricultural use taxation. She said that at the time, she argued that her cows did not attend school, so it shouldn't have the same impact on the budget, and she still believes that.

Ms. Mallek asked if the data for fire response is based on the station of origin, as the highest incidence of public safety volume was Station 8 in the middle of 29 North, but rural stations often had to travel to urban areas to provide backup. She said that she could ask Chief Eggleston of ACFR, but she was still troubled by the interpretation that they were spending more public safety dollars in the country than in the urban areas.

Mr. Rephann responded that it would be good to clarify this with the fire department, as they were very helpful in providing the necessary information, and the GIS department actually processed the data for him. He explained that the comparison was made relative to the revenue contribution, which was a minority contribution and was disproportionately high to the other studies conducted. He said he could also look at the classifications to ensure they were accurate.

Ms. Mallek also mentioned that her husband, who had been a dentist for 40 years, had his dental office in a privately owned business and paid taxes and everything else. She said that in contrast, the medical people at Fontaine Avenue had consistently tried to avoid paying, and this was something that they still had not fixed. She said that she hoped that they would all continue to work on this, as they were being taken advantage of, and she was not appreciative.

Mr. Andrews commented that this document was descriptive not prescriptive, and it used average not marginal values, which was an important distinction to keep in mind. He said that when discussing commercial and industrial projects, it was often the case that employees lived in the surrounding area, and he hoped that they would choose to live there, reducing the need for long commutes. He said that this brought him to a broader question, asking if they noticed any trends that could be applied to their County, particularly in relation to the County Executive's mention of their high-cost per-pupil school expenditures.

Mr. Andrews stated that there were scale effects, such as the impact of smaller localities or more distributed urban-rural mixes. He said that he was asking a number of questions in an attempt to identify any trends that might be present, including demographic factors, such as differences in the way services were required in bedroom communities versus non-bedroom communities. He said he was not expecting a comprehensive answer, but rather an understanding of whether there were any trends that emerged when studying these types of phenomena together.

Mr. Rephann said that some university researchers, including former UVA economics graduate Chris Clapp, had taken these studies nationwide and characterized them, categorized them in different ways, and performed statistical analyses to try to differentiate or explain why they yielded different results. He said that the portion of the budget dedicated to K-12 was a significant driver with residential and other factors, such as the fiscal position of the locality, jurisdictional makeup, and different types of educational districts and waste districts. He noted that the intergovernmental relations and methodological aspects of the study also had an impact.

Ms. LaPisto-Kirtley said that to clarify, she had mentioned this before, but she would like to reiterate that the cost to the County for residential taxes is \$1.30 for every dollar given, while commercial and industrial taxes cost \$0.32 and agricultural open space cost \$0.53. She said that it appears to her that this approach may not be the most effective way to manage residential taxes. She said that this study has made it clear that they need to invest more in commercial and industrial areas, where they can get the best return on investment. She said that this, in turn, could help reduce residential taxes, which is their ultimate goal. She said that Ms. McKeel mentioned diversifying their tax base, and she believes they should focus on doing so rather than relying solely on residential taxes, which are likely to continue increasing unless they take action.

Ms. Mallek commented that the County continued to grow at a rate of 4 to 5%, which was a significant increase from their previous 1 to 1.2% growth rate over the past 30 years. She said that in the last four years alone, they had seen a population increase of 15,000 people, which was unsustainable and also precluded their ability to rebalance anything. She stated that they could not rely on just one segment to offset these costs, and everything needed to come into balance. She said that the other two segments that were currently generating surpluses would never be able to offset the other categories if they continued to grow at this rate.

Agenda Item No. 10. **Work Session:** Economic Development Strategic Plan.

The Executive Summary forwarded to the Board states that in November 2018, the Board of Supervisors adopted Albemarle County's first economic development strategic plan. The adopted Fiscal Year 2024-2028 Strategic Plan includes updating the economic development strategic plan as Objective 4.2.

In August 2024, the Board met with the Economic Development Authority in a joint session to initiate and provide early feedback on an updated plan. During that session, members of both public bodies discussed the importance of community, state, and federal partnerships; identifying strategic investment opportunities; supporting the Rivanna Futures project; aligning educational and training opportunities with employer needs as being; and supporting vibrant mixed use centers as opportunity areas to explore.

Staff initiated work with a consultant, Resonance, in November 2024 and together have undertaken extensive data analysis and stakeholder engagement efforts to understand challenges and threats and seek to leverage strengths and opportunities.

The attachments provide the outputs of the data analysis and stakeholder engagement. Attachment A provides a demographic analysis and comparative analysis with benchmark counties that were selected because of their size, adjacency with a university, and presence of target industries (emphasizing biotechnology and life sciences and/or national security).

Attachment B provides analysis of sector clusters. The selected clusters were food processing and agribusiness; bioscience & life sciences; intelligence & national security; business & financial services; clean technology & renewable energy; and information technology. These represent a combination of the target industries from the prior economic development strategic plan as well as emerging industries based on recent studies in our region.

Attachment C is a summary from the public engagement questions that were published to the Economic Development Strategic Plan Engage Page. Responses were collected over a two week period this winter, with more than 135 responses.

Attachment D is a summary from the stakeholder engagement conducted over February and March 2025 that took place with a stakeholder committee representing workforce training/education, major employers, industry groups, and regional economic development professionals; in roundtables organized by sector clusters and support organizations; and in one-on-one interviews. In total, this represents feedback from 85 individuals.

During this work session, the Board will be asked to provide input on a draft framework for the economic development strategic plan, including areas of focus for the next several years.

There is no budget impact associated with this work session.

Staff recommend the Board provide input on the economic development strategic plan.

Ms. Emily Kilroy, Director of Economic Development, stated that said that this conversation built well on the previous discussion, and the item following this was also a valuable discussion point in the context of their overall work. She said that today, they would be having a work session on the Economic Development Strategic Plan. She said that she was joined virtually by their consultant team from Resonance, led by Steven Pedigo, who would present a plan that represents the culmination of extensive data analysis and community conversations that have included business owners, workforce development professionals, education partners, and some regional partners. She said that she had a productive conversation with state agency representatives on Friday, discussing some of the key findings and potential work in the years ahead.

Ms. Kilroy reported that they had begun this process in January with desktop data analysis, followed by conversations from February through April, including one-on-one meetings, roundtable discussions, and online conversations. She said that today, they would be reviewing a draft framework for a strategy. She said that Mr. Pedigo would walk them through a draft vision statement, goals, and initial strategies, and this work session was an excellent opportunity for the Board of Supervisors to provide feedback on their progress. She said that their goal was to schedule a joint meeting with the EDA in August, at which point the Board would be in a position to consider approving the new plan, if ready to do so at that time.

Ms. Kilroy said that they had held a work session with the EDA the previous day, and they had also had conversations with residents and the Board the previous week. She said that they were excited to move forward with this next step, reflecting on their progress and ensuring they were heading in the right direction as they worked to finalize this plan this summer. She introduced Steven Pedigo for the next part of the presentation.

Mr. Steven Pedigo, Vice President of Economic Development at Resonance, stated that would be walking through the economic development strategy and sharing some of the key points they had developed, and then they would open it up for questions and discussions. He stated that before they begin, he would like to highlight one aspect of their plan that he thought was particularly important as the

County developed its economic development strategy: They were starting from a point of strength; they were not working on a community that's in decline or even stagnated. Instead, he said, they were building on the momentum that already existed in the County, driven by the commitment of the Board of Supervisors, the Economic Development Authority, and their staff, as well as their community partners.

Mr. Pedigo said that they were fortunate to have anchor institutions such as the University of Virginia and Piedmont Virginia Community College (PVCC), which provided a catalyst for innovation and entrepreneurship. He stated that the County has made significant investments in Rivanna Futures and was positioned for opportunities there. He said that additionally, the County offered a high quality of life with a strong economy, beautiful surroundings, and amenities like wineries and outdoor activities. He noted that their residents were highly educated, with over 7 in 10 holding a college degree or higher. He said this foundation provided a solid base for their economic development strategy.

Mr. Pedigo said that as Ms. Kilroy had mentioned earlier, he would discuss the process they had used to develop this strategy. He noted that economic development planning could be a complex and challenging process, but it was also an opportunity for communities to come together and drive positive change. He stated that to support their work, he would be sharing some examples of the data analytics and engagement work they had done.

Mr. Pedigo said that they had conducted a thorough analysis of the County's assets and challenges, considering more than 50 indicators across communities through a detailed cluster analytics approach. He noted that this allowed them to gain a deeper understanding of the driving forces behind the economy. He stated that he believed this was one of the first times the County had taken a comprehensive look at its economic landscape, identifying sectors that were investment-ready and worth focusing on.

Mr. Pedigo said that they had also engaged with stakeholders, including meeting with over 100 individuals through roundtable discussions and one-on-one meetings and Ms. Kilroy's team doing a community survey. He said they had met with the Board of Supervisors and the EDA Board, and their stakeholder committee had been actively engaged with key partners, including workforce economic development partners, institutions, and key companies. He said that Resonance had also enjoyed engaging with County staff, including Ms. Kilroy and Mr. Richardson, to provide support for their work.

Mr. Pedigo stated that they would now be presenting their economic strategy, which included a vision statement that served as a foundation for their preferred future. He said that they would discuss their goals and desired outcomes, and how they aligned with the needs of their constituents, residents, and business owners. He noted that their goals should be a high-level, elevator-pitch summary of what they were trying to achieve through their plan. Mr. Pedigo stated that they would also outline their strategy and, in the coming weeks, work with Ms. Kilroy and her team, as well as the economic development team, to develop a comprehensive implementation plan. He said this would include identifying key resources and partners needed to drive the plan forward. He noted that by doing so, they would ensure that their plan was implemented effectively over time as they moved forward with putting it into action.

Mr. Pedigo stated that their strategy was grounded in the insights they had gathered, and he believed it was a collective effort that reflected the County's growing economy and evolving landscape. He said that the challenge they faced with this strategy was how to bring together the momentum and energy they had built and translate it into a cohesive process and strategy that provided clarity, commitment, and actionable steps.

Mr. Pedigo said that to achieve this, they would present a vision statement today, which was rooted in community priorities shaped by data and values that had emerged throughout this process. He stated that their vision statement for this plan was that Albemarle County was "rooted in innovation and open for investment." He noted that their aim was to be a destination for entrepreneurs, makers, growers, and thinkers, where bold ideas took root, businesses scaled, and partnerships thrived, ultimately leading the way in Virginia's next innovation economy.

Mr. Pedigo stated that they were building their strategy around five key goals. He said that Goal 1 was leading what's next, focusing on investments in Virginia's intelligence and national security innovation economy. He said that Goal 2 was supporting their biotechnology/life sciences sectors, making Albemarle County into the Mid-Atlantic's premier destination for these industries. Mr. Pedigo stated that Goal 3 was transforming the County's agricultural legacy into a modern-day agribusiness economy. He noted that Goal 4 was centered on placemaking, ensuring that their community was attractive and supportive of entrepreneurs and talent. He stated that Goal 5 was positioning Albemarle County as Virginia's most investment-ready County, ready to compete, build, and lead.

Mr. Pedigo said that they would walk through each of these goals in detail. He noted that to measure success, they must ask: If they implemented this strategy, how would they know they were winning. He stated that as part of the work, they had outlined Key Performance Indicators (KPI) metrics and metrics to measure their success. Mr. Pedigo said that they had struck a balance between providing enough metrics to gauge progress without overwhelming the process. He noted that if he was considering this strategy and wanted to understand their success over the 18-month to five-year range, he would focus on three key areas.

Mr. Pedigo stated that first, they should be looking at business expansion, which included growing jobs and companies and expanding their innovation-based economy. Mr. Pedigo stated that this was an area that stakeholders had emphasized; the need to expand private sector investment in their

County by utilizing their institutional assets to scale the opportunities in innovation. He said that secondly, they needed to hold onto their talent, particularly in the 25- to 44-year-old range and measuring and tracking their progress in this area was crucial.

Mr. Pedigo said that finally, they should be focusing on growing their commercial share of their property tax base, aiming to bring resiliency to their tax base and reduce their reliance on residential taxes. He said that by measuring these three areas, business expansion, talent, and commercial tax-based growth, they could gain a comprehensive understanding of their success.

Mr. Pedigo stated that Goal 1 was to lead Virginia's intelligence and national security innovation. He said that they had made significant investments in this space, including the Rivanna Futures initiative, and had positioned the County as a hub for national security and innovation. He noted that they must ensure that they were thinking equitably about this, creating different pathways for individuals to enter the sector and develop the necessary skills, so there is workforce development that needs to happen in support of this goal.

Mr. Pedigo stated that to achieve this, they had outlined five strategies, including activating Rivanna Futures as a next-generation innovation district. He said that the County has purchased the land and is in process with land use planning, and they also needed to develop a business plan that incorporated infrastructure and maximized use of the property. Mr. Pedigo noted that good innovation districts achieved three key things: They brought together all the economic assets, considered placemaking and physicality aspects, and did some programming work to connect communities.

Mr. Pedigo stated that secondly, they needed to focus on their regional partnerships, particularly in the Central Virginia innovation corridor and in the national security space, with regional partnerships often more effective than local in this context. He said that labor decisions are often made regionally, and their regional partners and the University of Virginia are already working on commercialization, with a study underway to explore how UVA's commercialization efforts connected to this sector.

Mr. Pedigo stated that under 1.3, pathways were crucial, and they needed to consider workforce development and align it with their educational partners, including UVA, PVCC, and K-12. He said that if they engage in sector partnerships, as suggested in 1.4, they would be able to refine the sector and address its needs collectively. He said that Ms. Kilroy and her team were already leading this effort, and it will be great to see this moving forward. He stated that under 1.5, it was important to note that economic development was about storytelling; it was about marketing and telling a clear story about what is going on in their innovation and national security space.

Mr. Pedigo stated that Goal 2 is about growing into a premier destination for biotechnology and life sciences, which was really centered on scaling, and he believed that there was significant opportunity in this sector. Mr. Pedigo noted that the sector was 76% more concentrated than the U.S. average, and Cville Bio had done a great job of positioning early-stage capital. He said that when looking the country as a whole, he believed that their County ranked seventh in terms of venture capital dollars or early-stage venture capital dollars for medical devices. He stated that this indicated a need to scale and create opportunities for growth.

Mr. Pedigo noted that to achieve this, he had identified five key ideas. He said that one approach was to rethink the space needed for this industry, including lab space, wet labs, and small-scale manufacturing facilities. He noted that by creating this space, he could build a strong foundation for the sector. Mr. Pedigo stated that this industry presented a unique opportunity for workforce development, as the downstream work created by scaling businesses could lead to family-wage jobs and supporting employment. He noted that by creating space for local production, they could capitalize on regional partnerships, such as those with Cville Bio, and leverage their expertise in workforce and sector partnership work. He reiterated that this partnership work was critical to their success.

Mr. Pedigo noted that under 2.4, another opportunity lay in targeted attraction, which involved attending the right trade shows, meeting with the appropriate economic development officials, and even conducting sophisticated analytics to identify opportunities for FDI (foreign direct investment) in this space. He said that finally, they needed to focus on partnering to obtain growth capital, not just early-stage capital but the growth capital, which would be a coordinated effort with their Cville Bio partners and other local partners in the area to support companies with growth capital as they scale. He stated that Goal 2 was about supporting life sciences, but with a focus on scaling the opportunity to create jobs and capitalize on the R&D (Research and Development) and investment being made in the early stage and using that as a catalyst for job creation in the County.

Mr. Pedigo stated that Goal 3 related to transferring their agricultural legacy into a modern-day business economy. He noted that their County had a strong food economy, with assets that were about 2.5 times the national average. He said that they had traditional farms and emerging entrepreneurs who were doing innovative work. He stated that by modernizing their land use and zoning policies, they could support flexible agricultural businesses, value-added production, and new technologies, ultimately positioning their County to thrive in this space. Mr. Pedigo noted that one of the things that stood out to them as a research and engagement team at this work was the significant innovation happening in this space and the need for more flexibility in agricultural businesses to support it; for example, turkey farming is a high-tech business that required incubation, sensors, and better broadband to measure and manage those sensors. He said that 3.2 is helping to deliver critical infrastructure, such as cold storage, food processing, and broadband, and the manufacturing capability to scale these businesses. He stated that this presented many opportunities for smaller businesses to grow and scale.

Mr. Pedigo said that 3.3, regarding the work in relation to the resource hub, included support services for small businesses in the County, was a great initiative. He stated that they were not asking to recreate the existing model, but rather to ensure that those resources were connected to their rural and agricultural businesses. He noted that succession planning and financial planning would be crucial for many of these places. Mr. Pedigo said that under 3.4, there were already many opportunities happening in terms of "buy local," but they should think broader and consider the potential for scaling up in the wholesale space, connecting local producers to wholesale and regional distributors as it relates to economic development attraction efforts.

He stated that 3.5 encompasses supporting these entities to come together in partnerships and doing so in a way that addresses the necessary issues. He said that 3.6 involves continuing to work with the Convention of Visitors, Center for Implementation, and Visitor Bureau is also important. Mr. Pedigo stated that the County needs to take on the role of supporting agriculture through Agritourism, which is a positive development. He noted that many efforts in the County have focused on protecting and preserving agriculture as a lifestyle and legacy or utilizing it as a key part of the tourism economy. He said that however, the County is leaving many business development opportunities on the table if it does not get the right support structure and infrastructure in place.

Mr. Pedigo said that Goal 4 is to make the County the place where talented entrepreneurs want to stay, scale, and succeed. He noted that unfortunately, one of the County's greatest exports is its young people leaving the university, which presents a significant challenge.

Mr. Pedigo stated that one of the challenges the County faces is balancing the need to preserve existing assets while also focusing on the 25 to 44 age range and creating opportunities for workforce training and skill development. He said that the County's goal is to put people at the center of its economic development strategy, ensuring that it prioritizes the needs and well-being of its community members. He noted that to achieve this, the County aims to partner with institutions like its university and community college at PVCC to develop a talent initiative that connects graduates to local jobs and careers.

Mr. Pedigo stated that the region already has a young professional group, and they need to continue to use it as a platform for engagement. He said that it is essential to remember that economic development is not just about creating job opportunities, but also about building strong, cohesive communities. Mr. Pedigo stated that by investing in social capitalism and community development, the County can create a sense of belonging and investment among community members, making them more likely to stay and contribute to the community's growth. He noted that this is reflected in Goals 4.1 and 4.2, which focus on redeveloping aging retail centers and aligning economic development and workforce development efforts, and sector partnerships are key to achieving this alignment. Mr. Pedigo noted that the County's conversation with stakeholders highlighted the need for clarity and coordination among workforce development partners, particularly in target sectors.

Mr. Pedigo stated that Goal 4.5 aimed to improve coordination and mapping services for their small business ecosystem, ensuring that entrepreneurs and business owners could access the resources they needed. He said that Goal 4.6 focused on supporting the County's housing and childcare initiatives, recognizing that these efforts were critical to both economic development and workforce development. He noted that by prioritizing these initiatives, they could create a more comprehensive and effective economic development strategy. He said that they could open this up for discussion.

Mr. Pedigo stated that Goal 5 was an important goal, as it enabled them to accomplish all the objectives outlined in Goals 1 through 4. He noted that as a County governing body, they must make a commitment to ensuring that they were investment-ready to compete, build, and lead in this space. He said that one of the key issues they had heard repeatedly was the limited commercial availability, longer development processes, and barriers to investment. Mr. Pedigo stated that to address these challenges, they needed to think through what those barriers were and work to position themselves to lead in this space.

Mr. Pedigo stated that they had identified several key initiatives. He stated that their first goal was to modernize their permitting and development process, and they would review this process and explore ways to streamline it. He noted that they were not alone in this effort; several counties in Virginia, including Arlington, Fairfax, Loudoun, as well as Montgomery County, Maryland, had already implemented similar reforms. He said that they would also bring developers together quarterly to discuss challenges and work together in a public-private partnership to ensure they were market-ready to accelerate growth.

Mr. Pedigo stated that Goal 5.3 involved continuing their business expansion efforts, which were already underway, with Ms. Kilroy and her team already meeting with employers. He said that they would continue to leverage the Economic Development Authority to drive public-private partnerships around strategic investments as they got to the implementation steps. He said that they would also maintain a pipeline of available sites, partner with their utilities to ensure they were ready to go when there was utility need and invest in a comprehensive marketing strategy to support business development, talent development, and site selection.

Mr. Pedigo stated that he would conclude by summarizing the five goals again: Goal 1 was leading the innovation-based national security economy; Goal 2 was growing their life sciences and biotechnology sector; Goal 3 was modernizing their agricultural legacy into a modern-day business

economy; Goal 4 was ensuring they were a place where talent and entrepreneurs wanted to stay, scale, and succeed; and Goal 5 was ensuring the County was ready and positioned for investment.

Mr. Pedigo acknowledged his colleague, Brandon McComas, who he said had contributed significantly to this plan. Mr. Pedigo noted that this had been a collective effort at Resonance, not just his individually. He offered to answer questions.

Ms. LaPisto-Kirtley stated that she had spoken with James King of King Family Vineyards, who said he was concerned about the future of the vineyards and wineries, which generated millions of dollars not only for the businesses themselves but also for the tourism industry. Ms. LaPisto-Kirtley said she thought they needed to be flexible and consider granting special use permits to allow restaurants in certain areas. She said that she would like to know how they envisioned the future for the vineyards and wineries. She said that they had discussed this before, and while it would bring in millions of dollars, it was not a solution for everyone. She said that in certain circumstances, she thought they should be open-minded and flexible to bring in more commercial revenue.

Ms. LaPisto-Kirtley also said that Goal 4 suggested that to attract talent and entrepreneurs, they needed to address the needs of the 24-45 age group. She said that she believed there was a lack of activities and opportunities for this age group, and unlike other districts and counties, they did not have a wall-climbing business or other attractions that would keep young people in the area. She said that they tended to leave, make their money, and then return when it was time to retire or raise their family. She added that providing daycare and childcare centers would be extremely important in attracting young people to stay and build a life there.

Mr. Pruitt stated that he had several specific points to discuss but first wanted to ask two initial overview questions. He said that as he was trying to follow along with their documents, he noticed that this document was not publicly available, and he found it somewhat frustrating that they produced important guiding documents about County policy that did not have a clear public place to live. He said that he recognized that this was a draft, but he thought it would be prudent to make public drafts available in a way that was similar to the public drafts of the AC44 plan, providing a clear and consistent public place for these documents to live.

Mr. Pruitt said it would be beneficial to make drafts discoverable in a way that was coherent for the County. He said that shortly after he was elected and joined the Board, he encountered a situation where the policies for gatherings in and around County buildings, which had been related to the teachers' union, were not clearly articulated. He said it took a significant amount of time, involving himself, Supervisor Donna Price, and the teachers' union, to find where that policy was documented, which was buried in the agenda and minutes of a specific decision. He said that he was pointing this out because he questioned whether they were providing a good public service by maintaining documents of policy, including those in draft form.

Mr. Pedigo said he appreciated the comment, and it was duly noted. He said that Ms. Kilroy may discuss at the conclusion of the presentation that they were actually planning to hold a public open house about this plan, which would provide an opportunity to address questions and concerns. He said that the public open house was scheduled for the first Friday of the month, and they planned to present the plan in a brown bag session, allowing for feedback from the County. He said that the idea was to present the plan today, gather feedback, make any necessary adjustments, and then make the plan available for public review before the lunch-and-learn session. He said that he believed that public engagement was crucial to their work and was central to how they approached their projects. He said that they were planning to address some of the concerns in the next two weeks, but specifically in relation to this work, not other plans.

Ms. Kilroy stated that this document, an expanded version of the one they had discussed today, would be uploaded to the Engage Albemarle page, along with a feedback form for the public to provide input. She said that as they had begun the process, and they had also made this page available for public feedback, which they would continue to update to serve as a central hub for information. She noted that this platform was also being used for the AC44 process.

Mr. Pruitt said that he wanted to make a broader point, and he apologized for any repetition. He said that as a government entity, it was essential for them to consider the demographic effects of their economic development plans. He said that when discussing economic growth, they should think about the direction of benefits and capital flow, particularly in terms of who would benefit and how it would impact their community. He said that as a political actor, he thought they should have a normative vision for what those outcomes should be. He said that he was not entirely supportive of plans that prioritized capital benefits flowing out of their community or to a specific tier, rather than those that provided opportunities across income levels and brought permanent capital reinvestment into their community. He stated that this should be an essential part of how they viewed their economic development efforts.

Mr. Pruitt stated that both Goals 1 and 2 were technologically dependent and high-tech industries, but their manifestations in the County differed. Goal 2, he said, was increasingly a boutique industry, with small startups and startups emerging, whereas Goal 1 was already thriving with big-box enterprises like Raytheon and Northrop Grumman. He said that it was fair to focus on the market, but it would be prudent to consider defense and intelligence startups, just as they were with biotechnology. He said that he would like to get a sense of how they could create opportunities and develop defense startups, which was more challenging but potentially scalable and could have positive demographic outcomes and community effects.

Mr. Pruitt mentioned Afton Scientific and noted that it provides a large number of high-quality, career-wage jobs that were accessible at a “new-collar” level that aligned with his goals. He said that these jobs may require technical certificates that could be obtained at PVCC and may offer professional career positions that did not necessitate a college degree. He said that he was considering two types of opportunities.

Mr. Pedigo responded that as it relates to the plan, Strategy 1.1 reflects that they do not want to reimagine a future solely based on land use development, stating that they wanted to tie it back to the innovation district strategy. He said that this involved asking the same questions Mr. Pruitt had asked and included how to leverage the large-scale anchor firms they already had in this space, as well as large-scale public sector investments, to spur new innovation and connect it to this sector. He said that when he met with stakeholders, including the smaller firms curated by Ms. Kilroy, he was struck by the fact that many of these firms were not the large-scale Raytheon or Deloitte types, but rather smaller boutique businesses offering specialized services to national intelligence installations.

Mr. Pruitt said that he wanted to clarify process versus procedure, and he wanted to ensure that the outcome wasn't the creation of another working group, with the same stakeholders meeting but just in a different timeframe. He stated that the third item was particularly challenging, especially when considering 3.1 and 3.2. He said that these sections discussed the need for successful agricultural industries, which required infrastructure, processing, and intermediary processes such as warehousing and poultry processing. He said that he believed 3.1 was focused on these aspects, and he didn't think it was unfair to say that was the case, given the language used by their stakeholders in the industry, who were seeking more robust land use and intermediary processes like warehousing and animal processing.

Ms. Kilroy responded that it also included things like co-packing. She said that she thought about the farmer's market stall and the granola vendor who aimed to expand to the Mid-Atlantic Whole Foods market. She said that to achieve this, they required packaging facilities to enable them to sell their product on a wholesale level.

Mr. Pruitt said that the requests being made for this community were substantial, and their understanding of agriculture had evolved over time. He said that historically, they had viewed agriculture as low-intensity farming, but he believed they needed to expand their understanding to include more disruptive land uses that could impact surrounding neighbors. He said that this shift would be challenging for the community, and he wasn't saying it was unnecessary, but they needed to have a significant conversation that went beyond their current agenda. He said that these changes would be challenging for the community, and he was concerned that they may not have the space to fully address them. He said that Ms. Kilroy had chimed in with a helpful perspective, suggesting intermediary processes and the need for a more nuanced approach.

Ms. Kilroy responded that for purposes of this plan and where they were in the plan process, any “hard nos” were valuable feedback for them to consider. She said that the plan itself would not deliver a solution to any of these items; this was actually setting up the list of areas where they would be working to advance things over the next few years. Ms. Kilroy stated that if there was anything on this list that they specifically did not want, she would recommend removing it, as it helped them focus on the items that were most important. She emphasized that the work ahead would be focused on achieving the items on this list.

Mr. Pruitt said this was a major public engagement topic, and he needed to hear thoughts from entities such as local horse estates and the Farm Bureau. He said he was not sure if they were actively engaging with the community yet, but it was important to have a substantial public engagement process. He said that if this was the first step in that process, it was a great way to tee that up, but the community needed to have this conversation with questions such as what the word “agriculture” means to them. Mr. Pruitt said that sections 3.4 through 3.6 were consistent with the community's existing understanding of agriculture and aligned with their other goals, such as those related to livability. He said that incentivizing local produce and tourism, for example, would have a positive impact on livability, making it a complementary goal.

Mr. Pedigo stated that it was interesting that Mr. Pruitt had identified 3.3 through 3.6 as straightforward, and he agreed that those aligned with goals of connecting businesses in a particular sector with the right types of services to scale. He said that perhaps the language of 3.1 and 3.2 could be softened, but they had heard repeatedly throughout the engagement process, particularly from those who directly participated, that sector partnership was that it was essential to be able to scale to market, access additional growth capital, and expand businesses.

Mr. Pedigo said that the infrastructure piece and the way they thought about land use, including their land use constraints, were crucial to consider and necessary to have as part of the plan. He said it was essential to have a conversation about things like whether to allow a restaurant at a winery or how to scale broadband, as these limitations could actually hinder businesses from growing. He said that it was worth having a conversation about what they wanted their agricultural legacy to be, and if they were thinking about large-scale scaling and distribution, there may be a need to think about the infrastructure needed to support that in different ways.

Mr. Pruitt said that components 3.1 and 3.2 were essential for scaling agribusiness, but he was not sure that 50% or more of their voter base cared about these issues, which is why they needed substantial engagement.

Mr. Pruitt stated that Goal 4 was highly important and effectively conveyed the message that they currently lacked a place where young people, such as those who turned 19 and wanted to pursue a certificate in welding, could transition from high school to PVCC and build a life. He said that they were currently forced to leave Albemarle County to achieve this. He said that as a result, they may not be able to obtain their welding certificate or participate in other activities that they wanted to see happen. He said that he was thrilled to see this kind of thinking become County policy.

Mr. Pruitt said that he also found point 4.3 to be insightful, as it highlighted a crucial issue. He said that this was a well-articulated point, and he appreciated how it resonated with him as someone who had experienced the challenges of being a young adult in Albemarle County. He stated that they had great mid-tier career opportunities and excellent schools for 30-somethings; on the other hand, they lacked the social and cultural amenities that 20-somethings typically craved, such as nightlife and mingling opportunities and it would be interesting to figure out how to solve this.

Ms. McKeel said that she liked the measurements they had described in terms of business expansion, growth, and increased tax base. She said that in terms of diversifying the tax base in economic development, she sees the same concerns from the public, and it would be very important for the County to articulate that properly. She said that it was important for them to tell the story of economic development on balance with concerns such as the environment.

Ms. McKeel stated that for 1.3, there were multiple entities involved with workforce development, including schools, and she wanted to ensure they were not all working in silos. She stated that 4.6 regarding childcare, that issue was definitely holding them back, as it was extremely challenging for working couples to manage.

Ms. McKeel said that in considering data centers, they could consider both the large, invasive ones that required acres of land and water, as well as smaller, more manageable ones. She said that thinking about Supervisor Pruitt's comments, she again felt it was all about balance; for example, they could enhance agribusiness without having a large-scale chicken or poultry plant, which she thought most of their community would not want.

Ms. McKeel also stated that they needed to not put all their eggs in one basket, specifically pertaining to tourism, and felt they should not move away from it entirely but rather find a balance. She noted that tourism had declined nationwide, with a 9% drop in business travel and overseas visitors to the U.S., and this trend was not expected to reverse soon. She emphasized that it was important to consider the impact on local residents and not just focus on tourists.

Ms. Mallek said that she had learned a lot and appreciated both the presentation and the questions from others.

Ms. Mallek asked for clarification of the term "modernize the agricultural economy" in this context and whether this was referring to the local food direct-to-consumer initiative that they had been working on since 2010 or was something else entirely.

Ms. Kilroy responded that she believed that they were revisiting Mr. Pruitt's conversation from the roundtable discussion with the agricultural businesses. She said that they had emphasized the need for light industrial facilities to scale their operations, which current zoning ordinance in the rural area did not allow for. She stated that with co-packing, owners either needed to commit to significant financial investment or drive 5 to 6 hours every week so they could access wholesale markets. She added that it's a combination of 3.1 and 3.2, and a combination of policy and availability of assets.

Ms. Mallek said that perhaps if they had access to minutes from the stakeholder groups, they could gain a better understanding of the background and make more informed decisions. She said that Ali Hill had spent years developing her cannery in Farmville, which was an hour away, and the jam-makers as well as other producers used it. She said that in contrast, the Red Hill owner didn't transport his tomatoes and other products, and he was still able to sell them at Whole Foods and other locations along the East Coast.

Ms. Mallek said that she would like to learn more about this to be more receptive to the ideas being presented and to avoid doing unnecessary work. She said that since they were discussing dollars, which was the primary focus of their organization, having more information would be essential as it became available.

Ms. Mallek said she had brought her sign from the Monticello Artisan Trail, where they were the first in the State to participate. She said that J.T. Newberry had launched this in 2010, and this had played a key role in helping local business owners obtain licenses to sell. Ms. Mallek said that although the State had dropped this initiative, Nelson County had continued to support it. She said they had 150 participants, brochures, and a robust website that helped people plan their trips and sell their products directly, which was a significant advantage for them. She said they have discussed in the past supporting local studio tours and events that attracted thousands of visitors from other areas, as this initiative benefited their local producers on a much larger scale.

Ms. Mallek said she would not support a 10,000-bird CAFO (Concentrated Animal Feeding Operations) in Albemarle. She said that if Rockingham chose to pursue this, and they had the necessary land, it was a more suitable option there. She said that in contrast, Kelly Turkeys was doing well at a

much smaller scale.

She said that scale didn't always mean big, and she noted that Jeff and Michelle Sanders, who had founded Glass House Winery and Vineyards after living in Central America etc., had built the winery into a rock to prevent them from ever wanting to expand it, as they could grow enough wine on their own to produce 3,000 cases. She said that between 3,000 and 10,000 cases, there was no significant profit. She said that to truly say you've made it after a long dry period, one must be significantly larger than King Family Vineyards.

Ms. Mallek stated that people often struggled with the financial implications of growth, as seen in the example of a farmer selling beef directly to a customer for \$10 a pound versus selling it to a grocery store for \$2 a pound, and this highlighted the different levels of finance that must be considered for various industries. Ms. Mallek said she was grateful to see a resurgence of young people interested in agriculture, particularly Darby Lowry, who had founded a certified Future Farmers of America chapter. She said that it was inspiring to see these initiatives start with children who grew up on farms or individuals who had fallen in love with agriculture and had learned through programs like the Environmental Sciences Academy.

Mr. Pedigo said that Darby's Turkeys was a prime example of what they were trying to achieve in this plan. He said that Darby's Turkeys was part of their roundtable discussions, where they met with the entrepreneur, and she made a compelling point about the limitations of infrastructure supporting agriculture businesses. He said that for instance, she needed additional utility access to ensure the right types of broadband access to monitor her turkey hatchery.

Mr. Pedigo said that her farm also highlighted limitations around STR's (short-term rentals) and the types of enterprise uses on her land. He said that when she suggested the idea of hospitality space on her land, it would allow her to diversify her business and make her turkey enterprise more successful and resilient. He said that their goal was not to implement large-scale animal production or slaughtering plans, but rather to make tweaks to infrastructure support to enable micro-scale businesses to grow and be resilient and scale.

Mr. Pedigo said that he was referring to small adjustments around infrastructure support to allow small, micro scale businesses to grow at the margins. He said that even Darby's Turkeys was operating at a thin margin, and her husband was grateful for a full-time job. He said that he believed it was essential to address these needs, as it would influence their conversations around the space and help gather those businesses back together, ultimately influencing sections 3.1 and 3.2.

Ms. Mallek said that the facility had been experiencing issues with obtaining three-phase power for their chiller, which had been a problem for five years. She said that they had been working with Dominion to resolve this issue, and she had a meeting scheduled with them in the next week. She said that she also discovered that they had not applied for any hospitality-related incentives, which would be beneficial for an active farm, which was a positive development.

Ms. Mallek stated that a notable point was made about the demographic impacts and economic benefits. She said that someone had mentioned that for every PhD added, four to six certificate-level and undergraduate-level positions were created, which was essential for the lab's success. She said this was particularly relevant for their local graduates, who could benefit from lab experience and local assets.

Ms. Mallek said that allowing people to buy from their neighbors is helping to create connections between rural and urban communities. She had seen this firsthand, as she purchased sausage from a local grower in Mr. Andrews' district who sold at the farmer's market in Earlysville. Ms. Mallek pointed out that in 2013 or 2012, they had the second-highest number of farmer's markets in Fairfax, but numbers had decreased since then. She said that during COVID, they had learned that local food was essential, and local growers had sold out quickly. She recalled her freezers being empty as people called to purchase beef, which was in short supply.

Ms. Mallek said that in improving job opportunities throughout the County, including career ladder spots, she had a personal stake because she had three grandchildren, and she would love for them to be able to put down roots somewhere around here. She said that one of the issues that continued to resurface was the balance between preserving the County's natural beauty and scenery, which was a major draw for people, and the need for rules and regulations that governed development. She said that on the one hand, the County's natural beauty was a significant asset that attracted people to the area. She said that on the other hand, the rules that had been put in place by their predecessors and continued to be upheld were a barrier to development. She said that she did not want to throw the baby out with the bathwater, so she was asking people to consider this balance. She said that the career pathways comments were excellent, and she encouraged Albemarle County Public Schools to join in on workforce efforts with the Workforce Center, as they were the only school in the central region not participating. She said that she hoped they could continue to have these conversations and make progress.

Ms. Kilroy said that they had wonderful participation from the ACPS (Albemarle County Public Schools) workforce, with representatives from each stakeholder group attending and actively listening and building relationships. She said that this was a very positive experience.

Mr. Andrews said he would try to be brief and that he agreed with many of the comments and thought there was a lot to like here. He said that, however, when he examined the vision, it did not seem to drive Albemarle County's unique identity. He said that it appeared to be a generic vision that many

places might want. He said that he recognized that the County's goals were closely tied to its priorities, but he wanted to ask, when it came to economic development, they were essentially deciding where to invest public money to benefit the County.

He said that this meant they were looking for returns on investment, and that was where they were focusing on opportunities like the Home Depot location, which was not fully reflected in this document. He said that he felt this was a nice roadmap, but there were ways in which he thought they were not being entirely honest about their motivations for investing in economic development. Specifically, he said that they had not fully acknowledged their goal of diversifying their revenue sources through tax diversification.

He said that when they were building these projects, they were essentially leveraging the potential benefits that came from those investments, without fully recognizing that was what they were doing.

Mr. Pedigo said that for reference, it is noted in the document. He said that what he observed today was just the framework piece and that he would encourage them to review the full strategy, which includes 13 detailed insights. He said that they acknowledged that diversifying the tax base was a goal of this plan, and it was referenced multiple times throughout the plan. He said that this was also outlined in the insight piece, so he hoped they would have the opportunity to review it. He said that if they had not addressed this aspect sufficiently, they could revisit it, but it was included in the work.

Mr. Andrews said that he had thoroughly reviewed the document, including the large set of papers and data analysis. He said that he had some concerns regarding the data presented. He said that he was puzzled by discrepancies in the numbers. He said that according to the document, there were only 1,000 people in international security and intelligence, yet they claimed to have 3,000 personnel at Rivanna. He said that he was struggling to understand several numbers in the document, including job categories that had dropped by 99% over the past five years. He said that he was unclear about the accuracy of the data in this document.

Mr. Pedigo said that some of that data was due to the data coming from national securities, which was really interesting. He said that he was glad that it had been brought up and that what the cluster analytics was looking at was private sector investment in that area, specifically private employment, not public employment.

Mr. Pedigo said that when they did those analytics, they were capturing public employment numbers. He said that when they discussed Rivanna futures having a larger employment number, much of that was because it was capturing public employment numbers. He said that in the analytics, they had gone back and said, as they thought about the clusters in the County, what did the private sector investment around that economy look like?

Mr. Pedigo said that was really what the work was doing in that space. He said that he would love to sit down and walk them through the cluster analytics if they were interested. He said that there was a lot of work that could be done.

Mr. Andrews said that he thought it would be best to save that for another time. He said that he would like to provide another example. He said that according to the business and financial services list, there were 1,065 jobs, with 477 of those in landscaping services. He said that this data seemed to contradict what they had previously discussed, so he would like to parse it further. He added that one aspect missing from the document was the recognition of resilience and sustainability, and perhaps leading with the County's Climate Action Plan, in developing "green" businesses, which he did not see reflected in the document.

Mr. Pruitt mentioned that childcare was an important issue, and it had been frequently discussed by this Board, which consistently emphasized the importance of childcare. He expressed concern that sometimes they may not be entirely honest with themselves about their commitment to childcare. He said on the one hand, they said it was a priority, but on the other, they often failed to back it up with concrete action and funding. He said that to date, he was not aware of any significant investment by the County in these initiatives, as their primary role in this area was to serve as custodians for federal pass-through funds. He said that if this Board continued to claim that childcare was a priority and include it in their action plan, he would like to ask whether they were truly taking concrete steps to address this issue.

Ms. LaPisto-Kirtley said they could also ask private industry to provide childcare services. She said that she wanted to touch on a point she was glad they had discussed the turkey farm, as she thought some Board members may have assumed they were planning to establish chicken farms throughout the area, similar to those in Arkansas. However, this was specific to the turkey farm. She said that she learned at the EDA meeting yesterday that turkeys can bring in \$200 each, which was a significant amount. She said that she believed it was crucial that they ensure this type of business didn't go out of business, as they had other businesses on the verge of decline. She said that they needed to support them.

Ms. LaPisto-Kirtley said that his statement was very important, as he had emphasized the need to gather businesses and hear from them about what they needed to succeed. She said that she thought that was extremely important, and she hoped they were doing or would be doing this. They said that they didn't have all the answers, and the businesses needed to share their needs with them as well.

Recess. The Board adjourned its meeting at 4:01 p.m. and reconvened at 4:13 p.m.

Ms. McKeel left the meeting at 4:12 p.m.

Agenda Item No. 11. **Presentation:** Affordable Housing Trust Fund.

The Executive Summary forwarded to the Board states that on July 7, 2021, the Board of Supervisors adopted Housing Albemarle, the County's housing policy.

Objective 6 of Housing Albemarle recommends the County establish an affordable housing trust fund with a dedicated source of revenue. The proposed FY 2026 budget includes a recommended real property tax increase, of which 0.4 cents is recommended to fund the Affordable Housing Investment Fund (AHIF).

Based on discussions with the Board during budget work sessions, and research into housing trust fund structures and activities carried out by other localities, staff has drafted a set of proposed guidelines for administering the AHIF as a housing trust fund (Attachment A). Components of the draft guidelines include:

- 1) Eligible applicants and activities;
- 2) Activities not eligible for funding;
- 3) Methods of funds distribution; and
- 4) A framework for evaluating funding requests.

Administration of the AHIF would impact the County's budget. The amount of impact would depend on the number of developers seeking grant support, and the number of affordable units for which they are seeking funding.

Staff recommends the Board provide direction and feedback on the draft housing trust fund guidelines.

Ms. Stacy Pethia, Assistant Director of Housing, addressed the Board and stated that she was also joined by Kaki Dimock, Chief Human Services Officer, and Andy Bowman, Assistant Chief Financial Officer. She stated that they were here to discuss affordable housing trust funds and would be examining three main topics this afternoon.

Ms. Pethia said they would provide a comprehensive overview of what makes a housing fund a trust fund, including examples from across the state and the country, and present a proposed structure for an affordable housing trust fund for Albemarle County. She said it was essential to note that the proposed structure was merely a starting point for discussion and was open to revision. She said that before they began, they would like to pose two questions to the Board for guidance: Does the Board support the proposed structure for grants, loans, and affordable housing needs? Does the Board support the proposed composition and charge for the Affordable Housing Review Committee? Ms. Pethia said that they would revisit these questions at the end of their discussion.

Ms. Pethia said that in terms of a definition, an affordable housing trust fund is a fund established by a federal, state, or local government, representing a stable and steady source of funding. She said that the primary purpose of these funds was to address affordable housing challenges through various activities identified by the local government, in this case the Board, and could include new construction, preservation of existing units, acquisition of vacant land on which to build housing, or acquisition of apartment buildings. She said that these funds could also be used for home weatherization for homeowners and rental properties.

She said that trust funds were characterized by their flexibility, allowing for a range of activities, and what distinguished a trust fund from general housing funds was their dedicated source of revenue. She explained that trust funds did not rely solely on annual appropriations or other available funds and instead had a dedicated source of funding focused on local housing needs. She said that trust funds also had formal administrative guidelines, a fund structure, and typically an oversight body to track progress, evaluate the fund's usefulness, and recommend changes. She said that the City of Alexandria's Housing Opportunities Fund, established in 1998, and was administered by their housing division.

Ms. Pethia stated that the funding sources for this trust fund include 1% of the meals tax collected each year, real property tax revenue equal to one penny of \$100 in assessed value, developer contributions in the form of cash-in-lieu payments for proffer units, and loan repayments. She said that the fund provides both grants and loans, with a non-competitive application process, and is used primarily for predevelopment loans and projects that are consistent with those goals and principles of the city's housing master plan and strategic plan. She said they have a housing affordability advisory committee with 14 voting members and three non-voting members representing the City of Alexandria, with the role of ensuring that monies are being used properly, reviewing applications, and making recommendations for funding.

Ms. Pethia reported that Loudoun County's housing fund was established in 1997 and is administered by the Department of Housing and Community Development (DHCD). She said that the

fund has various sources of revenue, including proceeds from the sale of affordable dwelling units, developer contributions, private donations, Board-designated funds, and loan repayments. She said that the funds are primarily used for multifamily gap financing, downpayment assistance grants, particularly for Loudoun County workers, affordable dwelling unit and workforce dwelling unit purchase programs, and revitalization and rehabilitation of housing. She said that Loudoun County's oversight committee at the housing advisory board has 17 members, with numerous tasks that go well beyond just overseeing the fund.

Ms. Pethia reported that Henrico County's trust fund, established in 2024, is a time-limited fund that expires on July 1, 2029. She said that the administering body has partnered with a nonprofit, the Partnership for Housing Affordability, to oversee the fund. She said that the funding is a one-time allocation of revenue collected from data centers and provides grants strictly used exclusively for grants for affordable home ownership and development. She noted that the oversight of the fund is the partnership's nonprofit staff.

Ms. Pethia stated that Boulder, Colorado, has an affordable housing fund established in 2009, which is administered by the Department of Housing and Human Services. She said that the fund sources include developer contributions, general fund contributions, and commercial linkage fees, the latter of which Albemarle County does not have the authority to implement. She said they also provide grants and loans through their housing fund for site acquisition, construction of affordable housing, both ownership and rental, as well as the preservation of affordable housing and predevelopment costs. She said they have a seven-member affordable housing technical review group that reviews applications, scores those, and makes recommendations for funding. She noted that they also help oversee the fund and identify areas for improvement.

Ms. Pethia stated that the Board's packets contain a draft set of guidelines for the Affordable Housing Investment Fund (AHIF), with sources of funding including annual real property tax revenue as approved through the budget process, developer contributions/cash-in-lieu affordable unit payments, potential loan repayments, transfers from the general fund and private donations.

Ms. Pethia said there is a list of funding priorities that would help rate the applications that are received. She explained that it prioritizes households with incomes at 80% AMI (Area Median Income) for home ownership and 60% for rental housing, and units with permanent affordability would receive a slightly higher level of consideration. She said that the base requirement for rental housing is a 30-year affordability period, while homeownership opportunities require a 40-year period, as outlined in the Housing Albemarle policy. She said that to further incentivize projects, extra consideration would be given to those that exceed these requirements, with the ultimate goal of achieving a 90-year affordability period. She noted that projects that bring in significant leveraging would require disclosure of other funding sources brought in by the applicant, with the aim of minimizing County funding and maximizing leverage.

Ms. Pethia stated that priority would be given to shovel-ready projects, which are ready to move forward. She said that this approach would help ensure that funding is used efficiently, rather than sitting idle for extended periods. She said that for low-income housing tax credit (LIHTC) projects, this would mean that the applicant is prepared to submit a low-income housing tax credit application during the next round. She said that projects that support economic and social diversification of neighborhoods and provide onsite resident services would be prioritized. She said that these goals are not currently required under County policy but are desirable, and this did not mean other projects would not be considered. Ms. Pethia added that there would also potentially be prioritized target populations, identified by Housing and Human Services staff and approved by the Board, and they could change each year. She said some examples are senior households, families with children under five years, or persons experiencing homelessness.

Ms. Pethia reported that the plan would allocate funds as follows: 40% of the funds would be dedicated to grant funding for nonprofits; 40% would go to loans; and 20% would be set aside for emerging housing needs. She said that emerging housing needs could include initiatives such as providing affordable housing during times of crisis like the pandemic or supporting community-led efforts to acquire and preserve affordable housing properties such as the Mallside Apartments. She said that currently, the County does not have a fund available for this type of project, so this would start that pool.

Ms. Pethia said that projects eligible for funding through the Housing Trust Fund would include new construction of affordable housing, conversions of non-residential to residential housing, and substantial rehabilitation of existing properties. She said that these projects must be located within designated development areas, as consistent with County policies. She said that the applicant must have control of the site, and the project must comply with County policies overall, including the comprehensive plan, zoning ordinances, and housing policy.

She said that eligible activities included predevelopment costs, land acquisition and development, and buy-down of construction loan interest, which was proposed during a work session in November 2022 or 2023, at which time the Board discussed it with developers. She said that the fund would be used for water and sewer connection fees, new construction or rehabilitation of affordable housing, conversion from non-residential to residential uses, and homeownership projects. She said that the fund could not be used for paying off property tax penalties, community meeting/facility rentals, food, required mailings, or administrative staffing and other operating costs.

Ms. Pethia said that to apply for the funds or request funding, there would be an annual notice of funding availability, and applications would be submitted through an online portal, with the County's

current one used for the Human Services Funding Program being updated to incorporate this process. She said that applications would be evaluated against a set of criteria, with a minimum score of 75 points for funding consideration. She said that the Board of Supervisors would have final approval on all funding requests.

Ms. Pethia presented a general overview of evaluation criteria, which reflected a difference in points between rental and ownership projects, due to the requirement of a 30-year pro forma for rental properties, which is not relevant to home ownership. She noted that this was the reason for the 10-point difference between those, as well as the experience with property management for rental housing. She said that both types of projects would be considered for funding if they scored 75% or more of the total points.

Ms. Pethia stated that the Fund would be managed and overseen by the Office of Housing, in partnership with the Department of Finance and Budget. She said that the guidelines also proposed the creation of an affordable housing review committee, consisting of seven voting members representing real estate professionals, lenders with residential construction loan experience, builders (either nonprofit or for-profit), nonprofit and for-profit organizations, County residents, and a representative from the County.

She said that the proposed charge for the committee would be to review applications for funding; review the progress and effectiveness of AHIP (Albemarle Home Improvement Program), including providing the Board with an annual report, which the Office of Housing already did; review the effectiveness of County housing policy, addressing the strategies and meeting the goals within it; and making any recommendations for improvements. She said that it was recommended that the committee meet quarterly.

Ms. LaPisto-Kirtley said she had not had a chance to review some of the information, but she would like to refer Ms. Pethia to Page 18. She asked her to further explain the units with permanent 90-year affordability.

Ms. Pethia said that this restricts the resale price for a 90-year period, and there have been comments and concerns from some Board members and the public that this was only possible with a community land trust. She said that upon reviewing the activities of other Virginia jurisdictions and those across the country, Fairfax County restricts the resale price of their affordable units for a 30-year period, regardless of the type of organization providing the units: nonprofit, for-profit, community land trust, etc. She said that similarly, Loudoun County restricts the resale price of their affordable for-sale units for 15 years, and Montgomery County, Maryland, requires a 30-year affordability period for their for-sale units. She said that Boulder, Colorado, required permanent affordability, with a minimum of 90 years.

Ms. LaPisto-Kirtley said that she was asking that because they had a 30-year and a 40-year option, and she was wondering why the 90-year option was being considered.

Ms. Pethia said that this was a lofty goal that, if a project exceeded the base requirements of 30 or 40 years, would achieve extra consideration.

Ms. LaPisto-Kirtley asked if the boost would be guaranteed.

Ms. Pethia responded that it would not, it would just move that project up in status, and it would still have to meet all of the other requirements.

Mr. Pruitt clarified that this would be a condition being proposed as part of a funding request, not an opportunity to unlock something.

Ms. Pethia said that was correct and explained that two projects with identical scores, one with the standard 40-year affordability period and another with a 90-year affordability period, the latter would garner a little extra weight.

Ms. LaPisto-Kirtley thanked them for the clarification and said that she agreed with the structure of the review committee. She said that she would like to discuss the weatherization requirements for single-family homes. She said that they had provided a list of eligible items, including new air conditioning or heating systems, and asked if they would have a lien on the property to secure repayment of these costs and put them back into the trust fund if the home sold.

Ms. Pethia replied that the answer is currently no, but she believed it was a state requirement that they could provide grants or loans for affordable homeowner rehabilitation. She said that they could design it as a loan to the homeowner, similar to how they worked with AHIP and the Community Development Block Grant (CDBG) funding when they collaborated on rehab projects with them. She said that in these instances, the homeowners received the funding as loans, and liens were placed on the property.

Ms. LaPisto-Kirtley said this was an important point because it showed people that they were also contributing to the community by putting that amount of money back into the trust fund. She commented that she liked the eligible activities mentioned, including the one regarding shovel-ready projects, which she had mentioned earlier. She asked if they had a list of eligible homeowners or renters that they had been discussing for some time now.

Ms. Pethia responded that they had begun compiling a list, and those were for the proffer units. She said that these units could be challenging, as it was difficult to predict when they would become available. She said that in contrast, shovel-ready projects with nonprofit organizations always had a steady stream of potential residents, whether they were rental housing units or otherwise, and the County would typically collaborate with the developer to promote these units to potential tenants. She said that they just need the units to become available so they can effectively advertise them.

Ms. LaPisto-Kirtley said that in the past, there was a limit on the number of days a developer had to sell a home after purchasing it, and she asked if this limit still applied.

Ms. Pethia said it wasn't, but they could consider placing it in this program

Ms. LaPisto-Kirtley said she was considering a scenario in which a homeowner who built a house for sale, but it remained unsold for an extended period such as a year or two, as that developer would be losing money.

Ms. Pethia responded that this was associated with the proffer program and was not typically associated with the projects they funded through the housing fund. She said that as a result, if they were unable to sell the unit, they would likely expect the developer to repay the money the County gave them for that unit. She said that there would be Memorandum of Understanding in place that would outline those terms, but staff wanted to solicit Board feedback on the structure before proceeding. She said that there would be a mechanism in place to recover the costs per unit if the developer was unsuccessful in selling the unit to an income-qualified buyer.

Ms. LaPisto-Kirtley asked for clarification of the advisory board composition, as she would rather see nonprofit housing organizations or a different type of professional that actually understood this sector.

Ms. Pethia responded that they would need to be careful with nonprofit housing organizations, given the potential conflicts of interest, and they would need to make a requirement that any nonprofit organization serving on this committee could not apply for funding during their term of service on the committee.

Ms. LaPisto-Kirtley said that maybe it would be prudent to have a single County resident or no County residents.

Ms. Pethia stated that having County residents on this committee was crucial and often brought a unique perspective, particularly if they could find someone who had personally experienced the need for affordable housing or was currently seeking it, as they could provide a point of view that professionals may not always have.

Ms. LaPisto-Kirtley said she appreciated this level of input and asked if the Board of Supervisors would approve all the members.

Ms. Pethia confirmed that they would.

Ms. LaPisto-Kirtley said that moving forward, she would suggest considering this as a pilot program for a year to assess its effectiveness. She said that her intent was to ensure that this initiative was successful and open to alternative ideas, and if the public, developers, or residents came forward with different suggestions, such as varying percentages or different configurations.

Ms. Pethia said that the structure for any housing fund could always change at any time. She said that it was essential to regularly review how housing policies and housing funds were operating and assess their viability and success, making adjustments as needed.

Ms. LaPisto-Kirtley said that one of the County's biggest challenges was its ability to efficiently move projects forward in a timely manner, and they had lost out on a project that would have provided a significant amount of affordable housing due to the lengthy processing time. She said that while it was essential that they ensured accuracy, she wondered if a more streamlined process was prudent. She commented that she was not aware of other communities taking as long as they did to complete their permitting processes.

Mr. Pruitt said the Board did not have the committee list prior to the meeting, and therefore he had not had time to contemplate it or solicit public comment. He said that he was under the impression that it would be administered by Ms. Pethia, which he was fine with and had fought for previously. He said that committees could be cumbersome and slow down the process, and this was not to say that committees were inherently flawed.

Mr. Pruitt stated that he had the opposite concern from Supervisor LaPisto-Kirtley, as he felt that the current composition may not provide sufficient balance and could be easily dominated by industry interests, especially if a housing developer were to be a member. He said that specifically, having four industry representatives on a seven-person board could lead to undue influence. He said that if the nonprofit housing provider were to be required to recuse itself from voting, and the Board composition were to be adjusted to ensure a more diverse representation, he might be less concerned. He added that he would like to highlight the current industry concern regarding community land trusts, as this model was increasingly being captured by industry professionals. He said that in a tripartite Board model, one-third of the members were real estate experts, one-third were community members, and one-third were actual

beneficiaries of the land trust. Unfortunately, he said, this often resulted in the first two-thirds becoming indistinguishable from industry professionals, which undermined the original goals of the community land trust.

Ms. LaPisto-Kirtley pointed out that the committee members were only advisory.

Mr. Pruitt said no, they were voting on what came to the Board.

Ms. Pethia clarified that they made recommendations by reviewing the applications and providing a score, which is similar to how the human services funding program works.

Ms. LaPisto-Kirtley added that the Board would have a say over that.

Ms. Pethia also confirmed that the committee is slated to meet four times a year, and a "nonprofit housing organization" could be changed to "nonprofit," which would open it up to agencies like JABA, BRAC, etc.

Mr. Pruitt said he would love to see JABA have a seat at the table, adding that the universe of organizations with an interest in housing was not comprised of housing organizations.

Ms. Pethia noted that they would ensure there wasn't dual representation, and individuals could not represent the County and an organization.

Mr. Pruitt said that he appreciated that cash contributions in lieu had been flagged as a funding capitalization method, and he was excited to see concrete examples of how this could be utilized in the future. He said that he wanted to begin by addressing the primary public pushback, which was the 90-year affordability piece and the 40-year affordability piece, with the recommendation to change that coming from friends and partners that he considers allies. He said that he was supportive of the staff recommendation and not the community pushback against shortening the affordability period. He said that he believed the main rationale for this change was that it was a crucial wealth generation tool for historically marginalized communities, particularly Black individuals who had been denied access to housing through credit tools. He said that the data suggested that race-neutral tools could not solve race-coded problems, and a race-neutral outcome would be the best opportunity for wealth generation.

Mr. Pruitt said that a more likely outcome, however, would be a deeper segregating effect, because those with networks and familiarity to access and capture the benefits of the subsidy were more likely to come from historically advantaged communities, even if they were within the AMI range, such as a UVA student remaining in Albemarle County to begin a startup business. He said he did not think that was consistent with County goals. He said that he would also like to note that the funding priority document text provided did not reflect the 80% affordability AMI level for homeowners as the priority goal, which had been mentioned in the funding priority section of the document.

Mr. Pruitt also stated that he wanted to understand how a 90-year affordability period worked in the context of a development with a lifespan. He said that specifically, he was wondering if a rental multifamily project would indeed have a 90-year affordability period and how it would be affected if the development needed to be redeveloped. He said that he assumed that a new contract and MOU would be entered into for redevelopment funds, which would potentially void the original 90-year affordability period. He said that he was unsure if there was an alternative mechanism that would allow the 90-year affordability period to apply, such as if the redevelopment was delayed or if private funding was secured.

Ms. Pethia responded that this level of detail had not yet been compiled. She said it was initially thought that the 90-year period would not be renewed and instead would simply continue to extend. She said that by year 30, if the developer informed the County that a multifamily property needed additional funding to rehab the property, for example, the County would not establish another 90-year affordability period but instead would help that building extend through the original 90-year period.

Mr. Pruitt said that regarding the distribution of funds in Section 4 for emergency housing needs, such as an intervention to acquire Mallside, and he wondered if something other than public housing stock, such as the Salvation Army, would be considered an emergency housing need or if it would be a different category.

Ms. Pethia said it could be, and they had not specifically defined emerging housing needs because they did not yet know what they were and didn't want to limit the scope of that to specific categories. She said that for example, the sale of Cavalier Crossing could be an opportunity to use the available funds to help with relocation, as so many people were relocated from that area.

Mr. Pruitt said that he preferred money to be appropriated for discrete purposes, and when he thought of the Housing Trust Fund, he envisioned projects that built publicly available housing stock and was wary of proposals that deviated from this goal. He said he understood they did not have a separate pool for initiatives like the Salvation Army this fiscal year, so he was not pushing back on that. He said that he did want to note that they might want to have emergent need funding for other projects like that, and he would like to see a separate pool established for non-housing stock-related projects in the future. He said this would allow the Board to address these needs without compromising the Housing Trust Fund's primary goal.

Mr. Pruitt said that regarding Section 4, he was concerned about the strict guidelines, which

seemed to limit flexibility. He said that the flexibility point allowed other silos to address emergency housing needs, but it did not permit them to shift funds within that silo. He commented that he would suggest a distribution guideline rather than a distribution rule, and he asked Ms. Pethia for her thoughts.

Ms. Pethia responded that having a guideline was good, but she believed starting each fiscal year with the application period would provide clarity. She said that once the Board adopted a budget, it would be clear how much money was available for the upcoming fiscal year and would give people an idea of what was available, and simply throwing a large amount of money into the fund without knowing the source or type of funding might not be the best approach. She said that if the application period were completed and they found that most applicants were seeking grants, rather than loans, and the recommended projects aligned with grant eligibility, staff would likely recommend revising the guideline. She said that having a structured approach to guide everyone's thinking and planning was a good starting point, which could always be adjusted as needed.

Mr. Pruitt said that he liked the idea of an initial funding cycle that used a specific amount, followed by a potential adjustment based on what was left over. He said that he would like to explore a similar concept with the emergency housing needs fund, and he asked if they were envisioning a spend-down period, where the funds were allocated and then replenished at the end of the fiscal year. He said that he was curious to know if he envisioned a similar approach or if they would continue to maintain an emergency fund.

Ms. Pethia said that it would be up to the Board for direction, and they could approach it in several different ways. She said that one option was to wait until the end of the fiscal year and see if they had any unused funds left over, which they could then use to fund new initiatives. She said that another possibility was to roll over the existing funds into the next fiscal year and then supplement them, if necessary, should they anticipate a potential need in the future. She said that in human services and housing, they had a fairly good idea of the needs that may arise, although they were uncertain about the timing. She said that if they identified a potential issue that would require County support, staff could revisit the idea and recommend holding onto the funds, anticipating that the need may arise. However, she said that not having any funding had put the County in difficult situations in the past.

Mr. Pruitt stated that he was in favor of the grant funding, provided that a for-profit developer could meet the requirements, and asked for clarification whether the funding is 100% or 60%.

Ms. Pethia said that she would say 100%; if it was homeownership - 80%, if it was rental - 60%, to meet the housing policy guidelines. She said, however, that she was not entirely certain about the percentage for rental properties.

Mr. Pruitt said that if other Board members had opinions on the matter, he may have been persuaded to consider a mix or unit mix that totals 60, similar to what LIHTC had done. He said that he would have been comfortable with that approach, but he was aware that it might be more challenging to administer.

Ms. Pethia said that she would anticipate a for-profit developer coming forward with a LIHTC project, in which case that would be available for a grant.

Mr. Pruitt said that he would not want to be in a position where they had a strong LIHTC proposal that needed the County to succeed, and the developers were using a net-60% calculation, which was allowable under LIHTC regulations, but they were also using four 100% units for cross-subsidizing some deeply affordable units, and he might be interested in that as an exception.

Ms. Pethia said she would need to consider this further.

Mr. Pruitt said that he found 60 months to be relatively short. He said that he had previously thought that 10 years was a standard duration, but this project was being completed in just five years, which seemed unusually swift.

Ms. Pethia said that the timeline varied depending on the locality, and they primarily focused on the pro forma. She said that this was open to change, and she had arbitrarily picked a number. She said that typically, at the end of construction, rental properties refinance to permanent financing through a bank, which was essentially their mortgage. She said that the construction financing was repaid once the project was complete, and the funds could be recirculated. She said that this could potentially result in them being repaid through the refinancing process, but if it were a homeownership project, the refinancing occurred when the property was sold to another person. She said that therefore, the timeline could definitely be altered.

Mr. Pruitt proposed that at some point they needed to provide concrete guidance before approving a project, and he would like to know if the proposed plan passed the test of being feasible for developers. He said that they needed to settle on a specific number, if one was intended, to ensure clarity and consistency in their decision-making process.

Ms. Pethia responded that five years was the number she had chosen because it was roughly at the point where it helped bring money back into the fund on a faster basis and helped those loan funds turn over, but they were open to adjusting that to whatever may be necessary.

Mr. Pruitt said that eligible applicants included nonprofit organizations, and the language here

stipulated 501(c)(3) nonprofit. He said that this was a common classification, but there were non-501(c)(3) nonprofits that may be in a position to develop. He said that for example, some churches did not file for 501(c)(3) status because they did not need to, depending on their activities, and they received automatic tax exemptions without filing. He said that his friend ran a 501(c)(4) organization, which allowed them to endorse candidates, but also enabled them to serve as a co-fiscal sponsor for an LGBT elder homeless center. He said that he did not want them to inadvertently disqualify organizations for arbitrary reasons. He suggested removing the reference to 501(c)(3), as it may be excluding churches and 501(c)(4) unnecessarily, and there may be other C schedules that he was not aware of.

Mr. Pruitt said that the third rule for eligible applicants related to the experience criteria and the experience requirements they had already established, which he found challenging. He said that it felt like they may be creating a monopoly by requiring experience with this specific type of organization, and he would like to hear Ms. Pethia's thoughts on this matter.

Ms. Pethia clarified that within the guidelines themselves, there was no requirement that experience must be in Albemarle County: "Applicant must have owned and/or developed at least one development that contained proffered affordable housing units, or County-funded or otherwise supported affordable housing units, income-restricted units, or market-rate housing units that had been placed in service." She said that there was no requirement that this had to have been in Albemarle County.

Mr. Pruitt said he still had some reservations about this, and developers aided by their startup, which had identified various capital streams, had to start somewhere. He said it wouldn't surprise him if other localities had similar projects, and he would be concerned about shelling out good plans for that developer experience when their applications would already be subject to their stringent evaluation criteria, and perhaps meeting 75% and wowing the Board is enough.

Ms. Kaki Dimock, Chief Human Services Officer, said that these criteria aligned with the Board's longstanding philosophy that taxpayer dollars should not be used in the first year or two of an organization's operational function in the community. She said that for example, in the human services funding process, an organization must have been in existence, met the standard 501(c)(3) registration requirements, and operated the specific program they're proposing for at least two years. She said that there had been a longstanding interest in using the funds in a more stable environment than to support startups. She said that this was reflective of that standard, and it could be a different standard for the housing fund, as guided by the Board.

Mr. Pruitt said he would like the Board to reflect on this matter.

Mr. Pruitt said he wanted to flag the requirement under Eligible Projects, Development Area under Section 6.2, as he saw it as potentially redundant because the occupancy and affordability requirements for every type of development separately said "consistency with the comprehensive plan" as a core requirement. He said that he saw this provision as achieving what they want to accomplish, but he could also envision a large rural subdivision with tiny homes that met all the standards, or a future Board decision to adopt a rural cluster development that aligned with the comprehensive plan. He said that he did not want them to have already established that they could not pursue such projects, as they would already be requiring consistency with the comprehensive plan when individual projects applied. He said that this could also create issues with the application process, which was complicated in Albemarle County.

Mr. Pruitt said that on Page 6, he would like to discuss the distribution of affordable units. He said that he had heard the phrase "impossible" used in this context, and he had also heard that it makes them ineligible for Virginia housing money, which he would like to have clarified.

Ms. Pethia explained that this was consistent with County practices. She said that when a rezoning was involved, they expected the affordable units to be evenly distributed throughout the community, rather than being clustered in a corner away from everything else.

Mr. Pruitt said he was in favor of this policy, but he was inquiring whether she had heard any concerns regarding technical feasibility, either from a funding structure or construction standpoint.

Ms. Pethia said that she believed that the concerns surrounding low-income housing tax credit projects were valid. She said that if an LIHTC project was located in a mixed-income community, these funds would only support the LIHTC affordable housing portion of that project, and since that portion would be 100% affordable, it would not be an issue, as those funds would be considered to be distributed evenly.

Mr. Pruitt asked if it would be complicated if this were converted to a guideline or priority target instead of a hard requirement.

Ms. Pethia responded that this document was written to align with other County policies and practices, and she would prefer not to deviate from this and potentially create a conflict with existing policies.

Mr. Pruitt said he wanted to address a concern that had been raised by a few nonprofit developers regarding the maximum affordable for-sale price being pegged to 65% of the federal home values. He said that a public commenter had said this effectively set their maximum affordable sale price at around \$247K. He said there was a good reason for using this method, likely because it was a

standard provided by the federal government.

Ms. Pethia confirmed that this was indeed the reason for that metric, and she noted that other jurisdictions, particularly in Northern Virginia, had separate committees from the review committees that actually met and determined the annual affordable sale price. She said that Albemarle did not have the capacity to do that within the County, so this was an easy way to address that.

Mr. Pruitt said that he believed the previous standard, which included qualifying tenants and an understanding of what "affordable" meant, was that 30% of housing costs should be affordable. He asked if they could extrapolate that a maximum affordable price for sale would be the price that would be affordable at 80% of the AMI at the prevailing interest rate, at 30% of the tenant's income.

Ms. Pethia said that it was easier to have a fixed number, and the standard was formerly 65% of Virginia Housing's maximum first-time homebuyer price. She said that this was straightforward for developers, as they could easily visit Virginia Housing's website to determine their maximum sale price for first-time homebuyer programs. She emphasized that having a standard in place made it easier to go forward.

Mr. Pruitt asked if the limit was so low that it would be hard to find qualified buyers, as it sounded like it was lower than the current qualified buyer standard for proffers.

Ms. Pethia said that they had difficulty finding buyers for their proffer units because the price had been too high; as a result, the price was lowered to something that was easier for developers to find income-qualified buyers.

Mr. Pruitt stated that he had a note to inquire about trailing deeds for the right of first refusal. He said he was referring to the discussion with Supervisor LaPisto-Kirtley, and he asked if he was correct in assuming support that the right of first refusal could be used as a resale strategy.

Ms. Pethia said that at this time, she wasn't sure if the County had the capacity to pursue a right of first refusal, but staff was willing to explore all available alternatives.

Mr. Pruitt asked for clarification on what "project budget" meant as a valuation criterion.

Ms. Pethia explained that it was essentially to verify that the project appeared to be reasonably priced and costed out, the applicant has done some good budgeting, they have the money to fulfill those needs, and they are coming to the County and asking for 10% of the funding, rather than 70%, which was fairly standard in applications.

Mr. Pruitt said that they suggested establishing a requirement for the development of a tenant displacement plan as a condition of funding.

Ms. Pethia said she was not certain about that. She said that staff had been trying to figure out how to implement anti-displacement policies, and part of the reason staff had not come back to the Board with guidelines was that they were working to navigate Virginia's State guidelines.

Mr. Pruitt said he was thinking that the developer might agree to certain conditions in either the funding agreement or some other form of encumbrance, not necessarily contributing assets to the project but rather developing a plan and being thoughtful about how they managed potential displacement during redevelopment.

Ms. Pethia reiterated that staff were still trying to figure out how to make that work.

Ms. Dimock added that this could be a prioritization or an extra points opportunity, allowing projects that had anticipated anti-displacement activities and were appropriately funded to accumulate additional points compared to those that did not. She said that this could be easily added as a funding criteria, rather than a requirement.

Mr. Pruitt said that it sounded like they were less confident that a 90-year deed, multifamily property could be made to comply with a non-displacement policy for redevelopment.

Ms. Pethia said that was correct, and they were still in the process of determining whether they could accomplish that.

Mr. Pruitt said that some of their peers may require that, although he was not certain what that looked like and it may also be part of their site planning process.

Ms. Mallek thanked staff and said she wanted to revisit one of the items on the proposed funding list, which was homeownership counseling, and she wondered if nonprofits might be better suited to provide this type of service. She said that as she had mentioned before, she preferred to see tangible, bricks-and-mortar projects funded with taxpayer dollars, rather than soft services.

Ms. Pethia said that was perfectly fine, and there were jurisdictions in Virginia and across the country that used their housing funds for programs like this. She said that if the Board did not want to pursue this, they could remove it from the proposal.

Ms. Mallek said she also wanted to address the discussion about the 90-year business, which appeared to be a stipulation for extra points. She said that they may later claim they could not make it work and request a waiver, and given that they had already gained leverage, she believed this set a trap that they may fall into. She stated that this could disadvantage those who were more straightforward about their plans or capabilities. Under Section 7, she noted that she had expressed concern about the emphasis on soft skills and funding, particularly for beginners, and she did not want people learning on County taxpayer money.

Ms. Mallek said she believed they should either work for an established business or figure it out on their own, and she was more straightforward about this. She said that also under Section 7, the seventh bullet mentioned construction of homeowner-occupied buildings, which was already required by their housing code, and she did not understand why they would be investing in this when it was already a requirement. She commented that with so many needs, she worried that the effort was being spread too thin in terms of opportunity, and they should focus their efforts on where they could truly make the most difference for the most people.

Ms. Mallek said that others had mentioned Section 9, the distribution of units, and she was struggling to understand how this would work. She said it would be helpful to understand how it was implemented in other locations, particularly with regard to the varying numbers of bedrooms and units.

Ms. Pethia responded that this requirement was already part of the County's review process when a rezoning application was submitted. She said the County required that affordable units be evenly distributed throughout the community, with a general guideline that if 50% of the units were market rate, then 50% should be affordable units, such as two-bedroom units. She said that the County was not overly strict about this but focused on ensuring that affordable units were not concentrated in a single floor of an apartment building or corner of a building.

Ms. Mallek said that although the staff recommendation was positive, it had not addressed the concerns in every instance. She said that in Montclair, for example, large apartment buildings were constructed, and the affordable units were often relegated to small, 500-square-foot basement spaces.

Ms. Mallek said that she only recalled seeing a chart in the staff reports, and she had struggled to make the connection between the staff reports and the content on page six, which remained a concern for her. She said that she worried that they were making the process overly complicated, and she was uncertain whether it would be successful. She said that she still believed that a 40-year right of first refusal, or some similar provision, would be a better approach than potentially encumbering a future owner.

Ms. Mallek stated that she was concerned about the proposed limitation on the amount of equity that people could have, as nonprofits often addressed this issue ahead of time. For instance, she said that if a property's value increased by 50% over 10 years, the resident would receive half of that increase, and the nonprofit would receive the other half to be reinvested in the loan fund. She said that this approach seemed more reasonable than the proposed smaller amount going to the homeowner, and she believed Supervisor Pruitt was highlighting the potential to disadvantage those who needed a level playing field.

Ms. Pethia referenced a slide on the screen that provides an example of how this could work. She said that this was a basic example, but there would be more opportunities to increase the amount of equity that they earned. She said that for instance, if someone were to purchase an affordable unit today at \$245,000 and stayed in that home for a few years, wanting to resell it under the 40-year affordability period, they would come to the County, and the County would work to create a formula to determine the resale price. She said that this formula would include an increase based on the consumer price index from the time they purchased the house until the time they were going to sell it; so if it increased by 7% during that time period, that would increase the sale price to \$257,000.

Ms. Pethia said that there would be allowances for any capital improvements made, such as new appliances or energy-efficient upgrades. She said that many localities created a list of approved capital improvements, so you wouldn't be paying for things like hot tubs. Instead, you would need to document the actual improvements, like keeping receipts for a new water heater or adding real estate commission. She said that she was not sure what the current commission rate was, but she recalled it used to be 6%. She said this would give a resale price of \$283,285, so that the person would earn an equity of \$38,285 by subtracting the initial sale price from the resale price; under their current policy, the person could purchase the house for \$245,000 today and then sell it for \$500,000 next month. She said that this did not seem sustainable, as the unit would be constantly changing hands; it seemed to be problematic, as she was not sure what the long-term implications would be.

Ms. Mallek responded that they currently lacked a home ownership time period to get into one of these units to begin with. She said that as they did with family divisions, there was a 15-year prohibition on flipping the property, but this may be too long. She said that the same issue had arisen when people used the family division excuse to acquire an extra lot, only to sell it shortly after. She said the Board had put a stop to that, and there definitely needs to be a way to fix what they were doing now.

Ms. Mallek stated that cash-in-lieu had been a root cause of their failure to provide affordable housing options. She said that for instance, when they bought out properties for \$16,000 instead of building a \$200,000 house, they had lost out on hundreds of structures that could have been developed in Crozet. She said this had led to significant resentment among citizens who had wanted those 300 units

that were never built; instead, the money had been spent, and the units remained vacant. She said that she would be glad if they could find a way to move away from this process, as she believed it had hindered the development of affordable housing.

Ms. Mallek stated that she was concerned about the potential for future issues with loans, grants, and emerging needs. She recalled an attempt to reenter the CDBG loan process, which had been unsuccessful due to a lack of timely approval, resulting in lost opportunities. She emphasized that she did not want to fall into the same trap again. She asked if there was a way to prioritize those who built, managed, and held onto properties for the long term, rather than approving and floating them. She said that the successful Albemarle examples in supported residences had longtime builders and managers who took responsibility for maintaining properties and ensured resident well-being. She said that when the residents of Brookdale and Treesdale shared their positive experiences with her, it meant a lot, and she hoped they could find a way to prioritize those. She added that they already had a cluster ordinance, which had been successful in certain areas, and she wasn't sure why it wasn't used more often.

Ms. Mallek asked if the primary focus should be on LIHTC or rental-only, capital-profit driven projects, or if it should be a combination of local, rental, and homeownership options.

Ms. Pethia responded that it could be for any affordable housing project.

Ms. Mallek said that she had become skeptical about the LIHTC concept after learning that a significant portion of the funds was allocated for administrative costs and investor returns. She said that to prevent the misallocation of funds and ensure transparency, it was essential to scrutinize the financials and prevent any hemorrhaging of money.

Mr. Andrews stated that he agreed with Supervisor Pruitt's comments, and he wanted to emphasize the importance of flexibility, as he believed there were instances where it felt overly restrictive. He said that to clarify, he would like to refer to the evaluation criteria, which may be displayed on the screen. He said that they had already discussed this, and he was trying to understand the scoring system. He said that specifically, he would like to know if the maximum points of 190 and 170 were evaluated by the same committee. He asked if it was a coincidence that projects with more points, such as those proposing rental units, tended to score higher, or whether there was a deliberate scoring mechanism at play.

Ms. Pethia responded that the owner's application, which is the maximum points for the owner side, did not include scores for property management experience, as there were none with home ownership. She said it also removed points for a 30-year pro forma, which was also not included. She said that the only difference, and they would be evaluated differently. She said that as long as they had 75% of the points, that would be taken into consideration. She said that therefore, the focus shifted to balancing the two, and there would be ways to achieve that balance.

Mr. Andrews said that ultimately, the percentage of possible points would be the primary factor in scoring, rather than the raw score. He said that some evaluation criteria had sub-criteria that he believed would address his concerns about their vagueness. He said that specifically, the County priorities criterion seemed vague, but he thought it could be clarified by considering factors such as target populations, socioeconomic diversity, and other relevant elements.

He said that he was not sure how affordability periods fit into this, but if they were taken into account in the explanation, he could be more supportive. He said that another question he had was regarding the loan versus grant distinction. He said that although the 40-40 split was clear, he was concerned that the scoring process might not fully account for this distinction.

He said that he also agreed with the "nonprofit" vs. "nonprofit housing" distinction, and he would like to confirm that the scoring team would not double-count County residents. He said that while some of the other participants should be County residents, the two County residents represented a different population than the others. He said that he would like to clarify that County residents would not be double-counted.

Ms. Pethia said that it would be very specific, so they could not have someone representing a nonprofit organization who also said they were representing the senior community as an individual. She said that for example, if a JABA Board member also resided in the County and happened to be a senior resident, they could not claim to be representing both the County's senior residents and JABA. Ms. Pethia said that they would ensure they were genuine residents, representing residents of the County, and not representatives of nonprofit organizations, companies, or other entities.

Ms. LaPisto-Kirtley said that on page 6A, the distribution of affordable units should be consistent throughout the entire development, and she strongly agreed with this. She suggested that the second sentence say the mix of affordable unit styles, square footage, and number of bedrooms "should be equal to or greater than the mix of market-rate units." She said that she believed that they were potentially limiting their options by not considering smaller units that could still be adequate. She said that for example, if some of the units were smaller, it might be possible to have even more units overall, and she wanted to ensure that the bedrooms were included, but not necessarily the same number as the market-rate units. She said that she would rather say "should" instead of "must" to avoid duplicating units that taxpayers were helping to pay for. She said that she also wanted to encourage the consideration of alternative affordable housing options, such as duplexes, quads, or triplexes, which could be built by churches or other organizations at no cost to the County taxpayers. She added that this could be a

valuable resource for the community.

Ms. Mallek mentioned that a County resident, one of the residents who had worked in the planning process through Southwood for the last few years, would be a very valuable person on that committee.

Ms. Pethia said she was the type of person they would aim to recruit.

Mr. Andrews stated that he appreciated the presentation and discussion. He said that he hoped it had been helpful, and they could provide any additional comments independently in writing.

Agenda Item No. 12. Closed Meeting.

At 5:33 p.m., Mr. Pruitt **moved** that the Board go into Closed Meeting pursuant to Section 2.2-3711(A) of the Code of Virginia:

- Under subsection (1), under subsection (1) to discuss and consider the annual performance of the County Attorney; and
- Under subsection (3), to discuss and consider the disposition of publicly held real property in the White Hall Magisterial District, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the County and the Board.

Ms. LaPisto-Kirtley **seconded** the motion. Roll was called and the motion carried by the following recorded vote:

AYES: Mr. Andrews, Ms. LaPisto-Kirtley, Ms. Mallek, and Mr. Pruitt.

NAYS: None.

ABSENT: Mr. Gallaway and Ms. McKeel.

Agenda Item No. 13. Certify Closed Meeting.

At 6:03 p.m., Mr. Pruitt **moved** that the Board of Supervisors certify by a recorded vote that, to the best of each supervisor's knowledge, only public business matters lawfully exempted from the open meeting requirements of the Virginia Freedom of Information Act and identified in the motion authorizing the closed meeting, were heard, discussed, or considered in the closed meeting.

Ms. Mallek **seconded** the motion. Roll was called and the motion carried by the following recorded vote:

AYES: Mr. Andrews, Ms. LaPisto-Kirtley, Ms. Mallek, and Mr. Pruitt.

NAYS: None.

ABSENT: Mr. Gallaway and Ms. McKeel.

Agenda Item No. 14. From the County Executive: Report on Matters Not Listed on the Agenda.

Mr. Richardson, County Executive, reported that this is the monthly presentation on Progress Albemarle, reflecting operational updates. Mr. Richardson stated that this is the May 2025 monthly report from County staff, and the Board, he would like to reiterate for audience members who may be tuning in for the first time that on a monthly basis, staff provides an operational update, connected to their strategic plan, which has six strategic goals. He said the plan is a five-year strategic plan, and they aim to highlight initiatives that may not receive public or community media attention but have a meaningful impact on their day-to-day work and the quality of life of their citizens. He said that Communications and Public Engagement (CAPE) staff does an excellent job connecting with departments and providing the framework for the presentations.

Mr. Richardson reported Biscuit Run Park continues to draw strong community use since its opening, and they are now at just over 50,000 visitors since December. He said that construction is underway on a dedicated mountain bike area called "Biscuits and Gravity," developed in partnership with the Charlottesville Area Mountain Bike Club, which raised the necessary \$80,000 for the project. He said this feature will include jump lines, pump tracks, and trails for bikers of all levels. He noted that volunteer support has already begun with weekly trail building events, with professional construction work set to start next week.

Mr. Richardson reported that the Greg Davis Memorial Track Meet brought together approximately 300 middle school athletes from across Albemarle County at the end of May. He said the event, named after a former PE teacher and coach, includes numerous track and field events and showcases the strong partnership between Parks and Recreation and Albemarle County Public Schools. He offered special recognition to Parks and Recreation staff members Steve Davis and Terry Hughes for their work in preparing the grounds for this event.

Mr. Richardson stated that the Bluebird Project is a regional initiative promoting awareness around foster care and adoption, especially during the month of May, and is a collaborative effort between social service agencies and nonprofits in the Albemarle-Charlottesville area. He said that County staff

members Amanda Hodgson, Janie Hunter, and Amy Casey played active roles in planning and promoting a May 16th event featuring messages of support, community resources, and encouragement for local families considering foster care or adoption.

Mr. Richardson reported that three County employees were recently honored as Peacekeepers of the Year by the University of Virginia's Batten School of Public Policy. He stated that Sergeant Jonathan Hickory was recognized for his leadership in advancing de-escalation training for police officers; Logan Bogart was honored for her calm and professional management of internal and public communications following the death of a firefighter; and Steven Hitchcock received recognition for his role in building and developing the HART (Human Services Alternative Response Team) program and his vital work since its launch over a year ago. He commented that these were outstanding efforts in their community.

Mr. Richardson stated that eight new recruits had begun their training at the Emergency Communications Center Dispatch Academy, which provided intensive instruction in 911 call-handling, dispatch coordination, emergency protocols, and communications technology. He said that once they complete their training, these new dispatchers would play a critical role in ensuring timely and accurate emergency responses across Albemarle County. He reminded the Board and the community that they had a three-party relationship with Emergency 911, a joint system that included the University of Virginia, the City of Charlottesville, and Albemarle County. He said this partnership enabled them to provide critical 911 services at a lower cost.

Mr. Richardson reported that staff from various departments, including police, fire rescue, communications, public engagement, parks and recreation, facilities and environmental services, finance, and budget, had completed a full week of incident management team training. He said this training prepared employees to coordinate internal responses to significant incidents and planned events without relying solely on external services. Led by the Office of Emergency Management, he said, the incident management team program strengthens their ability to manage complex emergencies and minimize disruptions to their operations. He stated that this was a cross-departmental effort, and he was pleased to see their organization increasingly improving in this area. He said the timeliness of this effort was crucial, as they regularly exercised these skills and training as they supported their community.

Mr. Richardson reported that a functional exercise had recently tested the organization's ability to respond to an escalating active threat incident, a simulation that emphasized coordination across emergency services, including command structure, police, fire rescue, and the deployment of rescue task force teams. He said this built on the ongoing work over the last couple of years to strengthen Albemarle County's joint emergency response capacity through realistic scenario-based training.

Mr. Richardson stated that on May 16, 80 people from local houses of worship attended a safe worship event hosted by Albemarle County and Charlottesville police departments. He said that the event focused on helping faith-based organizations develop emergency preparedness plans and strengthen their physical security. He said that topics included building safety assessments, threat recognition, and coordinated response planning. He said that this project of engagement fostered trust, partnership, and preparedness with the faith community.

Mr. Richardson stated that Board staff recently hosted a site visit from the Virginia Economic Development Partnership (VEDP) and the firm KPMG as part of a \$14 million grant application through the Virginia Business-Ready Sites Program. He said that reviewers noted the County staff's strong cross-departmental collaboration during the visit. He said that if the County is successful with the grant, this would include onsite visuals, such as flagged future road alignments and large renderings to showcase opportunities with the Rivanna Futures property, which is adjacent to Rivanna Station. He said that if they were successful with the grant, this would help with site planning, clearing, grading, utility design, and extension to make the site more competitive for future development. He said that they expected a final decision on this grant application in June.

Ms. LaPisto-Kirtley commented that this was a great presentation, and she would like to have it available afterward.

Mr. Richardson said that, as always, he sends the presentation every month. He said that they also sent talking points for the Board members to use at their discretion, if they were attending community meetings, CAC (Community Advisory Committee) related events, or other gatherings. He said that these talking points would be sent out after the meeting.

Mr. Pruitt said that he was thrilled to see the progress being made at Biscuit Run and appreciated the highlights of the hard work being done by the staff, as well as the Batten Award.

Ms. Mallek said that it was wonderful to see how the strategic plan had been integrated across various aspects of County life and quality of life in this report. She said that she was continually impressed with the new Office of Emergency Management, which had made significant strides under Chief John Oprandy's leadership, even after being established for years. She said that she appreciated the efforts they had made and would like to thank staff.

Mr. Andrews said that he appreciated how the report was structured around the strategic plan and that the recognition from the UVA Batten School was important.

Before the Board (Other than Scheduled Public Hearings).

Mr. Owen Saielli stated that he is a County resident attending the community lab school, and he was here to discuss what he described as an environmental crisis. He said that several threats were facing the ecosystem, and in their local region, the most prominent issue was invasive species that outcompete native species, causing devastating trophic cascades. He said that given the extent to which the balance is threatened, they must take action now. He stated that historical records show the full extent of destruction caused by these deadly and over-competitive species. He said that the County needs to provide funding to programs working to repair the damage and also need to share information. He said that for example, the chestnut blight, a deadly Asian fungus, killed billions of native chestnuts and caused a devastating trophic cascade, destroying wildlife populations and severely impacting the economy.

Mr. Saielli said that a newer threat to the ecosystem is the invasive plant kudzu. He said that this plant covers everything, strangling trees and destroying diversity. He said that it is common across the region and attempts to eradicate it have never been carried out to an extent that would have any effect. He said the plant kills many species of grass, trees, and shrubs, triggering trophic cascades to the species that rely on the plant species. He said that the destruction caused by this species is well underway, but we are far from being lost.

Mr. Saielli stated that the plants, animals, and the people of Albemarle County are just starting to feel the effects. He said that swaths of land have been overtaken and destroyed by this vine, and highways are surrounded by it; as kudzu spreads, it slowly wreaks havoc on our native ecosystems. He said that it needs to be stopped, and soon. He said it may already be too late to eradicate it from our County, but they can slow its spread and reduce its impact.

Mr. Saielli said that there is an even newer invasive species to Albemarle County that will have a massive impact on the economy and ecosystem: the red fire ant. He said that the red-imported fire ant has a toxic sting rated 1.2 on the Schmidt Sting Pain Index, building a large mound-shaped nests often up to two feet tall, with underground tunnels extending up to six feet. He noted that this species has been invasive to the U.S. since the 1930s and arrived in Virginia in 1989. He said that it is a quick-spreading species throughout regions of the County, and once it becomes established, it is almost impossible to eradicate. He said that the only quick action is to identify and destroy any colony in the County and prevent its takeover. He said that the ants can devour stores of grain and injure livestock. He said that their only hope is to act fast. He hoped that you would pass legislation to prevent red-imported fire ants from entering their County, to destroy kudzu, and to heal their forests from the scars the chestnut blight has left.

Mr. Saielli said that potential solutions include creating programs to eliminate these species and parks to protect those they threaten. He said that a small park with native species reintroduced and invasives removed would be enough to make a difference. He said that anything the County could do, however big or small, was needed now. He added that the younger generation needed this, and they would inherit this planet with all the problems left behind.

Ms. Alicia Lenahan said she is a County resident in the Scottsville District and thanked the Board for the opportunity to speak. She said that at the last meeting, she had expressed her concerns about recent Immigration and Customs Enforcement (ICE) actions in the County and the City. She said that since then, she had learned more about the scope of cooperation between local government and the administration. She said that this cooperation now included a joint exercise that took place without notice or permission at Albemarle High School yesterday, and what came to mind was intimidation.

Ms. Lenahan said that Charlottesville had been granted \$150,000 to purchase a data acquisition system called Peregrine; Albemarle County had been granted \$26,585 to purchase i2 Analyst Notebook, another data acquisition system. She said that both of these products relied heavily on artificial intelligence, which could find connections that may or may not be relevant. She said that these open-source searches had expanded to include information that no one should ever have access to: Their health data, financial records, and other digital data being scraped up and added to the vendors' packages of information for police.

Ms. Lenahan said that the public had a right to know what data was being collected and how it could be used. She said that at a minimum, the information gathered appeared to include profile or contact data, first and last name, email and phone number, web page interactions, IP address-based location information, resumes, job title history, and LinkedIn profiles. She said that today, AI was a popular policing solution, carrying a list of dire risks, including privacy violations, bias, false accusations, and the sabotage of their civil rights.

Ms. Lenahan said the adoption of such tools required community control over whether to acquire them, and if adopted, transparency and clear guardrails were essential. She said that the Supreme Court had stated that the Fourth Amendment's overarching goal was to prevent permeating police surveillance. She said that data acquisition systems, including the ubiquitous Automated License Plate Readers (ALPR), the cameras at intersections, would have the capability to build a consolidated database of people's movements and locations, and all an officer or government employee needed to do was type in a search and provide a generic reason and hit enter.

Ms. Lenahan said that today's civil rights groups are increasingly worried that ICE was using

surveillance technology as part of its mass deportation efforts, which could be turned at any time on anyone. She said that their oath of office required her to support the Constitution of the United States, and her constituents demanded it.

Ms. Karen Mann stated that she was not an Albemarle resident but a resident of Fluvanna, near Scottsville, and is the pastor of Sojourners UCC (United Church of Christ) in Charlottesville. She said that this morning, she had heard from a family in her congregation that had a child attending Albemarle Public Schools, and the previous day, they had been informed about the situation involving the Albemarle County Police conducting training on a school field with the Department of Homeland Security. She said that the practice field was located near the Boys and Girls Club, as well as the Newcomer Center for children who had newly arrived and needed to learn English.

Ms. Mann said that she had been pleased with the response from the school system itself, which appeared to have been appropriate. She said that the schools had asked the police to leave, and the School Board was similarly concerned and looking into the matter; however, she was left wondering why the Albemarle Police were collaborating with the Department of Homeland Security and what had motivated the training on that particular field.

Ms. Mann said that their community was already fearful after the two ICE raids that had already occurred in this community, and conducting such a training unannounced near a sensitive location like a school, especially one serving an at-risk population, was appalling. She said that scaring and intimidating vulnerable children and their families was unacceptable. She said that even if this was merely an oversight, it still demonstrated an egregious lack of judgment. She said that as a community, they wanted to know what directives had been given to the County police regarding cooperation with ICE; what agreements, written or verbal, had the County entered into with the Department of Homeland Security; why their law enforcement officers seemingly cooperated with them; who had oversight over these training exercises; and what steps they would take to prevent these kinds of fear and intimidation tactics from happening in the future to protect the residents of this community.

Ms. Mann stated that they did not want their local police cooperating with ICE, as it would only exacerbate a climate of fear and further contribute to a feeling that residents, especially their immigrant residents and vulnerable residents, could not trust their local police. She said that no child should be afraid to go to school or the Boys and Girls Club or anywhere in their community. She urged the Board to be proactive and not just let these things happen. She urged the community to resist the actions of ICE and Homeland Security.

Agenda Item No. 16. **Public Hearing: VDOT/Albemarle County FY 26-31 Secondary Six-Year Plan Public Hearing.** To receive public comment on the proposed Secondary Six-Year Plan for Fiscal Years 2026 through 2031 in Albemarle County, and on the Secondary System Construction Budget for Fiscal Year 2026.

The Executive Summary forwarded to the Board states that the purpose of this public hearing is to adopt the County's Secondary Six-Year Plan (SSYP). The attached updated report provides details on each project to be considered (Attachment A). Also attached is the proposed Virginia Department of Transportation (VDOT) SSYP for Fiscal Years (FY) 26-31 (Attachment B).

The SSYP allocates funding for construction, maintenance, and improvement of roads in the state secondary system (roads with a route number of 600 or higher). The funds allocated to Albemarle County through the SSYP include state and federal funds for a variety of road improvements. The SSYP for Albemarle County is updated and approved annually and identifies the specific funding source, use, and levels allocated for the immediate fiscal year. The SSYP also identifies projected funding allocations for the next five fiscal years.

The Board reviewed the proposed SSYP, priorities, and recommendations at its April 2, 2025 meeting. Following Board direction, proposed changes were made to the Unpaved Road Policies and Review Process (Attachment C). Additionally, a Rural Rustic Resident Paving Toolkit (Attachment D) has been drafted by staff for use in the next SSYP round. The proposed FY 26 "Albemarle County Priority List for Secondary Road Improvements, Unpaved Roads" is included as Attachment E.

The proposed Albemarle County FY 26-31 SSYP (Attachment B) has been revised by VDOT and includes an updated cost estimate for the Berkmar Drive Extended project, which increased from about \$11.5 million to \$19 million. This project was submitted for Revenue Sharing (RS) funding to cover the additional cost. This application was successful for the full amount, bringing the total RS funding to roughly \$15 million. As part of the updated SSYP, about \$2.2 million of Telefee funds have been allocated to address the remaining amount of about \$4 million. Once they become available, future Telefee funds will need approval to cover the remaining balance.

The SSYP allocates funding to pave public unpaved roads from the County Priority List for Secondary Road Improvements, Unpaved Roads (Attachment E) that have been the subject of petitions by property owners and supported by the Board. Staff has received no public comment on the FY 26-31 SSYP.

The Albemarle County Unpaved Road Policies and Review Process (Attachment C) outlines the process for the submission, review, prioritization, and construction associated with the paving of unpaved

roads in the County. This document has been updated following the Board's direction at its April 2 work session. These proposed updates clarify how paving requests are to be submitted and reviewed by staff. Additionally, the proposed updates to the Policy document include a description and clarification on how the "Unpaved Road Sections Removed by the Board of Supervisors" list is to be used. Under this Policy, the Board could vote to place any unpaved road on this list for a minimum of six years, after which the Board could reconsider a request to pave the road. The proposed updates to the Albemarle County Unpaved Road Policies and Review Process are subject to the Board's approval.

The SSYP outlines the expenditure of the State/VDOT secondary road construction funds allocated to the County. The SSYP does not require the expenditure of County funds unless the Board directs appropriation of additional funding to a project.

After the public hearing, staff recommends that the Board:

1. adopt the attached resolution (Attachment F) approving the FY 26-31 Secondary Six-Year Plan and authorizing the County Executive to sign it on behalf of the County;
2. approve the proposed Albemarle County Unpaved Road Policies and Review Process (Attachment C), which has been updated to incorporate Board recommendations from its April 2 work session, as described above; and
3. approve the proposed Albemarle County Priority List for Secondary Road Improvements, Unpaved Roads (Attachment E), which includes the "Unpaved Road Sections Removed by the Board of Supervisors" list based on Board recommendations from its April 2 work session.

Mr. Alberic Karina-Plun, Transportation Planner, said that tonight's presentation would focus on three key items: the adoption of the draft Secondary Six-Year Plan (SSYP), the updated rural rustic process with the creation of rural resident toolkits, and the retained unpaved road list. He said they had renamed the retained unpaved road list for clarity, but for the purpose of this presentation, they would use the simpler name. He said that at the end of the presentation, the Board would vote on approval of the priority list, which includes the roads to be added to the retained unpaved road list and request and validate roads for future six-year plan road lists.

Mr. Karina-Plun stated that the SSYP is a VDOT (Virginia Department of Transportation) document that outlines funding for roads in the secondary system, including the next fiscal year's allocation and estimated funding for the next five fiscal years. He said that telefee funding comes from utility companies paying a fee to VDOT to be able to put utility lines in their right-of-way, and these funds were being used to support the Berkmar Drive extension by Airport Road. He noted that district grant funds were used for both rural rustic and other paving projects. He explained that this plan was updated and adopted annually by the Board in the spring.

Mr. Karina-Plun stated that over the past year, there had been increased interest in the rural rustic process, and the Board had provided staff guidance on changes to be made. He said that staff had rewritten portions of the Albemarle County unpaved road policies and review process, created rural rustic paving resident toolkits, and adjusted the Albemarle County priority list.

Mr. Karina-Plun noted that previously, staff had been directed to transfer the collection of signatures regarding paving a road to the requesting resident. He said that VDOT would validate paving possibilities following a demonstration of support, and roads that did not meet the two-thirds approval threshold would be brought to the Board for decision. He stated that the Board could choose to place these roads on the retained as unpaved roads list or not. He said that roads added this list were unable to be requested for six years after they had been placed on the list. He stated that he would discuss the specific roads after the SSYP recommendations, noting that the flowchart of this process was in the Board packet.

Mr. Karina-Plun presented the five roads that received enough signatures to move forward with rural rustic paving. He said that a portion of Sutherland Road, which had been previously approved for paving, and a continuation of paving to the end of state maintenance was being recommended. He said that Bleak House Road and Pea Ridge Road did not receive support for paving, and staff recommended that these be added to the retained unpaved roads list, and roads on this list could not be considered again for six years or until 2031. He stated that in addition, there were five other roads already on this list, and they would continue to work with residents on these roads.

Mr. Karina-Plun said that as requested, staff would like to clarify voter eligibility. He stated that property owners of occupied parcels that received their primary access via an unpaved road or property owners of occupied parcels whose driveway touched the unpaved section of road would be eligible for paving. He said that there were three motions up for consideration following the public hearing: The first was to adopt the secondary six-year plan, the second was to approve the updated rural rustic process, and the third was to approve the Albemarle County priority list for secondary road improvements, including unpaved roads. Specifically, he said, this vote would include the addition of Bleak House Road and Pea Ridge Road to the list of unpaved roads that would not be paved.

Ms. LaPisto-Kirtley asked whether someone who owned a road with 10 homes and they owned five of those homes, would that be considered one vote per owner, or five votes. She said that she believed it was one vote, but she would like to clarify that.

Mr. Karina-Plun confirmed that they would have one vote.

Ms. LaPisto-Kirtley said she would also like to discuss bullet point 1B, which pertained to property owners of occupied parcels who received their primary access from the unpaved road. She said that this would include property owners on the main road, as well as those on smaller, unpaved roads that branched off from the main road. She said that her concern was that this could lead to a situation where the votes of those living on the paved roads could be outvoted by those living on the unpaved roads, potentially affecting the outcome of the decision.

Mr. Karina-Plun clarified that individuals who lived off of spur roads, and received their primary access from that unpaved road, would still be eligible.

Mr. Kevin McDermott, Deputy Director of Planning, stated that he would like to discuss this further and explain the thought process behind it. He said that ultimately, the decision was up to the Board, and staff were willing to proceed with the plan, but he would like to illustrate the potential issue with unpaved roads.

He said that when imagining a dirt road with a spur road, both unpaved, the residents living on the spur road could only access their homes by driving on the unpaved road, which was a daily concern due to maintenance issues. He said that the concern was that these residents may be affected by the lack of maintenance, and staff wanted to ensure they had the ability to nominate and vote on the road. He said that VDOT policy prohibited paving the spur roads unless the connecting primary road was also paved. He said that if the Board decided to exclude the spur road residents from the voting public, staff were willing to revisit the plan and make adjustments.

Ms. LaPisto-Kirtley said that from her understanding, the primary road, where the majority of residents lived, was the one that typically got voted in to get paved. She said that in contrast, the residents of the two or three spur roads would have the ability to block the paving of the primary road.

Mr. McDermott confirmed that this was the case.

Ms. Mallek said she would like to clarify one point regarding the toolkit chart. She said that the first bullet denotes a requirement that the property owner must "own and occupy the parcel and live there." She said that this was a distinction from an absentee landlord or an investor, who was not a resident living on the property.

Mr. Karina-Plun confirmed that the resident or requester must be the person who resides here.

Ms. Mallek said that she particularly appreciated the prohibitions outlined in his plan, as they provided clear guidance and helped individuals understand what to expect before starting a project. She said that in the case of Bleak House Road, the tributary streets also benefited from similar prohibitions, which suggested that this approach could be effective. She said that overall, she thought his plan was a good one, and she appreciated the effort that had gone into creating it.

Mr. George Stephens of the Samuel Miller District stated that he would be speaking about the paving of Starlight Road, which is the road he lives on. He said that initially, residents had thought Starlight Road would be paved the previous year, but it was later postponed and then he discovered changes to the zoning signs at the public hearing. He said that at that time, he contacted the office and followed up with his neighbors to ensure they were aware of the changes. He said that he could confidently speak for the residents, including those with voting rights and adjoining landowners without voting rights, and stating that they were all in support of paving Starlight Road. He said that having lived on Starlight Road for nearly 50 years, his wife for about 70 years, he had noticed that there had been other traffic accidents on the road that were not mentioned in the material provided.

Mr. Stephens stated that the current situation should be noted, as a small portion of the road was paved, but it transitioned to unpaved just after cresting a hill and entering a paved turn. He said this was where two of the three accidents he was aware of had occurred, which was a hazard. He said that his house was the closest residence to the road, and they had endured that dust for their entire lives, so he was very supportive of paving the road and looked forward to it. He said they had already taken steps to control the dust by paving their driveway and some areas, and he appreciated the time and effort put into paving Starlight Road.

Mr. Derek Luck said that he did not reside on any of the roads listed, but he lived on a road that was previously partially paved and was hoping to discuss the possibility of adding it to the six-year plan or a similar initiative. He said that he was not certain if it was currently included, but he was there to address concerns on behalf of the community that also resided on Hammock's Gap Road. He said they would like to be added to the six-year plan and complete the remaining two-thirds of their road, which they had previously discussed with the Planning Commission. He noted that in their previous conversations, they said that a small section of the road needed to be widened to meet the road requirements for approximately 50 yards.

Mr. Luck said that addressing the maintenance issues with the unpaved portion of the road would alleviate many of the problems they faced; specifically, the dust was a significant issue, as VDOT's occasional dust control measures were insufficient to allow them to enjoy the fresh air in their homes. He said that another problem was the gravel that got washed out after a heavy rainfall, creating large ruts

that made it unpleasant to travel over and posed a significant danger to those who rode street bikes, including himself. He said he would love to see their tax dollars used to benefit their community, and they would like to see their concerns addressed. He referenced a signed petition from the community members who supported this initiative.

Mr. Gary Grant said that he has been a resident of the Rio District and Bleak House Road for 39 years. He said that during February, March, and April, he and a small group of non-professional, yet resilient and equitably engaged Earlysville residents from the White Hall and Rio districts were forced to confront County Planning Department staff over their attempt to pave over a safe and peaceful one-and-a-half-mile gravel portion of Bleak House Road.

He said that they were forced to confront a list of 33 voters that staff arbitrarily declared eligible to decide the future of this rural gravel road, even though only 16 owners actually had driveways touching the affected gravel segment. Mr. Grant said that as a result, their small group, which included walkers, cyclists, joggers, and strollers, was forced to find 12 out of 33 property owners opposed to paving the gravel, instead of convincing just 6 of 16 owners who actually had driveways touching the affected gravel segment.

Mr. Grant said that due to the efforts of their small group of non-professional, resilient, and equitably engaged residents, they convinced 14 out of the 33 arbitrarily eligible voters, which was 42%, to oppose the paving, while those in favor of paving only came up with nine people or 27%, far short of the two-thirds approval needed for paving. He said that it is worth noting that the person who initiated this confrontation did not have a Bleak House Road address, did not have a driveway touching the Bleak House Road gravel, and only moved near the paved half of Bleak House Road less than two years ago. Mr. Grant said that the 14 of them who defeated this paving and saved taxpayers \$543,000 in the process now expect this Board to follow their policy relating to rural rustic roads and decide tonight to vote to protect the Bleak House Road gravel from becoming a paved racetrack for at least six years.

Mr. Scott Gentry said he is a resident of the Rivanna District and has been living on Hammocks Gap Road for his entire life, 75 years. He said that he resided at the very end of the state-maintained road, and about two years ago, VDOT had paved approximately a third of the road, where five houses were located. He said that since then, 16 additional houses had been built toward the end of that road, covering the other two-thirds. He said that living on the road, he had noticed that the unpaved portion had not been managed as well by VDOT as it used to be. He said that it appeared that they focused on maintaining the paved section, leaving the rest to deteriorate. He said that he believed it was essential to have the remaining two-thirds of Hammocks Gap Road paved to ensure proper maintenance and upkeep. He said that he wished to be added to the list of projects to complete the paving of this section of road.

Mr. Andrews closed the public hearing.

Ms. LaPisto-Kirtley said that according to bullet point number two, there is one vote per owner, so if someone owned five houses, they still only got one vote. She asked if the reason for this was that a person had to live in one of the houses that was on the road to be considered a resident and eligible for a vote.

Mr. McDermott responded that they did not have to personally reside in the house, as they did have some homes that may be rented out. He said that they ask for the owner's approval, not the renter's approval, and it is one vote per owner.

Ms. LaPisto-Kirtley said it should be clarified that one vote per owner applies, even if the owner owns multiple houses. She said that this still does not clarify the issue for the public, and it should be stated that it does not have to be owner-occupied properties.

County Attorney Andy Herrick clarified that in Attachment C, Paragraph 2A, the final sentence says, "When determining the percentage of owners in agreement, an owner owning more than one parcel abutting the road was equivalent to an owner owning one parcel." He said that this was already addressed in the policy and proposed policy. He emphasized that the owner was being referred to, not the resident.

Mr. Pruitt said that he did not have any further questions. He said that it seemed that they were in a position where they had recently reaffirmed their commitment to the policies being applied in this instance, and if they wished to change them, that opportunity had already passed earlier this year. He stated that every individual who had spoken before them today had requested that they invoke their own policies and apply them, or in one case, consider alternative locations for applying their own policies. Given this, he said that he did not believe there was any real room for discussion, and they would simply vote in favor of the staff group's recommendation.

Ms. Mallek said that staff had indicated that the requester must be owner and resident of the parcel with the driveway to the gravel, as opposed to a non-resident landlord owner.

Mr. McDermott explained that according to their written policy, it needs to be an owner of an occupied parcel, but the owner does not have to be the one occupying it. He said that the distinction lay in the fact that some parcels may have significant land adjacent to a road, but they did not have a home on

the parcel itself.

Ms. Mallek said that that was a problem for her because someone who didn't even live in Virginia could benefit from this by raising the value of their properties, bringing assets back to them as a landowner, and not even residing in the state. She said that that was why she had initially understood the concept and asked about the occupied owner. She said that she would leave that thought for others to consider, as she believed it was an important factor to take into account. She expressed her gratitude for the toolkit, which had made significant strides forward.

Mr. Andrews said that he supported the policy as it was written. He said he had a question regarding Attachment E, which listed roads deemed unsuitable or currently in the queue, as he noticed that Hammock's Gap was not included in the list. He said that he had been asked about Batesville Road, which was also not listed. He said that as someone who lived on a dirt road, he was curious about the status of other dirt roads in the County that were not being considered for inclusion, and he wondered where they were in the process of being evaluated.

Mr. McDermott stated that Hammock's Gap was not included on the list because it was requested to be paved, and VDOT conducted an analysis of the road and determined that only a portion qualified for paving. He noted that this portion was subsequently paved, and it was understood that the public road continued beyond that point. He said that at the time, VDOT had determined that section could not be paved under rural rustic standards, so it was not added to the list regarding roads that were partially paved but not fully paved. He said that the list only included roads that had previously been requested to be paved. He said that consequently, there was a significant number of unpaved roads in the community and the County that were not currently included on any list.

Mr. Andrews said he would have expected Hammock's Gap to be included on the list of unpaved roads not suitable for old rustic roads, even though it is partially paved. He said that the portion that was not paved was indeed in that category. He said that his next question would be whether there was a process in place for them to evaluate how much would be needed to make it eligible for consideration. He said that he was questioning this because if it were a major project, it may not be a priority, but if it were a minor tweak, it may be something they could discuss with VDOT.

Mr. McDermott said that he agreed with that, and staff could reach out to VDOT and have them reassess that road. He said that if a portion had been requested to be paved, it should not be eligible for future funding. He said that they would work with VDOT to determine if the rest of the road could be paved and what it would take to get it paved, and they would respond to that information and determine the next steps from there.

Mr. Karina-Plun added that he had a separate list of roads that were not part of the SSYP for next year. He said that he had them tracked down, but they were not included in this particular discussion, as it was currently an internal matter.

Ms. LaPisto-Kirtley asked regarding Hammocks Gap Road, if VDOT determines that it was not eligible for paving, whether the current surface was gravel or if it could be tar and chip.

Mr. Karina-Plun responded that this would be a question that VDOT would need to address, as he was unable to provide an answer on a specific treatment for the road.

Ms. Mallek asked if there were other Board members who shared her concerns about non-resident owners being able to make decisions about the paving, and this was about protecting the people who lived there.

Mr. Pruitt said that to clarify, it seemed that these items could trigger the vote process, but they themselves did not have the ability to vote and a two-thirds threshold was still required to actually initiate paving.

Ms. LaPisto-Kirtley said that her concern was that this placed an additional burden on staff, in terms of getting signatures and verifying that the individual did not reside in the area. She said that she was in favor of their current process. She said that if this involved them having multiple votes, she would feel different.

Ms. LaPisto-Kirtley **moved** that the Board adopt the resolution attached to the staff report (Attachment F). Ms. Mallek **seconded** the motion.

Roll was called and the motion carried by the following recorded vote:

AYES: Mr. Andrews, Ms. LaPisto-Kirtley, Ms. Mallek, and Mr. Pruitt.

NAYS: None.

ABSENT: Mr. Gallaway and Ms. McKeel.

Ms. LaPisto-Kirtley **moved** that the Board approve the updated Albemarle County Unpaved Road Policies and Review Process attached to the staff report (Attachment C). Ms. Mallek **seconded** the motion.

Roll was called and the motion carried by the following recorded vote:

AYES: Mr. Andrews, Ms. LaPisto-Kirtley, Ms. Mallek, and Mr. Pruitt.

NAYS: None.

ABSENT: Mr. Gallaway and Ms. McKeel.

Ms. LaPisto-Kirtley asked if Hammocks Gap Road could be included in the current six-year plan as an amendment.

Mr. Karina-Plun said that it could not be included in the current year's plan, but that there was a possibility that it could be included in the following year's list.

Ms. LaPisto-Kirtley **moved** that the Board approve the Albemarle County Priority List for Secondary Road Improvements, Unpaved Roads (Attachment E). Ms. Mallek **seconded** the motion.

Roll was called and the motion carried by the following recorded vote:

AYES: Mr. Andrews, Ms. LaPisto-Kirtley, Ms. Mallek, and Mr. Pruitt.

NAYS: None.

ABSENT: Mr. Gallaway and Ms. McKeel.

**RESOLUTION TO APPROVE
THE SECONDARY SYSTEM SIX-YEAR PLAN (FY 26-31)**

WHEREAS, Virginia Code § 33.2-331 provides the opportunity for each county to work with the Virginia Department of Transportation in developing a Secondary System Six-Year Plan; and

WHEREAS, at its April 2, 2025 meeting, the Board agreed to assist in the preparation of this Plan, in accordance with the Virginia Department of Transportation policies and procedures, and participated in a public hearing on the proposed Plan (FY 26-31), after being duly advertised so that all residents of the County had the opportunity to participate in said hearing and to make comments and recommendations concerning the proposed Plan and Priority List; and

WHEREAS, local and regional representatives of the Virginia Department of Transportation recommend approval of the Secondary System Six Year Plan (FY26-31); and

WHEREAS, the Secondary System Six Year Plan (FY 26-31) is in the best interest of the County and of the residents of the County.

NOW, THEREFORE, BE IT RESOLVED, that the Albemarle County Board of Supervisors hereby approves the Secondary System Six-Year Plan (FY 26-31) and authorizes the County Executive to sign the Secondary System Six-Year Plan (FY 26-31); and

BE IT FURTHER RESOLVED, that the clerk of the Board shall forward a certified copy of this resolution to the District Administrator of the Virginia Department of Transportation.

Secondary System
 Albemarle County
 Construction Program
 Estimated Allocations

Fund	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
TeleFee	\$243,266	\$243,266	\$243,266	\$243,266	\$243,266	\$243,266	\$1,458,596
District Grant Unpaved	\$963,821	\$963,821	\$963,821	\$963,821	\$1,017,463	\$1,017,428	\$5,990,205
Total	\$1,207,087	\$1,207,087	\$1,207,087	\$1,207,087	\$1,260,759	\$1,260,694	\$7,349,801

Board Approval Date: May 21, 2025

Cavin Supheard 5/28/25
 Resident Engineer Date

[Signature] 5/22/25
 County Executive Date

SECONDARY SYSTEM CONSTRUCTION PROGRAM (in dollars)

District: Culpeper County: Albemarle County		Road Name		Estimated Cost	Previous Funding	Additional Funding Required	PROJECTED FISCAL YEAR ALLOCATIONS						Balance to complete	Traffic Count Scope of Work FHWA # Comments						
Board Approval Date: May 21, 2025		2025-26 through 2030-31					2025-26	2026-27	2027-28	2028-29	2029-30	2030-31								
PPMS ID	Project #	Description	FROM	TO	Length	PE	RW	CON	Total	SSYP Funding	Other Funding	Total	PE	RW	CON	Total	SSYP Funding	Other Funding	Total	
9999.09 RL4005	1204009	COUNTY-WIDE TRAFFIC CALMING				\$0	\$0	\$59,034	\$59,034	\$0	\$0	\$59,034	\$0	\$0	\$0	\$59,034	\$0	\$0	\$59,034	TELEFEE FUNDS TRAFFIC CALMING MEASURES AS DETERMINED BY RESIDENCY AND DISTRICT TRAFFIC ENGINEER
9999.09 RL4005	1204005	COUNTY-WIDE ENGINEERING & SURVEY				\$0	\$0	\$28,822	\$28,822	\$0	\$0	\$28,822	\$0	\$0	\$0	\$28,822	\$0	\$0	\$28,822	TELEFEE FUNDS MINOR SURVEY & PRELIMINARY ENGINEERING FOR BUDGET ITEMS AND INCIDENTAL TYPE WORK

UNPAVED ROAD POLICIES AND REVIEW PROCESS

Revised April 2025

Background

Since the 1980s, the County Boards of Supervisors have considered road paving as a low priority initiative. The Albemarle County Comprehensive Plan recommends that funding for infrastructure improvements should be directed to the Development Areas to support growth management policies. Most unpaved roads are in the Rural Area (RA) and there is concern that the paving of roads can change the character of the RA and may lead to new traffic management issues, primarily speeding.

Based on those factors, County staff does not proactively inventory, evaluate, or prioritize unpaved roads for paving. The Board and staff have typically relied on public requests to identify potential need and, most importantly, community support for road paving projects. The County has typically applied only the minimum funding available/required for unpaved roads.

At the State level, the goal is to pave all unpaved roads. State funding allocated to a locality for paving unpaved roads can be used only for that purpose. As of now, localities are unable to use these Rural Rustic (RR) funds for any other projects. Any unallocated funds are returned to the State.

Unpaved Road Project Review, Prioritization, and Construction

Initial Review of Request

A request to pave a public road can be made by any owner of an occupied parcel on either the unpaved road or on a road whose primary access is from the unpaved road. The request can be made by letter, email, or phone call to County staff. After staff receives the request, the following steps are taken:

- 1. County staff determines the specific concern with the road**
 - a. Occasionally, the primary concern (such as drainage, unsafe curves/blind spots, or lack of shoulders) can be addressed through means other than paving.
- 2. Staff verifies that there is general interest/support from residents in the area/along the road.**
 - a. Staff provides the requesting resident(s) with the Rural Rustic Resident Paving Toolkit and a list of residences that require feedback. At least two-thirds of the owners of occupied parcels abutting both (a) the segment requested to be paved and (b) any adjacent segments with primary access from the segment requested to be paved must show support for paving. When determining the percentage of owners in agreement, an owner owning more than one parcel abutting the road in question is equivalent to an owner owning one parcel.
 - b. Paving requests must be made before November 1 to be eligible to be included in the upcoming SSYP, with a deadline to demonstrate resident support by February 1. If support is not demonstrated, staff will ask if the BOS would like to add the requested road to the “UNPAVED ROADS SECTIONS REMOVED BY BOARD OF SUPERVISORS” list (see 9).

Unpaved Road Policies and Review Process, revised April 2025

- c. If only a portion of the road is requested to be paved, a parcel owner is considered affected if the parcel's driveway touches the unpaved portion of the road.
 - d. Once the project is nearing full funding, affected owners are contacted (see section 10 below).
- 3. Once the 2/3 support is demonstrated, the road section is evaluated by VDOT staff to determine:**
- a. If the road section is eligible for paving.
 - b. If it meets Rural Rustic (RR) paving program standards.
 - a. If a road is not eligible to be paved, the road is added to a list titled "**UNPAVED ROADS NOT SUITABLE FOR RURAL RUSTIC PAVING**". The only way for a road to be removed from this list is through VDOT review .
 - c. If there are other more effective methods to address the primary concerns with the road conditions (spot improvements in lieu paving full length of road).
- 4. RR eligible projects and non-RR eligible projects are separated into two distinct lists.**

Prioritizing Projects

- 5. The Board has prioritized RR eligible projects over non-RR/conventional road paving.**
- a. RR paving is more consistent with maintaining the character of the RA.
 - b. RR minimizes impacts to adjacent properties and existing character of the road.
 - c. RR is more cost effective/less costly to pave.
- 6. New/eligible paving requests are to be evaluated and prioritized using the following criteria:**
- a. located within and/or serving the Development Areas;
 - b. traffic volumes;
 - c. crash data;
 - d. surface condition/unique maintenance issues; and
 - e. through vs. dead-end road (through road is higher priority).
- The following may also be considered as necessary in project ranking:**
- f. road geometrics, primarily road width; and
 - g. functional classification.
- 7. By direction of the Board, all projects, including those newly added to the paving list, should be prioritized by this same standard. This process will entail reprioritizing all projects each year and may result in new projects moving above older ones.** Given the schedule for prioritizing, funding, and implementing paving projects, projects funded in the

Unpaved Road Policies and Review Process, revised April 2025

first year of the SSYP will have already been determined and property owner notification will have been completed to allow engineering and environmental work to begin immediately after the SSYP is approved. Therefore, projects funded in the first year of the SSYP will not be included in any reprioritization to ensure VDOT can move forward with project scheduling as necessary.

8. **Each year, typically in the early Spring, the Board approves both the Albemarle County Priority List for Secondary Road Improvements - Unpaved Roads and the draft SSYP, which are then used to develop the SSYP to be approved in late Spring following a public hearing.**
9. **A list titled "UNPAVED ROADS SECTIONS REMOVED BY BOARD OF SUPERVISORS" is kept for roads that were appropriately requested to be paved and received 2/3 support from residents, but which the Board of Supervisors determined to remove from the "Paving Priority" list during the annual Spring update.**
 - a. A road placed on the Unpaved Roads Sections Removed by the Board of Supervisors list will remain there until the Board votes to place it on the Paving Priority list.
 - b. A new request for paving must be submitted, as described in Section 2 above, to have the Board reconsider a road segment for paving.
 - c. Roads on this list are eligible to be reconsidered for paving six years from when they were put on.

Construction

10. **Prior to construction, as a project approaches full funding (year of construction), the Board adopted public notice procedure is followed, which is to notify property owners along the road section to be paved of the upcoming project and provide an opportunity to ask questions about, or comment on, the project. The SSYP is presented at a public hearing to the Board of Supervisors, where final comments and edits can be made. This public hearing concludes with the adoption of the SSYP. Staff returns in June with resolutions for each of the roads added to the SSYP that year to allow VDOT to move forward with paving.**

ALBEMARLE COUNTY PRIORITY LIST FOR SECONDARY ROAD IMPROVEMENTS, UNPAVED ROADS

CURRENT FISCAL YEAR RURAL RUSTIC ROAD PAVING PROJECTS IN PRIORITY ORDER (HIGH TO LOW)											
Current Priority (Recommended)	Route Number, Road Name Priority	Location From - To	Length (mi.)	Funding Status	Current Traffic Count	Year of Count	Current Crash Data 2011-2018	thru or dead end	Description/Comments	Year P Project placed on Priority List	VDOT's Cost Est
1	697 Sutherland Road	Remaining unpaved portion.						Dead End	Need to be added to the SSYP this year so that funding can be allocated for it.	2024	\$311,166
2	856 Burton Lane	From: Route 711 Burton Road To: End	0.95	Previously removed in 2019 by BOS that decision has been deemed moot.	190	2018		Thru	Supervisor Request: Received 2/3 YES votes on 3/13/2025	2024	\$105,000
3	711 Burton Road	From: US 29 To: Route 712 North Garden Lane	0.13		90	2018	3	Dead End	Supervisor Request: Would be paved from Burton Ln, EB until connected to the previously paved portion of Burton Road. Requires Signatures.	2024	\$75,000
4	707 Blair Park Road	From: Rt. 691, To: end of state maintenance (before railroad tracks)	0.35	FY 25	70	2018	0	Dead End	Public request: Serves large orchard operation. Needs signatures. Received 2/3 YES votes on 3/5/2025	2024	\$110,000
5	813 Starlight Road	From: Rt. 712, To: Dead End	0.5	FY 25	60	2018	0	Dead End	Public request: Received 2/3 YES votes on 3/13/2025	2024	\$125,000
NOTES: all updated traffic counts as of 01.12.2025. VDOT makes the determination on whether a road is eligible for RRR paving. All projects are placed on the regular paving list until the determination is made by VDOT. (Some projects may not be completed as prioritized due to project complexity and/or available funding). The BOS prioritizes roads to be paved based on the most traffic counts, if there is a tie, then it goes to which road has had more crashes											
\$726,166											

Requested and Validated Roads For Future SSYPs										
Current Priority (Recommended)	Route Number, Road Name Priority	Location From - To	Length (mi.)	Previous Traffic Count	Year of Count	Crash Data	Year Placed on Priority List	Description/Comments	Year Placed on Priority List	VDOT Cost Estimate
2	630 Green Creek Road	From: Rt. 6, To: Nelson County Line	0.5		2021		Thru	Public request: Need to get signatures.	2025	\$230,000
1	682 Broad Axe Road	From: End of Pavement, To: Rt. 637 Dick Woods Road	1.01		2021		Dead End	Public request: Need to get signatures.	2025	\$362,000
3	718 Murrays Lane	Rt. 29, To: 0.6 miles from end of road	0.6		2021		Dead End	Public request: Need to get signatures. Last 0.6 miles of road would not qualify for Rural Rustic	2025	\$272,000
4	748 Broken Sun Road	From: Rt. 633, To: Dead End	0.5		2018		Dead End	Public request: Need to get signatures.	2025	\$237,000
7	723 Sharon Road	From: Rt. 6, To: Rt. 722	1.65	70	2018	0	Thru	Public request: Need to get signatures.	2024	\$450,000
2	746 Fosters Branch Road	Rt. 20 Stony Point Road, To: Route 607 Hawkshill Lane	0.5		2021		Thru	Public request: Need to get signatures.	2025	\$232,000
Yes	717 Old Sand Road	From: Rt. 6, To: Rt. 755 Secretarys Sand Road	1.04		2025			Public Request: Need to get signatures.	2024	unknown

UNPAVED ROADS NOT SUITABLE FOR RURAL RUSTIC PAVING										
Restudied?	Route Number, Road Name	Location From - To	Length (mi.)	Funding Status	Current Traffic Count	Year of Count	Current Crash Data 2011-2018	thru or dead end	Description/Comments	Year Studied
	644 Hick Hill Road	From: Rt. 62, To: Rt. 742		##VDOT \$\$\$P	\$\$\$avg	2018	6	thru	will be abandoned by VDOT and ROW will be under ownership of adjacent landowners. HEAVILY	2008
No	761 Briery Creek Road	From: Rt. 622, To: County Line	1.35	not yet funded	140	2018	2	thru	Public request: At current ranking due to traffic count.	2006
No	829 Horseshoe Bend Road	From: Rt. 601, To: Dead End	1.22	not yet funded	120	2018	1	dead end	Public request: At current ranking due to traffic count.	2004
No	640 Gilbert Station Road	From: Ashleigh Way Rd 1094, To: RR Bridge	0.57	not yet funded	120	2015	0	thru	Public request: At current ranking due to traffic count.	
No	688 Shelton Mill Road	From: Rt. 751, To: Dead End	1.48	not yet funded	170	2021	2	dead end	Public request: At current ranking due to traffic count.	2007
No	686 Hungrytown Road	From: Rt. 683, To: Dead End	1.81	not yet funded	80	2021	1	dead end	School transportation request.	2006
No	634 Spring Valley Road	From: Rt. 633, To: Nelson County Line	3.02	not yet funded	75 avg	2021	3		Public request: At current ranking due to traffic count.	2007
No	689 Burch's Creek Road	From: Rt. 250, To: Rt. 635 Miller School Rd	2.95	not yet funded	360 V segment 80 S segment	2018/2021	3		Public request: At current ranking due to traffic count. (previously Pounding Creek Rd)	
No	737 Mountain Vista Rd	From: Totter Creek bridge, To: 20 Valley St (Scottsville)	0.93	not yet funded	30	2018	3		Public request: town of Scottsville, not be eligible for traditional paving funds due to traffic counts below 50.	2018
No	629/624 Browns Gap To Headquarters Lane	From: Rt. 810, To: end of Rt. 624	1.5	not yet funded	80 avg	2021	1		Public request. May not be eligible for traditional paving funds due to traffic counts below 60. 22 ADT June 2022	
No	784 Burnt Mill Rd	From: Cindy Ln Rt. 1009 To: End of Slade Maintenance	0.51	not yet funded	210	2018		dead end	Public request: Provides access to Fernbrook Natural Area and school bus route. Open to Shady Lane can be under RRCC.	2018
No	668 Fox Mountain Rd	From: 810 Browns Gap Turnpike, To: 671 Wesley Chapel Rd	4.93	not yet funded	40	2021	0		BOS request. Waiting for resident petition. NOT ENOUGH YPD	2018
Yes	691 Castle Rock Rd	From: Craig's Store Rd 635, To: Dead End	1.2		190	2015		2020	Citizen request. VDOT does not recommend for Rural Rustic.	2024
Yes	617 Rockfish River Rd	From: Nelson County line, To: Howardsville Pike 602	0.9		80	2018		2020	Citizen request. VDOT does not recommend for Rural Rustic.	2024
Yes	667 Catterton Road	From: Rt. 601, To: east of Rt. 776	1.83						VDOT does not recommend for Rural Rustic	2024
Yes	633 Heads Mountain Road	From: Spring Valley Road 634 To: US 29	2.25		50	2021			Supervisor Request VDOT does not recommend for RR	2024
Yes	627 Green Mountain Road	Rte 712 Plant Road to 715 Porters Road	3.1		30	2018	1		Citizen Request 02/13/2024. VDOT does not recommend for Rural Rustic	2024
Yes	756 White Mountain Road	From: Rt. 635 Craig Store Road, To: Rt. 636 Balesville Rd	1.3		50	2018	1		VDOT does not recommend for Rural Rustic	2024
Yes	774 Bear Creek Road	From: Nelson County line, To: Bear Creek Rd	2.9		44	2021			Does not meet YPD counts for Rural Rustic, also not recommended for Rural Rustic.	2024
Yes	807 Hawkshill Lane	From: Bear Creek Road, To: Dead End	0.3		70	2018			VDOT does not recommend for Rural Rustic	2024
Yes	678 Decca Lane	From: Rt. 676, To: Rt. 614	1.72						Property owner opposition to the paving has been noted. Public request cannot be paved under RR	2024

UNPAVED ROAD SECTIONS REMOVED BY BOARD OF SUPERVISORS									
	Road Name/No.	Location from - to	Length	year removed	Updated Traffic Count	Year of Count	Current Crash Data 2011-2018	Year Placed on Priority List	Description/Comments
	637 Dick Woods Road	From: Rt. 691, To: Rt. 758	2.17	2014					
	671 Balliards Mill Road	From: Rt. 609, To: Rt. 674	3.12	2017				2007	School transportation request
	674 Sugar Ridge Road	From: Rt. 614, To: Rt. 673	1.47	2017					Public request
	672 Via Ln	From: Rt. 810, To: dead end	2.75	2019				2018	BOS request
	671 Wesley Chapel Road	From: Rt. 609, To: Rt. 601	0.09	removed 2017				2007/2018	Entire road segment School transportation request and BOS request. 0.09 segment in current FY 2022 SSYP
1	662 Bleak House Road	From: Rt. 788 W. Route 660 Rees Ford Road, To: Rt. 666 Buck Mountain Road	1.86	2025	263	2021		Thru	Public request: Need to get signatures. More than 1/3 of residents on the affected portion oppose paving the road.
4	766 Pea Ridge Road	From: Rt. 614 Carth Road, To: Dead End	0.77	2025	159	2018		Dead End	Public request: Need to get signatures. More than 1/3 of residents on the affected portion oppose paving the road.

Agenda Item No. 17. Public Hearing: SP202400025 400 Rio Rd. W Outdoor Storage, Display, and Sales.

PROJECT: SP202400025 400 Rio Rd. W Outdoor Storage and Display
 TAX MAP PARCEL: 4500-00-00-025C0, 04500-00-00-025C1
 LOCATION: 400 Rio Road W
 MAGISTERIAL DISTRICT: Rio
 PROJECT INFORMATION: Special use permit request to establish outdoor storage, display, and sales of plumbing materials and equipment visible from the Entrance Corridor Overlay District.

The Executive Summary forwarded to the Board states that at its meeting on April 8, 2025, the Planning Commission (PC) voted 5:0 (Commissioners Missel and Firehock absent) to recommend approval of SP202400025 with the conditions, and for the reasons stated in the staff report.

Attachments A, B, and C are the PC staff report, action letter, and meeting minutes.

The PC recommended approval of the special use permit request with the conditions recommended by staff. No members of the public spoke at the public hearing on this proposal.

Staff recommends that the Board adopt the resolution included as Attachment D to approve SP202400025 with conditions.

Mr. Chris Taggart, Senior Planner, said that he was joined by Margaret Maliszewski, who assisted with the project review. Mr. Taggart said that the subject properties are located at 400 Rio Road West and

is zoned light industrial. He said that the surrounding area is primarily residential, with an adjacent light industrial parcel to the west, and Rio Road is an entrance corridor. He said that the site consists of two parcels, mostly paved, with chain-link fencing surrounding most of the paved area. He said that a brick-faced office building is located at the front of the property, and a large metal shed is situated at the rear.

Mr. Taggart stated that the special permit requests are for outdoor storage, display, and sales of plumbing material and equipment. He said that in the Entrance Corridor (EC) Overlay District, he will refer to this as outdoor storage, and the proposed use is consistent with the LI (Light Industrial) zoning district, but outdoor storage is a specialty use in the EC. He said that special use permits for outdoor storage are reviewed under Section 30.6, which limits the factors to be considered to determine whether outdoor storage is consistent with the EC design guidelines.

Mr. Taggart stated that the original proposal included a storage area to the north and west of the existing brick-faced building, highlighted in orange on the concept plan. He said that there is also an existing storage area at the rear of the site, indicated in blue. He said that to minimize visual impact, a berm, landscaping, and a metal picket fence will replace the chain-link fencing along the Rio side of the storage area. He said that landscaping will also be added between the main building and the street to screen existing equipment and coordinate the landscaping proposed along the storage area. He said that the Architectural Review Board (ARB) and Site Review Committee reviewed this proposal in January and requested revisions focused on screening of the proposed existing storage areas from the view of the entrance corridor.

He said that at its March 3 meeting, the ARB reviewed an updated plan that included revisions to show the existing vegetation along the eastern and western perimeters of the site would remain, and adding screening shrubs along a portion of the western perimeter of the site, directly east of the building, and in the planting area along the frontage east of the entrance to the employee parking lot. He said that on February 10, the required community meeting was held, and on April 8, the Planning Commission unanimously recommended approval of the special use permit with no changes to the ARB's recommended conditions.

Mr. Taggart stated that the conditions were listed as presented here, and he could bring them up if needed. He said that staff did not identify any unfavorable factors, and the favorable factor for this request was that outdoor storage use would be consistent with the EC design guidelines if the ARB's recommended conditions were upheld. He said that for this reason, staff recommended approval of the special use permit for outdoor storage. He said that he was happy to answer questions and could bring up the conditions of approval and motions when the Board was ready.

Hearing no questions from the Board, Mr. Andrews opened the public hearing.

Ms. Valerie Long said she is with the law firm of Williams Mullen, representing the applicant who is also the new property owner. She noted that the applicant was proposing to lease the property to Ferguson Enterprises, which would relocate or establish a new use here.

Specifically, she said, this was for Ferguson's Wholesale Waterworks Division, distinct from their consumer plumbing businesses in the area. She noted that, based on their earlier discussion about economic development, this property had been previously owned by the phone company for decades and was not generating any tax revenue for the County, and this new use would change that and contribute significantly to the County's goals of diversifying its tax base.

Ms. Long stated that the property in question consisted of two parcels: the one outlined in yellow was the site they were focusing on; it had been owned by the State since it was not purchased back by the phone company, presumably because it did not have a significant use. She said that this project was not proposing to use any of that land; Ferguson and the applicant, B&D Holdings, had planned to keep the new use confined to the area that had been used historically by the phone company.

Ms. Long indicated that the property had been used by the phone company for many years, primarily for storing vehicles and equipment, and she had also found some historical photos that demonstrated how the property had looked similar for five decades. She said that Mr. Taggart had already shown the Board some of these images, which also highlighted the lack of landscaping and the property's less-than-ideal aesthetic.

Ms. Long said it had been developed in the 1970s, long before many of the County's current regulations were adopted. She presented photographs of the property's existing condition, as well as pictures showcasing the types of materials Ferguson proposed to store. She noted that these examples were from other locations, but she would like to provide some context; for instance, these were actually fire hydrants, part of the waterworks system. She reiterated that the facility would not be open to the public and was not where they would buy plumbing supplies; it was intended for wholesale general contractors working on infrastructure projects.

Ms. Long presented renderings of the site, noting that the area in the back was determined to be existing non-conforming, so it could be used for outdoor storage without further action; however, they were proposing to bring that area within the special use permit application to make the entire site compliant. She noted that the existing chain link fence, five small trees, and other plantings were the only notable features, and this was the proposed conceptual plan. She noted the new location for proposed outdoor storage, stating that they planned to replace the chain-link fence along the front, along the Rio

Road frontage, with a black picket fence.

Ms. Long stated that the most significant aspect of this plan was the new landscape design, which included a berm to screen the materials behind the fence. She said the red dash line in the drawing marked 50 feet from the fence, and one of the proposed conditions of approval was that any materials stored beyond that line would be further back from the road. She added that the terrain sloped away from the road, minimizing the visibility of taller materials. She presented an enlarged view of the proposed plantings in the berm, stating that this site section demonstrated how the berm would help screen the outdoor materials, in addition to the plantings. She noted that the envisioned fence was shown, along with an aerial view of the conceptual rendering of the plantings.

Ms. Long said that as Mr. Taggart mentioned, at the second ARB meeting, that board had suggested additional plantings in this area, which had been incorporated into the official plans; however, they were not reflected in this particular exhibit. She said the site was developed before it was legal to have mechanical equipment like this along an entrance corridor, and it no longer was.

Ms. Long stated that while screening or planting was not required for the special use permit, the applicant thought it made sense to add more plantings to improve the look of the entire property frontage. She presented a rendering to illustrate the improvement in the site once Ferguson's use is reinstated, comparing it to the current state. She presented a photo that, taken from a specific angle, demonstrated how the berm and plantings could effectively screen the majority of the stored materials over time. She said that she had also included additional renderings. She noted that this was the most recent photo, taken in response to a request from the ARB, which allowed them to further enhance the screening based on their feedback.

Ms. Long concluded by noting that wholesale waterworks is a by-right use in the LI district, but storing outdoor materials along an entrance corridor required a special use permit.

Ms. Mallek thanked Ms. Long for the picture of the materials, as she was going to ask if they included culverts, drop inlets, and other necessary components. She said that her final question was whether there would be a gate that closed after hours to prevent the culverts from being removed or displaced during the night.

Ms. Long responded that the gate would be replaced, but that is all she can confirm. She said that she hoped that no one would be able to bring in a flatbed truck and remove any items, but she was certain that they would be surprised by the measures they had in place to prevent that. She said that they would not provide any information that could be used to facilitate removal, and they would make it difficult for anyone to do so.

Mr. Andrews commented that this was certainly an improvement over the current appearance.

There being no speakers signed up for public comment or further discussion from the Board, Mr. Andrews closed the public hearing.

Mr. Pruitt **moved** that the Board adopted the Resolution (Attachment D) to approve SP202400025, with the conditions as presented. Ms. Mallek **seconded** the motion.

Roll was called and the motion carried by the following recorded vote:

AYES: Mr. Andrews, Ms. LaPisto-Kirtley, Ms. Mallek, and Mr. Pruitt.

NAYS: None.

ABSENT: Mr. Gallaway and Ms. McKeel.

**RESOLUTION TO APPROVE SP202400025
400 RIO ROAD WEST OUTDOOR STORAGE, DISPLAY, AND/OR SALES**

WHEREAS, upon consideration of the staff reports prepared for SP202400025 400 Rio Road West Outdoor Storage, Display, and/or Sales and all of their attachments, including staff's supporting analysis, the information presented at the public hearings, any comments received, and all of the relevant factors in Albemarle County Code §§ 18-30.6.3(a)(2)(b) and 18-33.8(A), the Albemarle County Board of Supervisors hereby finds that the proposed special use will:

1. not be a substantial detriment to adjacent parcels;
2. not change the character of the adjacent parcels and the nearby area;
3. be in harmony with the purpose and intent of the Zoning Ordinance, with the uses permitted by right in the Light Industrial (LI) zoning district, and with the public health, safety, and general welfare (including equity); and
4. be consistent with the Comprehensive Plan and the applicable design guidelines.

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby approves SP202400025 400 Rio Road West Outdoor Storage, Display, and/or Sales, subject to the conditions attached hereto.

* * *

**SP202400025 400 Rio Road West Outdoor Storage, Display, and/or Sales Special Use Permit
Conditions**

1. Use of this site must be in general accord with the 400 Rio Road West Conceptual Layout Plan by Timmons Group dated March 07, 2025. To be in general accord:
 - a. Materials and equipment must be stored only in areas indicated for storage on the Concept Plan; and
 - b. The security fence must be a metal picket style and is subject to ARB approval with the final site plan.
 2. Materials and equipment taller than the fence height must be stored outside of the cross-hatched area as shown on the Concept Plan.
 3. Site plan approval is subject to ARB approval of the landscape plan (submitted with the site plan). Landscaping shown on the plan may be required to exceed the minimum requirements of the ARB guidelines and/or the Zoning Ordinance to mitigate the visual impacts of the proposed use.
 4. Any new lighting is subject to ARB approval. Maximum light levels must not exceed 20 footcandles. The maximum height of pole lights must not exceed 20'. All fixtures must have lamps whose color temperature is between 2000 and 3000 Kelvin. All site- and building-mounted fixtures must be full cutoff.
-

400 RIO RD. WEST SPECIAL USE PERMIT

SP 2024-025
 CONCEPTUAL PLAN

COUNTY OF ALBEMARLE, VIRGINIA
 SPECIAL USE PERMIT FOR OUTDOOR DISPLAY,
 STORAGE, AND/OR SALES

10/24/2024
 REVISION 1: 02/20/2025
 REVISION 2: 03/07/2025

NOTES:
 OWNER: CHARLOTTESVILLE RD ROAD LLC
 5000 RIVERVIEW AVENUE SUITE 201
 WARREN, NJ 07059

PARCEL:
 04500-00-00-02500 - 2.4836 ACRES
 04500-00-00-02501 - 4.1970 ACRES

ADDRESS:
 400 RIO RD. WEST CHARLOTTESVILLE, VA 22901

ZONING:
 LIGHT INDUSTRIAL (LI) ENTRANCE CORRIDOR (EG)
 AIRPORT IMPACT AREA (AA); CRITICAL SLOPES

EXISTING CONDITIONS: IS BASED ON SURVEY COMPLETED ON: 11/20/24 BY LMS SURVEYING OF VIRGINIA AND SUPPLEMENTAL COUNTY GIS INFORMATION

SETBACKS:
 FRONT MINIMUM: 10 FEET FROM THE RIGHT-OF-WAY OR THE EXTERIOR EDGE OF THE SIDEWALK IF THE SIDEWALK IS OUTSIDE OF THE RIGHT-OF-WAY FOR DRIVEWAY OR OFF-STREET PARKING OR LOADING SPACES, 10 FEET FROM ANY PUBLIC STREET RIGHT-OF-WAY

FRONT MAXIMUM:
 NONE

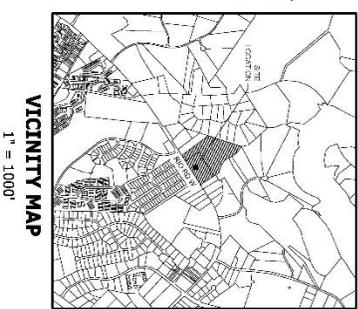
SIDE AND REAR MINIMUM: IF THE ADJUTING LOT IS ZONED RESIDENTIAL, RURAL AREAS OR THE ADJUTING LOT IS LOCATED IN A HISTORIC DISTRICT (I) NO PORTION OF ANY STRUCTURE EXCLUDING SIGNS SHALL BE LOCATED CLOSER THAN 50 FEET FROM THE DISTRICT BOUNDARY AND (II) NO PORTION OF ANY OFF-STREET PARKING SPACE SHALL BE LOCATED CLOSER THAN 30 FEET FROM THE DISTRICT BOUNDARY. IF THE ADJUTING LOT IS ZONED COMMERCIAL OR INDUSTRIAL, ANY PRIMARY STRUCTURE SHALL BE CONSTRUCTED AND SEPARATED IN ACCORDANCE WITH THE CURRENT EDITION OF THE BUILDING CODE

SIDE AND REAR MAXIMUM: NONE

BRIGHTSPEED OF VIRGINIA, LLC FICA CENTRAL TELEPHONE COMPANY OF VIRGINIA

PREVIOUS USE:
 WHOLESALE WATERWORKS CENTER AND OFFICE WITH SPECIAL USE PERMIT FOR OUTDOOR STORAGE DISPLAY AND/OR SALES.

PROPOSED USE:
 WHOLESALE WATERWORKS CENTER AND OFFICE WITH SPECIAL USE PERMIT FOR OUTDOOR STORAGE DISPLAY AND/OR SALES.



Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS
3	CONCEPTUAL LAYOUT PLAN
4	CONCEPTUAL SECTIONS
TOTAL SHEETS = 4	

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TIMMONS GROUP

400 RIO RD, WEST - SP 2024-025
 ALBEMARLE COUNTY, VA
 EXISTING CONDITIONS

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REV. NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	05/27/2025	JLW
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Agenda Item No. 18. From the Board: Committee Reports and Matters Not Listed on the Agenda.

Item No. 18. a. Authorize Chair to Sign Letters of Support for Congressional Directed Spending Program – Dam Repair Application

Mr. Andrews stated that before the Board was a letter of support that was previously distributed, to be sent to their representatives regarding a congressional-directed spending program for dam repair. He said that this would authorize the chair to sign this letter.

Mr. Pruitt **moved** to authorize the chair to sign the letter of support for dissemination to their representatives regarding a congressional-directed spending program for dam repair. Ms. Mallek **seconded** the motion.

Roll was called and the motion carried by the following recorded vote:

AYES: Mr. Andrews, Ms. LaPisto-Kirtley, Ms. Mallek, and Mr. Pruitt.

NAYS: None.

ABSENT: Mr. Gallaway and Ms. McKeel.

* * * * *



Beatrice (Bea) J.S. LaPisto-Kirtley
Rivanna

Michael O. D. Pruitt
Scottsville

Ann H. Mallek
White Hall

COUNTY OF ALBEMARLE
Office of Board of Supervisors
401 McIntire Road
Charlottesville, Virginia 22902-4596
(434) 296-5843

Diantha H. McKeel
Jack Jouett

Jim H. Andrews
Samuel Miller

Ned L. Gallaway
Rio

May 21, 2025

The Honorable Mark R. Warner
United States Senate
703 Hart Senate Office Building
Washington, D.C. 20510

Re: Congressional Directed Spending Program – Dam Repair Application

Dear Senator Warner,

On behalf of the Albemarle County Board of Supervisors, I would like to express my appreciation for your consideration of federal investment through the Congressional Directed Spending Program to support repairs and improvements to four County-operated earthen dams. This work is necessary to protect downstream property and lives, avoid loss of the dams due to failure, and comply with Virginia dam safety regulations.

Two of the dams are located in Mint Springs Valley Park, a popular fishing and swimming destination in western Albemarle County. The dams are classified as high potential hazard by the Virginia Department of Conservation and Recreation's (DCR) Dam Safety Program – meaning that dam failure would cause probable loss of life or serious economic damage. A dam break analysis demonstrates that failure of these dams would result in a flood inundation zone encompassing four public roadways, a railroad, and seven residential units in the nearby town of Crozet.

The other two dams are located on newly acquired land associated with the County's Rivanna Station Futures project, neighboring the National Ground Intelligence Center. Both dams are in poor condition and the larger dam is showing signs of failure.

May 21, 2025
Page 2

Albemarle County is committed to supporting DCR's objective to protect public safety from *all* dams within the county – through proper operation and maintenance of our own dams but also by voluntarily providing outreach and assistance to private dam owners. We respectfully urge your support of Albemarle County's request for Congressional Directed Spending to help us to continue this commitment.

Thank you for your continued service to the people of the Commonwealth. We are proud to work in partnership with Virginia to protect the safety and welfare of its residents.

Sincerely,



Jim H. Andrews
Chair, Albemarle County Board of Supervisors

CC:
Senator Timothy Kaine
Representative Ben Cline
Albemarle County Board of Supervisors
Jeffrey B. Richardson, County Executive
Andy Herrick, County Attorney
Emily Kilroy, Director, Economic Development

Item No. 18. b. Other Matters.

Mr. Pruitt reported that he had attended the 5th and Avon CAC (Community Advisory Committee) meeting, which had not been well attended, and there was not a quorum present. He said that it was compelling because it concerns the former Cavalier Crossing property and its future use, which would bring into question the County's developer incentives and inclusionary zoning standards. He encouraged his fellow Board members to look at this policy ahead of time, as they would be asked to revisit it.

Mr. Andrews stated that he and Ms. Mallek, as well as Trevor Henry, had attended the VACO III and V regions meeting on legislative priorities, with housing as a top priority, funding for schools as an ongoing priority, and land use control as another focus. He noted that Mr. Henry had given an excellent presentation on Rivanna Futures.

Non-Agenda Item. Closed Meeting.

At 7:19 p.m., Mr. Pruitt **moved** that the Board go into Closed Meeting pursuant to Section 2.2-3711(A) of the Code of Virginia:

- Under subsection (1), to discuss and consider the annual performance of the County Attorney.

Ms. Mallek **seconded** the motion. Roll was called and the motion carried by the following recorded vote:

AYES: Mr. Andrews, Ms. LaPisto-Kirtley, Ms. Mallek, Ms. McKeel, and Mr. Pruitt.

NAYS: None.

ABSENT: Mr. Gallaway.

Non-Agenda Item. Certify Closed Meeting.

At 7:41 p.m., Mr. Pruitt **moved** that the Board of Supervisors certify by a recorded vote that, to the best of each supervisor's knowledge, only public business matters lawfully exempted from the open meeting requirements of the Virginia Freedom of Information Act and identified in the motion authorizing the closed meeting, were heard, discussed, or considered in the closed meeting.

Ms. Mallek **seconded** the motion. Roll was called and the motion carried by the following recorded vote:

AYES: Mr. Andrews, Ms. LaPisto-Kirtley, Ms. Mallek, and Mr. Pruitt.

NAYS: None.

ABSENT: Mr. Gallaway and Ms. McKeel.

Agenda Item No. 19. Adjourn.

At 7:42 p.m., the Board adjourned its meeting to May 28, 2025, 2:00 p.m. in Room 241, Albemarle County Office Building, 401 McIntire Road, Charlottesville, VA, 22902. Mr. Andrews said information on how to participate in the meeting would be posted on the Albemarle County website Board of Supervisors home page and on the Albemarle County calendar.

Chair

Approved by Board
Date: 02/18/2026
Initials: CKB