A regular meeting of the Board of Supervisors of Albemarle County, Virginia was held on March 18, 2026, at 1:00 p.m. in Lane Auditorium, Albemarle County Office Building, 401 McIntire Road, Charlottesville, VA 22902.

BOARD MEMBERS PRESENT: Ms. Sally A. Duncan, Mr. Ned L. Gallaway, Ms. Beatrice “Bea” J.S. LaPisto-Kirtley, Ms. Ann H. Mallek, Mr. Frederick “Fred” A. Missel, and Mr. Mike O. D. Pruitt.

ABSENT: None.

OFFICERS PRESENT: County Executive, Jeffrey B. Richardson; County Attorney, Andy Herrick; Clerk, Claudette 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. Ned Gallaway.

Mr. Gallaway introduced the following Albemarle County Police Department officers present: Caden Painter and Hunter Harmon.

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

Agenda Item No. 4. Adoption of Final Agenda.

Mr. Missel **moved** to adopt the final agenda as presented.

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

AYES: Ms. LaPisto-Kirtley, Ms. Mallek, Mr. Missel, Mr. Pruitt, Ms. Duncan, and Mr. Gallaway.
NAYS: None.

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

Ms. Mallek announced that April was soon approaching, and that meant the Ivy Solid Waste and Recycling Center on Dick Woods Road would be hosting special collection days. These services were free, but pre-registration was required for electronic waste on April 11. She said that household hazardous waste (HHW) would be accepted on two days: Friday, April 17 and Saturday, April 18, from 9 a.m. to 3 p.m., and registration was not required for that event. She stated that for the other special collection days, furniture and mattresses would be accepted on April 25, and May 2 would be household appliances. She said that on May 9, they would be collecting tires. She said that those special collection days would be from 8:30 a.m. to 4:00 p.m. She encouraged everyone to take advantage of these services, which were provided by the Rivanna Solid Waste Authority (RSWA).

Ms. Mallek also announced the White Hall Ruritans plant sale on April 25. She said that this event was a great opportunity to find wonderful, well-rooted plants of all sizes, from small Mother's Day specials to trees. The funds raised would support the maintenance of the historic White Hall Community Building in White Hall Village. She recommended visiting the sale between 8:00 a.m. and 12:00 p.m. to shop.

Ms. Mallek asked citizens to please remember to renew their real estate tax relief by April 1. If they were already participating in the program and received tax relief last year, they must file your application or certification renewal by Tuesday, April 1. She said that if anyone needed assistance, they should call the tax department at 296-5852, and the staff would be happy to help and ensure everyone was up to date.

Mr. Pruitt announced that prior to the next general election, they had two periods of voting. He said that one of these periods was ongoing from now until April 18, which was early voting on a single-issue matter, the redistricting constitutional amendment. He said that the election day itself would be on April 21. Additionally, due to the redistricting amendment, primary votes were not being held on their usual dates. He said that the primaries for the House races and the Senate race would be conducted as early voting from June 18 to August 1, with election day on August 4. He said that these dates were unusual in their calendar and were worth noting. He said that one could vote early at the County Office Building on 5th Street, and on election day, one could vote at one's respective precinct.

Mr. Gallaway reminded the public that their first budget town hall would begin tomorrow evening at 6:00 p.m. at The Center. The other town halls were listed on the budget webpage and had been sent out via email as well. He stated that he was looking forward to joining with the public and hearing their thoughts in that forum.

Agenda Item No. 6. Proclamations and Recognitions.

a. Proclamation Recognizing March as Red Cross Month.

Ms. LaPisto-Kirtley **moved** to adopt the proclamation recognizing March as Red Cross Month.

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

AYES: Ms. LaPisto-Kirtley, Ms. Mallek, Mr. Missel, Mr. Pruitt, Ms. Duncan, and Mr. Gallaway.
NAYS: None.

Proclamation Recognizing March as Red Cross Month

WHEREAS, the American Red Cross has provided critical humanitarian services, including disaster relief, health and safety education, blood donation, and support to military families, for over a century; and

WHEREAS, the efforts of the American Red Cross are made possible through the selfless contributions of volunteers, donors, and supporters who give their time, resources, and compassion to help others in need; and

WHEREAS, the American Red Cross continues to embody the values of humanity, impartiality, neutrality, independence, voluntary service, unity, and universality, promoting a world where people are cared for and protected, no matter their circumstances; and

WHEREAS, March 2026 marks the celebration of the Red Cross's longstanding commitment to providing essential services, fostering resilience in communities, and supporting the well-being of individuals across the nation and the globe; and

WHEREAS, by recognizing March as Red Cross Month, we honor the dedication of the countless volunteers, donors, and staff who make the mission of the American Red Cross a reality and inspire others to become involved in these efforts.

NOW, THEREFORE, BE IT PROCLAIMED, that we, the Albemarle County Board of Supervisors, do hereby recognize the month of March 2026 as Red Cross Month in recognition of the invaluable contributions the American Red Cross makes to our communities and the world and observe this month with gratitude, reflection, and an invitation to support the continued success and impact of the American Red Cross's work; and

BE IT FURTHER PROCLAIMED, that we, the Albemarle County Board of Supervisors urge all community members to participate in activities that support the mission of the American Red Cross, whether through volunteering, donating blood, or contributing to disaster relief efforts, as we work together to strengthen our communities and foster a more compassionate world.

_____

Bill Fisher, Board Vice Chair of Red Cross Central Virginia Chapter, said that he would like to thank the Board of Supervisors for this proclamation recognizing March as Red Cross Month. He said that they were deeply grateful for their partnership and continued support of their mission, which helped neighbors in need, one day, one family, one moment at a time. He stated that the Red Cross had been an integral part of the Albemarle County community for generations, standing ready to respond in times of crisis, comforting families displaced by disaster, and helping prepare their communities for whatever may come. Locally, their volunteers responded to home and wildfires, floods, and other emergencies, often in the middle of the night, and often traveling only a few miles from their own homes.

Mr. Fisher said that for him, this commitment had become very personal last August when a home gas explosion occurred in his own Albemarle County neighborhood of Glenmore in Keswick. Within minutes, their disaster team was on the scene. As a disaster team supervisor, he had the privilege and responsibility of reaching out to all the families whose homes were destroyed or heavily damaged. Together with four additional dedicated volunteers, they worked side by side with Albemarle County Fire and Rescue, offering immediate relief, care, and compassion.

Mr. Fisher said that this collaboration exemplified the best of what made this county so strong. Neighbors helping neighbors, supported by local leadership that valued preparedness and partnership. As they celebrated National Red Cross Month, they recognized the countless community members who made this work possible: their volunteers, blood donors, partners, and supporters, many of whom lived and served right here in Albemarle County. Together, they continued the legacy started by Clara Barton over a century ago, turning compassion into action when people needed it most. He thanked the Board again for their recognition, trust, and continued commitment to building a resilient and caring community.

Ms. Mallek thanked Mr. Fisher. She said that in addition to the emergency response training that she had mentioned, their agency had been providing training for young people, including herself in the 1960s and her grandchildren in the last five years, in life-saving skills and other important training, so they could get their first jobs.

Mr. Pruitt thanked Mr. Fisher for all the work he and his organization did, and for being here today to accept the proclamation.

Ms. LaPisto-Kirtley said that the proclamation spoke for itself, as they were an organization that was widely respected globally, and particularly in this County and nation. She thanked Mr. Fisher for all that they did for everyone.

Mr. Missel thanked Mr. Fisher and congratulated him on the proclamation. He said that it was eye-opening to learn about the depth and breadth of work their community organizations did, and the Red Cross was no exception. He said that their compassion was critical, and he was grateful for that.

Ms. Duncan said that as a teacher, she received Red Cross certification every year, and she was grateful to have it. She said that it was something that had been around for so long that it had become standard, but it still made her feel more prepared. She said that she thought it was something that everyone should consider doing, and she appreciated how accessible it was. She said that she was also thankful for the many community volunteers who participated in this type of work, so she thanked Mr. Fisher.

Mr. Gallaway said that he had always been in awe of this organization. Different people in various organizations responded to the call for service in different ways, but the Red Cross truly personified love in action. He said that it was not something they verbalized or declared, but rather something they demonstrated through their actions; they consistently proved this through their daily service. He said that what was remarkable was that they did not ask who needed care or where it came from; they simply acknowledged that care was needed and provided it.

Mr. Gallaway said that he believed this was a profound and remarkable thing they did for local communities, their country, and the world. He said that he hoped Mr. Fisher would share these sentiments with their fellow volunteers and their board. He said that they appreciated his presence today and the opportunity to honor his organization with this proclamation.

Jeff Richardson, County Executive, stated that he would like to add a couple of comments. He said that Mr. Fisher had mentioned the home explosion in Glenmore, and on that evening, there were approximately 80 staff members in first responder mode, responding to the scene. He said that eleven homes were deemed uninhabitable, and 41 homes were damaged within a quarter of a mile. He said that Mr. Fisher had worked closely with the team on the scene, well into the night, to reach every family affected, including those who were not home at the time.

Mr. Richardson said that he had witnessed this firsthand and was impressed by the synchronization of the Red Cross organization's efforts with County staff, particularly in such a challenging situation. He said that his staff had expressed that they did not often encounter situations like this, and it was clear that one could not train for such circumstances. However, when faced with such unexpected events, their teams had demonstrated remarkable capabilities. From the staff's perspective, he would like to thank Mr. Fisher and all Red Cross team members for the work they did every day in building these relationships, which were truly effective.

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

Mr. Missel read the rules of procedure for public comment.

Gary Grant, Rio District, stated that activity was not achievement; participation was not performance; and anecdotes were not accountability. He said that he had read the entire 300-plus pages of the $724 million recommended budget for FY27, and staff had answered some of his questions. He said that "broad feedback" without records, data, and statistics about what Supervisors and staff "hear" from County residents about "expected government services" cannot be trusted.

Mr. Grant said that it did not support this budget and the County-wide 6% average reassessment or any increase in the current tax rate. He said that he commended the staff for tracking and reporting on measurables in the FY25 Strategic Plan Execution Analysis & Reporting (SPEAR), and taxpayers needed to see more of this kind of reporting from County government. He said that in contrast, the 2024 Annual Community Report, also produced by staff, only displayed activity without providing measurable targets or accomplishments.

Mr. Grant said that he trusted the 2023 Albemarle Community Survey, conducted by the Center for Research at the University of Virginia (UVA), with a margin of error of 3%. He said that the survey revealed concerning trends: only 36% of residents rated the quality of life as excellent, 11% rated the quality of services as excellent, and 8% rated the County Executive Office's leadership as excellent. He noted that only 7% of those surveyed rated the Board of Supervisors' leadership as excellent. Before they took any more tax dollars from those hesitant about Albemarle's excellence and the community's alleged service expectations, they needed to prioritize building trust in the Board, the County Executive, reassessments, and tax rates through tangible achievements, performance, and accountability, rather than activity, participation, and anecdotes.

Tom Strassburg, Rio District, said that he had lived in Earlysville for the past 35 years and he was here to comment on one very small item of the recommended budget. He said that he was not affiliated with the Charlottesville Band, but he was a beneficiary of many of the things they did. He said that he saw they had requested $11,000, and he was here to ask the Board to seriously consider their request and fulfill it. Many of the Board members knew what the Band did, but they provided everything. Their concerts were free, and they served the community, high school, and middle school students who were incentivized to be involved in music at a high level.

Mr. Strassburg noted that kids who were involved in music at that level were less likely to get into trouble, and this was good for all of them. The Band provided facilities for over 20 nonprofit agencies for rehearsal and meetings. They were a tremendous asset to the community. The Band's expenses were going to increase this year, not only due to inflation, but also because of the upcoming Bisesquicentennial celebration, which would impact their costs. Since this was a public event, it would seem that government should support it fully.

Mr. Strassburg said that looking at page 186 of the recommended budget, he saw that there was an average six-tenths of 1% reduction from the previous year. However, for the Charlottesville Band, it was a 37.5% reduction. He asked that the Board consider reversing that trend. He said that they had received $8,000 last year, and their expenses were expected to increase by $1,000 this year. He said that if they could get to $11,000, it was hardly a fraction of the $724 million budget. He requested the Board to consider this request. As someone who advised young families on managing their finances, he knew that many families had zero budget for entertainment, so free amenities such as the Charlottesville Band were even more important for the community to enjoy.

Janasha Bradford, Jack Jouett District, stated that she was the founder and Executive Director of Mahogany and Friends Foundation. She explained that at Mahogany and Friends, they focus on building financial stability across generations by equipping youth, families, and adults with the tools, confidence, and habits needed to create long-term economic security. She said that their work was preventative; they did not respond to crisis, they worked to prevent it. She said that through financial literacy programs, savings initiatives, and financial coaching, they help families better manage resources, make informed decisions, and build stability before difficulties arise.

Ms. Bradford said that they had seen real impact. She noted that over the past two years, they had served more than 500 youth, adults, and families, with over 300 of those being Albemarle County residents, and this number continues to grow. This year alone, their FY27 commitment was to reach over 250 Albemarle County residents through their programming. She said that they had also seen measurable change, with financial knowledge increasing from 42% to over 90%, along with strong growth and confidence in decision-making. She said that they heard it directly from youth, such as one student who shared, "I used to think money just appeared. Now I understand how to plan for my future."

Ms. Bradford said that they had built strong partnerships across the community, including the Boys and Girls Club, University of Virginia (UVA) Star Hill Pathways, Ready Kids, and Albemarle County Schools. She said that Michael Gulley, COO of Boys and Girls Club, noted that Mahogany and Friends helped youth build decision-making and long-term planning skills, and helped them envision their own financial success. She said that their work was making a difference, and it had been recognized by the County. She said that Albemarle County had honored Mahogany and Friends with two proclamation awards for the impact they are making in this community. She said that their work directly aligned with the County's priorities, supporting youth development, expanding economic opportunity, and strengthening thriving communities.

Ms. Bradford said that now they were asking the County to partner with them in a bigger way. They were requesting that Albemarle County invest $40,000 to expand financial literacy programming, serving Albemarle County youth and their families and adults. Of that investment, $17,500 will directly support 50 middle school students through their High Five Savings Program, a five-week cohort that helps them build early saving habits, financial confidence, and real-world money management skills.

Ms. Bradford said that this was not just a program; it was about giving families the tools to access resources, use them effectively, sustain them, and build long-term stability. She said that they invited the Board to join them in making a strategic investment in preventative work that strengthens families before challenges became crisis. She said that this was not just an investment in a program; it was an investment in the long-term stability of Albemarle County families.

_____

Taylor McLeod, Development Director at Computers for Kids (C4K) a Charlottesville-based nonprofit that had provided free one-to-one science, technology, engineering, arts, and math (STEAM) mentoring to young people in this region for 25 years. She said that she was here today to respectfully ask the board to consider allocating $25,000 to C4K in FY27. C4K had been a partner to Albemarle County since 2020. Last year was the first time in that partnership that they were denied funding, not because their program had changed, but because Tier 3 through 5 organizations were structurally excluded from funding that cycle.

Ms. McLeod said that this decision had now created an unintended consequence, as their FY26 allocation was $0, and their funding baseline was effectively zero despite receiving a Tier 3 solid rating in this year's review. She said that they understood that the Board may be hearing this from other organizations as well. They were concerned that without intervention, C4K could be caught in an indefinite cycle of non-funding, not because of their performance, but because of how the formula was applied. She said that 36% of their participants were Albemarle County students. They currently provided transportation from Journey Middle School, Burley Middle School, and Albemarle High School directly to their clubhouse because otherwise students would have no way to get there. She said that they continued to provide these services throughout FY26, even without County funding, because they believed Albemarle youth deserved access to these opportunities.

Ms. McLeod said that C4K was the only provider of free one-to-one STEAM and STEM mentoring in this region. There was no backup option for these students. If they could not get to them, they went without. She said that they were also absorbing the loss of approximately $100,000 annually from Best Buy, which was sunsetting its teen tech centers nationwide. This made local investment more critical than ever, not just for the dollars, but because County support signaled to foundations and other funders that Albemarle stood behind this work.

Ms. McLeod said a $25,000 investment, less than 3% of their budget, kept transportation running, kept the County's students connected to mentoring and 21st-century skills, and protected the foundation funding that multiplied every local dollar. Without it, they may have to make difficult choices about what schools they could reach. She said that they would rather be expanding access, not reducing it.

Michael Monaco, White Hall District, said that he was here today on behalf of himself, his neighbors, and his friends at Livable Cville. He said that was a plain truth that Albemarle County faced an affordable housing problem. To provide some context, he would like to quote from last year's housing report, which was released in May 2025. According to the report, more than half of renters in the County were cost-burdened, spending more than 30% of their income on housing. Furthermore, 61% of households making less than $75,000 were cost burdened. Based on his own analysis of census data, he could tell them that nearly one in four renters in the County were severely cost burdened, spending more than half of their income on housing alone.

Mr. Monaco said that in fact, 95% of renter households making between $20,000 and $35,000 in the County were cost burdened by housing, which represented approximately 15% to 30% of the area median income (AMI). While reviewing last year's numbers, he was pleased to see that the County dedicated $0.004 on the tax rate to the Affordable Housing Fund, and that it continued this year, amounting to about $1.3 million. However, he was concerned that this dedicated investment may not be sufficient to address the issue in the future.

Mr. Monaco said that according to the County's own data, the Investment Fund received applications totaling just under $8 million this year, with approximately $3.6 million of those applications moving forward. He said that he did not believe that the current funding level will be enough to meet the ongoing needs of their community. It was also worth noting that the County did not currently have a plan to increase dedicated funding for the Housing Fund. While he understood that the County may be exploring new initiatives, such as the Housing Advisory Committee and revised application review processes, he firmly believed that more needed to be done to address this issue.

Mr. Monaco said that as a resident of Albemarle County, he was not comfortable with his local government's current strategy of relying on extra General Fund dollars to address affordable housing. The need was quantifiable, and it was clear that more needed to be done. He had spoken at other public comment periods and expressed his support for increasing housing supply. However, he believed that local government had a critical role to play in providing affordable housing options for all members of their community. The market cannot do everything, and he trusted that the Board would continue to consider thoughtful solutions to this issue during today's work session.

Otis Amory, Jack Jouett District, said that he would like to discuss the new debt that the County was considering taking on. He said that over the past 13 years, they had experienced consecutive increases in real estate assessments, which provided a general tax increase. He said that while it could be seen as a positive in terms of the value of their homes, people did not want to sell their homes, so continuing to write larger and larger checks to pay the taxes became increasingly difficult. He said that the local government did a great job managing the community, so people were not planning on leaving.

Mr. Amory said that the debt service in 2025 was about $50 million, which was alarming. He said that if they had that $50 million, they could make a more substantial impact on affordable housing. He said that, as someone who had managed his household finances carefully, he was concerned about the $120 million debt. He said that the debt from FY27 through FY31 could potentially reach $340 million, was also a concern. He said that he wanted to acknowledge the challenging task that the Board faced, but he asked that they do the best they could.

Agenda Item No. 8. Consent Agenda.

Ms. Mallek **moved** to approve the consent agenda as presented.

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

AYES: Ms. LaPisto-Kirtley, Ms. Mallek, Mr. Missel, Mr. Pruitt, Ms. Duncan, and Mr. Gallaway.
NAYS: None.

Item No. 8.1. Approval of Minutes: November 5, November 19, and December 10, 2025.

Mr. Gallaway had read the minutes of November 5, 2025, and found them to be in order.

Ms. LaPisto-Kirtley had read the minutes of November 19, 2025, and found them to be in order.

Ms. Mallek had read the minutes of December 10, 2025, and found them to be in order.

By the above-recorded vote, the Board approved the minutes of November 5, November 19, and December 10, 2025.

_____

Item No. 8.2. Schedule Public Hearing to Consider Amendments to County Code Chapter 1, Article 5, Fee Schedule.

The Executive Summary as forwarded to the Board states that in the Fall of 2023 staff presented a Fee Study compiled by an outside consultant, the Berkley Group, that examined the County's current fees for a variety of services and compared/contrasted them with seven localities to evaluate best practices. The Berkley Group's recommendations included periodical fee adjustments to keep up with inflation and other market factors which could be based upon salary increases or other factors to keep changes predictable and transparent while keeping up with changing economic conditions.

The last fee schedule update was adopted on December 6, 2023. The update was a cost neutral restructuring recommended by the Berkley Group to reduce the overall number of fee categories.

Prior to the fee schedule update in 2023, the last fee schedule increase, based on the cost of services, was implemented as part of the FY 2022 budget.

The proposed fee changes to Chapter 1, Article 5 of the County Code are in accordance with the Board's Adopted Financial Management Policies. The Board's Revenue Policy 10 (E)states that the County will, where possible, institute user fees and charges for specialized County programs and services based on benefits and or privileges granted by the County or based on the cost of that particular service, which will be established to recover operational as well as capital debt service costs and consider equitable access to services with a goal to review user fees charges at least every three years.

The proposed fee schedule changes are based on cost-of-service increases since FY 2022 in accordance with Revenue Policy 10 (E). If approved, the fee changes will be effective on January 1, 2027. Six months of revenue under the new fee structure is estimated to add approximately $265,000 to the revenue collected by the Community Development Department. This recommended update is included as part of the FY 27 Recommended Budget.

Staff recommends that the Board schedule a public hearing to consider the fee changes in the County Code, Chapter 1, Article 5 Fee Schedule.

By the above-recorded vote, the Board authorized the Clerk to schedule a public hearing to consider amendments to County Code Chapter 1, Article 5, Fee Schedule.

_____

Item No. 8.3. Rivanna Solid Waste Authority Ivy Materials Utilization Center FY 27 Fees and Charges.

The Executive Summary as forwarded to the Board states that the Rivanna Solid Waste Authority (RSWA) operates the Ivy Materials Utilization Center (MUC) on behalf of Albemarle County and City of Charlottesville. The site includes a solid waste transfer station, which receives municipal solid waste (MSW) from trash haulers and the public. A variety of other materials are collected at the facility, as detailed in the Rate Schedule included with the letter from the RSWA Executive Director dated December 1, 2025 (Attachment A).

Albemarle County has full fiscal responsibility for covering all costs associated with the transfer station after revenue from tipping fees is accounted for. The transfer station was constructed through a 2016 amendment to the Ivy MUC Programs Agreement between the County and RSWA. The agreement specifies that any changes to tipping or other fees must be requested by the majority vote of the Albemarle County Board of Supervisors prior to adoption by the RSWA Board of Directors (Attachment B).

In response to a steady increase in annual tonnage received, rising costs for operation of Ivy MUC, and local market rates, the RSWA Executive Director formally proposed in a letter dated December 1, 2025 (Attachment A) that the Board of Supervisors consider an increase in tipping fees for MSW (from $60 to $64 per ton), Construction and Demolition Debris (from $60 to $64 per ton), Vegetative Waste (from $54 to $58 per ton), Large Clean Fill Program (from $3.50 to $4.00 per ton) and the Minimum Charge per load (from $6.00 to $8.00). RSWA and County staff have weighed the potential financial implications of the proposed fee adjustments and concur that they would have no substantial impact on the amount of annual tonnage received and that the proposed tipping fee adjustments reflect a prudent response to increasing costs.

The proposed increase in the MSW tipping fee rate would reduce the anticipated County FY 27 financial contribution for the operation of the Ivy MUC. The amount of the reduction would depend upon the tonnage of waste processed through the facility.

Staff recommends that the Board adopt the resolution (Attachment C) to request the proposed adjustments of tipping fees and other charges.

By the above-recorded vote, the Board adopted the resolution (Attachment C) to request the proposed adjustments of tipping fees and other charges:

RESOLUTION TO REQUEST THAT THE RIVANNA SOLID WASTE AUTHORITY CHANGE ITS TIPPING FEES AND OTHER CHARGES FOR THE IVY MATERIAL UTILIZATION CENTER

WHEREAS, the May 4, 2016 Amended and Restated Ivy Material Utilization Center (MUC) Programs Agreement between the County of Albemarle and the Rivanna Solid Waste Authority (RSWA) provides that the RSWA shall propose any changes to tipping fees and other charges for use of the Ivy MUC for adoption by the RSWA's Board of Directors as requested by majority vote of the Board of Supervisors; and

WHEREAS, by letter dated December 1, 2025, the RSWA Executed Director has proposed changes to five tipping fees or other charges for the Ivy MUC; and

WHEREAS, the Board of Supervisors finds that it is in the best interest of the County to request that the RSWA adopt the five changes proposed by the RSWA Executive Director.

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby requests that the RSWA adopt all changes to tipping fees and other charges for the Ivy MUC that were proposed by letter of the RSWA Executive Director dated December 1, 2025.

BE IT FURTHER RESOLVED that the Albemarle County Board of Supervisors hereby directs the Director of the Facilities and Environmental Services Department to forward a certified copy of this resolution to the Rivanna Solid Waste Authority.

_____

Item No. 8.4. VDOT Project Administration Agreement – Rivanna Futures.

The Executive Summary as forwarded to the Board states that Albemarle County has received two Virginia Department of Transportation (VDOT) grants for the Boulders Road Extension project at Rivanna Futures: a Transportation Partnership Opportunity Fund (TPOF) grant for $20,000,000, and an Economic Development Access Program (EDAP) grant for $742,000.

At its July 16, 2025 meeting, the Board authorized the County Executive to execute any and all documents necessary to secure funding in the maximum amount eligible under the EDAP. The Board also appropriated the County's local EDAP match of $121,000 on November 25, 2025.

At its February 18 meeting, the Board authorized the County Executive to enter a Directed Funds Agreement regarding the TPOF grant.

More recently, VDOT has presented the County with a Project Administration Agreement (Attachment A) to govern construction of the Boulders Road Extension. That Agreement requires that the Board "has by resolution, demonstrated the [County's] commitment to provide local funding for the Project as contemplated by this Agreement and further, by resolution or otherwise, authorized its designee to execute this Agreement."

Once this agreement is signed and executed, County staff will submit a Request to Administer (RTA). Once that is executed, the County can begin submitting invoices for reimbursement.

Appendix A of the Project Administration reflects the proposed financing of this Project.

Of the total estimated $42 million project cost:
- $20 million are to come from the Commonwealth's Transportation Partnership Opportunity Fund (TPOF);
- the first $500,000 of Economic Development Access Program (EDAP) funds are also to come from the Commonwealth;
- the remaining $242,000 of EDAP funds require a local match of the $121,000 in additional Commonwealth funds;
- the remaining $21,258,000 in "Local Funds" shown in Appendix A consist of up to $12 million from AstraZeneca and $10 million from the County. This $10 million County contribution for the Boulders Road Extension includes an in-kind contribution for the right-of-way for the road (valued at $1.2 million) and $8.8 million cash for the front-end design and construction of the roadway and bridge improvements for the Boulders Road and Route 29 corridor.

To cover the County's funding obligation, a $20.8M local impact is included in the County Executive's proposed FY 27 budget.

Staff recommends that the Board of Supervisors adopt the proposed Resolution (Attachment B), which demonstrates the County's commitment to provide local funding for the Boulders Road Extension project at Rivanna Futures and authorizes the County Executive to execute a Project Administration Agreement with VDOT and related documents on behalf of the County.

By the above-recorded vote, the Board adopted the Resolution (Attachment B), which

demonstrates the County's commitment to provide local funding for the Boulders Road Extension project at Rivanna Futures and authorizes the County Executive to execute a Project Administration Agreement with VDOT and related documents on behalf of the County:

RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF PROJECT ADMINISTRATION AGREEMENT FOR BOULDERS ROAD EXTENSION

WHEREAS, the County of Albemarle is a recipient of Virginia Department of Transportation ("VDOT") funds under the VDOT Transportation Partnership Opportunity Fund (TPOF) and the Economic Development Access Program (EDAP) grant programs for the Boulders Road Extension Project (the "Project") on the County's Rivanna Futures property;

WHEREAS, VDOT has presented the County with a proposed Project Administration Agreement to govern construction of the Project; and

WHEREAS, under the proposed Agreement, VDOT requires each locality, by resolution, to demonstrate its commitment to provide local funding for the Project;

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Albemarle hereby re-affirms its commitment to provide local funding for the Project in accordance with the Project's financial document(s); and

BE IT FURTHER RESOLVED that the Board of Supervisors authorizes the County Executive or his designee to execute a Project Administration Agreement and/or addendums and related documents on behalf of the County once such Agreement and/or addendums and related documents have been approved as to form and substance by the County Attorney.

* * * * *

Docusign Envelope ID: 467E9C08-8400-48CA-B567-D298CB789329

STANDARD PROJECT ADMINISTRATION AGREEMENT
State-aid Projects

Project Number	UPC	Local Government
1600-002-067	128683	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 ALBEMARLE, 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 the funding currently allocated or proposed for the Project does not include Federal-aid Highway funds; 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 LOCALITY's governing body has by resolution, demonstrated the LOCALITY'S commitment to provide local funding for the Project as contemplated by this Agreement and further, by resolution or otherwise, authorized its designee to execute this Agreement, and said authorizations are attached hereto.

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.

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:

Docusign Envelope ID: 467E9C08-8400-48CA-B567-D298CB789329

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 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. 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.

d. Provide timely certification by a LOCALITY official of the LOCALITY'S compliance with applicable laws and regulations on the **State Certification Form for State Funded Projects** or in another manner as prescribed 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. <u>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</u>.

g. Reimburse the DEPARTMENT for all Project expenses incurred by the DEPARTMENT if, due to action or inaction of the LOCALITY, the Project becomes

Docusign Envelope ID: 467E9C08-8400-48CA-B567-D298CB789329

ineligible for state reimbursement, 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 state law or regulations.

h. On Projects that the LOCALITY is providing the required match to state 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.

i. 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 state-aid reimbursements

j. 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.

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, as required by federal and state laws and regulations or as otherwise agreed to, in writing, between the parties.

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 paragraph 2.a. and 3.a.

d. Audit the LOCALITY's Project records and documentation as may be required to verify LOCALITY compliance with applicable 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

Docusign Envelope ID: 467E9C08-8400-48CA-B567-D298CB789329

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.g., 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 for which state funds have been provided, unless all state 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 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

Docusign Envelope ID: 467E9C08-8400-48CA-B567-D298CB789329

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. THE LOCALITY and the DEPARTMENT further agree that should Federal-aid Highway funds be added to the Project, this Agreement is no longer applicable. The LOCALITY and the DEPARTMENT mutually agree that they shall then enter into a Standard Project Administration Agreement for Federal-aid Projects upon execution of which this Agreement shall be terminated.

13. THIS AGREEMENT, when properly executed, shall be binding upon both Parties, their successors, and assigns.

14. THIS AGREEMENT may be modified only in writing by mutual agreement of the Parties.

15. 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.

The remainder of this page is BLANK

Docusign Envelope ID: 467E9C08-8400-48CA-B567-D298CB789329

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:

3/30/26

Signature Date

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:

Angel Deem

C31D1D093124474... 4/1/2026

Signature Date

Chief of Policy, Commonwealth of Virginia, Department of Transportation

Attachments

Appendix A
Appendix B

Docusign Envelope ID: 467E9C08-8400-48CA-B567-D298CB789329

Docusign Envelope ID: 467E9C08-8400-48CA-B567-D298CB789329

Appendix A - Locally Administered

Version: Original

Prepared Date: 1/16/2026

Project Details

UPC: 128683

State Project #: 1600-002-067

CFDA #: N/A

Locality UEI #: HZHJJ899LLU5

Locality: Albemarle County

Address: 401 McIntire Road, Charlottesville, VA 22902-4596

Work Description: RTE. 1600 - BOULDERS ROAD EXTENSION - Design and Build an Extension of Boulder road through Rivanna Station Futures and loop back to Route 29 at Austin Drive. The extension would include a roundabout approximately 350 linear feet from the current roadway terminus and 2,000 linear feet of roadway to US-29.

Project Location (Zip +4): 22911-8345

Project Points of Contact

Locality Project Manager
Name: Blake Abplanalp
Phone: 434-872-4501
Email: babplanalp@albemarle.org

VDOT Project Coordinator
Name: Patrick Moore
Phone: 804-314-5954
Email: Patrick.Moore@vdot.virginia.gov

Project Estimates

	Preliminary Engineering	Right of Way and Utilities	Construction	Total
Estimated Locality Project Expenses	$4,418,900	$1,996,400	$35,437,500	$41,852,800
Estimated VDOT Project Oversight	$81,100	$3,600	$62,500	$147,200
Estimated VDOT Project Services (Appendix C)	$0	$0	$0	$0
Estimated Total Project Costs	$4,500,000	$2,000,000	$35,500,000	$42,000,000

Project Financing

Allocated Funds Type	Allocated Funds Amount	Local % Participation	Local Share Total	Max Reimbursement to Locality	Total Estimated Reimbursement to Locality
TPOF	$20,000,000	0%	$0	$20,000,000	
Economic Development Access	$500,000	0%	$0	$500,000	
Economic Development Access	$242,000	50%	$121,000	$121,000	
Local Funds	$21,258,000	100%	$21,258,000	$0	
Funding Totals	$42,000,000		$21,379,000	$20,621,000	$20,473,800

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.

[signature] 3/30/26
Authorized Locality Official — Date

COUNTY EXECUTIVE
Title of Locality Official

Signed by:
Gregory E Banks
17E9720AA81C463...
Authorized VDOT Official

4/1/2026
Date

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.

Docusign Envelope ID: 467E9C08-8400-48CA-B567-D298CB789329

Appendix B – Special Funding Program Conditions and Requirements

Project Number	UPC	Local Government
1600-002-067	128683	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

Docusign Envelope ID: 467E9C08-8400-48CA-B567-D298CB789329

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.

Docusign Envelope ID: 467E9C08-8400-48CA-B567-D298CB789329

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.

3/30/26

Authorized Locality Official Signature and Date

COMMONWEALTH of VIRGINIA

Commonwealth Transportation Board

W. Sheppard Miller, III
Chairperson

1401 East Broad Street
Richmond, Virginia 23219

(804) 482-5818
Fax: (804) 786-2940

Agenda item # 6

**RESOLUTION
OF THE
COMMONWEALTH TRANSPORTATION BOARD**

September 17, 2025

MOTION

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

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

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

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

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

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

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

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

####

CTB Decision Brief

Economic Development Access – Albemarle County
Rivanna Futures

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

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

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

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

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

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

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

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

Options: Approve, Deny, or Defer.

Public Comments/Reactions: None

Item No. 8.5. Land Use and Environmental Planning Committee (LUEPC) Semi-annual Report, ***was received for information.***

Agenda Item No. 9. **Action Item:** Proposed Projects for Affordable Housing Investment Fund (AHIF) Support.

Kaki Dimock, Chief Human Services Officer, stated that she would like to begin by providing a brief history of the application process and how they arrived at the first competitive process. She explained that prior to this year, this process was operated on a first-come, first-served basis, and was created in 2019 to support affordable housing projects that were one-time costs, supporting County strategic and housing goals. Board members, area nonprofits, and developers, as well as staff, had expressed a desire for a more predictable method for distributing these funds.

Ms. Dimock said that as a result, staff asked the Board to consider process changes before they opened and implemented their first competitive application process. They presented their proposal to the Board in May 2025, and the Board approved a structure of 40% grants, 40% loans, and 20% staff-identified emerging needs projects for the available AHIF (Albemarle Housing Investment Fund) balance. Applications were to be reviewed by non-Office of Housing staff, and applicants must score at least 75% of the maximum possible score to be considered for funding.

Ms. Dimock said that in the interest of addressing the Board's interest in transparency in the application process, she would like to share some details about the application itself, and the criteria used by the reviewers to determine whether an application met the minimum thresholds for consideration. She said applications were open from January 9 through January 31, although they generally preferred to have four weeks for consideration of those applications. An interdepartmental team review team scored the applications, and Housing staff were available for any questions or support for that group. She said staff received seven applications, totaling $7,343,652 in requests.

Ms. Dimock said that applications were scored in four sections: readiness to proceed, capacity and experience of the applicant, project budget, and consistency with County priorities. While the four broad evaluative categories were the same for all applicants, the criteria within these categories changed depending on the type of project being applied for. The scoring criteria for readiness to proceed included issues around site control and zoning approvals, the strong emphasis on likelihood of starting within 120 days. Capacity and experience of the applicant and project budget were considered with a preference for projects in which the County provided less than 25% of total project cost.

Ms. Dimock said that consistency with County priorities included consistency with existing priorities policies and plans, strategic priorities, an extended period of affordability, energy efficiency, a focus on 80% or below area median income, units that are accessible, and a focus on the most vulnerable members of their community.

She said based on the issues raised at the last meeting, staff conducted due diligence in the AHIF process. They made adjustments to the total scores achievable in each category and rescoring applications. She said staff checked their math and checked it again. She said that staff made adjustments to the process based on a review of calculations, including a specific issue that they identified that duplicated the affordability score in the total available score, which skewed the percentages off for several. They would like to thank Dan Rosensweig for bringing that to staff's attention. It was calculated in two places and was crucial that they identified it as part of their process. Based on Board of Supervisors' feedback, they eliminated the section on per unit cost and distributed recommendations. They included recommendations that allocated the full amount available.

Ms. Dimock said that after adjusting the budget and County priority categories, and recalculating scores, the primary ranking results remained the same. There were four applications that were the highest scoring, which were the same as initially presented. She said Importantly, when two applications were recalculated, they reached the 75% threshold for eligibility. This included Woda Cooper's application with a score of 155, or 76% of the total points available, and Habitat for Humanity's Home Ownership Project at 139 points, which reflected 77% of the available points.

Ms. Dimock said that staff were recommending four projects for funding in this round. These included: Support Works for 80 units of permanent supportive housing at $377,970; Habitat for Humanity for 20 units of deeply affordable rental housing at $1,211,464 in grants and $450,000 in low-cost loans; LEAP (Local Energy Alliance Program) for $679,124 for 70 units of housing preservation with a focus on energy efficiency; and Piedmont Housing Alliance for $1,249,618 for 194 units of housing preservation to keep units long-term affordable. These reflected the four recommended grant projects as part of the competitive AHIF process.

Ms. Dimock said that staff also initiated a request of $110,000 to support seven family shelter units available at the Salvation Army. She explained that staff intended to come before the Board on several additional affordable housing matters in the next five to six months, including the Southwood Phase 2 Performance Agreement, Security Deposit/Risk Mitigation Fund, Family Preservation housing assistance pilot, the consideration of their Fiscal Year 27 AHIF process, the establishment of a Housing Advisory Committee, and the review and renovation of Housing Albemarle requested by the Board, which was attached to its review of AC44.

Ms. Mallek asked if the amounts shown in the FY 26 AHIF recommendations were combined amounts.

Ms. Dimock said that they were four separate applications. She said that the first, submitted by Support Works, was to provide permanent supportive housing units at Vista 29 at Premier Circle. She said that Piedmont Housing Alliance's application, however, was unrelated to Premier Circle and instead pertained to their overall affordable housing units.

Ms. Mallek asked if more details would be provided on those before any funds were disbursed, including specifics on location, scope, and timeline.

Ms. Dimock said that if approved by the Board, this would launch the Office of Grants and Agreements and the Department of Finance and Budget to enter into agreements and Memoranda of Understanding (MOU) with them regarding performance and deliverables based on their applications.

Ms. Mallek said that she would like to clarify the scoring system. She said that in the previous description, the grants and loans were separated out, rather than adding the lower scores together. She asked if this meant that the homeownership grants that were previously denied due to the combined return on investment (ROI) score were now being funded.

Ms. Dimock said that they scored a 77% with the revised approach to scoring, making them eligible for funding. She said that they were not recommended for funding in this round because the top four applications exceeded the available amount of money.

Ms. Mallek asked if there was no homeownership support recommended this year.

Ms. Dimock confirmed that there was none in this AHIF process.

Ms. Mallek said that she was very disappointed that they had not provided any assistance for homeownership subsidies, particularly to allow people who had lived in trailers for a long time the opportunity to purchase a home. She asked the Board to consider that aspect of this process. She said that she was glad to hear about the performance agreement moving along, and she would like the Board to consider identifying a time during their meetings in the near term to take up that item and make some real progress.

Mr. Pruitt said that in his view, the Board's role was to weigh in on the lens and the process used. Once a decision was made through that process, he acknowledged that the outcome may not be ideal, but it was the result of the process. He said that he would focus on the process rather than the output for this year, as arguing about the results would not be a productive approach. He said that he aimed to ask process-related questions. He said that his concern was that the current application process, which combined loans and grants, may potentially disadvantage applicants who requested both funding sources separately. He asked if Ms. Dimock could provide more information on the recent change in the review process.

Ms. Dimock said that there may be more to discover here with additional time in review; however, the area where that would show up would be in the per unit cost, which was a scored item in their rubric. She said that they had attempted to separate those factors so they would not disadvantage applicants applying for a loan. Instead, they decided to remove the scored category from the total sum for this round. She said that since homeownership costs per unit differ from housing preservation costs per unit, and the use of loans, they did not have that level of nuance in their process.

Ms. Dimock said that, therefore, they eliminated both from the total sum of available scores and the scores applicants achieved in the initial round to minimize the impact on this process. She said that this would be something they will look to best practices in other jurisdictions before proposing a process or lens for the Fiscal Year 27 process.

Mr. Pruitt said that an alternative that stakeholders had suggested could be used in lieu of eliminating the criterion altogether would be to review the marginal value of capital. He said that this involved calculating the interest saved per year by receiving a low-interest loan, rather than securing the loan on a private market, and determining the per-unit cost affected. He said that if this was a new suggestion, that was great. He asked why this approach might not be the path chosen, rather than eliminating per-unit cost generally.

Ms. Dimock stated that given the complexity of the issues, staff realized that they could not address all of them before this discussion, so they made the decision to exclude it from their consideration. She said that while they believed per unit cost was a crucial factor to consider when using taxpayer dollars in the future, it appeared that they were unable to accurately measure its impact across all three categories with or without loans. She said that rather than rushing to find a solution, they decided to remove it from their consideration for this round.

Mr. Pruitt said that he appreciated the clarification. He said that he understood the marginal value of the capital approach to measuring the effectiveness of their projects, which may be more accurate, and still allow them to weigh in on decisions. He said that they were still making decisions based on per unit cost, which was a thoughtful approach for government, but one that could be less prejudicial. He said that he had previously suggested separate processes as an approach for future processes, as it would be beneficial for projects that benefited from loan financing and those that did not. He said that this would allow them to consider depth versus breadth in ideal markets, and potentially separate processes or criteria for each.

Mr. Pruitt said that this would also give stakeholders the ability to apply for funding in different ways, such as applying for $5 million in one process and $5 million in another and then having the County review and approve the best use of their own dollar. He said that he believed this could be a stronger approach, avoiding problems for stakeholders and delivering better value per dollar. He said that he also wanted to confirm his understanding of how this had been presented: was there a "but for" test being applied, specifically in relation to the Southwood home ownership program and Woda Cooper. He asked if it was correct that the County had not worked with Woda Cooper in the past.

Ms. Dimock confirmed that they had not received AHIF funding in the past.

Mr. Pruitt asked if both of these projects would have been funded but for the funding available in this year's rounds.

Ms. Dimock said that that would be one way of describing the situation. She said that the 75% threshold was the Board-approved standard for considering funding requests. She said that, however, they could not predict the number of requests that would be submitted versus the available funding. She said that as a result, they must, similar to the Human Services Funding Process, adjust their recommended funding based on what was available.

Mr. Pruitt said that when considering the Salvation Army request, he was reminded that they also had a Salvation Army request in the Capital Improvement Plan (CIP) as a nonprofit funding proposal. He said that he would like to clarify how the decision was being made at the staff level regarding whether to use this set-aside in the 20% fund. He said that he was curious about how this decision was being made as to whether it was being treated as a capital project or as a 20% emergency reserve project.

Ms. Dimock said that the $110,000 being requested was not a capital request, but rather an operations request through AHIF. She said that it was determined that these seven family units came online faster than expected, and they aimed to ramp up as soon as possible to offer them to families. She said that these units were disproportionately utilized by Albemarle County families through families in crisis referrals, and it was in their interest to have them online to enable families to stay together and avoid being placed in hotels whenever possible. She said that the key difference was between operating and capital requests, and they expected that the Salvation Army would proceed through the Human Services Funding Process for the next available year for operations.

Mr. Pruitt said that he had previously expressed his preference for having this set aside for emergencies. He said that on occasion, proposals were made for its use that did not align with his understanding of an emergency. He said that for example, previously, it was suggested that the component in the capital request for the Salvation Army could be funded from this set aside, which was discussed two years ago. He said that at the time, he pointed out that this was not an emergency, as they were planning for it a year or two in advance.

Mr. Pruitt said that similarly, some proposed uses by Dr. Pethia, such as utilizing it as a landlord hazard fund, did not appear to be emergencies. He said that he was not taking a stance on whether it was a good idea, but he believed that the distinction between an emergency fund and an initiatives fund was crucial. He said that he would appreciate more clarity on how staff was conceptualizing this fund and its valid uses, as he believed they may not be clearly articulating their thinking.

Ms. Dimock said that yes, she believed staff had been considering them as staff-initiated items and emerging needs. She said that it was a combination of initiatives and emergencies. She said that it was about addressing both the emerging needs and the more discrete items embedded in the initiatives of Housing Albemarle.

Ms. LaPisto-Kirtley would like to clarify the difference between the LEAP and the Piedmont Housing Alliance programs. She said that both programs were focused on housing preservation, but they differed in their funding models. She said that the LEAP program was funded at $679,000 per unit, while the Piedmont Housing Alliance program was funded at $1.2 million per unit. She said that this translated to a $3,000 difference per unit. She asked if staff could explain how these programs were different in practice.

Ms. Dimock explained that LEAP was proposing housing preservation strategies based on energy audits, aiming to make houses more energy efficient, allowing residents to stay in their homes longer and reducing maintenance costs. She said that this approach involved smaller-scale, targeted improvements, such as replacing windows, caulking around doors and windows, and reducing drafts. She said that in contrast, Piedmont Housing Alliance was proposing a more significant renovation of their currently affordable units, which were in disrepair, with the goal of preserving them as long-term affordable opportunities for the community.

Mr. Missel said that to clarify, they had received a total of $7.3 million in requests. He asked what the total amount of funding the County had applied for these awards.

Ms. Dimock answered that it was $3.969 million.

Mr. Missel said that he felt like they were still holding back some funds, rather than expending that entire amount on the requests.

Ms. Dimock explained that based on the Board's approval of the process, they had slightly less than $5 million in the full AHIF funds going into this year. She said that if they split 80% for grants and loans and 20% for staff-directed initiatives and emerging needs, that would leave $3.969 million available for grants and loans. She said that in the first recommendation round, they had left approximately $435,000 on the table. She said that this distributed the full amount based on the Board's feedback.

Mr. Missel asked why 120 days was determined as one of the benchmarks for the applications.

Ms. Dimock said that best practices for shovel readiness were the basis for that criterion. She said that they may receive feedback after this round that the current process was too arduous for participants. She said that they were also focused on one key measure of readiness, which was applying for the spring round of Low-Income Housing Tax Credits (LIHTC) credits. She said that this was one reason they were working in a compressed phase in January, in order to ensure that they were providing any potential match that could be claimed in a LIHTC application, thereby making the LIHTC application stronger.

Mr. Missel said that he understood. He said that Ms. Dimock had mentioned the importance of diversity in rental and homeownership, and he wanted to reiterate that. He said that as they moved forward in their efforts to improve affordable housing and secure funding for initiatives like that, he believed it was essential to consider how to best diversify their approach in this process. He said that they had previously discussed some of these issues, and he wanted to continue that line of thinking. He said that as they progressed with this project, he recognized that they were still learning and refining their processes.

Mr. Missel said that he thought it was very important to continue striving for best practices and engaging with the development community to identify areas for improvement. He said that this ongoing process was already underway, and he appreciated their efforts in this area. He said that as a Board member, he would appreciate it if they could regularly discuss the progress on this subject, including any new insights or strategies that had emerged. He said that he would like to hear about the specific steps they were taking to address these issues and how they could work together to improve their strategies.

Ms. Duncan said that she had a lot of questions on this process that may need to be followed up on during the summer when they revisited the process. She asked how much was left in the Fund at this point.

Ms. Dimock said that there was approximately $870,000 remaining for the 20% staff-identified initiatives.

Ms. Duncan said that she wanted to bring to everyone's attention something that was not included in the presentation. She said that during the math she did quickly between the two presentations, they had added approximately $485,000 to these awards, which was a positive development. She said that considering the level of applications, the need for affordable units, and the email staff had sent regarding the total affordable units, the fact that there were 800 people on the wait list for housing vouchers was a significant issue.

Ms. Duncan said that as they continued to emphasize the need for more housing, higher wages, and affordable housing options, she would like to point out that on their consent agenda tonight, they had agreed to set a public hearing for developer fees, which were increasing and, in turn, contributing to the rising costs of housing and construction. She said that she was happy to see more funding allocated, it was clear that they needed significantly more housing and funding to build it.

Mr. Missel asked if Ms. Dimock could clarify why the numbers were different on the LEAP application between the previous presentation and this one.

Ms. Dimock explained that staff had recalculated the percentage and removed the per unit cost from the total available points. They also subtracted the per unit cost from the points they had been awarded for that project. As a result, some of their scores were adjusted based on the amount they had in that balance. She said that they reduced or removed a couple of components from the housing preservation units and homeownership units, because those were only applicable to rental units. She said that this was why the total number of points reduced by three times.

Mr. Pruitt asked whether the results with the data and individual scoring were made available to applicants.

Ms. Dimock replied yes; it was after the process was completed. She said that she would imagine that they would follow the same procedure as they did with the Human Services Funding Process. She said that they already had a debriefing appointment scheduled with an applicant to review the scoring process and how things were applied. She said that to clarify, they would not provide each individual review to the applicants but rather provide the overall score.

Mr. Pruitt said that he was thinking through the process of ensuring applicants had the ability to succeed. He said that one key aspect was that they, as a government, would always have their own idiosyncrasies, and having as much insight as possible into their thought process would help applicants develop their own processes. He said that this should not be a guessing game, where they were trying to predict how they would review and consider individual applications.

Mr. Pruitt said that he was not an expert in this area, but he was wondering if there was value in making the scoring process prior to final award. He said that this could potentially create a formalized process for applicants to weigh in on evaluations, which was currently happening outside of the process. He said that having a structured way for applicants to voice their concerns could be beneficial. They did have similar processes in place for contracting, so he thought it was worth considering importing those principles here.

Ms. Mallek said that she would like to add a few more items to their think-about list. She stated that she was very supportive of the idea that applicants should be able to provide corrections or explanations when they were particularly affected by a specific rubric. One aspect that stood out to her was the policy of adding the cost of a loan to the penalty side, which raised a lot of concerns and remained something she did not understand. She said that the Board had adopted this policy, which she found to be completely reasonable, as it was only fair that the Board be informed of changes to the rubrics.

Ms. Mallek said that she had been met with criticism for asking questions that some deemed inappropriate. She said that, in her opinion, these questions were not inappropriate at all. She said that one question she would like to leave for consideration was whether the per-unit cost had been corrected to remove the loan section and re-evaluate the changes before the policy was approved. She said that this seemed abrupt.

Ms. Dimock said that they removed that process entirely after trying to correct for it. She said that to clarify, they removed it at the Board's request, so they removed the impact of the per-unit cost, which significantly improved the homeownership project's score, increasing it from 71% to 77%. She said that the Board had requested the removal of the process at the previous meeting.

Ms. Mallek reiterated that it was a significant concern that they were not investing in even the smallest amount to help people acquire highly subsidized homeownership and build equity. She said that she had heard from several individuals who wanted to move into LIHTC-supported apartments, but they were unable to afford it. She said that if the $2,000 per month minimum was unaffordable for people working three jobs, then they were putting a substantial amount of County tax dollars into a program that may not be effectively helping those with incomes below 60% of the AMI, which was where their greatest need was.

Ms. Mallek said that it was unfortunate that they may not be achieving what they really wanted to. She said that she appreciated Mr. Missel's comment about the importance of regular feedback to inform their decisions. She said that LEAP did more than just caulking; they provided comprehensive whole-house weatherization, including work with Dominion to insulate and upgrade units, such as the trailers at Southwood. She said that this was a total unit affordability and upgrade initiative that was helping those individuals, even on a temporary basis.

Ms. LaPisto-Kirtley asked if the Board could receive data on these projects after they were underway or completed.

Ms. Dimock said absolutely. She said that the Board's request for AHIF investments to date and their project status was important to share, and it was equally as important to have more regular updates on progress, even before the project was completed. She said that if they had an agreement for 194 units, with 100 already completed, that information could be beneficial for the public as well. She said that staff would like to create an externally facing dashboard on the County website, but in the meantime, they could send the Board status reports directly.

Mr. Gallaway stated that he appreciated the questions raised by his fellow Supervisors and endorsed their concerns. He said that he believed his major concerns would be addressed as they continued their work with Housing Albemarle and affordable housing policy changes, so he would bring up those topics then.

Ms. Mallek noted that the AHIF process had started in May, but the grant applications had been made available in January. She asked if they would continue to have that nine-month delay before applications could be accepted.

Ms. Dimock replied no; staff aimed to have this application open annually, starting in late summer and early fall. She said that this timeline allowed them to consider funding requests and recommendations outside of their traditional budget cycle, while also providing sufficient time for LIHTC applications. She said that late summer and early fall appeared to be the ideal time frame for that, and they planned to follow this schedule for the Fiscal Year 27 process.

Ms. Mallek asked if there would be a timeline for when things had to be done.

Ms. Dimock confirmed that was correct.

Mr. Gallaway asked if Ms. Dimock had any final remarks before the Board took action.

Ms. Dimock stated that to give some advance notice, if the Board approved this, there would be a corresponding item on the consent agenda on April 1, which served as administrative approval to transfer these funds from one accounting bucket to those associated with approved uses.

Ms. Duncan **moved** that the Board of Supervisors approve the funding for the recommended projects from the Fiscal Year 2026 AHIF at the recommended funding levels.

Mr. Missel **seconded** the motion. Roll was called and the motion carried by the following recorded vote:

AYES: Ms. LaPisto-Kirtley, Ms. Mallek, Mr. Missel, Mr. Pruitt, Ms. Duncan, and Mr. Gallaway.
NAYS: None.

Agenda Item 10. **Work Session:** FY 2027 Operating and Capital Budget.

- Updates from Prior Work Sessions.
- Finalize Tax Rates for Advertising.
- Approval of FY 2027 Proposed Budget for Advertising.

Ms. Katelyn Malcolm, Chief of Budget, stated that this was the fourth work session on the County Executive's Recommended FY27 Budget. She said today, the Board would take action to approve a FY27 Proposed Budget. After today's work session, the series of town halls began the following evening. There were six town halls upcoming for public input, and staff and Board members would be present at each, with one meeting for each magisterial district. Today, staff would be asking the Board to take action on staff's recommended technical adjustments to the budget and include them in the Proposed Budget for FY27. They would also discuss the Board's requested adjustments, also known as "parking lot" topics. She said that Mr. Bowman would also review the proposed actions with respect to setting the tax rate for advertisements and adopting a Proposed Budget for FY27.

Ms. Malcolm said that to provide context for the public, the technical updates they had discussed at their previous work session were related to changes made by various agencies participating in the budget process, which staff brought back to the Board as recommended technical adjustments to the budget. These included staff review of revenue projections, which they did not recommend changing at this time. There were also three net positive changes to their bottom line and expenditures resulting from adjustments made by specific agencies, including the Albemarle Charlottesville Regional Jail (ACRJ), Charlottesville Area Transit (CAT), and the Blue Ridge Juvenile Detention Center. These adjustments were a result of reduced budget requests from these agencies.

Ms. Malcolm said that additionally, they were recommending an administrative change based on a staff error in the Reclaimed Hope Initiative, which would add $40,000 to their budget. Based on these recommendations, the Board had approximately $800,000 of ongoing funding in the Reserve for Contingencies, as well as about $510,000 in one-time funding in that fund at this moment. With respect to other revenue funds, they had discussed an adjustment to the Opioid Abatement Fund that was not available at the time the recommended budget was published. This adjustment was budget neutral, as it involved state revenue entering the Opioid Abatement Fund and then being spent out of it; the budget for this amount was $125,000.

Ms. Malcolm said that staff recommended that these adjustments be incorporated into the Board's proposed budget today, and Mr. Bowman would discuss that in more detail. As they considered potential adjustments to the budget, she would like to review the available funding options. One option was to utilize the ongoing revenues in the Reserve for Contingencies, which currently had a balance of approximately $814,000. This could be used to make adjustments within the budget today if the Board desired.

Ms. Malcolm stated that another option was to reprioritize any ongoing funding included in the budget recommendation. Another option was that the Board may consider using one-time funding, which was currently available in the Reserve for Contingencies in the amount of $510,000. Alternatively, the Board could reprioritize other one-time funds included in the FY27 Recommended Budget. Finally, there was approximately $394,000 available in the CIP under the Advancing Strategic Priorities Reserve, which could be used to make one-time adjustments to the budget. The Board may also consider reprioritizing capital projects included in the recommended CIP.

Ms. Malcolm said that per the Board's request, staff had provided a one-page summary for the value of a penny on the two main tax rates: the real estate tax rate and the personal property tax rate. She stated that the value of a penny for the real estate tax rate, which was approximately $3.3 million in the Recommended Budget. Below that number, the funding split by formula was included. Additionally, if the Board were to decide to add a penny to that tax rate, it would generate $1.67 million of one-time funding in FY26 due to taxes being implemented on a calendar year basis.

Ms. Malcolm said that staff had provided that same information for the personal property tax rate, which included machinery and tools. For each penny added to that tax rate, it would generate $113,000. The split by formula and one-time funds generated were also available for review. This information has been emailed to the Board and was also posted online within the Department of Finance and Budget for transparency.

Ms. Malcolm stated that next, she would provide an overview of the Board-requested adjustments. She said that the first item was budgeting for the Charlottesville Area Transit technical update that she previously mentioned. Staff recommended a technical update of $151,000 in savings to the County, based on an update from Charlottesville Area Transit. They had three options for the Board to consider. The first option was to take the technical adjustment for Charlottesville Area Transit (CAT) and budget it as ongoing savings in the budget.

Ms. Malcolm said that the second option was to take the technical adjustment for CAT and budget it as one-time savings, allocating it to another one-time cost in the budget. The third option, suggested by a Board member on Monday, was to take the savings and put it in a to-be-determined transit contingency for FY27, making it available for other transit priorities in FY27.

Ms. Malcolm said that the second item was the Albemarle County Emergency Relief Program (ACERP). The FY27 Recommended Budget includes funding of $360,000 to address urgent one-time financial needs. To provide some context, since the program's inception in FY24, the Board had invested a total of $1.5 million in the program, with $980,000 coming from the General Fund and the remainder from American Rescue Plan Act (ARPA) and ARPA Reserve funds. For the first six months of FY26, the program has dispersed $263,000, or a monthly average of $42,000. She said that of the 396 households that applied, 214 had been approved, with 68% for eviction prevention and 31% for utility shutoff prevention. Additionally,188 individuals had received housing navigation assistance.

Ms. Malcolm said that the next item was the Affordable Housing Investment Fund. She said that the FY27 Recommended Budget included $5 million for the Fund, matching the amount provided in FY26, which included the dedicated $0.004 tax rate increase approved by the Board in the FY26 budget process, plus an additional investment of $3.7 million. To date, the Fund had had over $22 million invested in it by the Board, since the program was established in FY19. Those investments had supported the construction of various affordable housing projects, the preservation of over 1,700 units of affordable housing, shelter, and supportive services for more than 280 victims of domestic violence, 539 individuals experiencing homelessness, as well as housing counseling, navigation, and support for over 788 individuals. She said that as a reminder to the Board, the FY27 budget also included a 20% increase to the Tax Relief Program for the Elderly and Disabled.

Mr. Bowman, Assistant Chief Financial Officer, stated that by April 22, the Board of Supervisors would need to make several decisions related to the School Division budget. He said that the first decision was the total amount of the Public School Operating Fund, which was currently funded by a General Fund transfer of over 70%. He said that the County Executive's Recommended Budget allocated $218 million for this transfer, which, combined with state revenue and other sources, totaled $304.9 million; this represented Option A.

Mr. Bowman said that Option B was the School Board's request, which balanced operations on $307.2 million. He said that Option C would be any other option the Board chose to pursue in between these. He said that the Board had the option to adjust the transfer between one-time and ongoing funding for Public Schools, with a $2.3 million difference between the County Executive's recommendation and the School Board's request.

Mr. Bowman said that the Board must also determine how to program the CIP placeholder for future years, including determining whether it should be tied to public school projects or left undesignated. He said that the County Executive's recommendation suggested programming it for Fiscal Year 31, while the School Board had requested it be tied to public school projects. He said that the Board must decide on the multi-year planning strategy for Fiscal Year 28, which the County Executive's recommendation aimed to create some additional security by transferring funds to the CIP. He said that this two-year approach was intended to ensure that any one-time savings were not spent on ongoing operations in the following year.

Ms. Malcolm stated that she would next discuss community non-profit funding recommendations. She said that regarding the Human Services Funding Process, this presentation highlighted a small selection of agencies recommended for funding, based on input from Board members to date. One of the questions the Board had asked was the number and percentage of County beneficiaries funded by each agency, and that information was included on the slide. She said for the Human Services Funding Process, the number of County beneficiaries was available in the appendix of the budget book. The percentage was not calculated there, so they had done that here on this slide for the agencies Board members had raised as ones they wanted to examine further.

Ms. Malcolm stated that regarding the Arts, Cultural and Festival Process, staff had provided a selection of organizations based on areas of interest raised by Board members. The Board had asked to see the number and percentage of County beneficiaries served by each of these organizational programs. For Arts, Cultural, and Festival Process agencies, that information was not available in the budget book, but it was available in Q&A number five, which was provided to the Board this morning and was posted online.

Ms. Malcolm said that the last agency process she wanted to cover was the Capital Request Process. She said that a Board member had asked for more information about the Dogwood Vietnam Memorial Foundation and the basis of their funding recommendation. The funding recommendation was $250,000, which aligned with the City of Charlottesville's contribution. The Foundation had requested $600,000 in their application process. She said that now, they would provide the Board time to discuss the budgeting options for savings provided from the CAT technical update.

Mr. Gallaway said that the Board could give consensus and direction on this item, although they could take votes if necessary. He said that this item would impact the total pool available, and he had suggested putting it away in a transit reserve fund. He said that they knew transit costs would be going up, so his thinking was that they should not send away operating dollars for another purpose.

Mr. Gallaway asked for the Supervisors thoughts.

Ms. Mallek said she supported the reserve.

Mr. Pruitt said he did not support the creation of a transit reserve. He said he would like to see the $151,000 rolled back into the general fund.

Ms. LaPisto-Kirtley said she supported the reserve. She asked that for Option C, if the funding would be available for MicroCAT, for example.

Mr. Bowman said that at this time, there was no request to utilize this transit contingency in Fiscal Year 27. He said that in reality, what it would do was provide an option for the Board to consider if a specific transit-related issue arose mid-year. He said that if the funding were allocated to Option B would allow for one-time use and flexibility, whereas Option A would limit the Board's multi-year flexibility to ensure that programming for transit was in place for Fiscal Year 28, in the amount of $151,000.

Mr. Bowman said that in all options, the savings would be placed into a reserve. He said that the key difference lay in the designation: did the Board intend to use it as a one-time savings or an ongoing savings? He said that this distinction was crucial, as it affected the reserve's purpose. Options A and B differed primarily in this regard. He said that Option C would involve setting aside the reserve for transit use in Fiscal Year 27, with the intention that it would fund some of the anticipated increases in the transit system in Fiscal Year 28.

Mr. Missel asked if the $151,000 would not be included in Option A.

Mr. Bowman explained that in the initial recommended budget, the County Executives' recommended contingencies were approximately $400,000. He said that considering the net change, without Board direction, they would increase that amount to $814,000. He said that the first item on the list, which helped shape what other items may be available to fund the other items on the list, was where the $150,000 contingency should be reserved.

Mr. Missel said in that case, he supported Option C.

Ms. Duncan said that she also supported Option C.

Mr. Gallaway said that there was Board consensus to pursue Option C, budgeting the CAT technical update savings as one-time savings in a separate transit contingency. He said that he wanted to clarify that his intent was not to cordon off these funds; rather, he wanted to ensure they considered this with regard to other potential transit costs that had not yet been finalized during this budget process. He asked Mr. Davidson if he could provide more information on fare costs for MicroCAT.

Ryan Davidson, Deputy Chief of Budget, said that yes, over the course of the full fiscal year, the estimated cost would be approximately $150,000. He said that they anticipated starting the project mid-year, which would result in an estimated cost of $875,000, depending on concessions and other fare structures as they continued to work through those details.

Mr. Gallaway said that he did not have a lot of ideas on how to utilize the $150,000 for transit in the coming fiscal year, but that was one possibility. He said that they could potentially delay implementing fares for another year if they chose to do so. He said that his intention by calling it a reserve was to set it aside. He said that he would like to learn more to see the funds used in the most effective and efficient way possible for the next year, given the current circumstances.

Ms. Mallek said that at the end of the fiscal year, money not spent can roll to the next year, so there was no crisis to spend it by a certain date unless there was a good reason to do so.

Mr. Pruitt said that while he believed the amount being discussed was not significant enough to cause him any lasting concerns, he did have reservations about the approach being taken. He said that as a Board, he generally preferred that they avoid reserves, especially when it came to taxing residents and taking their money. He said that he wanted to ensure that they were delivering a service in the same year that they collected the funds, rather than holding onto them.

Mr. Pruitt said that he worried about the creation of earmarked funds or targeted reserve funds, as he had pointed out. He said that by creating these discrete savings pools, it became similar to defragmenting a hard drive, making it difficult to allocate funds towards different priorities at different times. He said that since all this money was fungible, they could potentially use it for a transit project at the end of the year if needed. Instead, they were creating a system where these pools sat in highly allocated amounts, limiting their flexibility. He said that while he did not think this $150,000 was a deal-breaker, he did think it was a concern that warranted further consideration.

Mr. Bowman said that the feedback from the Board was helpful. He said that the next item for discussion was ACERP.

Mr. Pruitt said that ACERP could be characterized as their deepest subsidy in many ways, as it targeted the most vulnerable populations. He said that he believed it was fair to say that their affordable housing strategy was currently focusing primarily on breadth, rather than depth. He said that AHIF was targeting a level of affordability that may not necessarily benefit the most disadvantaged individuals. He said that generally speaking, construction subsidies were targeted towards breadth rather than depth.

Mr. Pruitt said that ACERP funding had overall public savings benefits, as it prevented eviction and the associated problems, such as homelessness, public health issues, and service disruptions. He said that it was challenging to measure the funding versus the unmet need due to the way it was allocated. He said that he had been told that they had limited funding and high need, which could potentially exhaust the available funds within a very short period of time.

Mr. Pruitt said that he believed it was essential to regularly review and assess the funding to ensure it was sufficient to meet the need. He asked if it was correct that this amount of funding had decreased from the prior year. He said that he recalled that last year, it had about $500,000 in funding.

Mr. Bowman said that to clarify, this was a one-time funding of $460,000, which included $260,000 in ongoing funding and an additional $200,000 one-time addition. He said that as a result, the ongoing dollars had increased by $100,000, but the one-time funding was no longer available. He said that historically, this funding had been supplemented by their Reserve funds, but the Reserve funds were now essentially depleted.

Mr. Pruitt said that he was focused on very specific and tangible goals for housing. He had publicly stated his intention to secure $10 million for AHIF. Every additional dollar he could think of that the Board had available at the end of the budget, he believed would be well spent on ACERP. He said that if they were able to reach the exact $10 million mark, there may be a serious discussion about whether that amount would be better and more prosperously spent on ACERP in a given year.

Mr. Gallaway asked if Mr. Pruitt had a specific redistribution of funding in mind.

Mr. Pruitt said no. He said that he had anticipated that if they were going to have a discussion about housing and funding, they would have a comprehensive conversation about it. He said that he wanted to ensure that this program remained transparent and in the public eye. He said that he did not intend to call out a specific number at this time, as he felt he was not fully equipped to understand the other factors at play. He said that he wanted to champion this program, and he was committed to ensuring its importance was not forgotten while they continued to emphasize AHIF.

Ms. Mallek agreed that this program provided direct and essential help to those who needed it most, when they needed it most. She said that she looked forward to further discussion on implementing more initiatives, as the ARPA funds were no longer available.

Ms. LaPisto-Kirtley said that she also supported ACERP. She asked if staff could clarify how often a person qualified for this eviction prevention assistance.

Ms. Dimock said that according to their data, 68% of the individuals who were approved for this funding were actually eligible for eviction avoidance. She said that their restrictions or guardrails around this funding could change based on the available funds at the time. She said that they strived to make this funding last throughout the year, which was why they applied guardrails to ensure they had sufficient funds to address potential emergencies.

Ms. Dimock said that as a result, they asked applicants to limit their requests to once a year, or to apply again only if they met additional review criteria. She said that this was not an automatic process, and supervisors or directors must review the request to determine if the emergency could be addressed. She said that they also had a cap on the amount of funding that could be allocated at any given time. She said that these restrictions allowed staff to balance the need to provide support with the need to reserve funds for future months.

Ms. LaPisto-Kirtley asked about the applications that were ineligible.

Ms. Dimock said that she could conduct an evaluation to identify the reasons for ineligibility over the next six months. She said that potential reasons included prior applications, non-residency within their jurisdiction, or applications submitted before receiving a threat of eviction or utility shutoff. She said that as part of their restrictions, this must operate as an emergency fund, typically applied just before eviction or after receiving a shutoff notice. She said that families were usually aware of the impending action and may apply before reaching the eligibility moment.

Ms. LaPisto-Kirtley said that she would appreciate it if staff could give advance notice whenever they were getting to a point where they had a greater need than their current capacity could meet. She said that she understood that they had the guardrails in place, but it would be helpful to know if they were approaching a point where they could take proactive steps to ensure they could continue to meet the need.

Mr. Missel said that the issue was reminiscent of their previous conversation about affordable housing in that the need was a crucial number to understand. He said that his takeaway from this was that since 2024, they had invested $1.5 million, and next year, they were recommending $360,000, which represented a significant decrease in the total amount.

Ms. Malcolm clarified that the $1.5 million was cumulative over three years.

Mr. Missel said that it was still a significant reduction of about $500,000 less.

Ms. Duncan asked if the 214 households who had been approved were 100% of the people who qualified and applied for some sort of relief.

Ms. Dimock said that at this point in the year, yes, that was the case. She said that if they received the funds in the third week of January and they had allocated $45,000 for January, and they exceeded that amount, assuming the emergency met their requirements and was legitimate, they would likely distribute those funds. She explained that as a result, they did not have a wait list, and they did not have a rolling wait list because they were asking people to apply during the state of emergency. She said that a wait list would not be beneficial in situations where a five-day or quit notice was given, for example.

Ms. Duncan said that so far, it appeared that the individuals or organizations coming forward were receiving some funding, but it may not cover their full need.

Ms. Dimock said that there were certainly individuals who were not applying because they were being directed elsewhere for various reasons, and some of these individuals may have legitimate needs and qualifications. She said that there were also those who were receiving up to their cap, so the cap may only allow them to receive $2,000 even if they owed $5,000, for example.

Ms. Duncan said that she had a question regarding the eligibility requirements. She said that there were five criteria listed, and she would like to know if the program required all of them to be met in order to qualify, or if it was sufficient to meet just one of them.

Ms. Dimock said that to be eligible, applicants must be an Albemarle resident and have a shut-off notice or an eviction notice. She said that if they had 15 applications before them and $3,000 on the table, they would prioritize based on vulnerability, similar to how they did for other programs. She said that they had not had to make this decision yet, but they wanted to emphasize their interest in prioritizing vulnerability in the event that they must decline a family who otherwise qualified in favor of one that had a demonstrated need.

Ms. Duncan asked if the cap would remain the same in the event of more funding being allocated to the program, or if they would raise the cap.

Ms. Dimock said that they would likely try to raise the cap a bit but also maintain it so they could help more people.

Mr. Gallaway said that it seemed that infusing this fund with one-time money may lead them back to this conversation next year. He said that to mitigate this, the most effective approach would be to rely on ongoing monies into this fund. He said that he was not yet taking a stance on this issue, but he wanted to highlight the significance of the choice they made for this year, as it would have a substantial impact on next year's budgetary situation.

Mr. Gallaway said that he believed they would need to allocate some of these ongoing dollars to other areas, considering the concerns that had been raised and Mr. Pruitt's point about waiting to see how things unfolded. He said that however, this should not affect the tax rate. He said that it seemed that they would need to revisit this topic in the future to determine the specifics. He said that for now, they needed to focus on the technical adjustments and where the money would come from, but they did not need to finalize those details today.

Mr. Bowman confirmed that was correct; for items not influenced by the tax rate, there was still sufficient time to adjust them as needed.

Mr. Gallaway said that as he anticipated some conversations on housing, he would like to note that if it got down to a few hundred thousand dollars, at that level of funding, there was a question of where it could have bigger impact. He said that he would be interested in having that discussion before making the final decision. He said that if $200,000 in AHIF did not have the same impact as it would in ACERP, or vice versa, it would be important for the Board to be aware of that.

Mr. Bowman added that if the Board intended to do something but could not make a final decision within this budget, the Board could direct staff to bring back any year-end funds from the current fiscal year to be allocated for that purpose.

Mr. Gallaway noted that the remaining Reserve funds could be another source of emergency funding if necessary.

Mr. Missel stated that if they looked at ACERP's monthly average distribution of $42,000, and multiplied that by 12, they got $504,000. He said that they were only funding $360,000 of that, which left $144,000 in recurring funding that could be applied to this project. He said that he was not suggesting that there was not a greater need, but he was trying to find a way to reach that average number.

Mr. Pruitt said that this program was a relatively new initiative that they had built while they were still working through a number of issues. He said that as the Board became more invested in and reliant on this program, he believed it would be valuable to have more granular data on its effectiveness, particularly in terms of eviction deferral and prevention programs. He said that currently, he was not aware of whether they had access to data on one-year or six-month success rates for these programs.

Mr. Pruitt said that he understood that the success rate for a program like this might be low, potentially around 50%, but he would still appreciate having that data. He said that moving forward, having more insight into the program's efficacy could be incredibly valuable, given their significant investment in it both mentally and financially. He suggested that they evaluate year-end funds and technical adjustments, as this program was well-suited to accommodate unpredictable funding inflows. In contrast, AHIF may not be as flexible in this regard; the process was iterative and competitive, which could limit their ability to use off-cycle funding. On the other hand, ACERP could likely still work with a sudden, explosive growth in their budget due to the nature of the program.

Ms. Mallek said that she was very grateful to have the baseline data for this program. She asked if the $2,000 cap for eviction prevention was enough to pay rent.

Ms. Dimock said not always. However, it could be a significant enough amount for families to cover the difference. She said that if it was not sufficient, they may seek additional emergency funds from other sources, and the staff navigators were helping to refer them. She said that this meant that additional dollars could sometimes make a difference, which was why answering the question about the number of people or increasing the cap was complex.

Ms. Dimock said that there was a philosophical argument to be made that suggested using all available funds to solve someone's emergency immediately, rather than holding back funds for future use. She said that staff had conducted extensive research on this topic, but unfortunately, there was no clear path in terms of best practices. She said that they had decided to titrate out the available funds, ensuring that they had some money available for outstanding cases of need.

Ms. Mallek asked if applicants had enough time to apply for this program and receive funds to prevent eviction, considering there was a five-day or ten-day timeline for evictions.

Ms. Dimock acknowledged that it was not a lot of time, but most of the parties involved, including the court systems, landlords, and others, were receptive to someone from their office contacting them and saying, they were working with the tenant and that those funds that were coming their way would be available. She said that although they did not typically process those themselves in a short amount of time, in most cases, a promissory note from the local government stating that they would help this person avoid eviction was sufficient.

Mr. Bowman said that he would appreciate feedback from the Board regarding the Affordable Housing Investment Fund as well as the Schools Operating Fund and CIP transfers. He said that those two issues involved larger dollar amounts, he would ask that they discuss the smaller items first.

Mr. Gallaway said that would be wise.

Mr. Bowman said that in that case, the next topic of discussion was the Human Services Funding Process. He said that they were welcome to consider any changes to the funding of the agencies involved in this process.

Ms. Mallek asked if staff had information regarding the total budget of each agency. She asked if the number of Albemarle residents served was understood in relation to the agency budgets.

Ms. Dimock said that as part of the application process, they requested both the agency budget and the program budget. She said that therefore, if an applicant was seeking funding to support County beneficiaries for a specific program, staff would expect to receive a program budget that was related to that program, as well as an agency budget.

Ms. Mallek said that Communities In Schools NOVA was a new program, so she was wondering how they already had 209 participants.

Ms. Dimock clarified that this was the first time the agency had requested funding through this process, but the agency had already been working with the schools for about 18 months now.

Mr. Pruitt said that he had no desire to make modifications to the funding recommended by staff.

Ms. LaPisto-Kirtley said that she would be in favor of reducing the funding recommended for Communities in Schools. She said that she did not have a specific dollar amount in mind.

Mr. Gallaway asked if Ms. LaPisto-Kirtley had a rationale for why she thought that funding should be reduced.

Ms. LaPisto-Kirtley said that their percent of County beneficiaries was low, and it was a new program that she did not think should be prioritized over other longstanding programs. Furthermore, that funding could be used for other items the Supervisors may think were more important.

Mr. Missel said that he was trying to figure out how to handle this process. He said that all of these agencies were providing services to people, so it felt wrong to pull services away simply due to getting more emails about one organization or another. He said that in being as objective possible, he was focusing on what was of the greatest service to the County and where supporting one of these organizations could reduce costs in another area. He said that for example, Offender Aid Restoration (OAR) Therapeutic Docket had been proven to reduce rates of criminal activity and recidivism, strain on public safety services, and costs at the jail. He stated that supporting the program for those reasons, as well as the focus on improving mental health outcomes, was beneficial; however, he could not identify a specific amount to fund. He said that considering their request was $139,755 and the County's recommendation was $63,502, he would potentially suggest increasing that to $100,000 to get closer to their request. He said that he would pull that difference out of the technical adjustment savings.

Ms. Duncan said that on principle, she thought the funding process made sense and she looked forward to provide more input during the summer when the next cycle began. She said that she was hesitant to get into those details at this point in time, as qualified experts had already reviewed all of the applications and made these recommendations. She said that it was not her place to begin changing the funding amounts at this point in the process.

Mr. Gallaway asked for clarification regarding how the tiers resulted in some agencies receiving no funding last year and how that became the level funding this year.

Mr. Davidson explained that each year, when they reviewed the tiers, they were determined based on the prioritization rubric that the Board discussed and set in the summer as part of that process. Staff evaluated available applications, requested amounts, and available funding annually. He said that they prioritized those that met Tier 1, which had more check marks in the prioritization rubric. He said that they then worked their way down the list, considering the infinite needs in the community, as had been heard from numerous constituents. He said that their goal was to allocate funding to the highest tier priorities, giving preferential treatment to those.

Mr. Davidson said that last year, they had more agencies in Tiers 1 and 2, and by the time they reached Tier 3, they had exhausted their funding. However, they were able to increase the overall funding pool this year, allowing them to level fund some agencies that were previously in Tier 3. He said that as they re-evaluated the prioritization, some agencies moved up, some moved down, and some remained in the same tier.

Mr. Davidson said that Computers for Kids, which was in Tier 3 both years, was one of the agencies that moved. He said that although it was a coincidence that they were in Tier 3 both times, based on the prioritization, they considered new agencies and programs that did not receive recommended funding in the prior cycle. He said that they would discuss this at the summer meeting and consider feedback from the Board on how to differentiate between new and existing programs. He reiterated that their decisions were based on the prioritization rubric and the framework they had in place, working with the available dollars and percentages.

Mr. Gallaway said that he understood the logic behind that. He said that his concern was that if funding remained static and they consistently level-funded based on the prior year's budget, which was always zero, it was unclear how they planned to recover without revising their tier. He understood the reasoning behind the competition among the Tier 1, Tier 2, and Tier 3 organizations. He said that he also recalled that in the past, they had not awarded funding to all organizations. He said that he understood that if they did not have sufficient funds, they must make difficult decisions.

Mr. Gallaway said that in terms of a criteria point, the recent two-pass process to be different from previous ones. Specifically, it appeared that the level of funding from the previous year was now being used as a weighted factor, which seemed to imply that organizations that did not receive funding the previous year were being penalized. This was particularly impactful for Tier 3 organizations, which were already at the bottom of the list.

Ms. Dimock said that the Board had made significant but incremental changes over the last three years regarding the funding process and approach to this Human Services Funding Process. She said that one of the things they had not yet fully eliminated was the consideration of historic funding in their decision-making for future funding. It was one of the last remnants of the old way of doing things that they needed to stop doing, as they had historically relied on a group of organizations that they would fund every year.

Ms. Dimock said that two years ago, the Board had made decisions to shake this up and start looking at needs and applications anew each year. She said, as a result, past funding was not necessarily an indicator of future funding, which made sense to everyone. However, not fully severing the connection to the past meant that they still looked at last year's funding to determine this year's funding. For example, if an organization had zero funds last year and they considered them new this year, they would not receive any funds.

Ms. Dimock said that one of the goals for the Fiscal Year 27 process was to look at all applications anew, without considering their history of funding from them. She said that this meant that they were not in a position to make decisions based on past funding history. She acknowledged the concern that if an organization's history was always zero, they would never be able to change that status. She said that staff hoped to address this issue for next year and stop looking at historic funding when making decisions about future funding.

Mr. Gallaway said that made sense. He said that he was in agreement with Mr. Pruitt and Ms. Duncan for this current cycle. However, it appeared that although the Board had weighed in and decided on this matter, it seemed they were dissatisfied and needed to revisit it. This was not a criticism of staff, but rather a reflection of the Supervisors' sentiments.

Mr. Gallaway said that to recap, he had not heard any endorsement of reducing Communities in Schools NOVA, beyond Ms. LaPisto-Kirtley's proposal. He said that he had heard Ms. Missel suggest raising $35,000 from technical adjustments to go to the Therapeutic Docket, which may require consensus or a vote.

Ms. Mallek said that she considered the Foothills Child Advocacy Center and the OAR Therapeutic Docket to be essential services that required funding. She said that in the future, she would like those programs to move to a different part of the budget in order to consistently fund them and avoid putting them through this annual funding process. She said that smaller non-profits were not in the same category as state-mandated services or court-supporting services, in her opinion. She said that she would support moving funds from the technical adjustments to fund Foothills and OAR. She said that additionally, she would consider funding the part of the Mahogany and Friends' program that served Albemarle students.

Mr. Pruitt clarified that the organizations listed on the presentation slide were listed there because the Board had requested more information about them, and they were not the entire list of organizations they were funding through this process. He said that of the organizations listed on the slide, he personally agreed with increasing funding for the Therapeutic Docket due to the urgent demand for those services and because their request had only been partially funded. He noted that there could be better consistency and coherency with all of these non-profits' tracking of metrics, which were very different between each organization.

Ms. LaPisto-Kirtley said that she agreed with Ms. Mallek that Foothills and OAR likely belonged in a different category for funding. She also agreed with Mr. Pruitt that measurable goals and data were crucial for this process.

Mr. Missel that he also liked the idea of metrics being included, and he knew that was part of staff's analysis, but it would be beneficial to include that information in what was presented to the Board. He said that having some objective measures of success would be really helpful. He stated that regarding his previous mention of the Therapeutic Docket, he had suggested $100,000 but would rather keep it open-ended, although he still thought the technical adjustments were the appropriate source of any additional funding.

Ms. Duncan said that she also would appreciate more data, and she would like to know how much extra work it was causing these organizations to undertake in order to provide that data. She said that she was concerned that if the process was too onerous, organizations would not bother to apply for help. She said that she would like to learn more about what was a reasonable amount of data to request and what other jurisdictions required. She stated that she hoped to learn more about the process over the summer.

Mr. Gallaway asked for Ms. Duncan's input on Mr. Missel's proposal to increase funding to OAR.

Ms. Duncan said that she would support increasing funding to OAR.

Mr. Gallaway asked if Mahogany and Friends were included on another list somewhere.

Ms. Dimock said that Mahogany and Friends were recommended to be considered by the Economic Development Authority (EDA) for potential funding related to financial literacy through them. She said that they and a few other organizations were recommended for funding through the Economic Development Authority (EDA) because their programs did not align well with the Human Services Funding Process.

Mr. Gallaway said that the Board could address that at another point. He said that he did not want to take final votes on these funding adjustments when they had not made decisions on the overall budget.

Ms. Dimock noted that in addition to OAR and Foothills, there were other organizations on this list that met the criteria of contractual or policy relationships to systems of care or to Albemarle County specific services.

Mr. Gallaway acknowledged that, at this point, the Board would need to accept the political aspects of these adjustments.

Ms. LaPisto-Kirtley said that she would like to know whether administrative costs were included in the requests for funding for these non-profit organizations.

Ms. Dimock explained that administrative costs below a certain threshold was an eligibility requirement for consideration in the process, similar to being a formal 501(c)(3) organization. She said that she could not recall the exact percentage, but she knew it was less than the threshold required by the Virginia Department of Agriculture and Consumer Services. She said that staff could verify the exact number for the Board.

Non-Agenda Item. **Recess.** The Board recessed its meeting at 3:40 p.m. and reconvened at 3:51 p.m.

Agenda Item 10. **Work Session:** FY 2027 Operating and Capital Budget (continued).

Mr. Bowman said that to answer the last Board's question, if the Board were to fully fund the request for the OAR Therapeutic Docket and the Foothills program, the ongoing Reserve would decrease from approximately $663,000 to around $555,000. He said that this would still provide the Board with room to work with. Additionally, they would retain the one-time funds of $510,000 if they were to pursue further action.

Mr. Gallaway asked if the Board could see the list of the organizations in the Arts, Cultural & Festival Process.

Mr. Bowman said that for context, the organizations listed on the slide were those identified by the Board. He said that of the $160,000 in unfunded requests, $103,000 was attributed to the Charlottesville Ballet.

Ms. Mallek stated that she would like more information on the Jefferson School.

Mr. Bowman confirmed that staff could follow up with more information on that agency prior to the Board's next budget meeting.

Ms. Mallek said that additionally, she would be supportive of fully funding the Charlottesville Band.

Mr. Pruitt said that he would refrain from weighing in on funding for individual organizations in this process. He said that with that in mind, he would not be in favor of a Board-directed change in the funding allocations to these organizations.

Ms. LaPisto-Kirtley said that she would support funding the Charlottesville Ballet with $2,500 because they were actually located in the County and offered many dance programs and opportunities to County residents of all ages. She asked if staff could clarify the numbers previously received by the Board, which were different than those included in today's presentation.

Mr. Bowman stated that those numbers were directly from the application submitted by the agency last fall, and staff based all of this information on those numbers.

Mr. Missel noted that Charlottesville Ballet's request this year was much higher because they were requesting operating funds as opposed to the previous year when they requested funds for a specific program. He said that he did not have any particular recommendations for this funding process.

Ms. Duncan said that based on Ms. Dimock's earlier comment about the many other organizations not included in this presentation, she would retract her previous comment about OAR. She said that she thought that the Board should follow staff's recommendations and refrain from making changes to any of the specific numbers.

Mr. Gallaway noted that a citizen mentioned during public comment today that the Charlottesville Band would be experiencing additional costs due to the semiquincentennial celebration, and he thought that was a compelling argument for increasing their funding. He asked if the Charlottesville Band had mentioned that in their application for this funding process.

Mr. Bowman said that staff had informed him that they had not. He said that generally, many of these organizations had shared additional information that was not part of their applications. He said that learning from this, staff would certainly be communicating to these agencies the importance of sharing that information in their applications, as that was used to make recommendations.

Mr. Gallaway said that he would ponder it further. He said that he was supportive of considering funding the Charlottesville Ballet at $2,500 and the Charlottesville Band at $8,000, although this was not their final decision on the matter.

Mr. Bowman said that the final organization to discuss was the Dogwood Vietnam Memorial Foundation.

Ms. Mallek said that their original request to the City and County was $600,000, and Creigh Deeds subsequently secured an additional $600,000 in the state budget two years ago. She said that she would greatly appreciate any extra funding they could secure beyond $250,000, as this constituency had been a significant contributor to their County and had worked tirelessly on their behalf. She said that she would like to support them as much as possible.

Mr. Gallaway asked if the funding for item should be taken from the one-time funding from technical adjustments.

Mr. Bowman confirmed that it could. He said that the CIP also had $394,000 available in the Advancing Strategic Priorities Reserve. He said that they could use either of those sources.

Mr. Pruitt said that this was another instance where he did not feel the Board needed to weigh in on this discrete item.

Ms. LaPisto-Kirtley said that if they were considering increasing funding for the Dogwood Memorial, she would like to know if they could ask the City of Charlottesville to match that increase.

Ms. Malcolm clarified that according to their application, the organization was requesting funding that would support both the bridge and the parking lot. The total project cost was estimated to be $2.4 million, and they were requesting $600,000 from the County.

Mr. Missel said that in terms of this general discussion they had been having, he felt it was acceptable for the Board to voice their support and advocacy for certain projects. He said that he supported this initiative, as he had supported the other organizations he had mentioned earlier.

Ms. Duncan said that her understanding of this project was that the City had not wanted to take on the entire cost of building the bridge, so the Dogwood Vietnam Memorial Foundation was fundraising to complete it. She said that she was unsure whether the City would contribute much more to the project, based on that. She said that furthermore, any leftover funds could be used for ACERP, so when they increased funding for other projects, it affected that. She said that she was supportive of staff's recommended funding level for this project.

Mr. Gallaway said that he would be interested to know whether the City would match an increased contribution, but he did not think the decision should hinge on that aspect.

Ms. Mallek said that she thought the City Council would be more willing to increase their contribution if the County committed to increase their portion. She said that she would support increasing the funding amount.

Mr. Gallaway said that he believed there was sufficient interest from the Board to explore that possibility. He asked if staff could ask the City about potentially matching an increase.

Mr. Richardson said yes.

Mr. Bowman said that with the $394,000 in the Advancing Strategic Priorities Reserve, the difference would be $350,000, so the Board had the option to fund this initiative without impacting any other part of the budget. He said that if the Board was amenable, he would like them to next discuss the Affordable Housing Investment Fund, Schools, and finally the tax rates.

Ms. Mallek said that of the $0.04 tax increase last year, $0.032 was dedicated to public safety, $0.004 was dedicated to housing, and $0.004 was dedicated to Schools. She said that she would propose that $0.008 be dedicated entirely to AHIF this year.

Mr. Gallaway asked if it was correct that the $0.004 for Schools was not dedicated to Schools this year; it went to the General Fund. He asked how they would find that $0.004 this year.

Mr. Bowman said that the value of $0.004 was approximately $1.3 million, and this amount was already included in the Schools' base budget. He said that the growth from that $0.004 was factored into the formula. He said that to add $1.3 million to the Housing fund, it would need to be taken from the $218 million General Fund transfer.

Mr. Gallaway asked if they would claw back that $1.3 million from the County Executive's Recommended Budget in order to dedicate that $0.004.

Ms. Mallek asked why the $0.004 for the Schools went to the base and did not remain dedicated.

Mr. Bowman said that past tax rates and adjustments had been incorporated into the base. He said that a one-time transfer had been provided to the Schools for the health fund, which was not part of the base. He said that on November 19, the Board had updated their financial management policies, highlighting the growth in pennies for public safety and affordable housing.

Mr. Bowman said that the distinction made was that the growth in pennies for public safety and affordable housing would not be split, whereas the growth in pennies for schools would be split. He said that the value of the change in four-tenths of a penny was approximately $97,000. He said that as a result, Schools were receiving 54% of that amount, which translated to a $47,000 impact.

Ms. Mallek said that perhaps she had suggested something that was causing more issues than it was solving. She said that it may be best to look for that funding somewhere else. She expressed her appreciation for the clarification. She said that regarding the $22 million invested into AHIF since FY 19, she wanted to clarify that the total figure included state grants, not just taxpayer money.

Mr. Bowman said that it was a combination of one-time funding and the dedicated tax rates from the past two years. He said that he would need to double-check on the state grants. He said that CDBG funds were accounted for separately, but he would see if anything else was included here.

Mr. Pruitt stated that looking forward to their FY 28 budget planning, he would be interested in exploring the proposal from Ms. Mallek, going back and dedicating the $0.004 toward AHIF at that time. He said that he would not want to do that this year in order to avoid causing issues with the already proposed budgets. He stated that this was a major investment in any case, and he did not think he could discuss it in depth without also discussing the tax rate.

Mr. Gallaway asked Mr. Bowman if staff would be supportive of the Board discussing the tax rate as they related to these remaining items.

Mr. Bowman said that that would be acceptable. He said that to answer Ms. Mallek's prior question about the AHIF funding to date, about $700,000 was pandemic relief funding and the rest was from one-time funding from the Board or the tax rate.

Mr. Pruitt reiterated that $10 million in the Affordable Housing Investment Fund was his goal. He said that some members of the public had suggested dedicating $0.01 on the real estate property tax toward affordable housing, which would get them to exactly $10 million this year. However, there were multiple other avenues for achieving that goal, such as a $0.29 personal property tax. He said that they could consider a blend of both, as well. He said that it would also be helpful to identify at this point whether those options were not palatable to the Board, so that they could efficiently move on and find other options for AHIF funding.

Mr. Bowman asked if Mr. Pruitt's intent would be to have the one-time money in FY26 dedicated to the Housing Fund as well.

Mr. Pruitt confirmed that was correct. He said that one-time funding was the amount that got them to $10 million. Otherwise, they would need both real estate and personal property increases to reach that number.

Ms. LaPisto-Kirtley said that she supported the Proposed Budget's $5 million for affordable housing. She said that she was vehemently against advertising a $0.01 real estate tax increase. She said that she would support $1 million per year for the next few years, then reevaluate when AstraZeneca's development provided more revenues for them to discuss. She said that they could eventually get to $10 million, but she was not in favor of doing it within this year. She said that she did not want negative feedback from the community from a $0.01 tax rate increase when they did not need to.

Mr. Missel emphasized that they needed to make material differences in the Affordable Housing Investment Fund. He stated that costs were increasing for everyone, including builders and homeowners. He would like to revisit the $0.004 next year, as mentioned by Ms. Mallek, and he would not support raising the real estate tax rate this year based on the increased assessments and other economic pressures. He stated that they needed a clear road map for AHIF; they needed a plan to get from their current point to success. He said that $1 million per year was probably not enough to do that, so they needed to be more aggressive in their approach. With that in mind, they needed to plan and establish some predictability, so that the community could anticipate the direction and prepare for any tax increases in the future. He said that looking back to the technical adjustments for this budget, they had about $1 million of combined ongoing and one-time funds, and if those funds were available, it should all be allocated to affordable housing.

Mr. Bowman stated that based on their previous discussions, after adjusting the CAT technical update and other agency funding, the remaining Reserve for Contingencies had about $1 million left. He said that the Board could certainly allocate the entirety of it, but he would note that their typical process had been to retain about $250,000 of ongoing revenues for any other emergent needs.

Ms. Duncan stated that on principle, she was not comfortable taking the $0.004 from the split with the Schools in the future, although she would still like to see the details of what that would look like. She noted that the City had a much smaller budget than the County, yet they contributed a lot more money to affordable housing and had higher taxes. She said that she would be in favor of the $0.01 on the real estate tax rate. She said that the Board had already discussed this evening the desperate need for affordable housing, so an incremental approach would result in them still falling behind where they needed to be.

Ms. Duncan agreed with Mr. Missel that they needed a plan for how to raise the funds for AHIF. She said that if they really did not have the money in their budget, they needed to determine a way to find that money. She noted that the City's property tax rate was $4.40 and the County's was $4.28, so they could consider matching the City's rate if they could not commit to the full $0.29 recommended by Mr. Pruitt. She said that on a related note, they needed to increase their Elderly and Disabled Tax Relief Program in order to protect those citizens from the impacts of increased assessments and tax rate increases, so that the County could raise revenues without harming vulnerable residents.

Mr. Gallaway asked Mr. Bowman if they needed to consider how these potential maneuvers would affect the split of shared revenues in the following year.

Mr. Bowman said that the Board's policy did not explicitly state a $0.004 allocation for housing; it just referred to a dedicated transfer to affordable housing. He said that regardless of the percentage, the Board's intent was to dedicate some amount to affordable housing.

Mr. Gallaway said that he was seeking clarification on the current year's budget. He asked if the $0.01 and $0.29 proposed by Mr. Pruitt would be dedicated and not split, changing the percentage. He asked what it would take to move the split from 52% to 51%, not because he had an opinion but simply so that it was known.

Mr. Bowman said that staff would need to follow up with that information.

Ms. Mallek stated that at their last work session, someone had mentioned changing the split, and if there was a certainty that was needed, they could commit to that at a minimum and perhaps give more if it was available. She said that to argue over a tiny percentage made an increase difficult to consider. She said that she would not support an increase in the real estate tax rate, because the tax burden on homeowners as well as renters was becoming extremely concerning. She said that she would continue to support the method of saving as much as possible in reserves for future chaotic situations. She said that the evolution of the AHIF process over the past 12 months indicated that in the next 12 months, they would likely have an even better process, allowing them to make more efficient use of the funding they had.

Ms. Mallek said that the core discussion the Board needed to face was how to provide affordable housing for 60% AMI and below and not creation of more market-rate housing. She said that there was incredible pressure that had nothing to do with Board process, zoning, or permit timing; there was an insatiable demand of people who wanted to live here. She said that they needed to deliver predictable, sustainable, affordable housing that many long-term residents required in order to stay.

Mr. Gallaway noted that today's decision for the Board was to advertise the tax rate, so they were not setting it. He said that in his experience with this process, even without a tax rate increase, the Board still received feedback on the higher tax bills that resulted from increased real estate assessments. He said that the Board had yet to hear feedback on this year's budget because they had not advertised it and their town halls did not begin until tomorrow. He said that affordable housing had been discussed frequently and thoroughly enough that he would be supportive of Mr. Pruitt's proposal for a $0.01 tax rate increase to support AHIF. He said that this would allow them to hear feedback from the community about it.

Mr. Pruitt said that he would like to make a brief argument for considering personal property tax. He said that Cumberland, Dinwiddie, Greensville, Isle of Wight, Southampton, Stafford, and Pittsylvania were all Counties that had higher tax rates on personal property than what he was suggesting. He said that these Counties were diverse and may not be perceived as being tax and spend types, but they did share similarities with them.

Mr. Pruitt said that, for example, Pittsylvania, which was a populous exurb of an enclave city, had a personal property tax rate almost twice the rate of Albemarle's. He said that this highlighted that personal property tax rates could vary significantly across the state. Additionally, while there was general discontent with personal property tax, the public reaction was often less intense than with real estate property tax. Furthermore, there were progressive exclusions for lower-valued properties, which was an important consideration.

Mr. Pruitt said that the second point he would like to make was that they needed to approach housing in a more straightforward way. In response to Mr. Missel's suggestion to plan for a $10 million budget in out-years, while planning was essential, they must also be prepared to make difficult decisions. He said that he was not pretending that his proposed solution was not hard, but he believed it was necessary if they were going to meet this need. They must be willing to take a hard vote and make some tough decisions. He said that this was why he was supporting a tax increase.

Mr. Gallaway clarified that they were advertising maximum tax rates, and as they moved forward, there were still other decisions that must be made. He said that he thought it was wise that before they started negotiating down that they acknowledged this was an important topic and was related to the tax rate itself, so they needed to start making some decisions on it. He asked Mr. Richardson if staff had anything to add about the potential of dedicating funds from the personal property tax.

Mr. Bowman stated that mechanically, any revenue generated in-house could be dedicated, as it was all tied to revenue. In his view, if the Board's intent was clear, staff could find a way to make it work.

Ms. Mallek said that in response to Mr. Pruitt's comments about Pittsylvania, she wanted to note that their tax rate was $0.62 per $100 of assessed value, and their median real estate value was $212,000. She said that with their tax rate and median value, they may be able to support a $9 value in their personal property tax for a $30,000 car, but with Albemarle's assessments here and their median home value here, the difference was simply too great to make a successful comparison.

Ms. LaPisto-Kirtley said that she did not support increases to either the real estate tax or the personal property tax for this year, based on the feedback they had received from constituents. She said that she was hopeful they could contribute more to AHIF within three years and then increase it more after that.

Mr. Missel said that he was leaning toward being in favor of an increase to the personal property tax rate, but maybe not as much as Mr. Pruitt had proposed. He said that he was not comfortable with raising real estate taxes. He said that in terms of planning and having a roadmap for this initiative, he thought it would be helpful to communicate to the public so they could expect it.

Ms. Duncan said that even if they had a roadmap and people were notified ahead of time, they would still be upset when their taxes were raised. However, she was in favor of that, and she was in favor of both a personal property tax increase and a real estate tax increase in order to adequately fund AHIF.

Mr. Pruitt **moved** that the Board of Supervisors consider advertising an additional $0.01 on the real estate tax rate, dedicated to the Affordable Housing Investment Fund.

Ms. Duncan **seconded** the motion. Roll was called and the motion failed by the following recorded vote:

AYES: Mr. Pruitt, Ms. Duncan, and Mr. Gallaway.
NAYS: Ms. LaPisto-Kirtley, Ms. Mallek, and Mr. Missel.

Mr. Pruitt **moved** that the Board of Supervisors consider an additional $0.29 on the personal property tax rate, dedicated to the Affordable Housing Investment Fund.

Ms. Duncan **seconded** the motion. Roll was called and the motion failed by the following recorded vote:

AYES: Mr. Pruitt, Ms. Duncan, and Mr. Gallaway.
NAYS: Ms. LaPisto-Kirtley, Ms. Mallek, and Mr. Missel.

Mr. Missel **moved** that the Board of Supervisors consider an additional $0.15 on the personal property tax rate, dedicated to the Affordable Housing Investment Fund.

Mr. Pruitt **seconded** the motion. Roll was called and the motion carried by the following recorded vote:

AYES: Mr. Missel, Mr. Pruitt, Ms. Duncan, Mr. Gallaway.
NAYS: Ms. LaPisto-Kirtley and Ms. Mallek.

_____

Mr. Bowman said that the next item for the Board to discuss was the Schools Operating and CIP transfers.

Ms. Mallek said that she supported the County Executive's recommendation for this item.

Mr. Pruitt said that he did not have a strong preference between the two options presented to the Board, mostly because of how he viewed the Board's role in this matter. He said that the Board should determine the total amount set aside for Schools and to plan for their capital expenses, so he did not feel it was necessary to discuss the School Division's operating decisions. He asked Mr. Bowman if both of these options were sufficient to meet the saving need for the Schools capital program, if carried out for two years.

Mr. Bowman replied that if the high school was expected to be a $200 million project, funded by a combination of cash and bonds, the placeholder amount of $8.2 million or $12 million would still require additional support, such as a 1% sales tax, bond revenue, and other necessary funding sources.

Mr. Pruitt said that building on the concept of the "art of the possible," they had identified the first three elements: the sales tax, the new growth allocation, and an $8 million placeholder. He asked if that satisfied the criteria for step two of that plan.

Mr. Gallaway clarified that the Schools did not have a step two of that plan. He said that question had been asked and answered.

Mr. Pruitt said that his point was that there was likely a balance that could be struck here. He said that if the $4.2 million was repeated for a second year, it would be sufficient to achieve the capital saving component of the new growth the Board had previously suggested, then it could be a viable option. He said that the Board of Supervisors could potentially make that decision in year two while still providing the required percentage of operating costs. He said that he was not heavily invested in either approach, but he thought this could be a way to satisfy both sides if it met the capital demand on year two; however, he was unsure if it would actually achieve that.

Mr. Bowman said that year two was just a plan and the funds were not appropriated, and that was an important distinction. He said that whatever amount was in year two could be adjusted by the Board of Supervisors in next year's budget process.

Mr. Pruitt said that he was comparing this to the original proposal they had discussed, which was to take 10% of new growth and allocate that to the CIP for a period of five years. He said that this would have resulted in a savings of $1.9 million over the five-year period, totaling $9.5 million at the end of that period. He said that in contrast, this would yield $8.5 million.

Mr. Bowman clarified that the $1.9 million was merely a placeholder to provide the Board with a basis for response, prior to revenues being finalized and with limited knowledge of the full local composite index (LCI) amount and Virginia Retirement System (VRS) changes, which had been updated since that number was mentioned during the Board's November meeting.

Mr. Pruitt said that if they were setting things aside for savings, he wanted to be sure it would help them reach that goal. He said that if $4.2 million helped them get to that goal, he would be amenable to give them the rest in the Operating Fund, so long as the Board was enforcing the savings mechanism.

Ms. LaPisto-Kirtley said that she remained supportive of the County Executive's recommendation for this item.

Mr. Missel said that he was in agreement with Mr. Pruitt. He said that the $6.4 million was comprised of $2.3 million and $4.1 million. He said that if feasible, he would suggest taking the $2.3 million and allocating it to balance the Operations with the $307.2 million, and taking the $4.1 million and transferring it directly from the General Fund to the Capital Improvement Plan.

Ms. Duncan said that she supported that proposal, but that $4.1 million should be earmarked for Schools. She said that she also had a question about the $8 million placeholder, which they had discussed during their previous work session. She asked if that could also be moved into the CIP.

Mr. Bowman clarified that the placeholder was included in the Capital Improvement Plan. He explained that there were two placeholders in the CIP. He said that in the County Executive's Recommended Budget, the renovation funding initially planned for years three and four was moved to year five due to the Schools' stated priority, which was the new high school. He said that the other category of the CIP included a separate $12.8 million allocation, which was at the Board's discretion.

Ms. Duncan asked if they were to put the $4.1 million in the CIP, they would have a total of $12.1

million in the CIP for Schools.

Mr. Bowman said that either way, there was an $8 million placeholder for the Schools' renovation funding. The placeholder in the CIP would be, out of the $12.8 million, the $8.2 million if taking the two-year approach.

Ms. Duncan said that she was in favor of giving the $2.3 million to the Schools' Operating Budget. She said that she could not ask the Schools to make $2.3 million in cuts.

Mr. Gallaway stated that he firmly supported the County Executive's recommendation for the reasons he had outlined at the joint meeting the other night. He said that from the way the County were doing multi-year budgeting and the rationale behind it, he was fully invested in the approach. He said that at the end of the day, the $6.8 million allocated this year and next year did what the CIP did, but it also safeguarded $6.8 million in Operating funds for the Schools in year three.

Mr. Gallaway acknowledged that cuts were never supported, but he wanted to clarify that what they would be cutting into was new initiatives, not operations. He said that because there were $7 million in initiatives. If they removed the $4.1 million, that relieved the Schools of $2.4 million in initiatives that they would have to reduce. From a fiscal responsibility perspective, he believed that the $6.8 million dollars per year was the step in the right direction, not just for the cash piece for the CIP, but to guard against a whiplash in year three, that if it did not come to fruition, he would feel more comfortable handing over to the Schools in the split.

Mr. Gallaway said that, however, he thought it was essential to acknowledge that they had been burned in the past by not worrying about these unknowns. He said that they had started budgeting differently about three or four years ago, and it had meant that they had had some limitations on what they could do. However, it had also meant that they had been responsible fiscal stewards of the County budget. Therefore, he believed that earmarking the $6.8 million dollars anywhere would be premature, as he did not know what unknowns would exist next year, year two, or year three. He said that he wanted to retain the responsibility to make these decisions.

Ms. Mallek said that in terms of achieving goals, the most pressing goal for her right now was to avoid financial collapse and instability due to national and international chaos. She said that when she saw that the transfer to Schools for Operating in this high-risk environment, which they received $20 million extra last year, and in past years when there was an extra LCI to their benefit, they had spent it all. She said that she personally felt the responsibility to save this and not allocate it, and they would see how it looked in a couple of years. This also gave them the opportunity to make step one in carrying out what the School Board said they wanted, which was a shift in the capital focus. She said that she was very much in support of the proposed solution.

Ms. Mallek emphasized that this was not a reduction in any sense. She recalled that in the past, $500,000 or more was the School Board's responsibility for Children's Services Act (CSA), but that was now the local government's duty and the Schools paid $50,000. She said that school buses used to be $1 million a year in the School budget; now it was $6 million or $8 million a year in the local government budget. Technology was totally paid for by the state; now it was $5 million a year in the local government budget CIP.

Mr. Pruitt expressed his appreciation for the point being made.

Ms. LaPisto-Kirtley said that she supported the County Executive's recommendation for funding the Schools' CIP. She said that she was hopeful that the state would provide additional funding that the Schools could allocate to their Operating Fund.

Mr. Missel said that his thinking was that if the $6.4 million was over two years, that was a total of $12.8 million, so if the Board gave the Schools the $2.3 million they had requested for their Operating Fund, they would still have $10.5 million to allocate toward the CIP needs. This would also give the Schools some predictability for next year.

Ms. Duncan said that she supported Mr. Missel's suggestion. She said that if the County and Schools did not change their planning in tandem, the Schools likely felt that some of these results were unanticipated. She said that she still would like to have the $6.4 million earmarked specifically for the Schools, not just for the Board of Supervisors.

Mr. Missel **moved** that the Board of Supervisors consider operationally balancing the School Board’s request at $307.2 million while contributing $10.4 million over two years to the General Fund directly into the County’ CIP.

Ms. Duncan **seconded** the motion.

Mr. Bowman clarified that it was $10.5 million over two years, $4.1 million this year and $6.4 million in the following year.

Mr. Missel agreed and said it would specifically not be allocated to Schools.

Mr. Gallaway clarified that the Board would provide Schools with their operational ask for this year’s budget and hold the additional $6.4 million for the following year. He said they could only vote on this year's budget, to be clear.

Mr. Pruitt said specifying $6.4 million for next year would serve as a policy direction for next year's proposed budget, even though they were not voting to officially allocate it at that time.

Ms. LaPisto-Kirtley said she was not quite clear on what was being proposed.

Mr. Missel further clarified that the School Board is requesting $307.2 million to go to operations and that will balance their fund. He said Schools is also asking for $4.1 million to be sent from General Fund to Public Schools Operating Fund which they would then earmark and transfer for their use. He said what he was suggesting was that the full $307.2 million be balanced, and instead of $6.4 this year, the board hold back $4.1 million, which is the difference between $6.4 million and $2.3 million. He said in future years, the full $6.4 million would be transferred to the General Fund and $2.3 million will balance their operational budget.

Ms. LaPisto-Kirtley said with what was proposed they would not be transferring $6.4 million into the general fund but instead transferring $4.1 million.

Mr. Missel agreed and said $4.1 million would go to the General Fund that $2.3 million would be transferred to go towards balancing Schools operational budget.

Mr. Gallaway said this would only change the County Executive's recommended budget to the tune of the change in the operational request and that everything else would remain the same.

Ms. Mallek pointed out to the Board that there was an increase of $20 million this year on top of $22 million extra last year and $100 million over the last five years. She said the School Board has plenty to manage and if the Board had to tell the School Board how to set funds aside for the future then that is what they would do. She said she hoped the Board went with option A for the School Board operating fund and option A for the one-time transfer to the CIP.

Hearing no further discussion, Mr. Gallaway asked the Clerk to call the roll.

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

AYES: Mr. Missel, Mr. Pruitt, and Ms. Duncan.
NAYS: Ms. LaPisto-Kirtley, Ms. Mallek, and Mr. Gallaway.

Mr. Gallaway said someone could propose another iteration of the previous motion or one of the options proposed by staff.

Ms. Mallek said she would be happy to make a motion for the two Options A proposed by staff.

Ms. Mallek **moved** that the Board of Supervisors consider approving the County Executive's recommended allocations to the Public School Operating Fund and the one-time transfer to CIP.

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

AYES: Ms. Mr. Gallaway, LaPisto-Kirtley, Ms. Mallek, Mr. Missel, and Mr. Pruitt.
NAYS: Ms. Duncan.

_____

Mr. Bowman reviewed the Board's direction on the eight items placed on the list to be discussed later and said after that they would move on to the tax rate.

Mr. Richardson stated that regarding the $394,000 in their Advancing Strategic Priorities Reserve, they currently had $250,000 allocated for the Dogwood Memorial. He asked for clarification for the specific increase the Board would consider adding to that amount, so he could communicate that to the Charlottesville City Manager.

Mr. Bowman replied that the maximum increase would bring the $250,000 up to $350,000, which would fulfill the organization's request.

Mr. Gallaway clarified that the Board did not identify a specific number, but they should refer to the full request as the ceiling of what they would consider.

Mr. Bowman said that next, they would discuss setting the tax rate for advertisement. He said that provided on the slide were the rates that were included in the County Executive's Recommended Budget, with the exception of the personal property tax rate, which the Board had indicated they would raise by $0.15, with that increase dedicated to AHIF. He said that based on the Board's discussion, they would not be making any changes to the recommended real estate tax. He said that there were a few motions the Board needed to take, the first being to advertise the rate of $0.894 per $100 of assessed value for real estate, public service property, and manufactured homes. He said that similarly a motion was required to advertise the personal property tax rates at $4.43, as previously affirmed by the Board.

Mr. Bowman summarized that the total Recommended Budget for FY 27 was $724 million. The

General Fund revenues were $512 million, which would increase due to the additional $0.15 on the personal property tax rate. The General Fund expenditures were also $512 million, with the Health & Welfare section increasing due to their contributions to AHIF. He also provided the FY 27 Capital Projects that would be appropriated, and contractual work would begin on all of these.

Mr. Bowman also noted the FY27-31 Capital Improvement Plan projects and programs, which the Board had discussed in the previous budget work sessions. He noted that these amounts would incorporate the County Executive's Recommended Technical Adjustments, which had already been reviewed, and the Board's adjustments. So far, the only adjustment made by the Board was the $0.15 to the personal property tax for affordable housing.

Mr. Gallaway said that he wanted to remind Supervisors and the public that these advertisements outlined the constraints they would now work with for the remainder of the budget. He said that the only significant change was the increase of personal property tax for affordable housing. He said that the School item they had previously discussed still required public hearings and town halls, and although the Supervisors had expressed their positions on this matter, it could still be accommodated within the constraints. He reiterated that this was still an active budget that was subject to change.

Ms. Mallek **moved** that the Board of Supervisors advertise the following rate for public hearing for the 2026 tax year: $0.894 per $100 of assessed value for real estate, public service property, and manufactured homes.

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

AYESMs. LaPisto-Kirtley, Ms. Mallek, Mr. Missel, Mr. Pruitt, Ms. Duncan, and Mr. Gallaway.
NAYS: None.

Mr. Pruitt **moved** that the Board of Supervisors advertise the following rates for public hearing for the 2026 tax year: $4.43 per $100 of assessed value for tangible personal property; $4.43 per $100 of assessed value for miscellaneous and incidental tangible personal property employed in a trade or business that is not otherwise classified as machinery and tools, merchants' capital, or short-term rental property, and that has an original cost of less than $500; and $4.43 per $100 of assessed value for machinery and tools.

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

AYES: Ms. Mallek, Mr. Missel, Mr. Pruitt, Ms. Duncan, and Mr. Gallaway.
NAYS: Ms. LaPisto-Kirtley.

Ms. LaPisto-Kirtley **moved** that the Board of Supervisors authorize staff to advertise for public hearing the FY 27 Proposed Budget which is the same as the County Executive's Recommended Budget, including any staff recommended changes (and any additional amendments made by the Board of Supervisors).

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

AYES: Ms. LaPisto-Kirtley, Ms. Mallek, Mr. Missel, Mr. Pruitt, Ms. Duncan, Mr. Gallaway.
NAYS: None.

Mr. Bowman stated that on April 1, the Board had an optional work session if needed, and the Board could still continue to discuss the budget at their meetings on April 15 and April 22.

Ms. Mallek said that she supported keeping the optional work session on April 1.

Mr. Gallaway agreed and there were no objections from other Board members.

Agenda Item No. 11. Closed Meeting

There was none.

Agenda Item No. 12. Certify Closed Meeting.

There was none.

Agenda Item No. 13. From the County Executive: Report on Matters Not Listed on the Agenda.

Mr. Jeff Richardson, County Executive, stated that as always, it was a pleasure to share his Progress Albemarle Report with the Board, focusing on the operational and community impacts that aligned with their strategic plan. While much of this data was not suitable for press releases or local newspaper coverage, it was essential for their operational efficiency and community well-being. Tonight, he would highlight some key data points from their annual reports, including the Strategic Plan Execution Analysis & Reporting report, which was now in its third year and tied to the Board's strategic goals.

Mr. Richardson stated that he would also examine the annual reports from their departments, providing a more in-depth look at their work in key areas. He explained that their Department of Social Services (DSS) had seen a significant number of visitors and calls, with 17,120 lobby visitors and 41,881 calls to the front desk in 2025. He stated that Social Services played a critical role in addressing the community's most pressing needs, including benefits enrollment, food assistance, adult protection, and child welfare services. He said that their Human Services navigators were instrumental in guiding residents through complex systems, ensuring they accessed the right services at the right time.

Mr. Richardson said that the volume of these touchpoints reflected both the demand for services and the dedication of their DSS staff in meeting that demand with care and professionalism. For example, 17,120 lobby visitors translated to approximately 70 visitors per day, while 41,881 calls equated to 170 calls per day. This steady flow of work was a testament to the hard work of their social services team.

Mr. Richardson stated that County inspectors completed 41,551 building permit inspections in 2025, an increase of 3,000 from the prior year. This growth reflected the continued development and growth activity across Albemarle County. Each inspection was a critical safeguard, ensuring that construction met safety codes that protected residents, workers, and future occupants. The uptick in volume spoke to the commitment of their inspections team to keep pace with a growing community without compromising quality or safety. With 41,551 inspections per year, that translated to approximately 168 inspections per day they were open.

Mr. Richardson stated that Albemarle County's Information Technology (IT) Department resolved 10,091 support tickets in 2025, primarily serving internal departments. However, as a 24/7, 365-day operation, many of their staff members worked nights and weekends, with around 20% of their team members on night shifts. The more than 10,000 tickets represented a significant volume of behind-the-scenes work spanning every department in their organization.

Mr. Richardson stated that the Parks and Recreation Department had seen a notable increase, serving 10,218 program participants over the past year, a 40% rise from the previous year. This growth was attributed to the quality of programming and the demand for Parks and Recreation opportunities among residents. It was an exciting time in the Parks and Recreation Department, which offered inclusive opportunities such as youth athletics, senior programming, and roller-skating nights, strengthening community connections and personal well-being and activity. Parks and Rec had been scaling up programs to meet demand while maintaining high-quality services.

Mr. Richardson reported that Community and Public Engagement (CAPE) and their *Let's Talk Albemarle* Van logged 2,458 engagements over the past year, bringing County government directly to residents in their communities. This program, which began during the pandemic, had continued to reach out to residents in neighborhoods, community events, and other settings to provide information and engagement opportunities.

Mr. Richardson stated that the Fire and Rescue team installed 199 car seats in 2025, a free service that often surprised residents who were unaware of its existence. Many families did not know that they could bring a car seat to any Albemarle County Fire Rescue (ACFR) fire station and have it inspected and properly installed by a firefighter who was also a certified car seat technician. He noted that car seat misuse was a leading contributor to child injury in vehicle crashes, making this a simple, free intervention with a real safety impact.

Mr. Richardson stated that he was saddened to learn that their emergency ambulance system was taxed to its limits during a recent, very busy day, with every bay at the UVA hospital completely packed with ambulances transporting patients to the University of Virginia (UVA) Medical Center. Their career and volunteer network traveled 82,818 miles transporting patients in 2025, equivalent to circling the earth more than three times, 30 trips across the U.S., coast to coast. Each of those miles represents a patient in need, a crew of dedicated career and volunteer professionals committed to providing the necessary care.

Mr. Richardson said that these statistics highlighted both the volume of emergency medical services (EMS) provided in the community and the large geographic footprint of the County, which spanned approximately 726 square miles. He continued to report that the Police Department's Animal Protection Unit responded to 1,832 animal-related calls in 2025, accounting for nearly a quarter of all quality-of-life calls for service, and this information was included in the Police Department's annual report. These calls encompassed a wide range of issues, including stray animals, injured animals, concerns about animal welfare, and loose animal situations.

Mr. Richardson said that this unit's work reflects the County's broader commitment to community and well-being, which included the humane treatment of animals and support for residents navigating animal-related issues. The team worked diligently to address this volume of calls. He said also regarding the Police Department, he would like to discuss the traffic unit. A focused effort has been made, including 73 targeted initiatives, 32 speeding studies, and 1,328 unit-specific traffic stops, designed to address the corridors and behaviors where serious crashes have been more likely to occur.

Mr. Richardson stated that they were spending more time using data and analysis to position their personnel in areas where complaints or data suggest a higher likelihood of crashes. Across all Albemarle

County Police Department (ACPD) personnel, 10,270 traffic stops were conducted last year, reflecting a department-wide commitment to road safety. The Board was well aware that speeding and reckless driving were among the most common complaints received. Speed studies were a critical data tool, helping the department make evidence-based decisions about where to focus resources and where to conduct interventions to achieve the best results. The work directly connected to the County's ongoing goals around traffic safety, including strategies like marked patrol vehicles in high-crash locations.

Mr. Gallaway thanked Mr. Richardson for his report.

Agenda Item No. 15. Public Comment on: Matters Previously Considered or Currently Pending Before the Board (Other than Scheduled Public Hearings).

Ms. Susan McCulley, Samuel Miller District, stated that she would like to express her gratitude to Supervisor Missel for bringing her attention to the Board's February 18 letter to the Virginia federal delegation regarding their position on Immigration and Customs Enforcement (ICE) and other federal actions in their community. Although citizens had spoken at the February 18 meeting, they were unaware of the letter and appreciated seeing it. She said that she understood that the letter had been delivered to the delegation, and she thanked the Board for that.

Ms. McCulley said that she was glad to see that the Board had affirmed their commitment to the safety of all community members, their support of legislation that was constitutional, and their support of legislation that prohibited officers from obscuring their faces and required clear display of agency name, officer name, and unique identifier. It was also good to see that they expected all community members to be treated professionally when interacting with officers of the law. Given the basic nature of these statements, it was not surprising that the Board would support them.

Ms. McCulley said that what they all were asking for at this point was not radical or extreme; it was basic, lawful, and a fundamental expectation. Asking agents not to conceal their identities and wear a badge was obviously necessary, not just for public trust, but for public and officer safety. She proposed that they go further to strengthen the letter. She suggested that the Board state clearly both to the delegation and to their constituents what the County would and would not do to protect residents from the unlawful behavior of federal officers. She asked if an agent broke a law and impinged on the rights of a resident, should they call the police? What should the County police commit to doing in such circumstances?

Ms. McCulley asked if an agent used unlawful tactics to subdue or apprehend someone in the County, what should the community do? Could they count on help from local law enforcement? As they had discussed before, the community's clear understanding of what the County planned to do in situations of federal overreach and lawlessness was essential to navigating this time of chaos, fear, and confusion. She said that they were asking not for radical or revolutionary statements, but rather transparency that engendered trust.

Ms. Alicia Lenahan, Scottsville District, asked if the current political landscape the logical progression of the objectification and acquisition of people and natural resources to satisfy the voracious greed and quest for power of rich, white men. She said that their country's founding statement includes the phrase, "We hold these truths to be self-evident, that all men are created equal, that they are endowed by their creator with certain unalienable rights, that among these are life, liberty, and the pursuit of happiness." She said that they had struggled to live up to this statement since it was written.

Ms. Lenahan said that throughout history, when white supremacy, greed, and a lust for power have asserted themselves, they were led into the Civil War and descended into the Great Depression. Those driven by profits over people had been enamored of authoritarian leaders like Hitler and Joseph McCarthy, and had consistently opposed the New Deal, the Great Society, and civil rights legislation since their inceptions. When first asked to take a stand against the administration's lawless immigration actions, one response was, "We don't want to draw attention to ourselves." This was followed by a reminder of the supremacy of federal law.

Ms. Lenahan said that this response stood in stark contrast to Virginia's role in and response to Brown v. Board of Education, where state and local governments refused to comply with federal law and actively resisted the desegregation of schools, known as "Massive Resistance". The men in the Supervisors' chairs were resolute in their efforts to keep Black children out of white classrooms, and compromise on segregation was equated with a compromise with evil. She emphasized that those words were uttered in this very room.

Ms. Lenahan stated that the federal administration made it clear that cruelty and greed were the point of these policies, whether it was someone who had lost healthcare coverage or a family struggling to buy groceries or gas, and then blaming and demonizing immigrants and refugees regardless of their status or age. She said that doing nothing was compromising with evil. The letter the Board wrote to their federal delegation was a weak response that deflected responsibility and failed to address the question. When ICE or their ilk showed up at Southwood, the No Kings Rally on Route 29, or at any polling place on April 21, she would like to know if the County government and law enforcement would respond, and who they would protect.

Mr. Henry Perritt, Rivanna District, said that he would like to urge the Board to vote against the bond referendum for three reasons. Firstly, it violated the golden rule of public finance, which stated that borrowing should be for the purpose of funding long-term capital projects. He said that this proposal, however, used a substantial portion of the funds for short-term projects and operating expenses. Secondly, this proposal represented a sleight of hand to circumvent the prohibition in Virginia against multi-year appropriations. Although the documentation claimed that it was not encumbering future votes on appropriations, the fact was that it did.

Mr. Perritt said that this put the County in a bind, obligating it in future years to fund the bond issue, and if the County refused to appropriate the money, the implication would be that no one could afford a default. Thirdly, if the residents of Albemarle County wished to shoulder this enormous burden, which already amounted to approximately $400 million, and would eventually reach a billion dollars by the time the plans were complete, the citizens should have the opportunity to express their consent. He stated that there should be a referendum before this bond issue was adopted.

_____

Ms. Jennifer Winslow, Jack Jouett District, and she was currently serving as the board chair for Lighthouse Studio. She said that she was here tonight to discuss the funding proposals before the Board for both their educational programs and their Vinegar Hill Theatre community programs. She said that as a bit of background, the County had consistently provided approximately $17,000 per year to support their educational programs from 2019 to 2024. She said that last year, they were unexpectedly placed in a tier that received zero funding. This year, they had focused on programs and partnerships that could support adolescent mental health.

Ms. Winslow said that they hoped that by narrowing their scope, they could achieve a Tier 2 rating. Unfortunately, they were again being denied funding for their educational programs this year. She said that she understood the County's focus on basic needs, but she would like to note that while their programs may not provide food, housing, or transportation, they were nurturing their youth in different ways. Research consistently shows that arts education was closely linked to positive academic outcomes and social and emotional development. She said that she was surprised to learn that they were not receiving funding for the Vinegar Hill Theatre under the arts and culture category.

Ms. Winslow said that for many years, they had received $2,500 for the theatre and programming. She said that the explanation provided in the Fiscal Year 2025 budget document did not clearly explain why this funding was revoked. She said that Lighthouse purchased the Vinegar Hill Theatre in 2015 after it sat empty for two years. She said that in 2020, they added two teaching studios and a roof terrace. She said that their programs not only taught workshops at the theatre but also screened films for the community. She said that they offered many rental events with discounted rates to other nonprofits.

Ms. Winslow said that in 2025, they gave back $59,000 to their community through these discounted rentals. She said that 43% of these rentals came from County-based or County-serving partners, including the Albemarle-Charlottesville Historical Society, the Rivanna Conservation Alliance, Region Ten, the Hummingbird Fund, and the International Rescue Committee (IRC), among others. She said that these organizations would not be able to afford to host events without their discounted rates. She said that they would appreciate the Board's reconsideration of supporting their educational programming and returning to last year's awarded amount of $2,500 for the Vinegar Hill Theatre.

_____

Mr. Phil Riese, Rivanna District, said that his comments tonight were focused on the $118 million in new debt being issued. He said that he had no issue with refinancing $38 million of old debt, as the Board of Supervisors had made a wise decision ten years ago by directly asking voters for approval on a bond referendum for $35 million. He said that therefore, he had a simple question: What had changed, and why did the public no longer get a say in this matter? He asked why had it been acceptable to go to the voters in 2016, but not now, when the amount was more than three times larger.

Mr. Riese said that a proposal of this size should require voter approval, not avoid it. He said that he also wanted to speak to the financial impact of this decision. He said that when the County bypassed the voters and did not conduct a bond referendum, it received a significantly higher interest rate on the bonds. He said that according to County staff at the Economic Development Authority (EDA) Board meeting, the difference would be just five basis points or approximately $700,000. He said that, however, market reality suggested a difference of about 48 basis points, which translated to roughly $11 million in additional interest paid by taxpayers.

Mr. Riese said that he hoped that this discrepancy was simply an oversight or mistake, but it should have been corrected. He said that he was concerned that the EDA Board of Directors did not have all the facts when making their decision. He said that he understood that they did not want to delay projects already approved in the CIP, but this was a financing decision that would cost taxpayers millions of dollars, which was poor financial planning. He urged the Board to start taking bond requests to the voters, as it respected voters, saved money, and it was the most financially responsible path.

____

Agenda Item No. 15. **Action Item:** Resolution Authorizing a Bond Issuance and the Issuance of Refunding Bonds.

The Executive Summary as forwarded to the Board states that The County's adopted Capital

Improvements Plan (CIP) is primarily funded with revenues from borrowed proceeds from the issuance of bonds, which are applied to projects that are eligible to be funded with this revenue. As the CIP is implemented and expenditures are incurred, the County issues bonds to fund the CIP, as authorized by resolutions approved by the Board of Supervisors. For example, between 2010 and 2023, the County undertook eight revenue bond financings through the Economic Development Authority (EDA) and used the proceeds either to reimburse the County or to refinance existing bonds at lower interest rates.

Additionally, the County periodically reviews its outstanding bond issues to compare existing interest rates with current market conditions and identify potential savings. When lower rates are available, the County may issue new bonds and use the proceeds to redeem higher-cost outstanding bonds. This process is known as refunding.

Issuances are completed within the framework of the Board's approved Financial Management Policies.

The County seeks to request the EDA to issue new tax-exempt revenue bonds (Revenue Bonds) not to exceed $156.55 million, including cost of issuance. The proposed plan for financing would support the following three components:

1. Capital Projects - not to exceed $118.14 million, including cost of issuance,
2. Refinance a Portion of the 2023 Rivanna Station Futures Financing - not to exceed $26.36 million, including cost of issuance, and
3. Refund the Outstanding 2015B Bonds - not to exceed $12.05 million, including cost of issuance. This decision is contingent upon longer-term interest rates maintaining their current levels.

Additional details for each component of the proposed plan of financing are outlined below:

- Capital Projects - The $118.14 million, including cost of issuance, would reimburse the County for capital expenditures that are currently appropriated and anticipated to occur by or soon after June 30, 2026.
- Refinance a Portion of the 2023 Rivanna Futures Financing - In 2023, the County financed the purchase of the Rivanna Futures property by issuing the $58,850,000 Public Facility Revenue Notes (Albemarle County Projects) Series 2023B (2023B Notes). It has been determined that $26.36 million, including cost of issuance, of the Rivanna Futures property will be maintained as rural and can be financed with tax-exempt debt. The County seeks to refinance the rural portion of the property by issuing tax-exempt notes and using the proceeds to pay down the taxable 2023B Notes. This will lock interest rates at levels below the taxable 2023B Notes and result in a projected savings of $7.3 million over the life of the debt.
- Refund the Outstanding 2015B Bonds - In Fiscal Year 2015, the County issued a tax-exempt Revenue Bond series through the Economic Development Authority of Albemarle County (EDA) to fund County government and public school projects. 2015B Bonds become callable on June 1, 2025. Under current federal legislation, a bond refunding can retain its tax-exempt status if closing on the refunding bonds occurs within 90 days of the call date. At this time, the County has the opportunity to lock in advantageous long-term interest rates to refinance up to $12.05 million, including cost of issuance, of the existing bonds at lower rates for debt service savings over the remaining term of the bond (next 10 years). This decision to refund is contingent upon longer-term interest rates maintaining their current levels.

Based on the County's triple-AAA credit ratings, it is expected that the debt would be issued with credit ratings in the high 'AA' category, given the appropriation structure of the financing, consistent with past issuances.

The resolution necessary for the Board's approval to advance this borrowing plan is attached (Attachment A). If the Board adopts the resolution, then:

- On March 17, 2026, the County's Bond Counsel, Chris Kulp of Hunton Andrews Kurth, LLP, is scheduled to present an overview of the proposed plan of finance to the EDA, which is authorized under state law to assist the County in financing local government facilities and equipment, and will request the EDA to adopt a resolution authorizing the issuance of the Revenue Bonds. If the EDA adopts such a resolution, the EDA will serve as the conduit issuer for such debt
- Upon the EDA's and Board of Supervisors' adoption, the EDA will issue debt through a public sale as previously described in a principal amount not to exceed $156.55 million.
- The EDA would then loan the proceeds to the County. The Revenue Bonds will be secured under a master trust agreement and master financing agreement structure, based on documents prepared by Hunton Andrews Kurth LLP, the County's Bond Counsel. The security for the Revenue Bonds will be the County's promise, subject to appropriation, to make payments to the EDA to enable it to make debt service payments associated with this debt issuance.

A draft Preliminary Official Statement (POS), which is the offering document to the capital market, and drafts of the related supplemental agreements to the master trust agreement and the master financing agreement are all attached (Attachments B, C, and D), respectively, and available for Board review in the Clerk's Office.

This bond issuance and the future related debt service payments are factored into the County Executive's Recommended FY 27-31 CIP released on February 25, 2026 and scheduled to be discussed at a budget work session on March 16, 2026. This bond issuance only pertains to projects currently appropriated in FY 26, not new projects that would be appropriated in FY 27 or later.

The refunding of the outstanding 2015B bonds and a portion of the Rivanna Futures property will require amending the FY 26 budget, as FY 26 debt service expenses will increase, funded by related revenues. This action is requested for Board approval at the March 18, 2026 meeting as a separate agenda item and subsequent to action on this agenda item.

Staff recommends that the Board adopt the attached Resolution (Attachment A) authorizing the proposed plan of financing through the EDA.

_____

Mr. Jacob Sumner, Chief Financial Officer, stated that he was joined by Mr. Courtney Rogers, Senior Vice President with Davenport and Company, who had been the County's financial advisor for many years. He thanked staff for all their work in preparing this information. Tonight, staff would be asking the Board to take action on a Resolution Authorizing a Bond Issuance, specifically an issuance of refunding bonds. The total debt issuance was approximately $156.55 million. This financing could be broken down into three components. He explained that the first component was $118 million, which would be used to fund their capital improvement projects that had already been approved by the Board of Supervisors. This funding would be used to refund a portion of the 2023 Bond Anticipation Notes (BAN) used to purchase the property around Rivanna Station, as well as a potential refunding of their 2015 bonds for interest and cost savings.

Mr. Sumner stated that the largest portion of this bond issuance, $118.14 million, would be used to support the capital projects that had already been approved by the Board and subsequently commenced work. He said that these projects had already incurred costs and were part of their current year Capital Improvement Program (CIP) budget or were approved in prior fiscal years. Of that $118 million, 70% would be allocated to school projects, and approximately 30% would be allocated to local government projects. Some examples of the larger items included the $39 million for funding the Mountain View Upper Elementary construction, $20 million for the Acquisition of Conservation Easements (ACE) Academy at Lambs Lane, and other $19 million for school renovations and maintenance replacement projects.

Mr. Sumner said that on the local government side, approximately $12 million of the $118 million would be allocated to funding for the courts project, and another $5.8 million would be allocated to Biscuit Run Park. He explained that the second component of this financing was a partial refunding of the $58.8 million purchase of the Rivanna Futures property. For context, in 2023, the Board took out a five-year interest-only taxable debt to purchase the land around Rivanna Station. This five-year note was intended to be short-term, which came with a 5.3% taxable interest rate. When comparing the taxable to tax-exempt rates, they would notice a delta or differential.

Mr. Sumner emphasized that because issuing taxable debt allowed the County to have more flexibility in how the property was used, particularly if there was economic development interest or potential private investment. Through staff analysis, they had identified a portion of the property planned for general public purposes and eligible for refunding or refinancing at a non-taxable rate. The middle section of this slide showed that they were looking to refund approximately $24.9 million of the initial bond anticipation note. Currently, they projected an interest rate of 4% on this note, compared to the current interest rate on the five-year note at 5.3%.

Mr. Sumner stated that by converting this to long-term debt at a lower rate and non-taxable rate, they anticipated approximately $6.6 million in savings over the 20-year life of that long-term bond. The remaining bond anticipation note would be approximately $33.9 million with maturity in FY28. As they approached the maturity period, they would consider their options for the remaining outstanding portion of that bond anticipation note. He said that he wanted to add a visual to illustrate the difference between taxable and non-taxable rates, as well as the partial refunding of the total amount.

Mr. Sumner provided an aerial view of the Rivanna Futures property that was purchased with the bond anticipation note funding. He explained that the property was roughly divided between Development and Rural Areas, with the Rural Areas serving as a buffer and not currently being actively marketed. The other listed land bays, including the AstraZeneca site, were in the Development Area and not part of this partial refunding.

Mr. Sumner stated that the final portion of this financing opportunity was the opportunity to refinance the 2015B Bonds, which were eligible for refunding. He said that Mr. Rogers would provide more detail on this refunding opportunity from a financial perspective. They were intending to take advantage of the current interest rate market to save money over the remaining life of those bonds. He said that next he wanted to take a moment to discuss the financing and debt structure for this issuance. He stated that the EDA had taken action on this activity last night at their regular meeting.

Mr. Sumner explained that the EDA was serving as a conduit issuer for these revenue bonds on behalf of the County and was permitted to undertake this type of financing under the Industrial Development and Revenue Act in Virginia Code. This allowed the EDA to finance facilities for localities, the Commonwealth, and its agencies, as well as governmental and non-profit organizations. He noted that the County was solely responsible for repaying this debt and paying these bonds, with no liability to the EDA. The EDA did not pledge any revenues or funds for the repayment of those bonds.

Mr. Sumner stated that in the unlikely event that an event of non-appropriation or an event of default occurred in the future, the bondholders would look directly to the County for payment, rather than the EDA. He noted that the structure of utilizing the EDA as a conduit issuer had been used several times over the past 23 years. In 2003, a financing framework had been implemented with the EDA, and they had since utilized that financing vehicle eight times. He stated that they anticipated the debt to be structured as non-taxable and to have a 20-year maturity, particularly for the new money discussed earlier.

Mr. Sumner said that next, he would discuss the differing financing types and provide the Board and public with a comparison between general obligation (GO) bonds and public facility revenue bonds, which would be issued through the EDA. Both types of bonds were used to fund capital projects and access the credit markets, but they had some differences. He explained that general obligation bonds were issued through a voter referendum and required voter approval. Public facility revenue bonds, on the other hand, were issued through the EDA per its authority under State Code.

Mr. Sumner said that there was a difference in the lead time to market between the two. When pursuing general obligation bonds, the process took longer, from the initial step of pursuing a public referendum to the election cycle and then working through the credit financing component. He said that in contrast, public facility revenue bonds had a shorter lead time, typically only involving the preliminary offering statement, working with credit rating agencies, and selling the bonds. He stated that there was also a difference in the project funding sequence between the two.

Mr. Sumner explained that with general obligation bonds, the referendum asked voters to approve projects that would be funded in the future. He said that public facility revenue bonds could be issued before a project began, and the County could draw down on the proceeds during the construction phase. He said that additionally, public facility revenue bonds allowed for reimbursement of capital expenditures that had already occurred, which could be done through a budget appropriation resolution process; this was achieved through the use of public facility revenue bonds.

Mr. Sumner said that according to interest rates, general obligation bonds typically offered the lowest possible interest rate based on the credit rating, while revenue bonds were slightly higher. He noted that the differential and spread between the interest rates for the two types of bonds were highly dependent on the issuer. He said that a triple-AAA issuer would likely have a smaller gap between the interest rates for a general obligation bond versus a revenue bond, whereas a lower-credited issuer, such as a double-A or single-A, would experience a wider gap.

Mr. Sumner stated that there were slight differences in issuance costs, primarily related to voter education and election-related expenses. He said that both types of bonds would see costs associated with underwriters, bond counsel, and financial advisors, which were typically the same for both.

Mr. Courtney Rogers, Davenport and Company, stated that he had the pleasure of working with the County as a financial advisor since around the year 2000. To provide context, he would begin by referencing the Federal Open Market Committee (FOMC). He said it was essential to consider the actual borrowing period, which was over 20 years. This meant they were looking at interest rates ranging from year one to year 20. When the Fed lowered or raises rates, it primarily affected the first five years of the tax and yield curve.

Mr. Rogers stated that next, he would like to present the AAA tax-exempt 20-year interest rates. These rates were compiled by Municipal Market Data, a company that tracked the market daily. They provided a yield curve, which gave an idea of the current market conditions. He stated that starting with the year 2000, rates had generally been trending downward until the COVID-19 pandemic. Specifically, the 20-year rate has been trading around the 4% level since January of last year.

Mr. Rogers said that he had provided another chart showing all the rates between one-year and 30-year rates, and of note was a sudden spike in March and April of 2025, which was triggered by the president's announcement of tariffs. The market reacted quickly, but the rates have since settled back down. The yield curve showed that shorter-term rates had decreased, while longer-term rates had remained slightly higher, returning to a more normal yield curve.

Mr. Rogers stated that they were currently in a good market position, having taken away the extremely low rates that were prevalent during the COVID-19 period. They were projecting interest rates below 4% for the market. As he would demonstrate shortly, they had run market plus 50 to show what they expected the market to look like in the near future. However, if they were to go to market today, they believed the rate would likely be in the 3.5% range.

Mr. Rogers stated that next, he would review the Recommended Plan of Finance. He explained that as they had done in the past, they would be placing the bonds in a competitive bid marketplace. This process was conducted electronically, allowing large investment banks to submit bids at a given date and time. The bids were based on the ratings, and they would be discussing the ratings with the rating agencies next week. Every time they issued bonds, they must obtain a new rating for those bonds. However, this rating was based on their credit rating, which they expected to remain in the AAA range.

Mr. Rogers stated that additionally, due to the appropriation nature of the bonds, they expected the rating to be one notch lower, at AA1 or AA+. The public offering document, prepared by bond counsel, would provide an overview of the County's financial situation, population, and wealth levels. This document would serve as the primary source of information for bond purchasers. The interest rates on the bonds would be fixed on the day of sale, providing a stable debt service and potential savings. He said that he would demonstrate the results of their projections, based on the market plus a cushion today, and would discuss the potential savings in more detail.

Mr. Rogers stated that the 2026 borrowings had about $115 million issue on the tax-exempt side and $25 million tax-exempt partial refunding, and then the takeout of the remaining debt. He explained that they were projecting these transactions to occur by 2028. They would use a conservative taxable interest rate to calculate the debt service for the remaining debt. Based on their assumptions, they expected the rate to be around 4% for the market, and approximately 3.5% if they were to go to market today. They had also considered the planning rate assumption, which was currently set at 6% for the taxable side, and 1.25% for the tax-exempt side.

Mr. Rogers stated that they did see a decline in the County's debt service during the COVID period, but historically, it has been one or slightly above that level. Today, they had just under $250 million of tax-supported debt service, which included both County and Schools debt. When examining the principal and interest payments, they would notice a downward sloping trend, as shown in the graph provided. Another graph illustrated the existing debt service from the previous page, the new money, the refinancing of the Rivanna purchase, the tax-exempt portion, and the taxable portion, which was two years later.

Mr. Rogers noted that the downward sloping trend was evident, with the red line representing the current debt service. To get back to that level, additional revenues would be needed, as indicated in budget years FY27, FY28, and FY29. They also examined the debt ratios, particularly the total debt service outstanding divided by the assessed value, personal and real estate, and the annual debt service payments divided by the budget. The latter ratio was often considered a benchmark, aiming to keep it below 10% of the budget. Currently, they were below 8%, which provides some room for maneuver. However, they were aware of a large ask from the School District anticipated in the future.

Mr. Rogers said that they were looking to minimize debt service costs, particularly regarding a $11.5 million debt from 2015, which could result in savings of around $400,000. When evaluating refunding options, they consider the market's 3% net present value threshold, which was a guideline used to ensure that the savings were substantial enough to justify the cost of issuance. This threshold was based on a national market standard and was previously enforced by a state and local government committee. He stated that issuing debt at 3.5% was a significant factor, but that was over a 20-year period. This issue was shorter in duration, so it was more manageable. They were currently financing this project at a rate of approximately 2.7% at the all-in TIC (True Interest Cost).

Mr. Sumner summarized that after tonight's action item, next week they would conduct credit rating presentations and obtain the necessary rating. They were aiming to complete the bond sale in mid to late April, and then proceed with the bond closing process, which was expected to be completed by early May.

Ms. Mallek asked how important the timetable and fluctuation of rates were with this process, and whether they made their decision closer to the time of implementation.

Mr. Rogers said that specifically regarding the refunding, roughly a week before the sale, when they received the ratings, they would finalize the preliminary official statement. He said that as they monitored the market, they would be on the lookout for any significant shifts that may impact their decision. He said that, if necessary, they could pull the refunding before the sale. He said that typically, they would make this decision a week before the sale, whether to proceed with the refinancing or not.

Mr. Rogers said that with regard to going to market with the new money, at this point, they needed to return the funds to their fund balance, as they had already spent a significant portion of the money. He said that if there was a serious market disruption, he would draw a parallel to the situation in March 2020, when they were about to issue a large bond for the City of Richmond's utility program. He said that they had received their ratings from the rating agencies just before the shutdowns on March 16, which caused a significant market disruption. He said that as a result, they had to postpone the sale for approximately 45 days before the market calmed down.

Mr. Pruitt asked whether the option of general obligation bonds were considered as part of their normal process. He said that he understood there were some considerations related to the timetable, but he was wondering if there were specific criteria, such as project size, that would influence that choice.

Mr. Rogers said that ultimately, it was the Board's decision how they chose to proceed. He said that over the course of his 35-year career in this state, many of the decisions their clients had made had been driven by timing. He said that Mr. Sumner mentioned, and he would simply note, that if they were going through the CIP process in the fall, they made a decision on which projects to move forward with during the budget timeframe, and then they had to go to a referendum, which could take six to eight months. By the time they got to a vote, they were looking at almost a year before they could even get the issuance finalized. He said that this timing factor depended on the project timeline.

Mr. Rogers said that for example, looking at the last few years; if they waited a year, the project costs were likely to increase by more than five basis points. He could attest to this in terms of the value of some of their larger projects. He said that many of their clients had made the decision not to go through the referendum process due to timing, as it simply took time. In the Commonwealth of Virginia, at least, the public had the opportunity to come up with a CIP and voice their opinion on certain projects. At that point, it could become a financial decision.

Mr. Rogers stated that some Counties did use referendum general obligation bonds and lease bonds, depending on the project. He said that since 2003, and as Mr. Sumner mentioned, they had opted for the EDA route because of the AAA ratings and the nominal differential. Although five basis points may not seem like a significant number, it was equivalent to one hundredths of one percent. When considering a $100 million project, it could translate to several hundred thousand dollars in interest rate differences. However, it was essential to understand that they could lose five basis points in their market in a single day, and if they waited six or eight months, they could lose or gain 50 basis points.

Mr. Pruitt asked for more information regarding the potential wider variance in basis points. He asked if it was because of the County's high credit rating.

Mr. Rogers acknowledged that the credit rating played a role, but the comparison was not apples to apples. He said that specifically, the 35 basis points mentioned to reach the 48 basis point figure were comparing revenue bonds and general obligations bonds. However, it was not comparing lease revenue or revenue bonds used in Virginia to general obligation bonds; it was comparing hospital bonds and other revenue bonds that were much worse credits. As a result, the average was significantly higher due to this.

Mr. Rogers said that for example, he could attest to this with his long-standing client, Loudoun County. He said that in May of last year, they sold over $100 million of GO bonds, and just 15 minutes later, they sold $75 million of EDA bonds, which were six basis points apart. He said that he was not sure that they could find more reliable information than that.

Mr. Pruitt asked if Mr. Rogers had municipal clients in states that allowed municipalities to issue general obligation bonds without referenda.

Mr. Rogers confirmed that yes, he did, and those were used almost exclusively. He said that he had been overseeing their practice in Georgia for the past 13 years. In Georgia, they had a concept called Intergovernmental Revenue Bonds. He said that this was similar to their Economic Development Authority (EDA), but it was not appropriation-backed. He said that the reason was that under their laws, there was an intergovernmental revenue document between the County and the EDA, using different acronyms. He said that by law, the courts considered this to be a general obligation, essentially a full faith in credit obligation. He said that as a result, the rating agencies gave them a credit for this type of bond at the same level.

Mr. Pruitt acknowledged that the County was generally conservative in their financial policies, so a typical revenue bond was doing the same thing. He stated that he had previously noted, and would reiterate now, that it would be extremely beneficial for the County to raise the issue of allowing localities to issue their own general obligation bonds. He said that it would allow for incremental yet significant savings moving forward, and it would speak to some concerns regarding fiscal stability while allowing flexibility and agility to move quickly in the bond market. He stated that the County had demonstrated itself as a very responsible fiscal agent, so they may be able to convince the state to be less paternalistic and allow them this ability.

Mr. Rogers noted that there were a few Virginia localities that had that ability in their charter already, so they had the authority to issue GO bonds without a referendum. He said that Cities in the Commonwealth of Virginia could also issue GO bonds without a referendum, up to a 10% assessed value. He noted that their policy was 2%, and while some of their clients used 3% or 4%, they never got near 10% because they would lose their credit rating.

Mr. Pruitt asked if they could statutorily adopt the bonding powers of a City if they chose to.

Mr. Rogers said that he was unaware of that one.

Mr. Pruitt said that he would need to find the exact section of State Code, but he believed that they could do so. He said that, if possible, it could potentially be a tool to handle this process more readily in the future.

Mr. Rogers said that another factor to consider was that out of the 95 Counties, Davenport had assisted 85 of them, either through lease revenue bonds or revenue bonds, although they had phased out of doing lease revenue bonds. He said that in the last five years, they had completed projects worth over a couple of billion dollars, which indicated the widespread use in the Commonwealth.

Ms. LaPisto-Kirtley asked for confirmation that these bonds were being issued to address projects that had already commenced or been completed.

Mr. Sumner confirmed that was correct; the $118 million of new funds allocated in this issuance was intended to reimburse the County for the capital expenditures that had already been incurred.

Mr. Missel said that he appreciated the County's fiduciary responsibility and commitment to transparency, as evidenced by the triple-AAA bond rating, one of the highest in the country. He said that he had also heard concerns from several citizens regarding transparency and community involvement in these discussions. He said that based on his understanding, it appeared that when they claimed to have already committed funds and were now figuring out how to pay for them, that may not be entirely accurate. He said that it seemed that they had a plan in place for how to pay for these projects, and the community had the opportunity to weigh in through public forums and hearings on whether or not to proceed with these capital projects.

Mr. Sumner said that, yes, in different arenas. He said that, for example, for the northern elementary school, which was currently part of the five-year Capital Improvement Plan, they planned to take on the debt after the project was underway, so they anticipated issuing the debt about a year or two years after the appropriation had been made. He explained that this was because it took time for the capital project to get up and running, and for them to have expenditures related to it. Then, they did financial modeling, looking back and into the future to determine when they would have their cash flow needs to issue bonds to reimburse them for those capital expenditures.

Mr. Sumner said that the timing was a bit different between when they did the capital projects and when they issued debt. He said that this was part of the Capital Improvement Plan that they reviewed as part of the budget process, which included multiple public hearings and town halls where they could get public input. He said that this was what he was referring to as public input in different arenas, as opposed to directly related to when they issued the debt.

Mr. Missel thanked Mr. Sumner for the explanation. He said that with regard to five basis points and the cost of time, he would note that they had seen escalation of 30% or more over the past five years, so timing was absolutely critical in this situation.

Mr. Rogers added that when building a house, one needed to have money upfront. In a sense, an individual was borrowing from their self with their own cash, and they would not begin paying it back until a few years later. He stated that in the last several years, it was essential to move as quickly as possible due to inflation. However, sometimes it would not go as quickly as they may think. He said that he had experienced clients with put in all their money upfront who were paying principal and interest before the project was even completed. He said that this would help spread out their cash flow for repayments.

Mr. Missel said that he wanted to reiterate that the numbers they were discussing had already been identified and discussed through the public process. He said that regarding the estimated debt service, he would like to clarify that the projections did not factor in any future debt.

Mr. Rogers clarified that this analysis took into account the future debt associated with the items being discussed tonight. He said that it included existing debt, new money, and the tax-exempt bond for Rivanna Futures. He said that also included was the projected taxable financing for Rivanna in 2028. He stated that they did not take into account the refunding, and there was no future debt in this information.

Mr. Gallaway recalled that the conversation leading up to the County's referendum back in 2016, there were mixed political opinions on the topic, and the discussion was very thorough in terms of the projects that they may choose for either a GO bond or a public facility revenue bond, and he could confirm that it had been very well-vetted. He stated that at the time, the main reason for choosing a GO bond was because they wanted to put the issue of those investments out for referendum and get feedback from the voters. He said that it was more about political will than about the bond itself, and they had to make judgment calls at that point.

Mr. Gallaway acknowledged that the GO bonds could be a useful tool for the Board and School Board in that sense. He stated that regardless of the chosen mechanism, the Board needed to make other decisions and allow the public to weigh in on entire programs before they even got to the details of how to fund them. He stated that scrutinizing their CIP from every single angle was necessary in order to allow them to provide the effective, necessary capital infrastructure. He welcomed everyone's thoughts and ideas on that aspect.

Ms. Mallek said that reflecting on the recession and its impact, she recalled how quickly the loss of revenue and the tax cut in 2009 nearly eliminated the capital program. It took seven years to even begin to recover from that setback, which brought them to the time period Mr. Gallaway was referencing. She said that there was still significant debate and discussion between the two Boards, as the Board of Supervisors at the time was hesitant to take action, despite the potential to save millions. She said that even building the Crozet Library during the recession instead of after would have saved $3 million, which was 30% of the project's cost. She was struck by the futility of the situation.

Ms. Mallek stated that she believed the referendum presented an opportunity for the School Board to assert public support for the project and make a strong case for moving forward. This helped shift the discussion towards a more viable solution. She also remembered when, after years of working to acquire the land around Rivanna Station, people expressed bitter disappointment about the cost of that property. She said that when they considered losing the Station altogether in a BRAC (Base Realignment and Closure) and the potential annual return for the County was over $600 million, it alleviated those concerns from the community.

Ms. Mallek **moved** that the Board of Supervisors adopt the Resolution (Attachment A).

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

AYES: Ms. LaPisto-Kirtley, Ms. Mallek, Mr. Missel, Mr. Pruitt, Ms. Duncan, and Mr. Gallaway.
NAYS: None.

_____

RESOLUTION APPROVING A PLAN TO FINANCE CERTAIN PUBLIC FACILITIES PROJECTS AND REFUND CERTAIN PRIOR OBLIGATIONS THROUGH THE ISSUANCE OF ONE OR MORE SERIES OF REVENUE AND REFUNDING BONDS BY THE ECONOMIC DEVELOPMENT AUTHORITY OF ALBEMARLE COUNTY, VIRGINIA

WHEREAS, the Economic Development Authority of Albemarle County, Virginia (formerly the Industrial Development Authority of Albemarle County, Virginia) (the “Authority”), pursuant to the Industrial Development and Revenue Bond Act (the “Act”), under which it was created, is authorized to exercise all the powers set forth in the Act, which include, among other things, the power to make loans to, among others, a county in furtherance of the purposes of the Act, to finance or refinance facilities for use by, among others, a county, to issue its revenue bonds, notes and other obligations from time to time for such purposes and to pledge all or any part of its revenues and receipts derived from payments received by the Authority in connection with its loans or from any source as security for the payment of principal of and premium, if any, and interest on any such obligations;

WHEREAS, the Board of Supervisors (the “County Board”) of Albemarle County, Virginia (the “County”), desires to finance or reimburse, in conjunction with the Authority, the costs of certain projects in the County’s Capital Improvement Plan including (without limitation) capital expenditures related to the following governmental and public purpose categories: (a) County administration, (b) judicial, (c) parks, recreation and cultural, (d) public safety, (e) schools, (f) transportation and (g) solid waste (collectively, the “Series 2026 Project”);

WHEREAS, the County Board desires that the Authority undertake for debt service savings purposes a refunding of all or a portion of the Authority’s outstanding Public Facility Revenue Bonds, (Albemarle County Projects), Series 2015B (the “2015B Bonds”), the proceeds of which were loaned to the County to finance and refinance various public facility projects for the benefit of the County;

WHEREAS, the Authority has previously issued on behalf of the County the Authority’s Public Facility Revenue Notes (Albemarle County Projects), Series 2023B (Federally Taxable) (the “2023B Notes”), to finance the purchase of real property for use by the County for either governmental or economic development purposes;

WHEREAS, the County has since determined to use a portion of the property financed with the 2023B Notes for governmental purposes including park and road improvements and now desires to refund on a long-term tax-exempt basis the portion of the 2023B Notes corresponding to the governmental purposes;

WHEREAS, the County Board desires that the Authority issue one or more series of Public Facility Revenue and Refunding Bonds (Albemarle County Projects) (collectively, the “Bonds”), and use the proceeds thereof to (a) finance or reimburse the costs of the Series 2026 Project, (b) refund all or a portion of the outstanding 2015B Bonds (such refunded portion, the “Refunded 2015B Bonds”), (c) refund a portion of the outstanding 2023B Notes (such refunded portion, the “Refunded 2023B Notes”), (d) pay, if and as desired, interest on the Bonds up to one year following completion of the Series 2026 Project, (e) fund, if and as desired, a reserve fund for the Bonds and (f) pay the related costs of issuance and refunding;

WHEREAS, the Bonds will be secured by payments appropriated from time to time by the County Board and payable to the Authority in accordance with the terms of the Financing Agreement (as defined herein); and

WHEREAS, there have been made available at this meeting preliminary forms of the following documents (collectively, the “Documents”) proposed to be used in connection with the issuance and sale of the Bonds (in one or more series):

(a) a Supplemental Agreement of Trust, supplementing the Agreement of Trust dated as of March 1, 2003, as previously supplemented (collectively, the “Trust Agreement”), all between the Authority and U.S. Bank Trust Company, National Association, as successor trustee (the “Trustee”), pursuant to which the Bonds are to be issued and which is to be acknowledged and consented to by the County;

(b) a Supplemental Financing Agreement (the “Supplemental Financing Agreement”), supplementing a Financing Agreement dated as of March 1, 2003, as previously supplemented (collectively, the “Financing Agreement”), all between the Authority and the County, pursuant to which the Authority will loan the proceeds of the Bonds to the County and the County will undertake, subject to appropriation, to make payments to the Authority in amounts sufficient to pay the principal of and premium, if any, and interest on the Bonds and certain other related costs;

(c) a Preliminary Official Statement of the Authority relating to the public offering of the Bonds (the “Preliminary Official Statement”); and

(d) a Continuing Disclosure Agreement (attached as Appendix F to the Preliminary Official Statement), pursuant to which the County agrees to undertake certain continuing disclosure obligations with respect to the Bonds;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF ALBEMARLE COUNTY, VIRGINIA:

1. The County Board hereby finds that the undertaking of the Series 2026 Project and the refunding of the Refunded 2015B Bonds and the Refunded 2023B Notes (together, the “Refunded Bonds”) will be in the best interests of the County and its citizens. The County Board hereby requests that the Authority undertake the following plan to issue the Bonds for such purposes. The Authority will issue the Bonds (in one or more series) and use the proceeds thereof to (a) finance or reimburse the costs of the Series 2026 Project, (b) refund the Refunded Bonds, (c) pay, if and as desired, interest on the Bonds for up to one year following completion of the Series 2026 Project, (d) fund, if and as desired, a reserve fund for the Bonds, and (e) pay the related costs of issuance and refunding. Pursuant to the Financing Agreement, the County will undertake to make certain Basic Payments and Additional Payments (each as defined in the Financing Agreement) to the Authority in amounts sufficient to amortize the Bonds, to pay the fees or expenses of the Authority and the Trustee and to pay certain other related costs. The obligation of the Authority to pay principal of and premium, if any, and interest on the Bonds will be limited to the Basic Payments and Additional Payments received from the County. The Bonds will be secured by an assignment of the Basic Payments and certain Additional Payments due under the Financing Agreement, all for the benefit of the holders of the Bonds. The undertaking by the County to make Basic Payments and Additional Payments will be subject to the appropriation by the County Board from time to time of sufficient amounts for such purposes. The plan to issue the Bonds, finance the Series 2026 Project and refund the Refunded Bonds shall contain such additional requirements and provisions as may be approved by the County Executive (the “County Executive,” which term as used herein shall also include any Deputy County Executive of the County, the Chief Financial Officer of the County and any person serving in an interim capacity in such roles) and the Chair or Vice-Chair of the Authority.

2. The County Board, while recognizing that it is not empowered to make any binding commitment to make appropriations beyond the current fiscal year, hereby states its intent to make appropriations in future fiscal years in amounts sufficient to make all payments due under the Financing Agreement and hereby recommends that future County Boards do likewise during the term of the Financing Agreement. The County Board hereby confirms that the facilities and purposes of the Series 2026 Project and the prior projects to be refinanced are either essential to the efficient operation of the County or important to the welfare or quality of life of County residents, and the County Board anticipates that such facilities and purposes will continue to be so during the term of the Financing Agreement.

3. The Chair of the County Board and the County Executive, either of whom may act, are hereby authorized and directed to execute the Documents to which the County is a signatory, which shall be in substantially the forms made available at this meeting, which forms are hereby approved, with such completions, omissions, insertions and changes not inconsistent with this Resolution as may be approved by the officer signing such Documents. Such officer’s execution and delivery thereof shall constitute conclusive evidence of such officer’s approval of any such completions, omissions, insertions and changes.

4. In making completions to each Supplemental Financing Agreement (which may relate to one or more series of Bonds), the County Executive, in collaboration with Davenport & Company LLC, the County’s financial advisor (the “Financial Advisor”), and the Authority, shall provide for Basic Payments and Additional Payments in amounts equivalent to the payments on the Bonds and certain related costs and expenses, which Bonds shall be sold to the purchaser(s) thereof on terms as shall be satisfactory to the County Executive. The County Board consents to the issuance by the Authority of one or more series of Bonds pursuant to the provisions of the Trust Agreement; provided that (a) the aggregate principal amount of all series shall not exceed $156,545,000, (b) the “true” or “Canadian” interest cost of the Bonds of any series shall not exceed 5.0% (taking into account any original issue discount or premium), (c) the Bonds of any series shall mature or be subject to mandatory sinking fund redemption in installments ending not later than December 31, 2047, (d) the Bonds of any series shall be sold to the purchaser(s) thereof at a price not less than 98% of the aggregate principal amount thereof (without taking into account any original issue discount or premium), (e) the Bonds of any series shall be subject to optional redemption, if at all, at a redemption price not to exceed 102% of their principal amount, and (g) no Bonds may be issued after December 31, 2026, without further approval by the County Board. The County Executive is also authorized to approve, in collaboration with the Chair or Vice-Chair of the Authority, the timing for the issuance of the Bonds of any series, the aggregate principal amount of each series (subject to the aggregate limit for all Bonds set forth in clause (a)), the maturity schedule (including serial maturities and term maturities for the Bonds) for each series and the redemption provisions for each series, all as the County Executive shall determine to be in the best interests of the County.

5. The County Board hereby approves the following terms of sale for the Bonds of any series:

(a) Each series of Bonds shall be sold through a competitive sale or a negotiated sale, as the County Executive, in collaboration with the Financial Advisor and the Authority, determines to be in the best interests of the County.

(b) If the County Executive determines that a series of Bonds shall be sold by competitive sale, the County Executive is hereby authorized to receive bids for such Bonds and award such Bonds to the bidder providing the lowest “true” or “Canadian” interest cost, subject to the limitations set forth in Section 4. Following a competitive sale, the County Executive shall, in collaboration with the Chair or Vice-Chair of the Authority, file a certificate with the Authority and the County Board setting forth the final terms of such Bonds. The actions of the County Executive, in collaboration with the Chair or Vice-Chair of the Authority, in selling such Bonds by competitive sale shall be conclusive, and no further action with respect to the sale and issuance of such Bonds shall be necessary on the part of the County Board.

(c) If a series of Bonds is sold by competitive sale, the County Executive, in collaboration with the Financial Advisor, is hereby authorized and directed to take all proper steps to advertise such Bonds for sale pursuant to the terms of a notice of sale, the form of which shall be prepared by the Financial Advisor and the County’s bond counsel and approved by the County Executive.

(d) If the County Executive determines that a series of Bonds shall be sold by negotiated sale, the County Executive is hereby authorized, in collaboration with the Financial Advisor and the Authority, to choose one or more investment banks or firms to serve as underwriter(s) for such Bonds and to execute and deliver to the underwriter(s) a bond purchase agreement (a “Bond Purchase Agreement”) in a form to be approved by the County Executive in consultation with the County Attorney and the County’s bond counsel. The execution of a Bond Purchase Agreement by the County Executive shall constitute conclusive evidence of his approval thereof. Following a negotiated sale, the County Executive shall file a copy of the applicable Bond Purchase Agreement with the records of the County Board. The actions of the County Executive in selling such Bonds by negotiated sale to the underwriter(s) shall be conclusive, and no further action with respect to the sale and issuance of such Bonds shall be necessary on the part of the County Board.

6. The Preliminary Official Statement in the form made available at this meeting is approved with respect to the information contained therein (excluding information pertaining to the Authority). The County hereby authorizes distribution of the Preliminary Official Statement to prospective purchasers of the Bonds of any series in a form deemed to be “final” (within the meaning of Rule 15c2-12 of the Securities and Exchange Commission (the “Rule”)) as of its date, except for the omission of certain pricing and other information permitted to be omitted pursuant to the Rule and with such completions, omissions, insertions and changes not inconsistent with this Resolution as may be approved by the County Executive. Such distribution shall constitute conclusive evidence that the County has deemed the Preliminary Official Statement to be “final” (within the meaning of the Rule) as of its date.

7. The County Executive is hereby authorized and directed to approve such completions, omissions, insertions and other changes to the Preliminary Official Statement that are necessary to reflect the terms of sale of the particular series of Bonds, determined as set forth in Section 4, and the details thereof and that are appropriate to complete it as an official statement in final form (the “Official Statement”), and distribution thereof to the purchaser(s) of such Bonds shall constitute conclusive evidence that the County has deemed the Official Statement “final” (within the meaning of the Rule) as of its date.

8. The County covenants that it shall not take or omit to take any action the taking or omission of which shall cause any series of Bonds to be “arbitrage bonds” within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended (the “Code”), and regulations thereunder, or otherwise cause interest on such Bonds to be includable in the gross income for federal income tax purposes of the holders thereof under existing law. Without limiting the generality of the foregoing, the County shall comply with any provision of existing law that may require the County at any time to rebate to the United States of America any part of the earnings derived from the investment of the gross proceeds of such Bonds. The County shall pay from its legally available general funds any amount required to be rebated to the United States of America pursuant to the Code.

9. The County covenants that during the term of the Financing Agreement it shall not permit the proceeds of any series of Bonds or the facilities financed or refinanced therewith to be used in any manner that would result in (a) 10% or more of such proceeds or facilities being used in a trade or business carried on by any person other than a governmental unit, as provided in Section 141(b) of the Code, provided that no more than 5% of such proceeds may be used in a trade or business unrelated to the County’s use of such facilities, (b) 5% or more of such proceeds or facilities being used with respect to any “output facility” (other than a facility for the furnishing of water), within the meaning of Section 141(b)(4) of the Code, or (c) 5% or more of such proceeds being used directly or indirectly to make or finance loans to any persons other than a governmental unit, as provided in Section 141(c) of the Code; provided, however, that if the County receives an opinion of nationally recognized bond counsel that any such covenants need not be complied with to prevent the interest on such Bonds from being includable in the gross income for federal income tax purposes of the holders thereof under existing law, the County need not comply with such covenants.

10. Such officers of the County as may be requested by bond counsel for the County are authorized and directed to execute an appropriate certificate setting forth (a) the expected use and investment of the proceeds of the Financing Agreement (derived from the Bonds) in order to show that such expected use and investment will not violate the provisions of Section 148 of the Code and (b) any elections such officers deem desirable regarding rebate of earnings to the United States for purposes of complying with Section 148 of the Code. Such certificate shall be prepared in consultation with bond

counsel for the County, and such elections shall be made after consultation with bond counsel.

11. All costs and expenses incurred in connection with the issuance of each series of Bonds, the financing of the Series 2026 Project and the refunding of the Refunded Bonds, including the Authority's fees and expenses and the related fees and expenses of bond counsel, counsel for the Authority, and the Financial Advisor, shall be paid from the proceeds of the particular series of Bonds or other legally available funds of the County. If for any reason any series of Bonds is not issued, it is understood that all such fees and expenses incurred in connection with such series of Bonds shall be paid by the County from its legally available funds and that the Authority shall have no responsibility therefor.

12. The County Board hereby authorizes and directs the County Executive to (a) determine which portions, if any, of the 2015B Bonds and the 2023B Notes shall constitute the Refunded Bonds and when to refund such Refunded Bonds, (b) request that the Authority take all proper steps to call for redemption of the Refunded Bonds and prepare and deliver any notices and correspondence necessary therefor and (c) take such action as may be considered necessary or desirable to assist the Authority in redeeming the Refunded Bonds.

13. Any authorization herein to execute a document shall include authorization to deliver it to the other parties thereto and, if applicable, to record such document where appropriate.

14. All other acts of the County Executive and other officers of the County that are in conformity with the purposes and intent of this Resolution and in furtherance of the issuance and sale of each series of Bonds, the financing of the Series 2026 Project and the refunding of the Refunded Bonds are hereby approved and ratified.

15. This Resolution shall take effect immediately.

____

Agenda Item No. 16. **Public Hearing: FY 2026 Budget Amendment and Appropriation.**

The Executive Summary as forwarded to the Board states that Virginia Code §15.2-2507 provides that any locality may amend its budget to adjust the aggregate amount to be appropriated during the fiscal year as shown in the currently adopted budget; provided, however, any such amendment which exceeds one percent of the total expenditures shown in the currently adopted budget must be accomplished by first publishing a notice of a meeting and holding a public hearing before amending the budget. The Code section applies to all County funds, i.e., General Fund, Capital Funds, E911, School Self-Sustaining, etc.

The cumulative total of the Fiscal Year (FY 26) appropriations itemized below is $39,495,276, which includes nine previously approved appropriations totaling $1,085,276, and two proposed new appropriations (Attachment A) totaling $38,410,000. Because the cumulative amount of the appropriations exceeds one percent of the currently adopted budget, a budget amendment public hearing is required.

The proposed increase of this FY 26 Budget Amendment totals $39,495,276. The estimated expenses and revenues included in the proposed amendment are shown below:

PROPOSED FY 2025-26 BUDGET AMENDMENT

ESTIMATED REVENUES	
Local Revenues	$ 447,541
State Revenues	$ 544,060
Federal Revenues	$ 46,233
Loan Proceeds	$ 38,410,000
General Fund Balance	$ 47,442
TOTAL ESTIMATED REVENUES	**$ 39,495,276**
ESTIMATED EXPENDITURES	
Special Revenue Funds	$ 324,118
Capital Funds	$ 1,532,256
Debt Funds	$ 37,638,902
TOTAL ESTIMATED EXPENDITURES	**$ 39,495,276**

The budget amendment comprises 11 separate appropriations, nine of which have already been approved by the Board of Supervisors.

- Five appropriations were approved on 1/14/2026.
- One appropriation was approved on 2/18/2026.
- Three appropriations were approved on 3/4/2026.
- Two appropriations are proposed for approval on March 18, 2026, as described in Attachment A.

After the public hearing, staff recommends that the Board adopt the attached resolution (Attachment B) to approve the appropriations for County government projects and programs described in Attachment A.

ATTACHMENT A

Appropriation #2026034

Sources:	Borrowed Proceeds	$26,360,000
Uses:	Debt Service Funds	$25,829,611
	Capital Funds	$530,389
Net Change to Appropriated Budget:		**$26,360,000**

Description:
This request is to appropriate $26,360,000 in bond proceeds from the 2026 EDA bond issue to the Debt Service Funds. In early May, Albemarle County anticipates issuing up to $156,545,000 in public facility revenue bonds primarily to finance the Capital Improvements Program. Of that total, up to $26,360,000, including cost of issuance, is to pay down a portion of the $58,850,000 2023 Rivanna Station Futures Financing (the "2023B Notes"). By issuing new debt and redeeming a portion of the 2023B Notes, the County will take advantage of lower interest rates. The projected savings over the life of the debt is approximately $7.3 million. The $156,545,000 bond issuance, the refunding of a portion of the Rivanna Futures property, and the future related debt service payments are factored into the County Executive's Recommended FY27-31 CIP released on February 25, 2026 and scheduled to be discussed at a budget work session on March 16, 2026.

Appropriation #2026035

Sources:	Borrowed Proceeds	$12,050,000
Uses:	Debt Service Funds	$11,809,291
	Capital Funds	$240,709
Net Change to Appropriated Budget:		**$12,050,000**

Description:
This request is to appropriate $12,050,000 in bond proceeds from the 2026 EDA bond issue to the Debt Service Funds. In early May, Albemarle County anticipates issuing up to $156,545,000 in public facility revenue bonds primarily to finance the Capital Improvements Program. Of that total, up to $12,050,000, including cost of issuance, is for the refunding of the Albemarle County Project, Series 2015B Bond issue ("2015B Bonds"). By issuing new debt and redeeming outstanding 2015B bonds, the County will take advantage of lower interest rates. The $156,545,000 bond issuance, the refunding of the outstanding 2015B bonds, and the future related debt service payments are factored into the County Executive's Recommended FY27-31 CIP released on February 25, 2026 and scheduled to be discussed at a budget work session on March 16, 2026.

_____

Ryan Davidson, Deputy Chief of Budget, stated that he would present information for this public hearing and action item to amend the FY26 budget. He stated that as required by Virginia Code, they were holding a public hearing to consider a budget amendment that exceeded a 1% change. The proposed amendment totaled $39.5 million, with $1.1 million already approved by the Board as part of prior appropriations in January, February, and March. The remaining $38.4 million was under consideration for approval tonight.

Mr. Davidson said that the budget amendment was broadly categorized into Debt Fund appropriations, Capital Improvement Fund appropriations, and Special Revenue Fund appropriations. He said that the Debt Fund and Capital Improvement Fund appropriations were primarily related to refunding a previously discussed item. He noted that this amendment was not a change in the overall plan, but rather a timing adjustment to move costs into the current fiscal year.

Mr. Davidson said that the Special Revenue Fund appropriations were related to plastic bag tax, Charlottesville Albemarle Convention and Visitors Bureau (CACVB), and Economic Development Authority funds. He summarized that staff recommended that the Board adopt the Resolution in Attachment B after holding the public hearing. He said that Attachment A provided additional details on the appropriations, which were discussed in previous Board meetings in January, February, and March.

Mr. Gallaway opened the public hearing. Seeing no speakers, he closed the public hearing and the matter rested with the Board.

Ms. Mallek **moved** that the Board of Supervisors adopt the Resolution (Attachment B) to approve the appropriations for County government projects and programs described in Attachment A.

Mr. Missel **seconded** the motion. Roll was called and the motion carried by the following recorded vote:

AYES: Ms. Duncan, Mr. Gallaway, Ms. LaPisto-Kirtley, Ms. Mallek, Mr. Missel, and Mr. Pruitt.
NAYS: None.

**RESOLUTION TO APPROVE
ADDITIONAL FY 2026 APPROPRIATIONS**

BE IT RESOLVED by the Albemarle County Board of Supervisors:

1) That the FY 26 Budget is amended to increase it by $38,410,000;

2) That Appropriations #2026034 and #2026035 are approved;

3) That the appropriations referenced in Paragraph #2, above, are subject to the provisions set forth in the Annual Resolution of Appropriations of the County of Albemarle for the Fiscal Year ending June 30, 2026.

* * * *

Account String	Amount ($)	APP#	Description
9010-9-99000-341000-0000-9999-00000-00000-410530-	$26,360,000.00	SA2026034	Debt Refinance Borrowed Proceeds
9010-9-93010-493010-0000-9999-00000-00000-939998-	$25,829,611.00	SA2026034	Debt Refinance Transfer from CIP to Debt Service
9010-9-99000-495000-9722-0000-00000-00000-312807-	$530,389.00	SA2026034	Debt Refinance Borrowed Proceeds Transfer in
9910-5-51000-351000-0000-9999-00000-00000-512031-	$25,829,611.00	SA2026034	Debt Refinance Borrowed Proceeds Transfer in
9910-9-99000-495000-0000-9999-00000-00000-XXXXXX-	$25,829,611.00	SA2026034	Debt Refinance Rivanna Station expenditures
9010-9-99000-341000-0000-9999-00000-00000-410530-	$12,050,000.00	SA2026035	Debt Refinance Borrowed Proceeds
9010-9-93010-493010-0000-9999-00000-00000-939998-	$11,809,291.00	SA2026035	Debt Refinance Transfer from CIP to Debt Service
9010-9-99000-495000-9722-0000-00000-00000-312807-	$240,709.00	SA2026035	Debt Refinance Borrowed Proceeds Transfer In
9910-5-51000-351000-0000-9999-00000-00000-512031-	$11,809,291.00	SA2026035	Debt Refinance Borrowed Proceeds Transfer In
9910-9-99000-495000-0000-9999-00000-00000-XXXXXX-	$11,809,291.00	SA2026035	Debt Refinance 2015 Series B expenditures

Agenda Item No. 17. **Public Hearing: ZMA-2025-00006 Hollymead Town Center, Area C, Block VII and Block IX Amendment.**

PROJECT: ZMA-2025-00006 Hollymead Town Center – Area C (Amendment to Code of development/Application Plan)
TAX MAP/PARCEL: 03200-00-00-041P0 and 03200-00-00-041R0
LOCATION: Northeast of 3060 Laurel Park Lane.

The Executive Summary as forwarded to the Board states that the Planning Commission (PC) voted 7:0 to recommend approval of the rezoning at their October 14, 2025 meeting. No members of the public spoke during the public hearing.

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

Since the public hearing, the applicant submitted a revised Code of Development and proffers. The revisions made are not substantive and clarify unit count tracking within blocks of the Code of Development and affordable housing provisions.

The latest version of the Code of Development is included as Attachment D and final signed proffers are included as Attachment E.

Staff recommends that the Board adopt the attached Ordinance to approve ZMA-202500006 Hollymead Town Center Area C Amendment (Attachment F).

_____

Mr. J.T. Newberry, Senior Planner, stated that he would present the staff report tonight on the rezoning in Hollymead Town Center Area C, which was filed under ZMA-2025-00006. To review the specifics of the request, the applicant was seeking to amend the existing Code of Development and Proffers to add 40 dwelling units to the maximum number of dwelling units permitted in Area C. This would increase the maximum number of dwelling units from 370 to 410. The proposal would also reduce the minimum amount of non-residential square footage required in Block 9 from 20,000 square feet to zero, allowing for residential uses in that block.

Mr. Newberry said that additionally, there were several minor changes to the Code of Development that would add clarity and consistency to how these two blocks were treated with the rest of Area C. These changes were listed and summarized on page 3 of the staff report. He stated that the presentation included an aerial view to orient them to the area they were discussing. He said that the area outlined in red was all of Area C of Hollymead Town Center, located just behind the Target on Route 29 North. He said that the area was comprised of nine separate blocks, with six fully developed, two partially developed, and two vacant blocks, which were the focus of tonight's presentation. Specifically, blocks 7 and 9, shaded in blue on the map, were the vacant blocks.

Mr. Newberry also provided a view of the zoning map. Each of the subject parcels had a yellow star on them. Both were zoned Planned Development Mixed Commercial, consistent with the rest of Area C, and were represented by the dark purple color on the zoning map. He clarified that tonight's rezoning proposal did not change the zoning district itself. However, a rezoning application was necessary to update the Code of Development and proffers. Next, he had provided a look at the Land Use Map, taken directly from the Places 29 Master Plan. Blocks 7 and 9, again with yellow stars on them, were designated for Commercial Mixed Use, which called for primary uses of retail and commercial services. Residential uses were a secondary use in this designation.

Mr. Newberry explained that at the time the Places 29 Master Plan was adopted, the Commercial Mixed Use designation was applied to areas that were either already developed as commercial shopping areas or approved to be developed as such. He said that the Master Plan recognized that as development continued to occur, there would be eventual conversion of these areas to a more mixed-use type of development, where residential and non-retail uses would develop and support the centers around them; the centers were the pink hatched areas with the letter C on the Land Use Map.

Mr. Newberry stated that some highlights from the proposed amended Code of Development were summarized on the subsequent slide. The proposal sought to increase the overall number of units by 40 from 370 to 410. He said that these blocks would develop with single-family attached or multi-family style units. With respect to affordable housing, the application aligned with the housing policy in effect at the time of approval. He said that for the 100 units that had been approved but not yet built, 15% of those units would be provided as affordable housing. If the proposed 40 new units were approved, they would meet the current Housing Albemarle policy, which required 20% of the units to be affordable. He said that these units would be similar to other blocks in Area C, featuring residential units at two to four stories in height, along with amenities such as a pocket park or tot lot.

Mr. Newberry summarized that staff recommended approval of this request, citing two positive aspects and identifying no concerns. He stated that the application aligned with the Places 29 Master Plan, and the amendment could result in more affordable units being built than currently approved. He said that at the October 14, 2025, Planning Commission meeting, the Commission voted 7-0 to recommend approval.

Ms. Mallek asked if there was anything in the proposal that she had overlooked regarding the $16,000 per unit cash in lieu versus building them. She said that if there was not, she would like to propose a condition that the units must be built, rather than paying the fee.

Mr. Newberry stated that beginning on page 17 of the Code of Development, the amended Code of Development initiated the discussion on how the existing approved units would be handled and how the proposed ones would be treated. He said that notably, there was no mention regarding cash in lieu payments.

Mr. Missel asked if the updated proffers were meant to state that the project would be in general compliance with the Code of Development.

Mr. Newberry confirmed that was correct.

Mr. Missel asked if there were any additional trip generation numbers that might have triggered additional proffers. He asked if staff evaluated the proffers as a whole in relation to the new development requests.

Mr. Newberry replied that the transportation figures were examined, and the consensus was that the existing permitted commercial uses had the potential to generate more trips than what would be generated by the proposed amendment. He said that therefore, no additional transportation proffers were requested.

Mr. Gallaway opened the public hearing. He asked if the applicant had a presentation.

Mr. Justin Shimp, Shimp Engineering, stated that he was representing Dr. Charles Hurt this evening, the owner of these properties through Post Office Land Trust. He said that the essence of their proposal was to address a zoning issue that was overly restrictive when the properties were developed in 2003. He said that at that time, the Zoning Code required specific residential and commercial uses, leading to underutilized blocks that were no longer viable.

Mr. Shimp said that, for example, Dr. Hurt had begun building a commercial building in 2010, but it was never completed. He said that now, the block would be demolished and replaced with townhomes or similar structures, which better aligned with current demand. He said that one point he would like to highlight that was not mentioned in the staff summary was that the Comprehensive Plan recommended a density of six to 34 units per acre for mixed-use districts like Hollymead Town Center.

Mr. Shimp said that however, their proposed development was nowhere near that density, with a maximum of 20 dwelling units per acre. In contrast, other areas with similar zoning had no residential component at all. This underutilization of residential space was a significant issue, especially when compared to the Comprehensive Plan's recommended density. He said that by revising the zoning to be more buildable, they could move forward with a planned development that included housing. He said that any additional housing above the previously approved amount would be subject to the current housing policy and affordability requirements. He noted that similar to the Rio Form-Based Code, which was meant to accommodate a higher density, Hollymead Town Center would likely be redesigned in a similar fashion.

Ms. Mallek asked if Mr. Shimp would describe this application as more similar to form-based code as opposed to the older types of planned development designs.

Mr. Shimp confirmed that the goal was to achieve that. The original approval for the Hollymead Town Center included provisions such as maximum setbacks, building heights, and requirements that buildings be set back to the street. However, it also included restrictions on density that were not typically found in form-based code. As a result, they were revisiting those provisions and proposing that these areas could be developed as either commercial or residential in their future build-out. Currently, the market was leaning towards residential development; the commercial uses were still permitted, but now residential development was also allowed in these specific blocks.

Ms. LaPisto-Kirtley said that she noticed they had a provision for the 40 units, allowing for either 60% or 80% of the Area Median Income (AMI) for rentals and homeowners, respectively. She said that the County was striving to achieve more units for 60% AMI renters, as this would enable those who could not afford a home to access affordable housing options.

Mr. Shimp said that the property currently under development was likely to be geared towards owner-occupied housing, but it could also be suitable for rental units. He said that originally, it was intended for commercial use 23 years ago, so it was difficult to predict the final product until it was built. He said that the policy would allow for a mix of both for-sale and for-rent units, with the condition that if it was rented, it would need to meet the 60% AMI threshold. He said that regardless of the final product type, he believed it would have a rental component in this neighborhood.

Mr. Missel asked if it was correct that 20% of the 40 units would be at 60% AMI.

Mr. Shimp said yes. He noted that the 100 units that were previously approved fell under the old policy. He said that there was a similar situation in Block 2 across at Timberwood Boulevard, and all the affordable units were built and sold under that policy.

Ms. Duncan said that her only comment was that she wished they were maximizing the residential density, but she had no further questions.

Mr. Gallaway said that he had a question that was more out of curiosity than a deciding factor in the application. He asked if the applicant had considered how the side of the project on Berkmar Drive would extend with Airport Road. He said that there was a funded project and would move forward, and he was trying to recall if this would extend left or right as it approached Airport Road. He said that the reason he asked was because he was thinking about the homes that did not have a road with the traffic of Berkmar Drive coming through. He asked if they had considered the way things were facing and how Berkmar Drive would be a road there in the next few years.

Mr. Shimp confirmed that it was being considered, and he believed the law would dictate that the Code of Development did not give them a choice in how they approached this issue. He said that it essentially required the units to be built on the street, with a maximum 10-foot setback, and facing Berkmar Drive. He said that if one traveled to older cities, it was not uncommon to see three- or four-story row houses on busy streets. He said that while it was not typical in their area, he believed it was not uncommon in general. He said that they must comply with the Code of Development, and he believed it would ultimately look good. He said that with three- or four-story buildings, the bedrooms would be above the street level, so they would be somewhat removed from the street activity.

Mr. Gallaway said that he was thinking about the fact that the houses may be designed without considering the road that was not yet built. He said that he was sure the developer would handle those details.

Mr. Shimp said that he believed the County's long-term plan for Berkmar was to create some consistency and uniformity throughout the entire corridor. He said that anyone building along that would need to follow that, and he was supportive. While it may be different compared to what had been previously seen, he believed people would be happy to live there in a prime location.

Ms. Mallek asked if the streets, except for the back alleys, would be public streets.

Mr. Shimp replied that it was not known at this time. He said that if they were to be designated as private roads, the ratio of residents to streets was high, so maintenance should not be an issue.

Ms. Mallek asked if each block would have its own Homeowner's Association (HOA).

Mr. Shimp answered that it was likely that Block 7 and Block 9 would share an HOA.

Mr. Missel said that he appreciated Ms. Duncan's comment about maximizing density. He asked if the applicant had considered increasing the density beyond what was proposed with this application.

Mr. Shimp said that when they discussed amending Block 7 about two years ago, they had to consider how an increase in residential units impacted the maximum traffic threshold with the commercial development. He said that this became their main point of concern, as they did not want to exceed what had been calculated and proffered previously.

Mr. Missel said that as they were currently considering the zoning modernization and aiming to increase density in the development area, he was thinking about how to facilitate this process. He said that these case studies were valuable in helping them determine what could have been done differently to maximize density in the development area. He said that for instance, when addressing traffic generation, they needed to consider the roads and their carrying capacity. He said that when it came to water and sewer, the issue was different altogether. He said that parking, on the other hand, was relatively easier to address.

Mr. Shimp acknowledged that they were attempting to work within the framework that had been approved in 2003. He said that this approach was intended to maintain simplicity.

Mr. Gallaway stated that there were no members of the public signed up for this item. As there were no additional speakers, he closed the public hearing and the matter rested with the Board.

Mr. Gallaway **moved** that the Board of Supervisors adopt the Attached Ordinance to approve ZMA-2025-00006 Hollymead Town Center Area C Amendment (Attachment F).

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

AYES: Ms. Duncan, Mr. Gallaway, Ms. LaPisto-Kirtley, Ms. Mallek, Mr. Missel, and Mr. Pruitt.
NAYS: None.

ORDINANCE NO. 26-18(2)
ZMA 2025-00006

AN ORDINANCE TO AMEND THE ZONING MAP FOR
PARCELS 032000000041P0 and 032000000041R0

WHEREAS, Zoning Map Amendment application ZMA 2025-00006 (Hollymead Town Center, Area C, Block VII and Block IX Amendment) was submitted to amend the Code of Development, Application Plan, and Proffers for Parcels 032000000041P0 and 032000000041R0; and

WHEREAS, on October 14, 2025, after a duly noticed public hearing, the Planning Commission recommended approval of ZMA 2025-00006; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Albemarle, Virginia, that upon consideration of the transmittal summary and staff report prepared for ZMA 2025-00006 and their attachments, the information presented at the public hearings, any written comments received, the material and relevant factors in Virginia Code § 15.2-2284 and County Code § 18-25A.1, and for the purposes of public necessity, convenience, general welfare, and good zoning practices, the Board hereby approves ZMA 2025-00006 with the Code of Development prepared by Shimp Engineering, P.C., last revised January 21, 2026, the Application Plan prepared by Shimp Engineering, P.C., last revised August 6, 2025, and the Proffers dated and signed March 5, 2026.

Agenda Item No. 18. **Public Hearing for Conveyance of ACSA Utility Easements on County Parcel 06200-00-00-002C0. Advertised as SUB-2025-00176 Utility Easements Across County-Owned Parcel 06200-00-00-002C0.**

PROJECT: SUB-2025-00176 Utility Easements Across County-Owned Parcel 06200-00-00-002C0
TAX MAP/PARCEL: 06200-00-00-002C0
LOCATION: North and northeast of the intersection of Belvedere Boulevard and Fowler Street.

The Executive Summary as forwarded to the Board states that the site development plan and plat are under review for Belvedere 4C, a residential development within an existing R4 Residential zoned section of Belvedere. The project is within the ACSA jurisdictional area for both water and sewer service. During site plan and subdivision plat review, ACSA indicated the most feasible and desirable route for extending sewer utilities to Belvedere Phase 4 and Phase 5 is an existing RWSA sewer transmission line located on County-owned property, Parcel 06200-00-00-002C0 (Parcel 62-2C). Parcel 62-2C is located along the Rivanna River and was dedicated to the County for public greenway trails as a proffer associated with the Belvedere rezoning. On February 18, 2026, the Board authorized a public hearing to consider the conveyance of utility easements to ACSA on Parcel 62-2C.

In order to facilitate development of Belvedere Phases 4 and 5, ACSA sanitary sewer utility easements are needed across Parcel 62-2C (Attachment A). The proposed ACSA utility easements measure a combined 1,662 square feet, and would overlap with an existing 50-foot RWSA easement located on Parcel 62-2C. The easement would grant ACSA rights to construct and maintain the sewer utilities on Parcel 62-2C.

Staff does not anticipate that the sewer extension will impede County use of the parcel for trails and recreation. A public hearing and Board authorization is required before the easements can be conveyed.

A deed of dedication and easement has been prepared to convey the easements to ACSA (Attachment B).

There would be no budget impact for the proposed easements.

Staff recommends that the Board adopt the attached resolution (Attachment C) to authorize conveyance of the easements.

_____

Mr. Cameron Langille, Principal Planner, stated that he would present the staff report on this request for two Albemarle County Service Authority (ACSA) easements on a County-owned piece of land, specifically Tax Map Parcel 062-00-00-00-002C0. He said that the request pertained to connecting sewer lines to Belvedere phases 4 and 5. As per State Code, the County was required to hold a public hearing for any new easements on County-owned land. He said that the subject property was 31.47 acres and was acquired by the County in 2020 due to a proffer that was part of the original Belvedere rezoning approved in 2005.

Mr. Langille stated that the parcel was bordered by the South Fork Rivanna River to the east and the main section of Belvedere to the south. He said that the property was also adjacent to Northfields and other residential neighborhoods to the west. He said that he would like to highlight the location of Belvedere Phase 5, which was just off the screen. He said that both Phases 4 and 5 were by-right phases and were not rezoned with the Neighborhood Model District (NMD) in 2005, so they were zoned R-4.

He explained that these easements were necessary to provide ACSA sewer lines to serve the development. He said that the request was currently under review with subdivision plat 2025-00176. The new easements were approximately 693 square feet and 973 square feet, totaling just over 1,660 square feet.

Ms. Mallek asked if this request was to allow the development to hook up to the existing sanitary line, and they required access to dig the dirt.

Mr. Langille stated that the Rivanna Water and Sewer Authority (RWSA) line was commonly referred to as an interceptor line or trunk line. He said that it collected sewer from numerous developments in Albemarle County, extending from Hollymead all the way to the treatment center at Moores Creek in the Woolen Mills area. He said that these two new ACSA lines that would connect to this system would primarily serve Phases 4 and 5.

Mr. Gallaway opened the public hearing. Seeing no speakers, he closed the public hearing and the matter rested with the Board.

Mr. Gallaway **moved** that the Board of Supervisors adopt the attached Resolution (Attachment C) to authorize conveyance of the proposed easements, upon final review and approval as to form.

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

AYES: Ms. Duncan, Mr. Gallaway, Ms. LaPisto-Kirtley, Ms. Mallek, Mr. Missel, and Mr. Pruitt.
NAYS: None.

_____

RESOLUTION APPROVING THE CONVEYANCE OF EASEMENTS TO THE ALBEMARLE COUNTY SERVICE AUTHORITY ACROSS COUNTY-OWNED PARCEL 06200-00-00-002C0

WHEREAS, the County of Albemarle owns Parcel 06200-00-00-002C0 (“Parcel 62-2C”); and

WHEREAS, the developer of Belvedere and the Albemarle County Service Authority (ACSA) have requested that the County convey two sanitary sewer easements across Parcel 62-2C; and

WHEREAS, the requested utility easements are necessary for the development of Phase 4 and Phase 5 of the Belvedere Neighborhood;

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby approves the conveyance of sanitary sewer easements to the ACSA across Parcel 62-2C and authorizes the County Executive to sign any documents needed to effect this conveyance as proposed, once those documents have been approved as to form and substance by the County Attorney.

_____

Tax Map Parcel No.:06200-00-00-002C0
PREPARED BY: Phillip D. Williams (VSB #84616)
Royer Caramanis PLC
200-C Garrett Street
Charlottesville, Virginia 22902

This Deed is exempt from recordation taxes and fees pursuant to §§58.1-811 (A) (3) and 17.1-266, respectively, of the Code of Virginia (1950) as amended and the Constitution of Virginia, Article X, Section 6 (a) (1).

This **DEED OF EASEMENT**, made as of this 12th day of May, 2026 by and between the **COUNTY OF ALBEMARLE, VIRGINIA**, a political subdivision of the Commonwealth of Virginia, ("**Grantor**"), and the **ALBEMARLE COUNTY SERVICE AUTHORITY** (the "**ACSA**"), whose address is 168 Spotnap Road, Charlottesville, Virginia 22911, Grantee.

WITNESSETH:

WHEREAS Grantor is the owner of real property located in Albemarle County, Virginia, acquired by deed of dedication, dated March 24, 2020, and recorded in the Clerk's Office of the Circuit Court of Albemarle County (the "Clerk's Office") as Instrument No. 202000004353;

WHEREAS Grantor has agreed to grant to the ACSA permanent utility easements to construct, install, operate, maintain, repair, replace, relocate, and extend water lines and sewer lines and any appurtenances thereto. These easements are shown on the plat prepared by Roudabush, Gale & Assoc., Inc. attached hereto and recorded herewith entitled "Plat Showing a New ACSA Utility Easement on Tax Map 62 Parcel 2C for Belvedere Subdivision Rio Magisterial District, Albemarle County, VA", dated August 6, 2025, and last revised December 18, 2025 (the "Plat").

NOW, THEREFORE, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration, receipt of all of which is hereby acknowledged, the Grantor does hereby GRANT and CONVEY with GENERAL WARRANTY and ENGLISH COVENANTS of TITLE unto the ACSA, its successors and assigns, perpetual rights of way and utility easements to construct, install, operate, maintain, inspect, protect, repair, replace, relocate, remove, change the size of and extend (i) water lines consisting of pipes, equipment, and appurtenances to such pipes and equipment, and (ii) sewer lines consisting of pipes, equipment, and appurtenances to such pipes and equipment, over, under and across the real property of the Grantor located in Albemarle County, Virginia, and to access any other adjacent easement held by the ACSA, the location of the easements hereby granted and the boundaries of the property being more particularly described on the Plat as "New ACSA Utility Easement - 25' Wide Hereby Dedicated to the ACSA, 689 SF" and "New ACSA Utility Easement - 25' Wide Hereby Dedicated to the ACSA, 973 SF" (the "Easements"); PROVIDED HOWEVER, that it is expressly understood and agreed that the ACSA shall not be deemed to have accepted the conveyances set forth hereinabove until such time as the same shall have been evidenced by the affirmative acceptance thereof in accordance with the usual and customary practices of the ACSA.

Reference is made to the Plat for the exact location and dimension of the Easements hereby granted and the property over which the same crosses.

As part of the Easements, the ACSA shall have the right to enter upon the above-described property within the Easements for the purpose of installing, constructing, operating, maintaining, inspecting, protecting, repairing, replacing, relocating, removing, changing the size of and extending the water lines and the sewer lines, and appurtenances thereto, within such Easements, and the right of ingress and egress thereto as reasonably necessary to construct, install, operate, maintain, inspect, protect, repair, replace, relocate, remove, change the size of and extend such water lines and sewer lines within the Easements. If the ACSA decides in its sole discretion that it is unable reasonably to exercise the right of ingress and egress over the right-of-way, the ACSA shall have the right of ingress and egress over the adjacent property of Grantor.

Whenever it is necessary to excavate earth within the Easements, the ACSA agrees to backfill such excavation in a proper and workmanlike manner so as to restore surface conditions as nearly as practicable to the same condition as prior to excavation, including restoration of such paved surfaces as may be damaged or disturbed as part of such excavation; provided, however, that the ACSA shall have no obligation to restore permeable pavers, stamped concrete, or similar surfaces within the Easements.

Grantor, its successors or assigns, agrees that no trees, shrubbery, fences, structures, buildings, over-hangs or other improvements or obstructions shall be placed within the Easements conveyed herein.

The Easements provided for herein shall include the right of the ACSA to trim, cut, and remove any trees, shrubbery, fences, structures, buildings, over-hangs or other improvements or obstructions and take other similar action reasonably necessary to provide economical and safe water line and sewer line construction, installation, operation, maintenance, inspection, protection, repair, replacement, relocation, removal, and extension. The ACSA shall have no responsibility to the Grantor, its successors or assigns, to replace or reimburse the cost of said trees, shrubbery, fences, structures, buildings, over-hangs or other improvements or obstructions that are removed or otherwise damaged.

The facilities constructed by ACSA within the Easements shall be the property of the ACSA and its successors and assigns, which shall have the right to inspect, rebuild, remove, repair, relocate improve and make such changes, alterations and connections to or extensions of its facilities within the boundaries of the Easements as are consistent with the purposes expressed herein.

WITNESS the following duly authorized signature and seal:

GRANTOR:

_______________________________(SEAL)
Jeffrey B. Richardson
County Executive

STATE OF VIRGINIA
~~COUNTY~~/CITY OF Charlottesville, to wit:

The foregoing instrument was acknowledged before me this 12th day of May, 2026, by Jeffrey B. Richardson, County Executive, on behalf of the County of Albemarle.

Cheryl L. Skeen
Notary Public

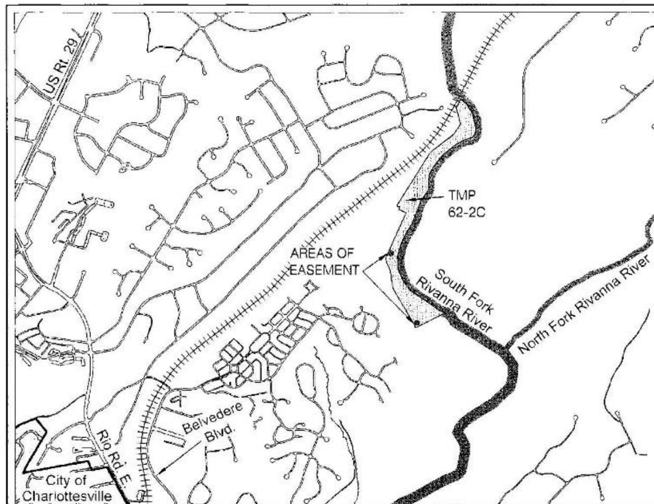
My Commission Expires: Oct. 31, 2027

CHERYL L. SKEEN
NOTARY PUBLIC
REG # 7153762
MY COMMISSION EXPIRES 10/31/27
COMMONWEALTH OF VIRGINIA

Approved As To Form:

By:_______________________
County Attorney

202600004717 PG 005



VICINITY MAP
SCALE: 1" = 2,000'

SHEET INDEX

V1 COVER SHEET
V2 NEW UTILITY EASEMENT
V3 NEW UTILITY EASEMENT

COUNTY APPROVAL

Ann Wall EK 3/13/26
AGENT FOR THE BOARD OF SUPERVISORS DATE

NOTES:

1. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY SHOWN HEREON.
2. ALL DEED AND PLAT REFERENCES SHOWN ARE RECORDED IN THE OFFICE OF THE ALBEMARLE COUNTY CIRCUIT COURT CLERK.
3. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY USING MONUMENTS FOUND TO EXIST AT THE TIME OF SURVEY. THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN, SUBJECT TO NOTE 1.
4. THE PORTION OF TMP 62-2C SHOWN ON THIS PLAT FALLS ENTIRELY WITHIN FLOOD HAZARD ZONE "AE" FOR A 100-YEAR FLOOD. THESE DETERMINATIONS ARE AS SHOWN ON FEMA MAP NO 51003C0279D, EFFECTIVE DATE 2/4/2005 AND HAVE BEEN MADE BY GRAPHIC METHODS, NO ELEVATION STUDY HAS BEEN PERFORMED AS A PORTION OF THIS PROJECT.
5. TMP 62-2C IS ZONED NMD (NEIGHBORHOOD MODEL DISTRICT) AND IS PROFFERED (ZMA 200400007, ZMA201800007). ENTIRE PORTION SHOWN ON THIS PLAT FALLS WITHIN THE FLOOD HAZARD OVERLAY DISTRICT, AND CONTAINS AREAS OF PRESERVED STEEP SLOPES.
6. PER CURRENT GIS, SUBJECT PROPERTY DOES NOT LIE WITHIN AN AGRICULTURAL / FORESTAL DISTRICT NOR DOES IT LIE WITHIN A WATER SUPPLY PROTECTION AREA.
7. PER CURRENT GIS, THE PORTION OF TMP 62-2C SHOWN ON THIS PLAT LIES ENTIRELY WITHIN THE STATE DAM BREAK INUNDATION ZONE.
8. NO EVIDENCE OF GRAVES OR BURIAL SITES ON THE SUBJECT PROPERTY NO EVIDENCE OF GRAVES OR BURIAL SITES ON THE SUBJECT PROPERTY WERE OBSERVED AT THE TIME OF SURVEY.
9. SUBJECT PARCEL IS SERVED BY PUBLIC WATER SUPPLY AND PUBLIC SEWER SYSTEM.
10. THE STREAM BUFFER(S) SHOWN HEREON SHALL BE MANAGED IN ACCORDANCE WITH THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.

STATEMENT OF CONSENT

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, KNOWN AS PARCEL ID NUMBER 062000000002C0 PER CURRENT COUNTY RECORDS, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

JB Rich
COUNTY OF ALBEMARLE (AUTHORIZED REPRESENTATIVE)
401 MCINTIRE RD.
CHARLOTTESVILLE, VA 22902-4596

COMMONWEALTH OF VIRGINIA, COUNTY (OR CITY) OF Charlottesville; I, Cheryl L. Skeen, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA, AND COUNTY (OR CITY) AFORESAID, DO CERTIFY THAT Jeffrey B. Richardson WHOSE NAME (OR NAMES) IS (OR ARE) SIGNED TO THE WRITING ABOVE, BEARING DATE ON THE 12th DAY OF May, HAS (OR HAVE) ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY (OR CITY) AFORESAID. GIVEN UNDER MY HAND THIS 12th DAY OF May, 2026.

Cheryl L. Skeen
SIGNATURE OF NOTARY PUBLIC

REG. NO.: 7153762

MY COMMISSION EXPIRES: Oct. 31, 2027

CHERYL L. SKEEN
NOTARY PUBLIC
REG # 7153762
MY COMMISSION EXPIRES 10/31/27
COMMONWEALTH OF VIRGINIA

ROUDABUSH, GALE & ASSOC., INC.
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
999 SECOND ST. SE
CHARLOTTESVILLE, VA 22902
PHONE 434-977-0205 WWW.ROUDABUSH.COM

DATE:	08-06-2025	SCALE:	N/A
REV.:	12-10-2025	JOB:	8438
REV.:	12-18-2025	FILE:	KWINTERS

COMMONWEALTH OF VIRGINIA
BRIAN D JAMISON
No. 3334
12-18-2025
LAND SURVEYOR

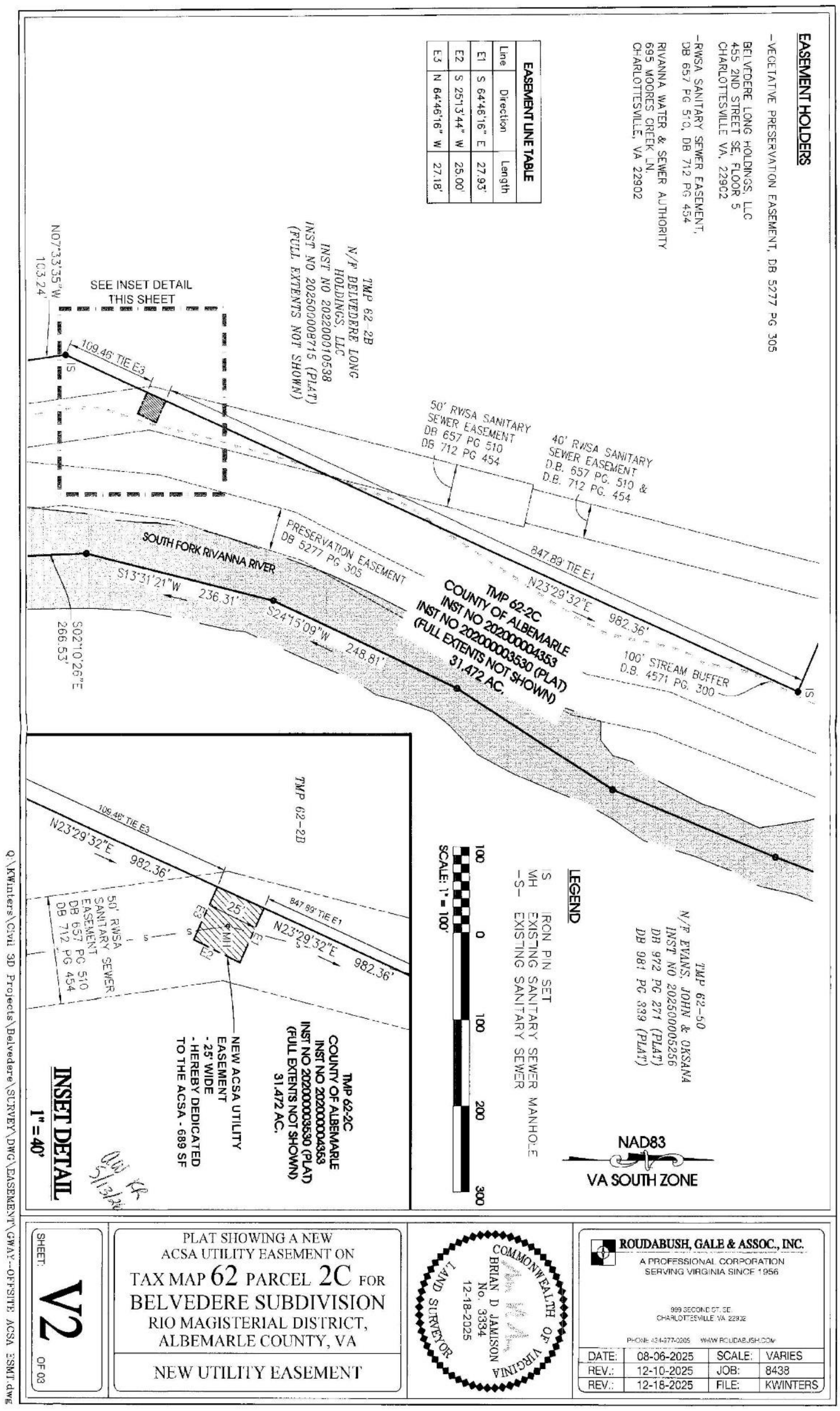
PLAT SHOWING A NEW
ACSA UTILITY EASEMENT ON
TAX MAP 62 PARCEL 2C FOR
BELVEDERE SUBDIVISION
RIO MAGISTERIAL DISTRICT,
ALBEMARLE COUNTY, VA

COVER SHEET

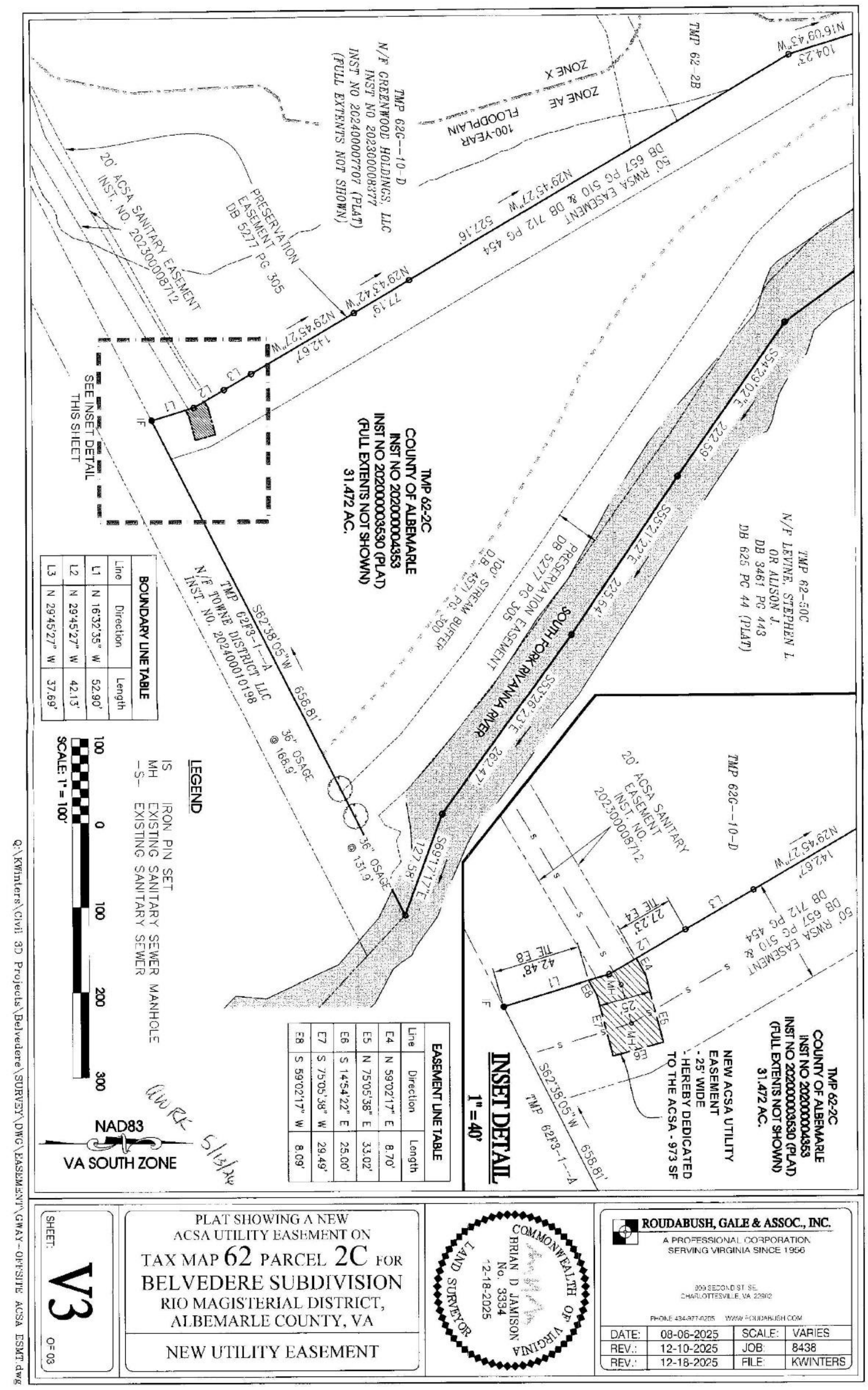
SHEET: V1 OF 03

Q:\KWinters\Civil 3D Projects\Belvedere\SURVEY\DWG\EASEMENT\GWAY-OFFSITE ACSA ESMT.dwg

202600004717 PG 006



202600004717 PG 007



202600004717 PG 008

INSTRUMENT # 202600004717
E-RECORDED IN THE CLERK'S OFFICE OF
ALBEMARLE ON
MAY 18, 2026 AT 07:50AM

JON R. ZUG, CLERK
RECORDED BY: MEB

Agenda Item No. 19. **Public Hearing: <u>ZMA202200002 Sieg Property Rezoning.</u>**
PROJECT: ZMA202200002 Sieg Property Rezoning
TAX MAP/PARCEL(S): 07500-00-00-05300, 07500-00-00-05400, 07500-00-00-054A0, 07500-00-00-05500, 07500-00-00-055C0, 07500-00-00-05600
LOCATION: North side of U.S. 29 approximately 1500 feet south of Interstate 64.

The Executive Summary as forwarded to the Board states that a public hearing was held at the

Planning Commission (PC) on September 9, 2025 for ZMA202200002. Based on concerns from the PC, the applicant requested deferral of the public hearing to December 16, 2025. The applicant submitted revised application materials to address concerns expressed by the PC at the September public hearing. A summary of the changes are included in Attachment A1.

The revised application materials were discussed at the PC's December 16, 2025 meeting. The PC voted 5:2 (Missel, Firehock opposed) to recommend approval of ZMA202200002 for the reasons listed in the staff report. The PC staff report, action memo, and minutes are attached (Attachments A, B, and C). No changes have been made since the PC public hearing in December.

Staff recommends that the Board adopt the attached Ordinance to approve ZMA202200002 Sieg Property Rezoning (Attachment D).

_____

Cameron Langille, Principal Planner, stated that he would present information on ZMA202200002, also known as the Sieg Property Rezoning. He said first, he would give some context on this proposal. He explained that there were six parcels, totaling 62.4 acres, which were currently zoned R-1 and Highway Commercial (HC). The owners were requesting the parcels be rezoned to the Neighborhood Model District, subject to the ZMA application plan and Code of Development, which would allow for a mixed-use development. As part of the proposal, 3.6 acres of the Preserved Steep Slopes Overlay District would be designated for disturbance, primarily for new road and utility infrastructure.

Mr. Langille stated that the parcels were located at the southwest corner of the I-64/Exit 118 interchange, adjacent to Route 29 and Route 250 Bypass. There was one existing use, the Virginia Eagle Beverage Distributing Company building, was not part of the Sieg proposal and would remain zoned HC. The surrounding uses included single-family detached homes to the west, undeveloped properties, and the future location of Hedgerow Park. The main street visible on the north side of the subject properties was I-64, with the bypass running along the south side. Across the bypass, they could see the neighborhood of Sherwood Farms, as well as Redfields, which did not connect to Route 29.

Mr. Langille said that further north, they would see the Fontaine Research Park and the Ragged Mountain Reservoir. Regarding the current zoning, R-1 Residential covered 43.8 acres, while HC Highway Commercial covered 18.6 acres. There were several overlay zoning districts that applied, but he would not list them in detail. He said that he would like to briefly discuss the types of by-right development that could occur on these properties.

Mr. Langille said that under the R-1 district, the owners could build between 43 and 68 dwelling units by-right. In the HC zoning district, they could potentially build residential units up to 15 dwelling units per acre In theory, they could get anywhere between 279 and 373 residential dwelling units using bonus factors through a special use permit (SUP) approval. In total between R-1 and HC, that could result in a total of 322 to 441 units.

Mr. Langille said that next, he would discuss the Comprehensive Plan's Future Land Use Map (FLUM) designation of these properties. He stated that under AC44, what was previously known as regional mixed use was now known as community mixed use, and although the designation had changed, the underlying uses remained the same. There were also preserved steep slopes and other protected areas, for the purposes of providing benefit the entrance corridor of I-64.

Mr. Langille stated that he would next discuss the application before the Board. He explained that the residential units would be limited to a maximum of 275 to 600 units. At the maximum, this would translate to a density of 9.6 units per acre. Although this application fell under the previous affordable housing policy, the applicant was proposing a hybrid approach, allocating 20% of the total units as affordable, exceeding the required 15%. The affordability rate would be split, with half of the units at 80% of the area median income (AMI) and the other half at 60% AMI.

Mr. Langille stated that there was potential for retail and commercial development on the site, with a minimum of 100,000 square feet and a maximum of 440,000 square feet. As this was a Development Area, the applicant was connecting public water and sewer with ACSA. One factor to consider with regard to the entrance corridor was that the by-right building height would be four stories or 60 feet, but could be extended to five stories or 70 feet with special exception approval.

Mr. Langille said that the primary road network included two entrances on Route 29, one with a right-in, right-out access and the other with a fully signalized intersection. Internally, there would be shared use paths and sidewalks along the streets, as well as parking lots and private travelways. The proposed development also included a public road connection to the west, a new transit stop, and upgrades to the existing park-and-ride parking lot along Teel Lane in the Route 29 right-of-way, which was used by commuters to park and travel to work.

Mr. Langille said that the proposed commitment was to make improvements to the park and ride lot, equivalent to creating 25 to 30 new parking spaces. He wanted to mention that they were also installing a pedestrian crossing at the fully signalized intersection. The proposed plan was to have a dedicated pedestrian crossing at each turn movement at that intersection, which would help enhance safety. The proposed development would also provide a minimum of 12.55 acres of open space, including amenities such as public gathering areas, playgrounds, and tot lots. This represented 20.1% of the site.

Mr. Langille stated that the plan also included landscaping buffers along the entire perimeter, varying in width depending on the location. The buffers would be 30 feet wide on the north and south sides, adjacent to I-64 on Route 29, and 10 feet wide on the east and west sides. The preserved steep slopes disturbance was approximately 160,000 square feet, equivalent to about 3.6 acres. A significant portion of this disturbance was associated with the installation of new streets and utilities as part of the site work.

Mr. Langille noted that the staff report provided a detailed analysis of the managed and preserved slopes, and staff felt that the proposed disturbances met the necessary criteria, so the staff recommendation was to approve the disturbances. The proposed development was consistent with the land use and density recommendations of the Southern and Western Neighborhoods Master Plan. It also provided new transportation improvements, including transit stops, upgrades to the park-and-ride lot, multi-use paths, and internal pedestrian facilities.

Mr. Langille said that additionally, the development would provide 20% of affordable housing, consistent with the County's affordable housing policy. One concern noted was that the development would contribute to enrollment capacity issues at both Red Hill Elementary and Monticello High School. The Planning Commission had voted 5-2 to recommend approval at the December 15 public hearing.

Ms. Mallek asked if there was any further information on the private roads in the interior of the site.

Mr. Langille answered that at this point, the applicant had not made a request to authorize private streets. They could ask the applicant about their intent when designing any private streets within the project. He noted that for commercial uses, parking lots and travelways associated with those uses were actually streets that were privately owned by the business operating the parcel they were located on. In contrast, streets serving residential units were likely to be public. He said that they could ask if the applicant believed there may be a possibility that they were attempting to establish private streets for the residences.

Ms. Mallek asked who would be managing those private streets.

Mr. Langille said that typically, it was a management company that owned a substantial portion of the parcels, and they would be the entity responsible.

Ms. Mallek asked for confirmation that individual residents would not be responsible for maintenance.

Mr. Langille confirmed that was correct.

Ms. Mallek stated that she would like to hear more about the multi-use path on the east side of the Route 29 Bypass.

Mr. Langille said that there were plans for a shared use path, with a crossing at the intersection. The applicant was proposing to construct the pathway all the way to Teel Lane's intersection with Route 29.

Mr. Pruitt asked if the Teel Lane park-and-ride was entirely in the public right-of-way.

Mr. Langille confirmed that was correct.

Mr. Pruitt asked what services served that park-and-ride.

Mr. Barnes answered that historically, it had been an informal park-and-ride but never been part of the system. He said that this application presented an opportunity to improve it and include it in the Virginia Department of Transportation (VDOT) park-and-ride system.

Mr. Pruitt asked if there was no risk that Virginia Department of Transportation (VDOT) would come back and claim the land for a different purpose.

Mr. Barnes said that currently, there were multiple studies being done on the interchange. He said that the latest pipeline study had focused on transportation solutions, but unfortunately, it had not found a suitable solution. He said that the study had suggested that building the park-and-ride facility, and potentially increasing its size. He said that therefore, this could be a positive development.

Mr. Pruitt said that regarding the intersection with VDOT, he had been informed that a member of the public suggested to him that their local VDOT office had been opposed to this project and that it had been submitted to a higher level of review in an attempt to get around VDOT. He said that he would appreciate any clarification on this matter.

Mr. Barnes said that he did not believe that VDOT was necessarily opposed to the project. He said that rather, there was a lengthy traffic study and efforts to explore alternative solutions. He said that ultimately, they arrived at a solution that VDOT supported, which was presented before the Board today.

Ms. LaPisto-Kirtley said that she had one question regarding the pedestrian crossing on Route 29. She asked if there would be a median in the middle in case someone could not make it all the way across.

Mr. Barnes replied yes; there would be a median in the intersection. He said that the details would be worked on during the site plan phase, but he believed there would be some pedestrian refuge in the middle.

Mr. Missel said that he would like to provide some insight into multimodal connections, interconnections, and off-site locations. He asked if staff could discuss the connections near Fontaine Avenue.

Mr. Barnes said that they had conducted preliminary investigations to explore potential connections from the park-and-ride lot to Redfields. He said that there were opportunities available in this area. He said that an old railroad crossing currently existed under the railroad, and it had a wide culvert that could be utilized. However, it did not currently link into a system that would allow the applicant to access the streets at Redfields. He said that this may be a possibility if they collaborated with the Homeowners Association.

Mr. Barnes said that they also considered the potential to use the same culvert and cross the eastern side of the railroad tracks under the I-64 bridge. Unfortunately, the large rip-wrap slope on that side of the VDOT bridge made it an unsuitable location for a connection. If they traveled from the park-and-ride lot north on Teel Lane, past the salt shed, they found four bays of the bridge. He said that one of these bays was currently vacant, consisting of open dirt. This presented an opportunity to then potentially connect through two small vacant private parcels to the back of the Forestry Department. From there, they could pick up a network that would take them to Fontaine Research Park.

Mr. Missel asked if it was correct that while the applicant was proffering 20% affordable housing units, they were affordable for a shorter period of time than usual.

Mr. Langille said that he would need to verify that information in the Code of Development, so he asked for a moment to look that up.

Mr. Missel said that the final question he had was whether there had been any unexpected development or initiative related to VDOT and their attention to Exit 118, or if they were still studying that.

Mr. Barnes answered that there was a funded project at Fontaine Avenue, which enabled them to divert the northbound Route 29 movement to westbound I-64 and relocate it to Fontaine. He said that the problematic movement was the southbound movement on the bypass, which had been equipped with signals several years ago. He said that the issue was that there was insufficient storage capacity there. VDOT conducted another pipeline study this year, exploring alternative options to address this issue. He said that at this point, the proposed solutions were not meeting long-term goals, so the agency was stepping back to reassess if there was another viable solution set.

Ms. Duncan asked how long this property had been part of the Development Area.

Mr. Langille explained that the five properties zoned Highway Commercial, closest to I-64, had been in the Development Area since at least 1996. He said that the large parcel that comprised the majority of this project had also been in the Development Area. He said that in 2015, a Comprehensive Plan amendment was made to bring in the small sections that were not into the Development Area. He said that this included approximately half to two-thirds of the adjacent parcel to the west. He said that this was done as part of the County's periodic updates to the Comprehensive Plan.

Ms. Duncan said that from her research, parts of the area had been in the Development Area since 1971. She said that regarding the current uses that could be done under the HC zoning, she was wondering if the list of those uses could be done by-right.

Mr. Langille confirmed that anything listed as a by-right use under Highway Commercial in the Zoning Ordinance could be done by right.

Ms. Duncan said that she had a question regarding Department of Environmental Quality (DEQ) stormwater regulations. She asked if they were required to mitigate the runoff from the developed impervious surfaces so that it was the same amount as the existing woods.

Mr. Langille confirmed that their state stormwater regulations applied to the site, which they had adopted to County standards, as outlined in their Water Protection Ordinance (WPO). He said that this Ordinance addressed both the quantity of stormwater on site and the treatment of nutrients within that stormwater. He said that the goal was to comply with the Clean Water Act, the Chesapeake Bay Act, and other relevant regulations. He said that to his knowledge, the applicant was proposing to meet all of their standard water protection ordinance regulations, which staff reviewed for compliance during the site plan, subdivision plan, and road plan stages.

Mr. Barnes clarified that they must ensure compliance with the 10-year storm requirements, but a larger storm may not require detention, similar to what would be expected for a forested lot.

Ms. Duncan said that her final question pertained to the traffic report, which stated that Route 29 was a high-speed principal arterial designed for long-range travel and was part of the arterial preservation network. She said that she was wondering if staff could explain what those classifications meant and what the level of service entailed.

Mr. Barnes explained that principal arterial roads had specific classifications, which were based on factors such as travel volume, speed, and statewide significance. He said that principal arterial was one of the highest classifications, indicating its importance for travel and regional connectivity. The state identified several roads, including interstates and major highways like Route 29 and Route 250, as corridors of statewide significance. He said that this designation was part of the state's effort to maintain these roads for regional needs, rather than allowing them to become congested with new businesses and local streets.

Mr. Gallaway noted that in terms of their Smart Scale applications, their Metropolitan Planning Organization (MPO) was restricted to addressing projects of statewide importance, and it had been challenging to secure funding for this exit. He asked if the traffic impact analysis (TIA) included the improvements at Fontaine Avenue were included, and whether the work on westbound I-64 was included as well.

Kevin McDermott, Deputy Director of Planning, answered that the traffic impact analysis did consider the Fontaine changes, which were analyzed in relation to the closure of the northbound left turn onto westbound I-64. He stated that it was considered and determined there were no additional impacts from that.

Mr. Gallaway asked if this project's improvements were taken into account with VDOT's study.

Mr. McDermott confirmed that yes, VDOT was fully aware of this proposal and was considering it as part of their development of solutions.

Mr. Gallaway asked if they were considering an R-cut coming out of this development.

Mr. McDermott replied that there were no proposed R-cuts. He said that the existing entrance, the Gold Eagle entrance, was being proposed to be modified to include a right turn in and right out, which, in effect, functioned similarly to an R-cut, as they would need to make a right turn to proceed down to the signal and then make the turn.

Mr. Gallaway asked if an R-cut was considered in a previous version of this proposal.

Mr. McDermott confirmed that when the applicant was analyzing their options for connecting the development to Route 29, they looked at R-cuts, Green-T's, and roundabouts. He said that they decided on the standard signalization at the southern entrance.

Mr. Gallaway asked if they were using the improvements here to try and solve some of the existing issues, rather than only improve the subject site.

Mr. McDermott replied that he did not think they necessarily intended to address the broader transportation issues; however, according to the applicant's analysis, their proposed development would not make it worse.

Mr. Gallaway stated that the current issue with Exit 118 had no clear, comprehensive solution, which their VDOT Residency Engineer had publicly stated. He said that he did not want to conflate this project with that existing issue, but when considering improvements to a location, they must ask how these changes were helping the bigger issues along that corridor.

Mr. Barnes said that the biggest issue here was navigating eastbound I-64. He said that the improvements for this particular development were located farther south. He said that the corridor's statewide significance could be acknowledged by considering the principle arterial question and the light being south of the interstate. He said that this was one more signal along a road that aimed to increase throughput. He said that the R-cut had been analyzed as one of the options, and if he recalled correctly, they still needed a signal to facilitate the R-cut's function.

Mr. Gallaway asked if this potential development's additional density may assist a Smart Scale application in terms of scoring.

Mr. McDermott replied yes; it should be beneficial. He said that if there were non-residential uses on the site that they could submit as part of the application, that would improve the score, particularly since it was located so close to that intersection.

Mr. Gallaway stated that regarding the one negative aspect staff had identified with this proposal, he would note that the 54 projected students would be at Red Hill, which was one of their smallest schools. He said that this was a significant increase for such a small school, even if it ended up being less than 54 total. He said that considering the Schools' CIP and outstanding capacity needs, he would like to know how staff analyzed these applications and how they identified ways to address these impacts.

Mr. Langille stated that staff considered anticipated impacts to schools as a major factor when reviewing zoning map amendments. He said that during the review process with staff, they reviewed Long-Range Planning Advisory Committee reports from the School District, examining their projections of how many students a single household was expected to generate within the School District. He said that they calculated this at the elementary, middle, and high school levels and provided the information to the applicant, and unless they were proposing a specific offset, failing to do so would be noted as an unfavorable factor.

Mr. Gallaway opened the public hearing. He asked if the applicant had a presentation.

Ms. Ashley Davies, Riverbend Development stated that her company's goal has been to design a project that aligned with the County's long-term vision for housing opportunities and economic vitality, while providing meaningful community benefits. She stated that this 62-acre mixed use development site, located at the crossroads of Interstate 64 and Route 29, was a strategic location for commercial development and workforce housing. She said that with 56,000 cars passing daily, the site was well-positioned to support local businesses and residents. She said that the Sieg property, or portions thereof, had been part of the designated Development Area since 1971, her company begun land assemblage over 20 years ago, and had been actively involved in the rezoning process for four years.

Ms. Davies stated that directing housing into designated Development Areas was a key strategy for preserving rural land and avoiding sprawl. She said that the residential component of Sieg was consistent with County policy and placed housing in proximity to major employers and existing services. She said that the Samuel Miller District, where Sieg was located, had the largest land area but lowest population density and the least commercial activity of all the Districts in the County.

Ms. Davies said that with primarily single-family housing today, this was an opportunity for thoughtful economic expansion and diversification of the tax base. Growing the tax base helped reduce pressure on existing homeowners and promoted balanced growth in the area. She said that only 7% of the Development Area land remained available for development, and past rezoning efforts had delivered only 58% of the recommended housing in the Comprehensive Plan. This made sites like Sieg critically important.

Ms. Davies said that the proposed development addressed the need for attached housing, apartments, and affordable housing in the Samuel Miller District by introducing approximately 600 new homes within a thoughtfully planned mixed use community. She said that of these, 20% or 120 homes would be affordable, with half at 80% of the area median income and half at 60%. She said that these homes would create opportunities for teachers, healthcare workers, service employees, and first responders to live and belong in the community they serve. She said that a majority of the site would be dedicated to 440,000 square feet of commercial space, including office, industrial, medical, and retail uses.

Ms. Davies stated that she would like to address the primary concern of traffic. She said that as part of the review process, a detailed traffic impact analysis was conducted to ensure responsible development. She said that the study, approved in 2023, concluded that the project would not create significant impacts to the surrounding roadway network. She said that the project included the installation of a new signalized intersection on Route 29, approved by VDOT, which would improve safety and accessibility for the existing distributorship and surrounding traffic movements.

Ms. Davies stated that tractor trailers that serviced existing and proposed commercial and industrial uses would be able to safely access the site. She said that the applicant recognized that today the site was largely auto-oriented, and that was true of many neighborhoods within the County's development areas. She said that the Comprehensive Plan anticipated that these areas would evolve over time through incremental improvements in connectivity, infrastructure, and land use. She said that this project represented a step forward toward that long-term vision.

Ms. Davies said that for example, they could consider someone living at Sieg and commuting a mile and a half to Fontaine Research Park, versus that same person living in the outlying Counties. She said that their provided conceptual plan illustrated how the site integrated housing, commercial, and infrastructure across the property. She said that the existing Virginia Eagle distributorship was located adjacent to this proposed development and had submitted their letter of support. She said that housing, an assisted living facility, and commercial areas were all depicted in this plan. A 10-foot shared-use path would run throughout the community, and a new signalized intersection was indicated.

Ms. Davies said that staff previously mentioned the right-in, right-out access and full access to Teel Lane, which were two goals of the Comprehensive Plan. They also proposed a trailhead parking area for the future Hedgerow Park, a transit stop situated in the heart of the commercial district, and the constructed upgrades to the park-and-ride. In addition to expanding housing options, the project provided meaningful economic benefits to the County. Based on current projections, the development was expected to generate approximately $5.7 million in annual tax revenue once fully built out, supporting essential County services such as schools, public safety, and infrastructure. This revenue would also contribute approximately $11 million in tap fees, helping fund improvements to the County's utility systems without increasing costs to existing residents.

Ms. Davies stated that before a single building was constructed on the site, they would invest over $25 million in developing the site to be pad-ready. The $480 million project was expected to result in 1,000 construction jobs and 1,000 permanent jobs. In addition to the economic benefits, they had made significant environmental improvements, reducing impacts to preserve slopes by 34%, and they had included a biofilter system along the entrance road to improve water quality as it entered Moores Creek. It was essential to note that this site had been previously logged and was currently dominated by invasive species such as kudzu.

Ms. Davies stated that development of the site would provide an opportunity for more intentional environmental stewardship. Over 2,200 acres of public land had been conserved near the Sieg property, including the 340-acre future Hedgerow Park, dedicated to the County in 2015. This largely untouched land was ideal for low-impact trail systems. Broader connectivity, particularly to the regional greenway networks and parks, was an important long-term goal. She said that Sieg was a meaningful first step, providing internal trail networks and initiating connections where feasible, while recognizing that the larger regional connections will require County coordination and investment over time.

Ms. Davies said that the Sieg proposal was a clear opportunity to support responsible growth in a designated Development Area while providing tangible benefits to the community consistent with the Comprehensive Plan. This project expanded meaningful workforce and affordable housing options that did not currently exist in the Samuel Miller District. It strengthened the County's financial position through approximately $5.7 million in annual tax revenue and $11 million in tap fees. She said that the applicant appreciated the Board's time and consideration this evening, and they respectfully ask for their support in approving this proposal.

Mr. Gallaway asked if the Board had any questions for the applicant.

Ms. Mallek asked if the residential portion or the commercial portion of the development would be constructed first.

Ms. Davies said that it was not known at this time. She said that they were in talks with several potential users for the commercial blocks, but they would not be able to confirm anything until after the rezoning was in place and likely not until the site plan review. She said that the residential may be first, but there was potential for the commercial users to be first if they reached agreements quickly.

Ms. Mallek asked if the applicant would limit their removal of trees to only the necessary area of disturbance, so that they could retain as much forest cover as possible on the margins.

Ms. Davies confirmed yes; they would be timbering each area individually.

Ms. Mallek asked what confirmation they had received that determined the trailhead parking was viable.

Ms. Davies replied that when they initially began the rezoning process, they were collaborating with the neighboring Sweetspot property. She said that as a result, there was an area of trail that would need to be incorporated between their site and the Hedgerow site. She said that even so, they had planned to locate the parking in this area. She said that they were confident that the easement would come into effect and would be part of the development of the Sweet Spot property.

Ms. Mallek asked how they would be mitigating any negative impacts to Moores Creek during their construction process. She said that they had a number of steep slopes that would provide significant velocity of runoff.

Scott Collins, Collins Engineering, said that they had a number of storm ponds on the property. He said that the largest one was located below Block 6, which would serve as a stormwater pond. He said that there would be other stormwater ponds throughout the other blocks. He said that another pond was situated above Block 2, which would help manage runoff from day one. He said that this pond would address erosion control first and then stormwater management afterwards. He said that he believed it was worth noting that a bioswale was designed along the entrance road adjacent to Block 1, which was specifically designed to capture and manage runoff from the preserved steep slopes that would otherwise flow directly into Moores Creek.

Mr. Pruitt asked if the 1,000 new jobs mentioned by Ms. Davies would be associated with the maximum development of the commercial portion of the property.

Ms. Davies said that this included the commercial space and the senior living facility. She confirmed that the number of jobs assumed full buildout of those segments of the property.

Ms. LaPisto-Kirtley asked if the applicant had a plan for removing the invasive species from the site.

Ms. Davies confirmed they would probably be spending a lot of time on kudzu management, with complete removal as the goal.

Ms. Duncan asked if there was a way they could guarantee they would be getting 600 units.

Ms. Davies stated that as a homebuilding company, they were committed to building as many homes as possible. She said that they initially had proposed 1,200 homes and since reduced it to 600. She said that this was meant to respect the unresolved traffic issues in this area. She said that they tried to find the right balance of uses on the site to provide the best use without overburdening the surrounding area with traffic. She said that she was confident they would build the 600 units.

Ms. Duncan asked if there was an identified need for the amount of commercial space as proposed in the application.

Ms. Davies said that she believed the location of this site at the intersection of Route 29 and I-64 supported the proposed commercial square footage.

Ms. Duncan said that she understood the public had voiced concerns regarding the potential traffic generated from this proposal. She said that based on the current VDOT data for this section of Route 29, she did not think the applicant's estimated 7,500 trips per day was too burdensome for the road. She said that she believed the road design could handle the traffic, but only if the traffic intersections worked smoothly and were designed correctly. She said that regarding the pipeline study done by VDOT, they had since pulled the study and Smart Scale application, but their initial solution was a signalized intersection at Teel Lane. She asked if the applicant had confirmed that their intersection at the southern end of the property would not negatively impact any future VDOT improvements to the corridor.

Mr. Carl Hultgren, Principal, Gorove Slade, answered that in terms of the proposed traffic signal at the main entrance, it had received the highest level of scrutiny from VDOT. He said that it had been approved by the local office here in Charlottesville, the district office in Culpeper, and required the signature and approval of the state traffic engineer in Richmond. Regarding the spacing from the interchange, the driveway was intentionally located at the southwestern end of the property to maximize the spacing from the interchange. This placement provided flexibility in case VDOT decided to relocate or modify the signal at the interchange in the future.

Ms. Duncan asked, if VDOT were to come back and decide to put a signal at the Teel Lane intersection, whether that would be too close to the southern intersection at this property.

Mr. Hultgren said that while they had not studied this in detail, their signal would be coordinated with the existing signal at the ramp, or if the signal at the ramp was relocated to Teal or somewhere in between, those two signals would be coordinated to minimize the interruption to traffic flow on Route 29. He said that for example, at the Sieg intersection, most of the green time would be allocated to Route 29, both directions. He said that the signal will pause briefly to allow dual left turns to exit Sieg and head north on Route 29, and then Route 29 would receive more green time.

Mr. Hultgren said that in contrast, the eastbound ramp signal was actually the bottleneck on the corridor, as the southbound left turn movement received most of the green time. He said that this meant that the northbound direction would be limited by the signal at the ramp, but not at the signal at Sieg, which would have most of its green time allocated to Route 29.

Ms. Duncan asked if the crosswalk would be located at that southern intersection.

Mr. Hultgren replied yes.

Ms. Duncan said that Teel Lane was where the park-and-ride, the commercial locations, and the housing development would be located. She said that this would be the natural place where people would want to cross, but there would be no intersection with a crosswalk there.

Mr. Hultgren said that the plan was to install the pedestrian crosswalk at the intersection where the signal would be, ensuring a protected pedestrian phase across Route 29. He said that this was to prevent people from crossing Route 29 without a signal, which was not a safe or desirable situation.

Mr. Hultgren said that they were balancing several factors here. He said that in his opinion, the most important thing was to position the signal as far away from the interchange as possible to maximize signal spacing. One potential downside to this was that the pedestrian path may be slightly longer, but the location was chosen after extensive coordination with VDOT. He said that the plan was to provide a pedestrian signalized crosswalk, and it should be safe enough for one to make it across.

Mr. Hultgren said that there was a previous question about whether there would be a pedestrian refuge in the median. He said that while they had not yet reached that level of detail, most signals in this situation had a refuge island in the middle with a button. He said that if someone did not make it all the way across, they could stop in the median, press the button again, and get another protected phase the next time around.

Ms. Duncan said that she would appreciate it if there could be coordination between the applicant and the team at VDOT working on the pipeline study to explore a solution that makes sense, particularly if they were considering relocating the intersection at the interchange.

Mr. Gallaway noted that there was likely no good place to cross Route 29, except for the bridge. He said that he had no questions on transportation, but he would like to know if the applicant had an idea of the mix of multi-family and single-family detached housing in this development.

Ms. Davies said that it was not specifically included in this application, but she would estimate 400 apartments and 200 single-family attached, but there would be no single-family detached units. She noted that the estimated buildout for this entire site would be at least ten years, so they had some time to work with the School District on appropriate solutions to any impacts related to school capacity.

Mr. Gallaway said that their affordable units would likely be occupied by families, which would have a different impact on their schools. He said that when they started analyzing this new data, he believed they would begin to identify nuances like that. He said that regarding the information the applicant presented about the public benefit this project would provide, he assumed this was how they were addressing any potential impacts to the schools.

Ms. Davies confirmed that was correct.

Mr. Gallaway asked if County staff had performed an analysis on the revenues this project would bring in. He said that he would hope that staff's analysis of potential revenues would be included on application scorecards for the Development Area.

Mr. Barnes said that it was something staff needed to work on.

Mr. Gallaway said that he hoped this information would be included in the scorecard when considering the benefits of a project. He said that they should be looking at current and future revenues based on the development. He said that this information would help answer the question of what the site could yield for them.

Mr. Gallaway said that the ongoing annual tax revenue would ultimately assist with provision of local government services, including schools and public safety. He said that they could likely debate whether or not these numbers justified the development, but that was probably best for a future discussion when they did have scorecards and could better judge the balance.

Ms. Davies said that, regarding the impacts to schools, this was primarily an apartment development, so they did not anticipate a large number of children as part of that makeup. She said that with their past proposals, Riverbend had proffered two sites to the County for school use, but they had yet to be utilized. She said that at this point, it was a County-level issue that they all needed to address.

Mr. Gallaway said that the proffered sites were a start, but the County still required additional revenues in order to afford to put facilities on those sites. He said that regarding amenity space in the interior of this site, he would like to know what the applicant was considering for children who were too old for a tot lot. He said that this site was not adjacent to many other recreational places for children aged 8 to 15; they were somewhat landlocked here. He asked what the applicant would consider providing here for that demographic. He said that the internal connectivity would be important in this case. He also asked what commercial entities they envisioned for this site.

Ms. Davies said that currently they were considering large retailers, restaurants, gas stations, office users, and other various organizations. She said that furthermore, she particularly appreciated Mr. Gallaway's commentary on amenities for teenagers, as she lived in a neighborhood that faced a similar issue. She said that they had a few tot lots scattered throughout the area, but there were limited options for teenagers.

Ms. Davies said that in other neighborhood developments, they had incorporated items like workout gear, such as a trail system and exercise equipment, which had been well received. However, it was a challenge to balance the needs of teenagers with liability concerns and staffing requirements. She said that she thought it was a great challenge for them to address. They were also considering this as they worked with the Housing Authority and their residents, particularly in Westhaven and Southwood Phase 2, where there were concerns about accommodating children in a small, compressed space. As she learned more about this, she would be better equipped to contribute to the design process by the time they finalized the site plan. She reiterated that it was definitely something they wanted to solve.

Ms. Mallek asked if their potential business tenants may include research and development (R&D) and flex activities.

Ms. Davies replied yes; they were included in their Code of Development.

Ms. Mallek said that additionally, she agreed with Mr. Gallaway's comments that it was important to provide space for young people in neighborhoods. She noted that a skate park may be a good solution.

Mr. Pruitt noted that the railroad was fairly accessible and close by to the proposed pedestrian path. He asked if the applicant had communicated with Norfolk Southern as part of this process.

Ms. Davies replied no. She said that regarding their shared use path, everything they were proposing would be within the existing VDOT right-of-way, so they had not had any specific conversations with them on that topic.

Mr. Barnes added that the future planning they were considering would aim to stay outside of the railroad right-of-way as well.

Ms. LaPisto-Kirtley said that regarding amenity spaces, she was unsure whether tot lots were worth considering from the outset. She asked if the applicant was considering something like a basketball court or a similar activity space.

Ms. Davies said that she believed they would consider all the typical community spaces such as sport courts. She said that she also liked the idea of a skate park, considering the major success of the City's skate park. She said that they were still in the idea stage.

Mr. Missel asked if the affordability period for their affordable housing units would be 10 years.

Ms. Davies confirmed that it was.

Ms. Duncan asked if the applicant had any idea whether the 1,000 jobs they anticipated would be primarily minimum-wage jobs or higher wages.

Ms. Davies said that it would likely be a wide range, depending on the users.

Mr. Gallaway closed the public hearing and the matter rested with the Board.

Ms. Mallek said that she thought the mix of commercial and residential on this site would work to its benefit, and hopefully the traffic resulting from that mix of uses would be spread throughout the day and not impact commuter hours as much. She said that she looked forward to learning about the specifics of the proposal if it was approved, as there seemed to be great potential to do this well. She acknowledged there were considerable concerns from the public and she had asked questions to resolve those as best as possible. She stated that while she would like to keep the forest in this location, there were no protections for it in any way because it was private property. She said that she saw this as good planning.

Mr. Pruitt said that he would like to start by acknowledging the comments received from several members of the public regarding their preferred use for this parcel. He said that some had suggested it would be more desirable as light industrial, followed by commercial, and then residential, creating an order of preference, primarily driven by the parcel's detached and isolated nature, given the traffic situation.

Mr. Pruitt said that he did not necessarily disagree with the preferences stated by the public, but the Board must select from options presented to them based on the constraints the County implemented. He said that while this may not be his personal ideal use of this parcel, it was a solid use. He said that he knew of a development in Washington, D.C. that was very similar to this parcel, which was fairly isolated in a high-traffic area.

Mr. Pruitt said that it had the same set of problems as this parcel, yet it worked. He said that the traffic issues there were relatively minimal, and he would assume this development would see the same results. He stated that he thought this was probably the best proposal they would see based on the constraints they had implemented.

Ms. LaPisto-Kirtley stated that she agreed that this was likely the best use of this parcel, although she would prefer to see it developed entirely as commercial and industrial. She said that she did not like the idea of pedestrians crossing Route 29, but VDOT and the applicant had developed a plan to allow people to do so. She said that she would be supporting the proposal.

Mr. Missel stated that he was not in support of the application as it was currently proposed. He explained that as a Planning Commissioner, and now as a Supervisor, he had had the opportunity to review this proposal three times. He said that his first review was when the applicant deferred, his second review saw a significantly improved application, but he was in the minority of the Planning Commission who had recommended approval. He said that he appreciated the time and effort that had gone into developing this proposal, and he appreciated the commitment to maximizing development in the Development Areas and the thoughtful approach taken to address internal trip capture for the mixed-use development.

Mr. Missel said that, however, he still could not envision supporting 600 units of residential development on this property. He said that the parcel was largely landlocked, and he believed it was not suitable for residential development at this time. He supported housing, but location was crucial. He said that the transportation at Exit 118 was an unknown risk, and as someone who commuted through this area daily, he had seen near accidents on a regular basis, including yesterday.

Mr. Missel said that without an actionable solution to this issue, he feared that they were not only impacting potential residents but also commuters who came through this area. He said that this was ultimately a responsibility that fell on the County, VDOT, and Rivanna Water and Sewer Authority (RWSA). If they were going to stress development in the Development Areas, they needed to proactively provide infrastructure to handle that.

Mr. Missel said that the key external connection to the Moores Creek greenway was unfunded, physically constrained, and uncertain, making pedestrian connections challenging. In summary, he expressed his gratitude to Riverbend for the years of work and money invested in this proposal, and he acknowledged the goal of expanding the Development Area and increasing affordable housing levels. However, he did not believe residential was an appropriate use for this site. He said that he would support this site as an employment area, which would benefit from the adjacent highway connections.

Ms. Duncan stated that when considering what could be built here by right, she thought a lot of the traffic would be pass-by traffic. She said that contrary to Ms. LaPisto-Kirtley, she would support the development if it was entirely housing. She said that she thought in terms of economic development, this was a great proposal. She stated that her main concern was regarding the entire interchange and coordinating that with VDOT, but she was confident that VDOT would identify a solution for that area and would provide input to that end. She stated that she was in support of the application.

Mr. Gallaway said that normally he would support maximizing density for a development such as this, but based on the location, he thought scaling back the number was a positive. It would also make the commercial more viable to have residential on the site in addition to the traffic from the interstate and Route 29. He stated similarly, while they were not well-connected to the greater Development Area, the commercial would be easily accessible to the residents within the development itself.

Mr. Gallaway stated that he felt the issues of steep slopes and stormwater management had been sufficiently addressed by the applicant. He stated that speaking to Exit 118, VDOT had finally acknowledged the solution would require deeper investment, and this development would help a Smart Scale application. He stated that his biggest concern remained the impact to schools, and he would likely reference this site when they did implement their scorecards for applications and whether project revenues effectively offset impacts.

Mr. Gallaway stated that when they further reviewed their CIP, he would be keeping this project in mind. He stated that Red Hill was an older, smaller school that required improvements, particularly because it was not included in their 2015 bond referendum. He stated that with that being said, he would support this proposal.

Ms. Duncan **moved** that the Board of Supervisors adopt the attached Ordinance to approve ZMA202200002 Sieg Property Rezoning (Attachment D).

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

AYES: Ms. Duncan, Ms. LaPisto-Kirtley, Ms. Mallek, Mr. Gallaway, and Mr. Pruitt.
NAYS: Mr. Missel

_____

ORDINANCE NO. 26-18(3)
ZMA 2022-00002

AN ORDINANCE TO AMEND THE ZONING MAP FOR PARCELS 07500000005300, 07500000005400, 075000000054A0, 07500000005500, 075000000055C0, 07500000005600

WHEREAS, Zoning Map Amendment application ZMA2022-00002 (Sieg Property Rezoning) was submitted to rezone Parcels 07500000005300, 07500000005400, 075000000054A0, 07500000005500, 075000000055C0, and 07500000005600 from R1-Residential and Highway Commercial (HC) to Neighborhood Model District (NMD); and

WHEREAS, on December 16, 2025, after a duly noticed public hearing, the Planning Commission recommended approval of ZMA 2022-00002;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Albemarle, Virginia, that upon consideration of the transmittal summary and staff report prepared for ZMA 2022-00002 and their attachments, the information presented at the public hearings, any written comments received, the material and relevant factors in *Virginia Code* § 15.2-2284 and *County Code* § 18-20A.1, and for the purposes of public necessity, convenience, general welfare, and good zoning practices, the Board hereby approves ZMA 2022-00002 (Sieg Property Rezoning) with the Code of Development prepared by Riverbend Development, last revised November 20, 2025.

_____

The Code of Development prepared by Riverbend Development, last revised November 20, 2025, is on file in the Clerk's Office.

____

Agenda Item No. 20. From the Board: Committee Reports and Matters Not Listed on the Agenda.

Ms. LaPisto-Kirtley reported that she attended an Economic Development Authority meeting yesterday, during which they approved another round of funding for the United Way and Vision Enterprise Grant Program to support small businesses in accessing financing to grow their businesses. She said that they also approved a match for Bellair Farm for a state infrastructure program, which would enable them to invest in a refrigerated truck to expand their meat business, specifically pigs, and deliver fresh fruit to their farmers markets, as well as to the City of Charlottesville.

Ms. Mallek asked if it was an Agriculture and Forestry Industries Development (AFID) grant.

Ms. LaPisto-Kirtley said yes.

Ms. Duncan reported that she attended the Chamber's public policy meeting last Wednesday, where Sam Sanders, the Charlottesville City Manager, presented on the City's efforts to address homelessness. He provided a broad overview of the work being done and also outlined specific initiatives. She said that one aspect that resonated with her was the City's focus on the continuum of care. During his meetings with service providers, Mr. Sanders asked about the effectiveness of their efforts and identified gaps in the system. She said that when notified of these gaps, he communicated directly that those gaps were part of the problem, and he began working on solutions to address these gaps.

Ms. Duncan said that the main thing Mr. Sanders had stressed was that this was not a new problem in their community, nor would it be resolved overnight. She said that he requested that people be patient and allow the process to play out. They needed to allow the Holiday Drive project to develop and financially support it as well as the Salvation Army facility that was raising money. She said that he wanted everyone to know that work was being done to address the situation. She said that it was encouraging and helpful to be informed of all the ongoing work, even if they did not see it immediately.

Mr. Gallaway reported that the Thomas Jefferson Planning District Commission (TJPDC) had a recent meeting, and they were initiating the executive director's evaluation process. He said that they shared the information they had heard in public comment with Chair O'Brien of Fluvanna County, which he believed would be happening tonight.

Mr. Gallaway said that he also attended his first Albemarle Charlottesville Regional Jail (ACRJ) meeting, where they reviewed the proposed budget. He said that although he was still getting up to speed on their budgeting process, it was well done. He said that they did provide a project update on the jail renovations, which seemed to be proceeding as expected.

Agenda Item No. 21. Adjourn to April 1, 2026, 1:00 p.m., Lane Auditorium.

At 9:23 p.m., the Board adjourned its meeting to April 1, 2026, at 1:00 p.m., Lane Auditorium.

____
Chair

Approved by Board
Date: 07/15/2026 Initials: CKB