A regular meeting of the Board of Supervisors of Albemarle County, Virginia was held on April 15, 2026, at 2:00 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 2:07 p.m. by the Chair, Mr. Ned Gallaway.

Mr. Gallaway introduced the following Albemarle County Police Department officers present: Officer Trent Cole and Officer Dylan Shifflett.

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

Agenda Item No. 4. Adoption of Final Agenda.

Ms. Mallek requested that they add a discussion regarding support of a Virginia bottle bill under Item #18, Matters from the Board.

Ms. Mallek **moved** to adopt the final agenda as amended.

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.

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

Mr. Pruitt reminded everyone that this was now the final week of early voting for the constitutional amendment in Virginia. He said that as it was the final week, early voting would continue through Saturday, April 18. He said that on election day, Tuesday, April 21, they could vote at their respective precincts from 6:00 a.m. to 7:00 p.m. He said that if they were voting early in person, they could do so at the County Office Building located on 5th Street.

Ms. Mallek asked everyone to please check the dates on the Rivanna Solid Waste Authority (RSWA) website for all the details about the amnesty days for hazardous household waste (HHW), other bulk items and appliances. She said that they could participate in a swift and efficient drop-off process at the Ivy Recycling Center on weekends throughout April. She said that on April 25, the County will also host Drug Take Back Day, with details available on their website. She stated that the Soil and Water Conservation District represented Albemarle and their surrounding jurisdictions, and they had state and federal funding for conservation projects, which was called ACAP in Albemarle.

Ms. Mallek reported that also this week, Emily Pelliccia, Deputy Chief with Albemarle County Fire Rescue, gave a fantastic presentation to the Earlysville Area Residents League on fire protection and prevention; Ms. Mallek encouraged community members to contact Deputy Chief Pelliccia to request this presentation for Community Advisory Committee meetings and other neighborhood meetings. Ms. Mallek also encouraged community members to register with CUA 911 to receive community emergency notifications. Ms. Mallek said that Community Connect, another initiative from the Fire Department, allowed people to supply extra information about their location on the communitycollect.io website. This allowed first responders to have extra details about their property, its residents, and any other outbuildings that may be particularly valuable or historic. She said that it was important for first responders to have detailed information to provide the best possible service and ensure their own safety.

Ms. Mallek expressed her gratitude to their conservation partners. The White Hall District now had over 1,200 new acres of conservation easements, both adjacent to the Shenandoah National Park and containing the headwaters of their water supply system for the South Fork Rivanna Reservoir, which provides 10 million gallons of drinking water daily for the urban area. She said that she was deeply grateful to the families who had made this commitment, including one family with over 200 members who placed their great-grandmother’s property under an easement. She said that this dedication to the well-being of their community was truly commendable, and she appreciated it greatly.

Ms. Mallek announced that the Dogwood Memorial Rededication was scheduled for Friday, April 17 at 11:00 a.m. She said that the gate by the skate park would be open, allowing drivers to enter around the high ground and park uphill from the memorial. She said that this event was a rededication, honoring a story about one of the fallen who were remembered there. She said that it was a significant occasion for families and grandchildren to be present.

Mr. Gallaway reported that today's meeting began a bit later than usual because the Board had joined the founders of AgroSpheres, Ameer Shakeel and Payam Pourtaheri, at a ribbon-cutting ceremony for their new manufacturing facility at the Comdial Building, where they were also joined by Governor Spanberger, the Secretary of Agriculture and Forestry, Katie Frazier, and the Secretary of Commerce and Trade, Carrie Chenery. He said that it was a pleasure having them visit Albemarle and to see AgroSpheres, which started at the University of Virginia, choose to stay here and grow their business locally.

Mr. Gallaway reported that he had attended the wreath-laying ceremony on Sunday to celebrate the 283rd birthday of Thomas Jefferson at the grave site at Monticello. He said that he had not attended this event before, and it was lovely. He said that the afternoon was beautiful, and the Mayor of Charlottesville was in attendance along with many other organizations present, including some debate organizations that honored Mr. Jefferson.

Mr. Gallaway noted that during the remarks, it was mentioned that Thomas Jefferson did not want people to know his birthday, and he was surprised to learn that they were celebrating something that he did not want people to. He said that regardless, the presidential wreath would remain on display and he was thrilled to be a part of that ceremony.

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Agenda Item No. 6. Proclamations and Recognitions.

Item No. 6.a. Proclamation Recognizing May as Older Americans' Month.

Mr. Missel **moved** to adopt the proclamation recognizing May as Older Americans' Month as he read it aloud.

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.

Proclamation Recognizing May as Older Americans' Month

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

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

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

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

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

NOW, THEREFORE, BE IT PROCLAIMED that we, the Albemarle County Board of Supervisors, urge every resident to Champion Your Health, this year's theme, and transform how we talk about and perceive aging, by taking proactive action to enhance one's ability to age in place. We encourage everyone to take an active role in managing their own health, advocating for themselves, accessing preventive care, and making informed decisions that support independence; and

BE IT FURTHER PROCLAIMED that we, the Albemarle County Board of Supervisors, hereby proclaim May 2026 to be Older Americans Month.

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Ms. Christina Evans, CEO of the Jefferson Area Board for Aging (JABA), expressed her gratitude to the Board for their generous support of Jefferson Area Board for Aging (JABA), not just the organization, but particularly the most vulnerable residents in the Albemarle community. She said that some of their programs and services, such as nutrition, were truly life-sustaining. She said that they were placing a strong emphasis on championing health, as it was a key focus moving forward. She said that as everyone was aware, costs were increasing, including food costs, so this was one of the programs they were prioritizing. She said that they invited the Board to attend their Embrace event every April 24, which told the story of caregivers and highlighted the importance of this issue.

Ms. LaPisto-Kirtley stated that they all were glad to support JABA, especially with the many senior living facilities in their County. She said that JABA did a great job in enhancing their wonderful quality of life in Albemarle.

Mr. Missel thanked Ms. Evans for the opportunity to work with her. He said that JABA was instrumental in helping his mother-in-law through some difficult times and was a great support to his family. He said that this was a meaningful proclamation for him as well as JABA.

Mr. Pruitt thanked Ms. Evans for all the work she and JABA did for their community. He said that their County was one of the best places in the country to grow old in, and that was in no small part due to JABA's work. He stated that he hoped to work with JABA in the future when his father relocated to Albemarle.

Ms. Duncan thanked Ms. Evans for all the important work that JABA did. She stated that knowing that organizations like JABA existed in their community was reassuring for people with older family members.

Ms. Mallek acknowledged the years that JABA sponsored programs at Mountainside and Crozet. She said that they had been involved with the nutrition program and providing beef to people in need. She said that it was the intergenerational aspects, such as the preschool and elder contacts, that truly left a lasting legacy. She said that the fact that the Senior Center and JABA collaborated on a senior program that other Counties spent millions to establish as a separate department was impressive. She said that by leveraging outside funding and utilizing volunteers, they were saving taxpayers a significant amount of money while providing a wide range of services. She said that she was truly grateful for JABA's efforts.

Mr. Gallaway said that he concurred with his colleagues' remarks, and he was proud to claim JABA as part of the district he represented. He said that they had a very positive culture and environment in their organization, and he thanked them for that. He said that he appreciated their efforts with Champion Your Health, which was an interesting initiative. He said that they would all continue to get older and older, and it was important to note that present decisions about one's health would dictate the kind of living they would be able to handle as they grew older. He thanked Ms. Evans for being with the Board today.

Ms. Evans encouraged the Board members to reach out to her at any point in time to schedule a tour of JABA.

Mr. Gallaway asked if JABA assisted with filing tax returns.

Ms. Evans replied that they did not currently offer that service, but they were exploring the possibility of expanding their offerings to address challenges that arose, particularly with recent changes to federal tax returns. She said that this process was complex, so they were considering expanding their services to better meet those needs of their clients.

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.

Ms. Gryphon Byrne, Samuel Miller District, said that she was a Monticello High School senior and was here to ask for the Board's support of a statewide bottle deposit bill in 2027. As part of her college-level government class, her citizen action project focused on a community-based issue that held personal importance and create a solution for it. She said that the bottle deposit bill was a key aspect of this project, as it addressed a pressing concern that affected their environment and public health. She said that growing up, she spent countless hours kayaking on the James River with her father and siblings.

Ms. Byrne said that during these trips, they would collect litter, including bottles and cans, from the water, islands, and public put-ins. She said that this experience had given her a deep appreciation for the impact of plastic pollution on their ecosystem. She said that microplastics from bottles can remain in the air and water, posing a significant threat to both human health and wildlife.

Ms. Byrne said that a bottle deposit bill would be a crucial step in protecting their natural ecosystems, including the James and Rivanna rivers, which served as sources of drinking water for those living downstream. She said that by reducing this pollution, they can preserve the beauty of the outdoors and protect human health. She said that the Cultural Resources Chapter of their Comprehensive Plan clearly states the County's commitment to preserving Albemarle's scenic views, landscapes, and waterways.

Ms. Byrne said that supporting a statewide bottle deposit bill would align with this objective by keeping litter out of their rivers and streams. She said that the bill would create incentives for citizens to pick up and return single-use bottles, and it would also promote easy access to recycling in public spaces that did not currently exist.

Ms. Quinn Abdella, Scottsville District, said that she was a senior at Monticello High School. She said that the bottle bill was important to her because, as a child, she began to notice that winters were slightly warmer, springs were wetter, and summers were more brutal. She said that at the time, she did not understand why, but now that she was older and had acquired more knowledge, she had come to realize how drastic these small changes could be.

Ms. Abdella stated that she worried about the future, but most importantly, she worried about the future generations who would be dealing with the consequences. She said that she was concerned about the people who did not yet exist, including her children, their children, and the families of her peers. She said that the bottle bill would be a step towards battling climate change by reducing the amount of virgin plastic they produced.

Ms. Abdella said that according to the Bottle Bill Resource Guide, beverage containers accounted for approximately 20% of greenhouse gas emissions. She said that this was largely due to the production of virgin plastic. Furthermore, aluminum made from recycled materials was less energy-intensive to produce than making virgin aluminum. The International Aluminum website stated that the energy consumption for virgin aluminum was approximately 186 gigajoules per ton, whereas recycled aluminum required only 8.3 gigajoules per ton, representing a 95.5% energy savings. This significant gap would lead to substantial reductions in their levels of greenhouse gas emissions.

Ms. Abdella said that a bottle bill would incentivize the recycling of these materials, rather than discarding them. One of the main goals in the Climate Action Plan under sustainable materials management was to divert recyclable materials and put them to good use. The Environmental Stewardship Chapter of the recently updated Comprehensive Plan also called for increasing recycling rates. She said that through a bottle bill, the goals outlined in these documents could be achieved. She said that she sincerely hoped that the Board would voice their support for a state-level bottle deposit bill in 2027.

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Mr. Phil Riese, Rivanna District, said that he assumed they were about to enter a closed session to discuss negotiations with AstraZeneca regarding their potential project in Albemarle. He said that the Board and the County government had both done a great job in moving quickly on this AstraZeneca opportunity. He said that the bipartisan cooperation from Democrats and Republicans at the local, state, and federal levels had been impressive, and it was a big reason this project was possible.

Mr. Riese said that he believed this was an excellent example of Democrats and Republicans working together for the benefit of their community. He said that this was a phenomenal deal for Albemarle County. He recalled Mr. Richardson stating a few months ago that this was a godsend and that they needed another one to follow; he agreed with that. However, as great as this deal was, they were also charged with being good stewards of taxpayer dollars. From a taxpayer perspective, this was a difficult pill to swallow.

Mr. Riese said that so far, this Board had authorized giving AstraZeneca free land that County taxpayers had paid tens of millions of dollars for. They had also authorized up to $95 million in financial incentives to AstraZeneca and another $10 million to extend Boulders Road. He stated that he was not opposed to providing incentives, but this was a lot to ask from taxpayers. He noted that AstraZeneca was the largest company in the U.K. and was worth over $300 billion.

Mr. Riese said that just last week, the Governor had signed a law giving AstraZeneca $191 million in grants, but that law clearly stated they must build their facilities in Albemarle. He said the reason he brought this up was because the Albemarle County government was negotiating from a position of strength, and they should be using that advantage. AstraZeneca had not chosen Albemarle because of the possibility of $100 million in tax incentives; they had chosen Albemarle because of the proximity to University of Virginia (UVA), the Manning Institute of Biotechnology, and the talent pipeline.

Mr. Riese said that it was not a coincidence that the leader of the Manning Institute was a former vice president of AstraZeneca. AstraZeneca wanted to be here, and they wanted them there. But just like they were negotiating hard for their shareholders, he urged the Board to negotiate just as hard for the taxpayers of this County. He said that this was a great deal for Albemarle but make sure they got the best deal possible.

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Mr. Gary Grant, Rio District, said that he had a few items to share today, without a specific priority order. He commended the Board for refusing to disclose how the County would protect its citizens to those who liked to stereotype men based on their sex, race, and age, and demanded the County's security plans. He said that he was grateful to the County staff who made the four out of six budget town halls he attended worthwhile this budget season.

Mr. Grant said that it was good to know that Chairman Gallaway viewed affordable housing as a public safety issue. He said that he was wondering now if Mr. Gallaway would seek Board consensus to appoint the Police Chief to oversee housing. He said that despite a future vote by Supervisors Pruitt, Duncan, Gallaway, and Missel to raise taxes on cars to fund housing, there were real estate owners in the County who did not believe they should be forced to contribute to the impact of other people's housing.

Mr. Grant said that he thanked Supervisor LaPisto-Kirtley and maybe also Supervisor Mallek for their positions on how and how quickly to raise money for other people's housing. He said that government did not make investments or contributions; it raised money through reassessment, taxes, and fees; it dealt in revenues and expenditures. He said that as much as he respected the expertise of the Board's $6,120 per week County Executive, without adding the value of his benefits and car allowance, he still did not seem to understand that activity was not achievement.

Mr. Grant recommended sticking to measurable data, as in the excellent Strategic Plan Execution Analysis & Report (SPEAR). He said that to the Board and to the County Attorney, he had a question: could he sit on the Route 29 Stonefield Overpass sidewalk in a way that blocked other pedestrians and distracted drivers below with a sign he attached to the fence that said, Vote No on April 21st? He said that finally, he had an economic development bet for the additional three or four million dollars the Board may possibly spend on leveraged Albemarle County government land next to AstraZeneca. He suggested gambling it on a casino that Fairfax did not want, as it was a long way to Charlestown and Bristol.

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

Item No. 8.1. Approval of Minutes: January 14, January 21 and February 4, 2026.

Mr. Missel had read the minutes of January 14, 2026, and found them to be in order.

Mr. Gallaway had read the minutes of January 21, 2026, and found them to be in order.

Ms. LaPisto-Kirtley had read the minutes of February 4, 2026, and found them to be in order.

By the above-recorded vote, the Board approved the minutes of January 21 and February 4, 2026.

Item No. 8.2. Authorization to Participate in the Six Remnant Defendants National Opioid Settlement.

The Executive Summary forwarded to the Board states that Albemarle County has received a Notice of New National Opioid Settlement and Upcoming Action Needed to Participate, advising that the County is an eligible Entity under a newly reached national settlement with the following distributors/dispenser defendants: Associated Pharmacies, Inc. (and American Associated Pharmacies), J M Smith Corporation, Louisiana Wholesale Drug Company, Inc., Morris and Dickson Co., North Carolina Mutual Wholesale Drug Company, Inc., and United Natural Foods, Inc., including subsidiaries SuperValu and Advantage Logistics. The Notice confirms the County's eligibility to participate irrespective of prior opioid settlement participation.

The Settlement Overview (Attachment A) states that the combined settlement will provide $97,625,000.00 nationwide for opioid abatement, with Participating localities receiving a direct one-time allocation. Funds must be used for Core Strategies and Approved Uses set forth in the List of Opioid Remediation Uses (Attachment B). The settlement includes no state-level allocation, directing all funds solely to participating subdivisions.

To participate, the County must affirmatively opt in by executing and submitting the Combined Subdivision Participation and Release Form. The deadline for submission is Monday, May 4, 2026. If the settlement is finalized, participating entities will then enter payment and contact information through an online portal administered by the settlement administrator.

Staff recommends participation because the settlement provides additional opioid abatement funding without affecting existing claims or previous settlements.

Albemarle County's allocation will be determined by the settlement's pro-rata distribution model. All funds received must be used for approved opioid abatement strategies and will provide dedicated resources without requiring new local funding.

Staff recommends that the Board adopt the Resolution Authorizing Participation in the Six Remnant Defendants National Opioid Settlement (Attachment C) and authorize the County Attorney, County Executive, or their designee to execute all required documents and take necessary actions to effectuate participation.

By the above-recorded vote, the Board adopted the Resolution Authorizing Participation in the Six Remnant Defendants National Opioid Settlement (Attachment C) and authorize the County Attorney, County Executive, or their designee to execute all required documents and take necessary actions to effectuate participation:

**RESOLUTION AUTHORIZING PARTICIPATION
IN THE SIX REMNANT DEFENDANTS NATIONAL OPIOID SETTLEMENT**

WHEREAS, Albemarle County is an Eligible Entity under the proposed national opioid settlement with six regional distributor/dispenser defendants, collectively referenced as the “Six Remnant Defendants,” namely: Associated Pharmacies, Inc. (and American Associated Pharmacies), J M Smith Corporation, Louisiana Wholesale Drug Company, Inc., Morris and Dickson Co., North Carolina Mutual Wholesale Drug Company, Inc., and United Natural Foods, Inc., including its subsidiaries SuperValu and Advantage Logistics; and

WHEREAS, the Notice and Claims Administrator has issued a formal Notice of New National Opioid Settlement and Upcoming Action Needed to Participate, stating that Albemarle County is entitled to participate and must “opt in” by executing and returning the required Combined Subdivision Participation and Release Form; and

WHEREAS, according to the Settlement Overview, the proposed settlement would provide a combined $97,625,000.00 payment from the Six Remnant Defendants for purposes of abating the opioid epidemic, with direct one-time settlement payments made to participating Eligible Entities, and funds required to be used for Core Strategies and Approved Uses as set forth in the List of Opioid Remediation Uses; and

WHEREAS, the allocation calculation for participating entities will follow the national Denver model (as adjusted to remove state-level allocations), resulting in a national pro-rata percentage for Eligible Entities as described in Exhibit E of the Settlement Agreement; and

WHEREAS, participation requires affirmative action by the County through execution and timely return of the Combined Subdivision Participation and Release Form, which must be submitted no later than Monday, May 4, 2026; and

WHEREAS, the Board of Supervisors finds it to be in the best interests of Albemarle County and its residents to participate in this national settlement in order to further support opioid abatement efforts within the County.

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby authorizes Albemarle County to participate in the Six Remnant Defendants National Opioid Settlement;

BE IT FURTHER RESOLVED that the Board of Supervisors authorizes the County Attorney, or the County Executive or their designee, to execute the Combined Subdivision Participation and Release Form, together with any other documents necessary for participation in the settlement, and to submit such documents via DocuSign or the Rubris Platform Portal as required;

BE IT FURTHER RESOLVED that the County Attorney, County Executive, or their designee is authorized to take all actions reasonably necessary to implement this resolution and secure settlement funds, including entering payment and contact information into the settlement portal upon implementation.

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Item No. 8.3. License Agreement for Additional Northside Library Parking.

The Executive Summary forwarded to the Board states that the Northside Branch Library of the Jefferson-Madison Regional Library (J-MRL) opened on March 15, 2015. Co-located in the building are the County’s warehouse and the Albemarle County Public Schools’ (ACPS) English as a Second or Other Language (ESOL) program and training room.

From the opening of the Northside Library, the amount of patron parking has been an issue. Site constraints limit the number of parking spaces on the premises to 80. To help mitigate the issue, the County entered into a license agreement with The Daily Progress on May 1, 2017, to use 21 parking spaces at 685 Rio Road West. The agreement with The Daily Progress expired on April 30, 2020. The County entered into another license agreement at that time with RRP Investments LLC, which had purchased the Daily Progress property. The current license agreement expires on April 30, 2026.

RRP Investments LLC has proposed a new parking agreement, provided as Attachment A. The initial term of the proposed new agreement would commence May 1, 2026 and end April 30, 2027, with options to renew for two additional one-year terms.

The rent for the first term of the agreement would be $22,680. This cost would be shared equally between the County, the ACPS, and J-MRL. Funding for the remainder of FY 26 is already included in their respective budgets. Funding for FY 27 is incorporated in the proposed FY 27 budget.

Staff recommends that the Board adopt the attached resolution (Attachment B) authorizing the County Executive to execute a new parking agreement on behalf of the County once it has been approved as to substance and form by the County Attorney.

By the above-recorded vote, the Board adopted the attached resolution (Attachment B) authorizing the County Executive to execute a new parking agreement on behalf of the County once it has been approved as to substance and form by the County Attorney:

RESOLUTION TO APPROVE A PARKING AGREEMENT BETWEEN THE COUNTY AND RRP INVESTMENTS LLC

WHEREAS, from the opening of the Northside Branch Library of the Jefferson-Madison Regional Library, patron parking has been an issue;

WHEREAS, the County first entered into a license agreement on May 1, 2017 to use 21 parking spaces on an adjacent site at 685 Rio Road West; and

WHEREAS, after the initial agreement expired on April 30, 2020, the County entered into two subsequent agreements with RRP Investments LLC, the successor owner of the adjacent site; and

WHEREAS, the County's current agreement with RRP Investments, LLC expires on April 30, 2026; and

WHEREAS, RRP Investments LLC has proposed a new parking agreement that would commence on May 1, 2026 and end on April 30, 2027, with options to renew for two additional one-year terms;

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Albemarle County, Virginia hereby approves entering into a new agreement with RRP Investments LLC for additional parking adjacent to the Northside Branch Library, and authorizes the County Executive to execute the agreement on behalf of the County once it has been approved as to form and substance by the County Attorney.

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PARKING AGREEMENT

THIS PARKING AGREEMENT (this "Agreement") is made effective as of the 1st day of May 2026 (the "Effective Date"), by and between RRP Investments LLC ("Licensor") and the County of Albemarle, Virginia, a political subdivision of the Commonwealth of Virginia ("Licensee"). For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **PRIMARY TERM.** The initial term of this Agreement shall commence on the Effective Date and continue for one (1) year (the "Initial Term"), unless earlier terminated in accordance with the terms of this Agreement. Subject to the fee increases set forth in Section 4 below, Licensee shall have two (2) options of one (1) year each to extend the Initial Term of this Agreement (the "First Option Term" and "Second Option Term", respectively, and together with the Initial Term, the "Term") upon providing a minimum of sixty (60) days' written notice to Licensor prior to the expiration of the Initial Term or First Option Term as may be applicable; provided that at the time of exercise of each option: (i) this Agreement has been not previously cancelled or terminated by either party as provided for in this Agreement, by operation or law or otherwise; and (ii) Licensee is not in default at the time of Licensee's exercise of the option. In addition to any other termination rights set forth in this Agreement, Licensor may terminate this Agreement upon at least Sixty (60) days' prior written notice to Licensee at any time with or without cause.

2. **PARKING STALLS.** Subject to the terms and conditions hereof, Licensor hereby grants Licensee a license to use the twenty-one (21) parking stalls outlined in Exhibit A, attached to and incorporated into this Agreement by this reference, (each a "Parking Stall") in the parking lot located at 685 Rio Road West, Charlottesville, VA 22901, as depicted in Exhibit A (the "Parking Lot"), along with access easements to and from (a) Rio Road West and (b) the Licensee's adjacent property. Licensee may use the Parking Stalls solely for the purpose of the parking of vehicles by Licensee's employees. It shall be Licensee's responsibility to mark each Parking Stall with special lines and to install any signs desired by Licensee (provided the same have been approved by Licensor in advance) at Licensee's sole cost and expense to identify the Parking Stalls.

3. **PARKING AGREEMENT.** Each employee of Licensee that Licensee will allow to use a Parking Stall must sign a Parking Agreement substantially in the form attached hereto as Exhibit B, incorporated into this Agreement by this reference, as such form may be modified from time to time by Licensor (the "Parking Agreement") and submit such signed agreement to Licensor. Notwithstanding any other provision of this Agreement, Licensee is not allowed to permit any other person to park in the Parking Lot.

4. **PARKING FEE.** The parking fee to be paid by Licensee to Licensor during the Term of this Agreement is as follows (the "Fee"):

Initial Term: $1,890 per month ($90 per month per Parking Stall)

Option One Term (if exercised): $1,995 per month ($95 per month per Parking Stall)

Option Two Term (if exercised): $2,100 per month ($100 per month per Parking Stall)

Licensee agrees to pay the Fee to Licensor in advance on or before the first day of each month of the Term Licensor and Licensee understands and agrees that if the Effective Date or last day of the Term occurs on a date that is other than the first or last day (as applicable) of a month, the fee for that month shall be prorated on a per diem basis. Fees that are due and payable by Licensee under this Agreement shall be paid to the following address:

RRP Investments LLC
1116 Elliott Avenue,
Charlottesville, VA 22902

or to such other place as Licensor may from time to time designate in writing. All payments due from Licensee hereunder which are not paid when due shall bear interest at a rate equal to one and one half percent (1.5%) per month from the date due until paid (the "Default Rate"). Such interest shall be compounded monthly. All Fees shall be paid by Licensee without notice or demand, and without any set-off, counterclaim, abatement or deduction whatsoever, in lawful money of the United States by bank check or wire transfer of immediately available funds.

5. **PURPOSE.** The Parking Lot shall be used by Licensee solely for purposes of the parking of vehicles by Licensee's employees, in compliance with all applicable laws, ordinances and regulations.

6. **SAFETY REGULATIONS.** Licensee agrees to cause its employees to abide by the following:

a. Drive slowly and use caution.
b. Although pedestrians have the right-of-way, they must be alert to vehicles.
c. Comply with all safety signs.
d. No weapons, concealed or otherwise, including handguns with valid permits, are allowed in the Parking Lot except as permitted by applicable law.
e. No smoking is allowed in the Parking Lot.
f. No cell phone use while driving.

Additional reasonable rules and regulations may be adopted or modified from time to time by Licensor and Licensee hereby agrees to abide by such rules and regulations upon receipt of notice of the same from Licensor.

7. **ASSUMPTION OF RISK.** Licensee and its employees assume all risk and liability associated with any use of the Parking Lot (including but not limited to risk of personal injury, property damage or theft). Licensor, its parent and affiliated companies, shall not have any liability to Licensee or any other party for theft of any vehicle, its contents or other property from the Parking Lot, or damage of any kind or nature to any vehicle, its contents or other property in or on the Parking Lot except as a result of the gross negligence or intentional wrongful acts of Licensor. To the maximum extent permitted by law, Licensee hereby waives on behalf of Licensee, its employees, and any other party using, or parking a vehicle in, the Parking Lot with the permission of Licensee or one of its employees, all claims of any nature which may exist against, or may arise directly or indirectly out of use of the Parking Lot by any such person (the "Claims"), including but not limited to any claims for any personal injury, property damage or theft, or any rights of subrogation or contribution, and covenants not to sue Licensor, its parent or affiliated companies, based on any Claims except those which result from the gross negligence or intentional wrongful acts of Licensor. At no time shall Licensor, or any of its agents, contractors, employees, parent companies, subsidiaries or affiliates, be considered to have possession of or control over any vehicle, its contents or other property in or on the Parking Lot, and shall in no event have any obligation to protect, care for, or insure any such vehicle, its contents or other property. Licensor is not obligated to provide any staffing, security or monitoring of the Parking Lot and if Licensor in its discretion does provide any staffing, security or monitoring of the Parking Lot, Licensor shall not be deemed to have assumed any duties or obligations which are otherwise disclaimed herein or assumed by Licensee under this Agreement and Licensor may terminate or suspend such services at any time in its discretion.

8. **CONDITION.** Licensee has examined the Parking Lot and knows its condition. Licensee hereby accepts the condition of the Parking Lot in its AS-IS, WHERE-IS CONDITION, WITH ALL FAULTS. No representations or warranties have been made by or on behalf of Licensor or relied upon by Licensee as to the condition or repair of the Parking Lot, and no agreements have been made by or on behalf of Licensor or relied upon by Licensee with respect to any alterations, repairs or improvements to be made in or about the Parking Lot. Throughout the term of this Agreement, Licensor shall maintain the Parking Lot in good order and provide snow removal, to allow unimpeded access to and use of the subject Parking Stalls.

9. **SURRENDER OF STALLS.** Licensee agrees that upon termination of the Term, whether by expiration or otherwise, Licensee and its employees will peaceably quit and surrender to Licensor the Parking Stalls licensed for use within the Parking Lot. This Section shall survive the termination or expiration of this Agreement.

10. **INDEMNITY.** To the maximum extent permitted under law, Licensee agrees to protect, indemnify, defend (with counsel reasonably acceptable to Licensor) and hold harmless Licensor and its parents, affiliates and successors, and its officers, directors, shareholders, employees, representatives, agents, contractors, licensees, lessees, guests, invitees, successors and assigns (collectively, the "Indemnified Parties"), from and against any and all losses, costs, damages, liabilities, expenses and/or injuries (including, without limitation, damage to property and/or personal injuries) directly or indirectly suffered or incurred by any of the Indemnified Parties (collectively, "Losses"), and any and all claims, demands, suits and causes of action brought or raised against any of the Indemnified Parties (collectively, "Claims"), directly or indirectly arising out of, resulting from, relating to or in any way connected with: (i) any act or omission of Licensee or its officers, directors, shareholders, employees, representatives, agents, contractors, licensees, lessees, guests, invitees, successors and assigns (collectively, "Licensee Group") at, on or about the Parking Lot, and/or (ii) any breach or violation of this Agreement or any Parking Agreement on the part of Licensee or any of its employees, and notwithstanding anything to the contrary in this Agreement. This indemnification shall include, without limitation, claims made under any workman's compensation law or under any plan for employee's disability and death benefits (including, without limitation, claims and demands that may be asserted by employees, agents, contractors and subcontractors). Nothing herein shall be deemed a waiver of the Licensee's sovereign immunity.

11. **REMOVAL OF VEHICLES.** Licensor, or any contractor designated by Licensor, may require a parker to remove from the Parking Lot any vehicle which leaks fluids or which is in violation of this Agreement or any Parking Agreement, or may remove the vehicle at the parker's cost if the parker fails to timely move the vehicle. This Section shall survive the expiration or other termination or expiration of the Agreement.

12. **DEFAULT.**

A. In the event that any of the following shall occur (each, a "Default"):

(i) Licensee shall at any time fail to make any payment (or any portion thereof) required of Licensee hereunder by the date when due or within 15 days thereafter; or

(ii) Licensee shall breach or violate any of its duties or obligations set forth in this Agreement and such breach or violation continues for more than thirty (30) days after Licensee's receipt of written notice from Licensor of such breach or violation; or

(iii) this Agreement or Licensee's interest therein, or any interest in Licensee, shall be assigned, transferred, mortgaged or pledged, levied on or attempted to be taken by execution, attachment or other process of law, or if any execution or attachment shall be issued against Licensee, or any of Licensee's property in the Parking Lot shall be taken or occupied or attempted to be taken or occupied by someone other than Licensee; or

(iv) A receiver, assignee or trustee shall be appointed for Licensee or Licensee's property or if the Licensee shall file bankruptcy, or if involuntary bankruptcy proceedings shall be filed against Licensee which Licensee fails to cause to be dismissed within sixty (60) days after filing.

then in any of said cases, Licensor may do any or all of the following (all of which remedies shall be cumulative and not exclusive, and all of which remedies shall be in addition to, and not in lieu of, any other rights and remedies to which Licensor may be entitled under this Agreement, at law or in equity):

(a) At its option, at once, with notice to Licensee, terminate this Agreement and at its option, require payment in full of the Fees due up to the date of termination;

(b) Relet the Parking Stalls or any part or parts thereof, either in the name of or for the account of Licensor or Licensee, at fair market value, which term may at Licensor's option extend beyond the balance of the Term of this Agreement. Except to the extent required under applicable law, Licensor shall not be required to accept any new licensee offered by Licensee or to observe any instructions given by the Licensee about such reletting. Licensee shall pay Licensor any deficiency between the Fees to be paid under this Agreement and the net amount of the fees collected on such reletting, for the balance of the Term of this Agreement, as well as any expenses incurred by Licensor in such reletting.

(c) Require that upon any termination of this Agreement, whether by lapse of time, the exercise of any option by Licensor to terminate the same, or in any other manner whatsoever, immediately vacate all Parking Stalls reserved to Licensee in the Parking Lot. If Licensee or its employees fails to do so, Licensor may, with or without process of law, tow any vehicles remaining thereon at Licensee's sole cost and expense without thereby waiving Licensor's rights to Fees or any other rights given Licensor under this Agreement or at law or in equity; and

(d) Enjoin any such breach of this Agreement by Licensee.

B. Any and all rights and remedies which Licensor may have under this Agreement at law or in equity, shall be cumulative and shall not be deemed inconsistent with each other, and any two or more or all of said rights and remedies may be exercised at the same time or at different times and from time to time. The failure of Licensor to enforce rights under this Agreement on one or numerous occasions shall not affect Licensor's ability to enforce that right on any subsequent occasion or occasions.

C. In the event that a Default shall occur and Licensor elects to terminate this Agreement, or upon expiration of this Agreement, Licensee shall not be relieved of its duties or obligations under this Agreement so long as Licensee or any of Licensee's (or its employees') property remains in the Parking Lot. Additionally, any rights and obligations created under or by this Section shall survive termination or expiration of this Agreement.

13. **LIMITATION ON LIABILITY.** It is expressly understood and agreed by Licensee that none of Licensor's covenants, undertakings or agreements contained in this Agreement are made or intended as personal covenants, undertakings or agreements by Licensor or any entity which is affiliated with Licensor, its parent companies or affiliates. Licensee specifically agrees to look solely to Licensor's

interest in the Parking Lot for the recovery of any sums, damages, awards or judgments from Licensor. It is agreed that neither Licensor, nor any entity which is affiliated with Licensor (nor any of their respective parents or subsidiaries, nor any of their respective shareholders, investors, officers, directors or employees) shall be personally liable for any such sums, damages, awards or judgments. This Section will survive termination or expiration of the Agreement. LANDLORD, ITS PARENT OR AFFILIATED COMPANIES SHALL NOT HAVE ANY LIABILITY FOR LOSS OF PROFITS, CONSEQUENTIAL, SPECIAL, INDIRECT, PUNITIVE, EXEMPLARY OR INCIDENTAL DAMAGES EVEN IF IT HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

14. **ASSIGNMENT AND SUBLETTING.** Licensee and its employees shall not, directly or indirectly, assign, mortgage, pledge, encumber, or otherwise transfer this Agreement (or any interest of Licensee herein), whether by operation of law or otherwise, and shall not sublicense or sublet, or permit, or suffer the Parking Lot or any part thereof to be used or occupied by others, without Licensor's prior written consent in each instance, which consent may be granted or denied by Licensor in its sole and absolute discretion. Any assignment, sublease, mortgage, pledge, encumbrance or transfer by Licensee or any of its employees in contravention of the provisions of this Section shall be void. For purposes of this Agreement any transfer, directly, indirectly or by operation of law, of a "controlling" interest in Licensee shall constitute an assignment of this Agreement, and shall be subject to the terms and provisions of this Section. For purposes hereof, a "controlling" interest in Licensee shall mean: (a) the ownership, directly or indirectly, of a majority of the outstanding voting stock or interests of Licensee, or (b) the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of Licensee, whether through the ownership of voting securities or other ownership interests, by statute, or by contract.

15. **LICENSOR'S RIGHT TO TRANSFER.** This Agreement shall not in any manner or to any extent limit or restrict the right of Licensor to use or dispose of the Parking Lot as Licensor may in its discretion desire. Licensor shall have the right, without consent from Licensee, to assign this Agreement to any person or entity who succeeds (directly, indirectly or by operation of law) to any of Licensor's right, title or interest in or to the Parking Lot.

16. **HOLDING OVER.** Licensee shall have no right to remain in possession of all or any part of the Parking Lot after the expiration of the Term. In the event that Licensee or any of its employees remains in possession of all or any part of the Parking Lot after the expiration or earlier termination of the Term with Licensor 's consent such tenancy shall be deemed to be a periodic tenancy from month-to-month only, and such tenancy shall not constitute a renewal or extension of this Agreement for any further term; and such tenancy may be terminated by Licensor at any time. Any such month-to-month tenancy shall be subject to every other term, condition, and covenant contained in this Agreement.

17. **MISCELLANEOUS.**

A. Notices. Whenever notice is required to be given pursuant to this Agreement, the same shall be in writing, and either personally delivered, sent by a nationally recognized overnight delivery service, postage prepaid, or sent via United States certified mail, return receipt requested, postage prepaid, and addressed to the parties at their respective addresses set forth below, or sent by email to the email address set forth below, provided there is reply confirmation that the email has been received:

If to Licensor:

RRP Investments LLC
1116 Elliott Avenue
Charlottesville, VA 22902
Attn: Manager

If to Licensee:

County of Albemarle
401 McIntire Road
Charlottesville, VA 22901
Attn: County Executive

or at such other addresses as any party, by written notice in the manner specified above to the other party hereto, may designate from time to time. Unless otherwise specified to the contrary in this Agreement, all notices shall be deemed to have been given upon receipt (or refusal of receipt) thereof.

B. Waiver of Jury Trial. Licensor and Licensee, by this Section, waive trial by jury in any action, proceeding, or counterclaim brought by either of the parties to this Agreement against the other on any matters whatsoever arising out of or in any way connected with this Agreement, the relationship of Licensor and Licensee, Licensee's use or occupancy of the Parking Lot, or any other claims, and any emergency statutory or any other statutory remedy.

C. Captions. The section headings appearing in this Agreement are for convenience of reference only and are not intended, to any extent and for any purpose, to limit or define the text of any section or any subsection hereof.

D. Binding Effect. The covenants, conditions, and agreements contained in this Agreement will bind and inure to the benefit of Licensor and Licensee and their respective heirs, distributees, executors, administrators, successors and permitted assigns. In the event that Licensee is comprised of more than one individual or entity, the obligations of such individuals or entities under this Agreement shall be joint and several.

E. Entire Agreement. This Agreement, the exhibits and addenda, if any, contain the entire agreement between Licensor and Licensee regarding the subject matter hereof, and fully supersede all prior written or oral agreements and understandings between the parties pertaining to such subject matter. No promises or representations, except as contained in this Agreement, have been made to Licensee respecting the condition or the manner of operating the Parking Lot.

F. Further Assurances. Each party agrees that it will execute and deliver such other documents and take such other action as may be reasonably requested by the other party to effectuate the purposes and intention of this Agreement.

G. No Waiver. The failure of either party to enforce at any time any provision of this Agreement shall not be construed to be a waiver of such provision, nor in any way to affect the validity of this Agreement or any part hereof or the right of such party thereafter to enforce each and every such provision. No waiver of any breach of this Agreement shall be held to constitute a waiver of any other or subsequent breach.

H. No Third Party Beneficiaries. Licensor and Licensee agree and acknowledge that, except as expressly set forth herein with respect to Indemnified Parties, there are no intended third party beneficiaries of this Agreement nor any of the rights and privileges conferred herein.

I. Governing Law; Venue. The terms and provisions of this Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia. With respect to any suit, action or proceeding relating to this Agreement (each a "Proceeding"), the parties hereto each irrevocably: (a) agree that any such Proceeding shall be commenced, brought, tried, litigated and consummated in the state or federal courts for Albemarle County , Virginia, (b) submit to the exclusive jurisdiction of such courts, and (c) waive any objection which they may have at any time to the laying of venue of any Proceeding brought in any such court, waive any claim that any Proceeding brought in any such court has been brought in an inconvenient forum, and further waive the right to object, with respect to such Proceeding, that any such court does not have jurisdiction over such party.

J. Counterparts. This Agreement may be executed by the parties in counterparts. Each such counterpart shall be deemed an original and all such counterparts, taken together, shall constitute one and the same agreement.

K. Subordinate. This Agreement, and all of Licensee's rights and interests hereunder, are subject and subordinate to any and all recorded and unrecorded easements, licenses, leases and permits, and all other matters (whether recorded or unrecorded) affecting the Parking Lot (or title thereto) dated prior to the date of this Agreement.

L. Severability. If any term, provision or condition in this Agreement shall, to any extent, be invalid or unenforceable, the remainder of this Agreement (or the application of such term, provision or condition to persons or circumstances other than in respect of which it is invalid or unenforceable) shall not be affected thereby, and each term, provision and condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

M. Time of the Essence. Time is of the essence of this Agreement, and each and every term and provision hereof.

N. No Partnership. None of the terms or provisions of this Agreement shall be deemed to create a partnership between or among the parties hereto in their respective businesses or otherwise, nor shall any of the terms or provisions of this Agreement cause them to be considered joint venturers or members of any joint enterprise.

O. No Oral Change. This Agreement cannot be changed orally or by course of conduct, and no executory agreement, oral agreement or course of conduct shall be effective to waive, change, modify or discharge it in whole or in part unless the same is in writing and is signed by the party against whom enforcement of any waiver, change, modification or discharge is sought.

P. Licensee's Authority. Licensee represents and warrants that it has full right, power and authority to execute and deliver this Agreement, and to perform each and all of its duties and obligations hereunder.

Q. Negotiated. The parties acknowledge that the parties and their counsel have reviewed and revised this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any exhibits or amendments hereto.

R. Brokers. Licensee represents and warrants to Licensor that Licensee has dealt with no broker, finder or similar person or entity in connection with this Agreement, or Licensee's use or occupancy of any stalls in the Parking Lot. To the extent permitted under law, Licensee agrees to indemnify, defend (with counsel acceptable to Licensor) and hold Licensor harmless from and against any and all Claims and Losses brought against, sustained or incurred by Licensor by reason of Licensee's breach of the foregoing representation and warranty.

[The Remainder of This Page Intentionally Left Blank; Signature Page Follows.]

IN WITNESS WHEREOF, Licensor and Licensee have executed this Agreement on the date first written above.

Licensor:

RRP Investments LLC

By: ____________________

Its: **Owner**

Licensee:

County of Albemarle, Virginia

By: ____________________

Its: COUNTY EXECUTIVE

EXHIBIT A

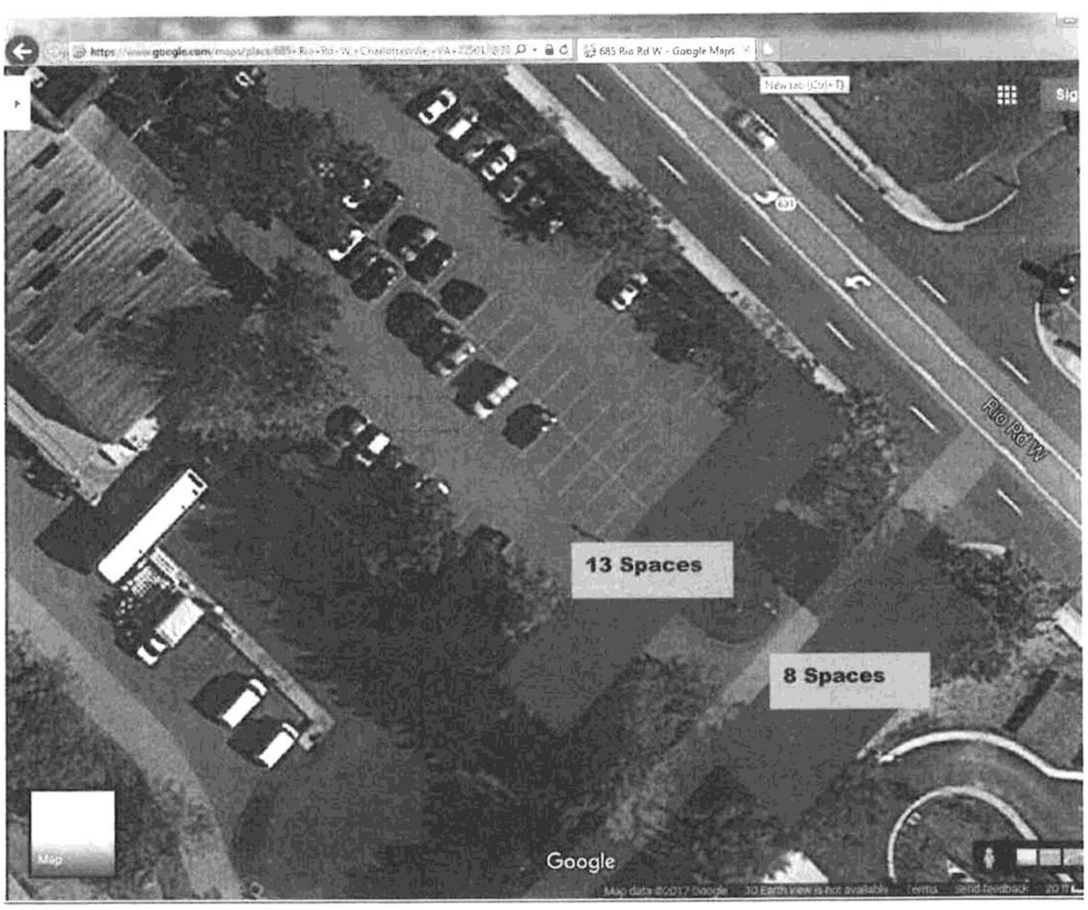

EXHIBIT B

PARKING AGREEMENT

This agreement made this ____ day of __________, 20__ between RRP Investments LLC (hereinafter referred to as "RRP") and ______________________ (hereinafter referred to as "Parker").

RRP hereby grants Parker the right to park in a parking space designated by RRP (the "Parking Space") in the parking lot located at 685 Rio Road West, Charlottesville, VA (the "Parking Lot"). Parker expressly understands and agrees that (i) the use of the Parking Space will be solely at Parker's risk; (ii) RRP will have no agent or attendant at the Parking Lot to safeguard Parker's automobile or its contents from the theft or damage of any kind; and (iii) RRP shall not be liable for any injury to Parker or any loss or damage to Parker's automobile, the parts or contents thereof from any cause whatsoever.

RRP shall not be liable for any incidental or consequential damages. PARKER HEREBY RELEASES RRP, ITS PARENT COMPANIES AND ITS AFFILIATES, AND THE OFFICERS, DIRECTORS AND EMPLOYEES OF RRP, ITS PARENT COMPANIES AND ITS AFFILIATES, FROM ANY AND ALL LIABILITY, CLAIMS, DEMANDS, ACTIONS, AND CAUSES OF ACTION, WHATSOEVER, ARISING OUT OF OR RELATED TO ANY LOSS, PROPERTY DAMAGE, PHYSICAL INJURY OR DEATH THAT MAY BE SUSTAINED BY PARKER WHILE, IN, ON OR AROUND THE PARKING DECK. THIS RELEASE SHALL BE BINDING UPON PARKER'S RELATIVES, SPOUSE, HEIRS, NEXT OF KIN, EXECUTORS, ADMINISTRATORS, AND ANY OTHER INTERESTED PARTIES.

The Parker may not transfer, trade or assign the Parking Space to any other person. Parker shall not park in any reserved stall which has not been assigned to the Parker. Unless earlier terminated by RRP as provided in this Agreement, the license to park hereby created can be terminated by either party giving not less than fifteen (15) days' notice of such termination.

Parker agrees to abide by the rules and regulations with respect to the Parking Lot established by RRP from time to time, including without limitation the following safety rules, (collectively, the "Rules and Regulations") at all times:

a. **Drive slowly and use caution.**
b. **Although pedestrians have the right-of-way, they must be alert to vehicles.**
c. **Comply with all safety signs.**
d. **No weapons, concealed or otherwise, including handguns with valid permits, are allowed in the Parking Facility except as permitted by applicable law.**
e. **No smoking is allowed in the Parking Lot.**
f. **No cell phone use while driving.**

RRP shall have the right to terminate this Agreement immediately upon (i) the termination of the Parking Agreement between Parker's employer and RRP, (ii) the termination of employment of the Parker with such employer, or (iii) the violation of the Rules and Regulations by the Parker.

Parker's Signature: ___________________________	Parker's Printed Name: _________________________
Date: _______________________	Make and Model of Vehicle:
License Plate No. of Vehicle: _________	_________________________

_____

Item No. 8.4. Utility Easement Along Townwood Drive.

The Executive Summary forwarded to the Board states that the Albemarle County Service Authority (ACSA) is in the process of a program to replace PVC water mains that have been in service since the early 1980's and have experienced several breaks, causing water service disruptions.

Currently, ACSA is working on several water main projects around the County. An upcoming project will replace these aging PVC water mains with new ductile iron water mains along Townwood Drive. The new water mains will also provide a direct cross-connect between the Rivanna Water and Sewer Authority (RWSA) main in Hydraulic Road and the ACSA main in Webland Drive.

Townwood Drive (formerly Greenbrier Drive) was platted and dedicated to public use on a subdivision plat and right-of-way dedication dated May 14, 1981, and has not been accepted into the State Secondary Highway System. Since Townwood Drive has not been accepted into the State Secondary Highway System, the County must authorize the conveyance of any utility easements on the road.

In order for ACSA to perform infrastructure upgrades along Townwood Drive, a utility easement is needed by ACSA to install, operate, and maintain the water main under the road.

Approval of this easement would have no additional impact on the County budget.

Staff recommends that the Board schedule a public hearing to consider conveyance of the easement to ACSA (Attachment A) as shown on Attachment B.

By the above-recorded vote, the Board authorized the Clerk to schedule a public hearing to consider conveyance of the easement to ACSA (Attachment A) as shown on Attachment B.

_____

Item No. 8.5. Free Bridge Lane Discontinuance Resolution.

The Executive Summary forwarded to the Board states that Free Bridge Lane is a low-volume, unstriped roadway that extends approximately one-half mile from Darden Towe Park to US 250. The 2019 Pantops Master Plan envisioned transitioning Free Bridge Lane from its current condition to a “Green Street” with enhanced bicycle and pedestrian infrastructure and elements of stormwater management. Free Bridge Lane was prioritized in the Pantops Master Plan as a “catalyst” project.

In 2023, a feasibility study was conducted to assess creating a multiuse pedestrian trail along the western edge of Free Bridge Lane. Staff worked with consultants, other County departments, the Virginia Department of Transportation (VDOT), local stakeholder groups, and community members to develop a concept for closing Free Bridge Lane to vehicular traffic and turning it into a pedestrian promenade. A pilot project to determine the desirability of closing Free Bridge Lane to vehicular traffic was instituted on November 1, 2024, and ended in October 2025. VDOT conducted traffic volume counts of Free Bridge Lane in August 2024, prior to commencing the pilot project. The study counted pedestrians, bicycles, and vehicles. A second traffic volume count was conducted in spring 2025, and the study found an increase in bicycle and pedestrian trips.

On August 6, 2025, the Board authorized the County Executive to petition VDOT to begin the discontinuance process for Free Bridge Lane. Staff worked with VDOT to determine the extent of the discontinuance. VDOT gave notice to abutting landowners and provided a public comment period for the discontinuance of Free Bridge Lane. The comment period ended on March 26, 2026. The next step is for the Board to adopt a resolution requesting the Commonwealth Transportation Board (CTB) to discontinue Free Bridge Lane .

The request for discontinuance of Free Bridge Lane would be from US 250 to the entrance of the northern parking lot of Free Bridge Lane Park. Discontinuance does not eliminate the road as a public road or render it unavailable for public use. The CTB may discontinue a roadway if it determines that the roadway no longer serves the public convenience, warranting its maintenance at public expense, and it divests VDOT from maintenance responsibilities. Once discontinued, the road remains a public road over which the County has exclusive jurisdiction. For Free Bridge Lane, staff recommends a discontinuance that will allow for public use to continue and a transfer of maintenance of the roadway from VDOT to the County. Virginia Code § 33.2-911 authorizes localities to adopt an ordinance to provide for the use of a discontinued road for the following purposes: hiking or bicycle trails and paths, as greenway corridors for resource protections, and as access to historic, cultural, and educational sites. If the CTB discontinues Free Bridge Lane, staff will return to the Board for consideration of adopting an ordinance to allow a portion of Free Bridge Lane to be closed to vehicular traffic and become a Green Street accessible to pedestrians and bicycles.

The budget impact of Free Bridge Lane Promenade will slightly affect the Parks and Recreation Department as this area would be an enlargement of Darden Towe Park. Additionally, the County would take on the ownership and maintenance of the road, including a small segment of Free Bridge Lane that will continue to provide access to an existing business that is adjacent to Route 250.

Staff recommends that the Board of Supervisors adopt a resolution (Attachment A) requesting VDOT and the CTB to discontinue Free Bridge Lane, and authorize the County Executive to sign any necessary documents regarding the request for discontinuance, once approved as to content and form by the County Attorney.

By the above-recorded vote, the Board adopted the Resolution (Attachment A) requesting VDOT and the CTB to discontinue Free Bridge Lane, and authorize the County Executive to sign any necessary documents regarding the request for discontinuance, once approved as to content and form by the County Attorney:

**RESOLUTION TO REQUEST
DISCONTINUANCE OF FREE BRIDGE LANE
(STATE ROUTE 1421)**

WHEREAS, Free Bridge Lane (State Route 1421) from US 250 to the entrance of the northern parking lot of Free Bridge Lane Park for a distance of 0.41 miles, as depicted in Exhibit 1, appears to no longer serve public convenience warranting its maintenance at public expense and should be discontinued as a part of the Secondary System of State Highways.

NOW, THEREFORE, BE IT RESOLVED, that the Albemarle Board of County Supervisors requests the Virginia Department of Transportation and the Commonwealth Transportation Board to take the necessary action to discontinue aforesaid portion of Free Bridge Lane (State Route 1421) as part of the Secondary System of State Highways, pursuant to *Virginia Code* § 33.2-908.

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to the Resident Engineer for the Virginia Department of Transportation.

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Item No. 8.6. Facilities and Environmental Services (FES) Quarterly Report Q3 – FY26, **was received for information**.

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Item No. 8.7. Albemarle County Service Authority (ACSA) Quarterly Report, **was received for information**.

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Item No. 8.8. Rivanna Water and Sewer Authority (RWSA) Quarterly Report, **was received for information**.

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Agenda Item No. 9. **Work Session:** AC44 Implementation – Five Proposed Work Projects.

The Executive Summary forwarded to the Board states that the County's recently adopted AC44 Comprehensive Plan went into effect on January 1, 2026. As we look ahead, AC44 is well-structured for implementation.

Part II of AC44, the County's Growth Management Policy, provides clear direction for continued focus on growth, redevelopment, and investment in the Development Areas while maintaining the Rural Area for agriculture, forestry, conservation, and businesses and services that support rural land uses and community members.

AC44's nine topic chapters and guiding principles are the result of extensive collaboration among County departments, external partners, and the community, and build on County plans, including the Board's Strategic Plan. AC44 sets the stage for continued County-wide collaboration in pursuit of shared Goals, Objectives, and Actions.

AC44's seven Big Moves provide the framework for implementation next steps. They enable the grouping and prioritization of Objectives and Actions from across the topic chapters, in coordination with the Capital Improvement Program (CIP), annual budgeting, Strategic Plan updates, and departmental work plans, into a strategy for moving forward.

Based on a review and prioritization effort guided by the Big Moves, CDD staff, in coordination with other departments, have developed an implementation strategy that addresses AC44 implementation from FY26 through FY29 across five Work Project areas: Zoning Modernization, Activity Center Plans, Multimodal Transportation Planning, Rural Area Plan, and AC44 Administration.

Staff will present an overview of the five proposed Work Projects (Attachment A), including deliverables and projected timelines (Attachment B). The intention is to provide an opportunity for the Board to provide feedback on the Work Projects and associated deliverables and timelines, providing clear direction on the next steps for the implementation of AC44.

For additional context regarding how specific AC44 actions relate to the Big Moves and Strategic Plan, see the Big Moves Summary Sheets in Attachment C.

There is no budget impact associated with this agenda item.

Staff requests that the Board review and provide feedback on the five Work Projects proposed for the implementation of AC44.

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Ms. Tonya Swartzendruber, Planning Manager, stated that Mr. Wilkinson and Ms. Dimmock would present the specific work projects proposed to implement the vision outlined in AC44, their updated Comprehensive Plan. She said that this plan guided their future growth, development, and land use over the next 20 years. According to UVA's Weldon Cooper Center, they were expected to gain 31,000 new residents in that timeframe.

Ms. Swartzendruber stated that now was the time for managing that growth through activity center plans and multimodal transportation plans. She said that these activities would ensure that they saw the type of development they needed and desired as a community, such as a mixture of uses, added density in the activity centers, and multimodal connections to key destinations. While the work projects that the Board would hear about soon were reflective of Community Development Department (CDD)-led responsibilities, there were other ongoing efforts that other departments would lead.

Ms. Swartzendruber said that examples included the update to the County's housing policy and the implementation of the Economic Development Strategic Plan. She said that the CDD team would coordinate with other County departments to track progress and serve as a resource. As a reminder, AC44 was a 20-year plan, and they were about to present the shorter-term work projects that would accomplish a subset of all of the actions outlined in the plan.

Mr. James Wilkinson, Principal Planner, stated that they would first take a brief look back at AC44, followed by a forward-looking discussion on its implementation. Based on a review and prioritization effort guided by AC44's "Big Moves," CDD staff had developed a strategy addressing AC44 implementation across five proposed work projects. Today, the majority of his presentation would focus on deliverables for each of these work projects, as well as timelines. The projects extended from the end of this fiscal year, Fiscal Year (FY) 26, through Fiscal Year 29.

Mr. Wilkinson provided a quick recap of AC44. He explained that AC44 was a Comprehensive Plan of action outlining how Albemarle County would grow and develop over the next 20 years. AC44 outlined the County's long-standing growth policy through 2044, by which point they expected about 31,000 new residents. It focused on public investment and development in the County's development areas while maintaining the Rural Area for agriculture, forestry, and conservation. It updated land use categories in the Future Land Use Map (FLUM) to guide where housing, businesses, and industry should locate.

Mr. Wilkinson continued to explain that AC44 introduced activity centers and employment centers to encourage higher density, mixed-use, walkable areas well-supported by transportation options and jobs. It included community design guidelines to encourage excellence in design, connectivity, and access to parks and recreation. AC44 also built on existing County plans, such as the Strategic Plan, Climate Action Plan, Housing Albemarle, and the Economic Development Strategic Plan, and it identified seven "Big Moves" to guide AC44 implementation. He highlighted that the development of AC44 had involved extensive community engagement across all four phases, resulting in broad community support.

Mr. Wilkinson said that this brought them to the five work projects that they would be discussing in turn. These projects included Zoning Modernization, activity center plans, multimodal transportation planning, Rural Area priorities and the Rural Area Plan, and AC44 administration tracking and reporting. He reiterated that these five proposed work projects reflected CDD-led responsibilities, while other departments would also lead ongoing AC44-related efforts.

Mr. Wilkinson said that for example, the County's Office of Housing was planning to update the County's housing policy in the coming months and would be presenting proposals to the Board in the future, after receiving updated information from the updated Comprehensive Regional Housing Study and Needs Assessment. He clarified that the objectives of Housing Albemarle would not change, but the short-, mid-, and long-term targets would be revised. This revised information would then help inform activity center planning, which was one of the work projects they would be discussing shortly.

Mr. Wilkinson reviewed the seven "Big Moves" outlined in AC44, which were strategic groupings of key initiatives organized by common themes spanning multiple policy areas, involving collaboration across County departments and external partners. The "Big Moves" built on existing policies, ongoing initiatives, and insights gathered through community engagement during the development of AC44. By utilizing the "Big Moves" for high-level prioritization, the County can strategically focus on AC44 actions that offer the greatest potential to advance County priorities.

Mr. Wilkinson explained how the five proposed work projects were closely tied to AC44's seven "Big Moves" and actions. There are 378 actions across AC44's nine topic chapters, and AC44's seven "Big Moves" guide and prioritize those actions. The proposed work projects addressed all seven of the big moves and the prioritized actions. The connections between the work projects and "Big Moves" were illustrated on the provided slide, including primary and secondary connections.

Mr. Wilkinson noted that the Board's packet of materials also provides additional fact sheets that provide more depth on this area. He said that the next slide provides an overview of the deliverables and timelines for the five work project areas, spanning FY26 through FY29. It was essential to emphasize that these activities would require coordination and collaboration among County departments, County leadership, external partners such as the Virginia Department of Transportation (VDOT), and the broader community. This information was also available in the packet, along with a more detailed table that provides more details on the deliverables and timeline.

Mr. Wilkinson said that moving forward, he would discuss the first work project, which was Zoning Modernization. He explained that this was a comprehensive update to the County's 40-year-old Zoning Ordinance, aiming to make the regulations clearer, more consistent, and better aligned with the community's vision for the future. This information was shared and discussed at the Board's March 4 work session, so hopefully, this information remained current. The focus for Fiscal Year 26 was on streamlining the current Ordinance and formatting update, followed by targeted community feedback in Fiscal Year 27, and development of the final drafts of the Phase 2 and Phase 3 Zoning Ordinances in FY27 and FY28.

Mr. Wilkinson said that this brought them to the second work project, which was activity center planning. He explained that activity centers encourage high-density mixed-use destinations across Development Areas. There was nothing new in this sense, as the County had been working on the concept of centers since the adoption of the Neighborhood Model Principles in 2001. However, what was new in AC44 was a much tighter focus, so there were now 22 activity centers and 8 employment centers, whereas the 2015 Plan had more than 50. He highlighted that the County's master plans would continue to provide valuable context, but activity center plans would actually drill down and focus on smaller areas in more detail.

Mr. Wilkinson said that activity centers were expected to accommodate a significant proportion of the County's future growth and economic development. Activity center plans would identify opportunities for increased density, well-connected mixed-use development, establish multimodal transportation networks, support an expanded housing supply and affordable housing opportunities, prioritize catalyst projects, and address infrastructure needs and market conditions.

Mr. Wilkinson provided a map from the Comprehensive Plan that showed the Activity and Employment Centers, pointing out the clusters of these centers located to the south in the southern neighborhoods, to the east in Pantops, to the west in Crozet, and then north-south along the U.S. Route 29 corridor. Regional centers had the most intense commercial and residential uses with a large mixed-use core, while community centers and local centers were smaller, mixed-use centers that provide services to surrounding neighborhoods.

Mr. Wilkinson stated that employment centers were clusters of office, research and development/flex/light industrial uses, expanding employment opportunities for area residents with well-paying jobs. He emphasized the importance of thinking about land use and transportation together. He said that his colleague Ms. Dimmock would speak to the next work project area, which was multimodal transportation planning. He explained that to enable dense, mixed-use, walkable activity centers, it was necessary to have an effective multimodal transportation system that provided increased mobility.

Mr. Wilkinson said that he would briefly discuss implementation activities and timelines for activity center planning. He said that the first activity center plan was expected to begin in the next fiscal year, focusing on a prioritized area identified using a set of selection criteria currently under development. Planning for the first activity center was expected to be completed late in FY27. After noting their lessons learned and process refinement, the second activity center plan was expected to occur in FY28, and the third in FY29. These timelines were based on staff doing all the work, and it was possible that the second and follow-on activity center plans could move faster than the first one, depending on the lessons learned.

Ms. Jessica Dimmock, Principal Transportation Planner said that the first action in the transportation chapter of AC44 was to develop a multimodal transportation plan, and this was the third work project being discussed today. She explained that developing a multimodal transportation plan would not only fulfill that first action but also touch on various other objectives and goals in the Transportation Chapter and other chapters, as well as advance multiple of the seven “Big Moves” that Mr. Wilkinson mentioned earlier.

Ms. Dimmock stated that at its core, a multimodal transportation plan identified and prioritized projects, programs, and strategies to create a safe, connected transportation system. It was forward-thinking, encompassing all travel modes, and reflected the diversity of land use contexts and travel needs throughout the County. She said that the multimodal plan would provide a clear, geographically specific vision for a transportation system that worked for all modes and aligned with land use, economic vitality, environmental, and other goals. She said that it would take the transportation goals and objectives established in AC44 to the next level of clarity through multimodal system mapping, analysis, and priorities for implementation.

Ms. Dimmock stated that this process was not starting from scratch; there were many existing plans and studies that had been done before, including the Metropolitan Planning Organization (MPO)’s regional transportation plans, the County’s area master plans, Virginia Department of Transportation (VDOT) and County-led corridor studies, and other transportation-adjacent plans, such as the County’s Climate Action Plan. The purpose of this multimodal transportation plan was to integrate the recommendations and findings from these prior efforts with data-based analysis and focused public input into one cohesive County-wide transportation plan that reflected the County’s goals and priorities.

Ms. Dimmock said that this plan would also align with the transportation planning efforts of neighboring jurisdictions and address the diversity of transportation needs of County residents, businesses, visitors, and other stakeholders. She said that the outcomes of this multimodal planning process would include a clearly defined transportation vision, maps of future transportation networks by mode, a prioritized list of transportation projects, policy, program, and strategy recommendations, and an implementation plan with a funding strategy.

Ms. Dimmock said that to achieve this, they needed to look at their current list of transportation projects. The Transportation Planning team was currently working on updating this list to add new project recommendations from recently completed plans and studies and to rank the projects according to a similar, though slightly revised, scoring method. Staff would present the results of that initial prioritization to the Board in June and then launch into plan development, including initiation and data assembly, and begin work on the multimodal system plan.

Ms. Dimmock explained that this would produce a visual representation of the aspirational connected networks for both transportation and land use in map form. Plan development would also include an analysis of needs and development of recommendations, which would include projects as well as programs and strategies. Finally, they would come back to the prioritization and use what they learned in the plan development to revise their prioritization methodology and develop an implementation plan with funding sources and timelines for specific projects.

Mr. Wilkinson stated that next, he would discuss Rural Area priorities and the Rural Area Plan. He said that in FY26 and FY27, the emphasis would be on shorter-term priorities part of Zoning Modernization activities. These included revising regulations for special events on historic and heritage properties, exploring additional permitted uses for registered historic properties, enabling small and appropriately scaled agriculture-related businesses and support services, and considering modifications to expand diverse revenue streams for agribusinesses.

Mr. Wilkinson said that in FY7, a detailed existing conditions analysis would be completed to identify key Rural Area resources, including terrestrial and aquatic biodiversity, historical resources, drinking water watersheds, active agricultural lands, and other key resources that may be identified during future public outreach. He said that this analysis would identify rural resource conservation areas as priority conservation targets and lay the foundation for the Rural Area Plan, which was tentatively scheduled for Fiscal Years 28 and 29.

Mr. Wilkinson said that the plan would also identify additional non-residential land uses that supported the Rural Area economy, including local agricultural and forestry, recreation, agrotourism, and other revenue-generating uses in line with the "Big Moves". He said that the plan would outline methods for integrating those uses while maintaining rural character and conserving priority resources.

Mr. Wilkinson stated that for the fifth work project, AC44 Administration, CDD would coordinate with the County's Performance Management staff to develop and use a set of project metrics, including the Land Use Buildout Analysis, to track the progress of integrating AC44 actions into the Strategic Plan's goals, in line with the "Big Moves." He said that CDD would also develop regular project summaries, reports, and presentations as key milestones and engage regularly with County leadership and coordinate with other county departments as part of AC44 Administration activities.

Mr. Wilkinson stated that staff suggested focusing their discussion today on Activity Center plans, multimodal transportation planning, and Rural Area priorities and the Rural Area Plan, considering that Zoning Modernization was covered during the Board's March 4 work session and AC44 Administration addressed all of the work projects. He said that staff would also like the Board's feedback on whether there were any aspects missing from the work projects.

Ms. LaPisto-Kirtley asked if the County had a transportation plan from a few years ago that was outdated.

Ms. Dimmock replied that she did not believe the County had a County-wide transportation plan that covered all modes of transportation, so this work project would be the first.

Ms. LaPisto-Kirtley asked if this was all dependent on funding.

Ms. Dimmock explained that the multimodal plan was intended to establish an aspirational vision for the transportation needs of residents, businesses, and visitors. She said that this vision not necessarily bound by fiscal constraints. She said that to achieve this vision, they would identify the necessary components and prioritize projects based on the greatest need. She said that once funding opportunities arose, they worked towards realizing this long-term vision.

Ms. LaPisto-Kirtley stated that when it came down to implementation, they may not be able to achieve all of the aspirations.

Mr. Missel said that staff's presentation had mentioned "lessons learned and process refinement." He asked if staff could expand on what that would look like.

Mr. Wilkinson said that the process refinement was still being worked out in the activity center planning process. He said that currently, they were developing a set of selection criteria for different locations, and then they would present to the Board the prioritized list of places where they believed activity center planning could have the most impact. Following that, they would scope and detail the activity center planning process and then conduct the first activity center plan. He said that the lessons learned and process refinement would be based on the outcome of that first plan.

Mr. Missel said that regarding the community engagement for AC44, their number of participants was small but meaningful. He asked if staff could talk about how community engagement would be handled in this implementation process.

Mr. Wilkinson said that activity center plans built upon AC44's broad base of community engagement. He said that activity center planning would have a more targeted focus on community engagement, which would involve sharing information with diverse stakeholders and sharing findings in a more deliberate manner. He said that this approach would involve conducting research and analysis and then sharing the results with the community in various ways to gather feedback. In essence, it would be a more focused and targeted approach to community engagement, as opposed to the open-ended questions they asked during AC44 development.

Mr. Missel said that he knew that residents were very interested in continuing the dialogue from AC44, so that would be helpful. He said that regarding AC44 Administration, staff had noted County leadership engagement as one of the components of that work, and he would add that community engagement should also be considered as part of that work.

Mr. Wilkinson said that staff appreciated that feedback. He said that if Mr. Missel had other suggestions or recommendations for approaching community development as part of activity center planning, he would be glad to hear that.

Mr. Missel said that he would be happy to share some of those with staff.

Mr. Pruitt said that he had previously voiced his concern that there was some hubris in stating that the Comprehensive Plan was refreshed every five years. He said that he understood the actionable goal under Transportation was to develop the multimodal transportation plan that could be implemented, but there must be other contingent things that would follow that, and this took them all the way to FY29. He said that he did not have a specific question, but he would like to understand how they would be able to accomplish anything in the Comprehensive Plan Transportation Chapter if the initial planning process was going to take multiple years to finish.

Ms. Dimmock explained that one of the reasons they were prioritizing their existing transportation project list was to carry them through the next three years as they were undergoing plan development. They had a list of projects that they were seeking funding for, which had been agreed upon as their priorities. They would be moving forward with the transportation and project development process for those projects. She said that it was not as if nothing would happen over the next three years; rather, they would be focusing on multimodal plan development in terms of transportation planning. This prioritization was intended to ensure that they had a clear direction and could make progress on their transportation projects.

Ms. Dimmock said that also, this timeline assumed that only staff resources would be used to develop the plan. However, if the Board decided to make consultant funds available, the timeline could potentially move more quickly. Nevertheless, multimodal plan development was a complex and resource-intensive process that required significant time and effort. Given these assumptions, the schedule presented was intended to be realistic.

Mr. Pruitt stated that while the County had not previously developed multimodal transportation plan, he recalled that the Charlottesville-Albemarle Regional Transit Authority (CARTA) had recently been briefed on more than one dozen transit plans that had been produced in the past decade. He stated that considering all of those plans, and now the consideration of another, new transportation planning process, he wanted to ensure they did not lose sight of having observed outcomes.

Ms. Duncan expressed her appreciation for her colleagues' questions and staff's answers, as she was going to pose the same questions and frustrations. She said that she appreciated the significant undertaking this transportation plan was for staff, and how helpful it was to have such a plan to support and inform future projects. She acknowledged that FY29 felt far away in terms of reaching implementation, but it was exciting that this would deliver on the long-term vision of AC44. She said she looked forward to seeing what staff developed.

Ms. Mallek stated that she too had concerns, and she was particularly struck by the comment about the plans that were sitting on the shelf. As someone who had been involved in this process since 1985, she could attest that nothing announced in the last five years was truly new. Many plans had been completed 10 years ago and 20 years ago, and she wanted to move forward and avoid repeating suggestions made by other groups and consultants at great expense. She proposed partnering with local groups of residents and their Community Advisory Committees (CAC) to speed up the process.

Ms. Mallek stated that many people who were familiar with their respective areas could conduct assessments or other necessary work. She noted that they had been aware of gaps in sidewalks, particularly in older neighborhoods where streets were narrow and sidewalks were not considered. Their new neighborhoods served by dump trucks had sidewalks, but the impact was felt in these older neighborhoods, causing undue burdens on long-time residents.

Ms. Mallek stated based on this known issue, she hoped that there would be a report back soon on how a sidewalk assessment would be implemented as part of this transportation planning process. She noted that updating the Planning District Commission (PDC) report, which had involved hundreds of people on the ground, would be beneficial.

Ms. Mallek said that staff had mentioned the vision for the future, but the challenge lay in ensuring that those plans were grounded in reality. When meetings were held, people often expressed that they wanted to do things like ride a bike on hazardous roads. She recalled that it had taken five years to remove Earlysville Road from a previous bicycle route map, and in the meantime, people had put their lives at risk.

Ms. Mallek urged the County to be cautious when suggesting that streets could be used for certain activities and to ensure that the necessary work had been done to ensure those activities were safe. She stated that regarding the Rural Area work, she appreciated the acknowledgment of the Climate Action Plan, Biodiversity Action Plan, and primary conservation projects. She was glad to see that these plans were being developed, but she hoped that they would be updated regularly to reflect current information.

Ms. Mallek noted that a crucial, short phrase was often overlooked: watershed protection. She stated that the Rural Area Chapter frequently discussed revenue, and she was not sure where that information had originated. She said that she had never heard anyone mention the need for increased revenue on their Rural Area property. She asked that staff please keep in mind that people understood the constraints of the Rural Area and recognized that watershed protection was the most critical issue at hand.

Ms. Mallek stated that the downzoning in 1980 had resulted in the loss of 30,000 development rights, and those long-time landowners had already made that significant sacrifice. They did not need their quietude disrupted by new Rural Area industries like a brewery that hosted weddings. This dichotomy was something they would need to address when implementing certain generalities from the Comprehensive Plan.

Ms. Mallek asked if targeted feedback meant staff would be providing information for people to give feedback on, rather than a blank page.

Mr. Wilkinson confirmed that was correct.

Ms. Mallek said that she agreed with others who suggested that ongoing engagement was more beneficial than beginning with an echo chamber, where decisions were made internally and then received disapproval. It was better to engage in a more gradual process, allowing time for discussion and consideration. She said that she recommended they conduct some homework, read through these materials, and provide their thoughts in a month. She said that she was confident that the Board would be happy to assist with that process.

Mr. Gallaway said that he would like to ask a few clarifying questions. He said that staff had mentioned the transportation priorities list, which was most recently updated in 2023. He asked if staff was working on the current list based on a revised scoring method from 2023, or if they had revised the scoring since that time.

Ms. Dimmock clarified that they were essentially utilizing the same prioritization method that was in place in 2023. She said that they were updating it with new data that had become available and was addressing some of the issues that were understood since the last time they presented it. She said that the intention was to apply the same method, rather than starting from scratch, in order to refine it and generate results. This would enable them to create a prioritized list that could be used while the multimodal plan was being developed.

Mr. Gallaway stated that he appreciated the clarification. He recommended that whenever the prioritization list was presented to the Board, staff should also provide the revised scoring method in advance. He thought it would be beneficial for the Board to understand the process and reasoning behind the prioritization list beforehand. He said that having this information available in advance would allow for a more productive conversation on the day of the meeting, especially for those who may need a refresher.

Ms. Dimmock asked if Mr. Gallaway wanted the supporting documentation in advance of the Board packet materials they would provide for that meeting.

Mr. Gallaway said that he thought it should be in advance of that, so they could be more prepared for the discussion when staff formally brought it back to the Board. He said that he was not as worried about the projects, but he would like to understand the prioritization process that resulted in the list they had. He said that he also wanted to lay out his thought process on this. He asked if, in the case of the Board providing suggestions for changes to this work, staff would then need to return and confirm they were following that Board direction.

Ms. Ann Wall, Deputy County Executive and Interim Community Development Director, stated that staff's intention was to hear feedback from the Board and move forward with the items on the path that the staff had identified, unless they received something from the Board that suggested a drastically different proposal. She said that if the Board expressed a desire for a drastically different approach, they would revisit that. She said that otherwise, they would proceed with the plan articulated today.

Mr. Gallaway said that he understood. He said that he did not have any major issues with the five work projects, but he wanted to explain his thought process for his colleagues and staff to consider. He explained that the key issue he saw was not with the individual projects, but rather with the approach they were taking. He said that it was not just about implementing one thing after another, but rather about how they integrated these elements.

Mr. Gallaway stated that housing and economic development were not separate entities, but rather interconnected aspects of their Comprehensive Plan. He said that as they had discussed with AC44, there was a growing recognition of the need to treat these two areas as a cohesive whole. He said that he wanted to explore this concept further and examine how other communities were successfully integrating these elements. He said that this mentality was something he believed they could adopt, and he thought it was achievable.

Mr. Gallaway said that he saw that Housing Albemarle was going to be updated through these five projects, but his concern was that it was not. He said that he did not think it would take an extraordinary amount of effort to achieve that. He said that one parallel he wanted to draw was to high-performing organizations, where departments worked together seamlessly, rather than being siloed. He said that in their County, he believed they understood that, and he thought they could apply this principle to their plans and projects. He said that if they viewed Housing Albemarle as a separate entity, rather than an integral part of their Comprehensive Plan, he thought they were missing an opportunity.

Mr. Gallaway said that this was similar to the concerns raised about the implementation of plans, where they needed to move beyond just having plans and focus on actual implementation. According to the Board's direction with AC44, Housing Albemarle would be updated immediately upon adoption and then updated every five years thereafter. He said that they had AC44, which included the “Big Moves.” Additionally, they had five work projects, and they also had a Board direction to update that housing policy. He said that the overarching question he had worked on prior to the introduction today was, “Where was it reflected in these five work projects?”

Mr. Gallaway said that they all agreed that housing was integrated into all other elements, and in his view, they needed to stop thinking of economic development and housing as two separate things. He said that economic development was about jobs, and they discussed the multimodal plan, transportation, zoning, services, and other topics. However, at the end of the day, what held everything together was where the people lived, and what possibilities existed for the types of things they could live in, how they would move around to where they worked, and engage in other activities. He said that the goals presented in the presentation stated that the goals of Housing Albemarle were not expected to change; the goals and outcomes were subject to change.

Mr. Gallaway said that in preparing for today’s discussion, he began to realize that these five work projects could be used to pull in policy elements and bring them to fruition. Therefore, he believed the entry was already there and could be updated as they progressed. He said that he would like to challenge staff to consider that the Economic Development team should be present in the same way that the Housing team was present. He said that they had already updated the Economic Development Strategic Plan, so that was done. As he examined this, he was wondering where the implementation of these plans was being woven together.

Mr. Gallaway said that without getting into timelines, if Housing Albemarle took the necessary steps to get things done, then that time was not being integrated into this work, and it was integral to this work. He did not see how one could separate it from this work. He said that zoning, redevelopment, incentives, subsidies, regulations, or the lack thereof, how they adopted and tried to grow and bring companies in, as they had celebrated today. He said that he saw these five pieces coming together and impacting housing, but he was wondering what was informing the objectives.

Mr. Gallaway said for example, if they determined Rio 29 was going to be the first activity center to be planned, he did not see the work project acknowledging the proposed 2,000 housing units in that location. He said that if they did include those metrics, it could be included in a SPEAR report. He said that he did not see why this should not be integrated into the work project, as it informed the metrics and outcomes that could be measured.

Mr. Gallaway said when thinking about how to get the housing units online, a vibrant activity center was only successful when it was paired with affordable housing. Without it, people would not be able to walk there or use public transportation, and they would likely commute from elsewhere. The critical factor was that affordable units needed to be in place to support multimodal transportation and living closer to employment centers. He saw the Zoning Modernization piece as an opportunity to identify potential sites, and he believed the activity center should shape the locations where these projects occurred.

Mr. Gallaway said that transportation then determined how people could move around, and administrative work tracked outcomes. He clarified that he did not see the Housing Albemarle update as a separate process; rather, as integral to making these five projects work. He thought they needed to rethink their general approach and consider housing and economic development as interconnected. These were the two drivers of their economy, contributing to tax diversification, community stability, and making the area viable for residents.

Mr. Gallaway said that if this item were to return, he would like to explore whether the issues were inherent to the work projects themselves or in the way staff was discussing and working on this. He believed there were implicit or subtle elements at play that were already happening; however, he would like to start hearing these issues more explicitly stated, such as how Housing Albemarle was being updated through the five work projects, rather than taking a plan, updating it, and then conduct cross-analysis between the two.

Mr. Gallaway said that he thought they had an opportunity to integrate these five work projects to inform the work being done in those areas, which he thought were well done. He said that regarding their Development Areas, the other tie-in was their Growth Management plan. This impacted jobs, housing, transportation, and all the options for accessing or enjoying these areas. Now, he was seeing how their Growth Management Policy was being activated through the five work projects, particularly with the housing plan being updated through these bodies.

Mr. Gallaway stated that the capacity items they had and wanted in the development area were the difference between plans and implementation. Plans outlined the capacity, but he was not satisfied with just naming it. This affected the units that could be allowed and the opportunities that existed. On the housing side, this then determined how many units should be there based on the goals of the housing plan. The work in the activity center should then specify how many housing units should exist in this particular area, as Housing Albemarle required a certain number of units.

Mr. Gallaway said that if those 30% of units were to exist, the transportation needed would be defined, and so on. He believed that it could be interwoven in a way that avoided a siloed process. When locations of activity centers were identified, they needed to define how units got built, how many employers got established, all while reflecting their values as Albemarle. This became about knowing how the units could be built because the opportunity was well-defined for those who did the building, and the transportation plan should show them how to move them around.

Mr. Gallaway stated that they could then look to the Economic Development Strategic Plan. He said that in staff's presentation, they showed how all these separate plans were weaved together to form the multimodal transportation plan, yet the Economic Development Strategic Plan and Housing Albemarle were absent from the list. He said that the Climate Action Plan was specified, so he questioned why those other two important plans were not included. He said that he did not see how they could achieve some of their overarching goals with economic development without solving the housing issue. He said that therefore, the housing plan was integral to this work.

Mr. Gallaway said that he was hoping that this information would allow his colleagues to consider his perspective and think about this differently. He said that they had five good work projects, he understood how it tracked from AC44 into these work projects and what that work would entail. He said that they must pull in the other departments and incorporate Housing Albemarle into this work. He asked for staff's feedback on his thought process.

Ms. Wall said that she did not believe that the staff had approached AC44, Housing Albemarle, and the Economic Development Strategic Plan as discrete, independent activities. She said that they all acknowledged that they were all interwoven. She said that they were aware that they all had to relate to each other. For example, the work they were currently doing with Zoning Modernization was heavily rooted in the items outlined in Housing Albemarle. Another example was that staff had already had discussions with Economic Development to gain a deeper understanding of their Strategic Plan and to use the action steps to inform their selection of the first activity center.

Ms. Wall said that what they needed was to create a starting point because, as there were 378 actions in the Comprehensive Plan. She said that this was their intended starting point. She said that they could accomplish anything, but they could not do everything. She said that they must start somewhere, and this was where they would start. She believed Mr. Gallaway had brought up some crucial points, and she believed that they had all spent time over the past several months crafting this implementation strategy to acknowledge that all of this work was embedded and interwoven. It could not be separated; everything had to work together. Therefore, she acknowledged what Mr. Gallaway was saying, and she believed that their efforts as a staff were in line with that.

Mr. Gallaway acknowledged that staff's work had implicit acknowledgment of those plans, but he did not see them explicitly stated. He said that he wanted to see metrics, goals, and outcomes defined in those plans happening, and he saw this work as integral as making that occur and referencing back. He said that without consciously thinking about it in that way, the connection may be lost. He said that he wanted to ensure they made a concerted effort to keep them all intertwined.

Ms. LaPisto-Kirtley said that she thought Housing Albemarle and the Economic Development Strategic Plan served as the framework in which this planning occurred.

Ms. Wall said that she did not think that they had identified a word that described those relationships. She said that they could not complete the work of one plan without understanding the impact on other plans.

Ms. LaPisto-Kirtley said that she thought it was evident how Housing Albemarle and the Economic Development Strategic Plan informed this work.

Mr. Missel said that he appreciated Mr. Gallaway's comments and also acknowledged the fact that Ms. Wall and her team were actively engaged in this work and understood nuances that the Board might miss from the overview. He said that he would still like to offer some feedback from his perspective. He noted that moving forward with major developments such as AstraZeneca was an indicator that the area was changing. He said that there was another project in Orange County that would continue to drive people to this area.

Mr. Missel encouraged staff to continue to think about what things would look like in four or five years, in addition to making things better and clearer at their current position. He stated that with regard to Housing Albemarle, staff had noted that the objectives would not change, but he wondered whether the objectives should change in order to align with their future goals as opposed to their current environment. He stated that he was still not sure how many units they needed to meet the housing demand, and it may be more about the housing types as opposed to just the number of units.

Mr. Missel stated that he thought focusing on the future was essential and must be integrated into all of their planning. He said that he thought the intent of the AC44 update was to create an integrated plan in one place, but that made it difficult to discuss only one individual aspect without referencing all of the others, as well. He said that he thought when talking about the individual pieces, it would be beneficial to have a few sentences to explain how it fits in with the rest of the plans.

Mr. Missel said that integration and relation to the other categories was important. He highlighted the need to focus on efficiencies in all of these processes, whether it be Zoning Modernization, housing, or other ongoing projects. He stated that he would also like to ask staff to think about funding strategies for the multimodal transportation plan throughout the entire plan, so they did not end up with an aspirational plan that could not be realistically implemented.

Mr. Missel emphasized the importance of benchmarking in the planning process. He stated that also with the transportation plan, they should look to other localities methods, their partnerships, and funding mechanisms to get ideas on how they could move that forward in their own County. He said that with regard to communication, he thought use of town hall meetings was an excellent avenue for distributing this information and facilitating discussion among engaged community members.

Mr. Missel said that if those types of meetings were too heavy a burden for staff, Supervisors could hold those meetings and solicit feedback from the community. He said that Community Advisory Committees (CACs) were also very active and interested in these topics. He said that finally, he would encourage staff to continue to engage the Planning Commission in this process. He said that there was a wealth of expertise and insight that would give some very helpful information.

Mr. Pruitt said that he agreed that this needed to be an integrated approach and Housing Albemarle was inextricable to the other types of planning they were doing with activity centers and transportation. He said that related to that, while Housing Albemarle was in need of an update, he did not see how the discrete housing policy items were directly implicated to land use in the same way that the Zoning Modernization project did. He said that because of the land use policies in the Zoning Modernization, he firmly believed that should be closely related to the multimodal planning.

Mr. Pruitt said that he was not able to envision a Housing Albemarle update that would be required in order to carry out a multimodal plan or activity center planning process. He said that while he did see them as correlated, he did not see the sequencing of an update as necessitated. He said that with the differences between land use and housing policy, Housing Albemarle implicated inventory, while the practice of that was reserved for the Zoning Modernization process.

Ms. Duncan said that she agreed with Mr. Pruitt. She recalled sitting in on one of her colleague’s class a few years ago, where the teacher explicitly told the students what they needed to learn. She said that this was enlightening to her, as her own method of teaching was more subtle, hoping that the children would understand the concept by the end of the lesson rather than stating the objective up front. She said that it was helpful to learn that being specific could be so effective. With the work projects chart provided in staff’s presentation, she thought this made the interwoven concepts very accessible to the public. She said that because of how informational the chart was, she thought it would be beneficial to include the Economic Development Strategic Plan and Housing Albemarle to specify exactly what was being focused on in the process.

Ms. Mallek said she would also speak to the interconnectedness of all of these topics. For example, in order for housing to be successful, they cannot solely focus on the number of units and neglect other essential elements that make housing a desirable place to live, such as amenities and green spaces. Those components were interdependent, and compromising one aspect can have a ripple effect on the entire project. She wanted to reiterate this point because there were instances in their plans where these elements were in conflict with each other.

Ms. Mallek said that she also agreed that the funding stages could be done at each section of the planning process, so they could determine how much funding was required for each step. She said that they could not wait until the very end to determine how much it would all cost.

Mr. Gallaway said that the point that Mr. Pruitt brought up was valid, and he thought it warranted further discussion. He said that Housing Albemarle stated in Objective 1 that they would need to add approximately 11,750 new units to their housing stock over the next 20 years. He said that the majority of this need, 77%, was projected to be met with units already in place. While the Board had approved many units since then, that was beside the point.

Mr. Gallaway said that the zoning aspect of determining where those units could be was where he started seeing the connection to their goals and metrics. For instance, if the Small Area Plan at Rio 29 realized its potential from a residential standpoint, it only supported the success of it as an activity center. He said that it called for the need of all that infrastructure. In his view, this was the place where the zoning said it could be, where they could potentially drop 3,000 units or whatever the number was. He said that he thought they should start stating that.

Mr. Gallaway said that based on this, 3,000 units would get them past the 2,719 units needed to fully accommodate projected household growth through 2040. He said that he believed that when they considered the zoning and locations, trying to equalize a certain number of units around all these different locations would be foolish and not good planning. He said that he would love to see it informed in a manner similar to zoning.

Mr. Gallaway said that they had starting to think this way with data centers, as well. He said that this was why he was seeing that places dealing with housing and economic development got there because they started stating where certain numbers of units could be accommodated. He said the zoning not only told them the types of units that could happen, but also presented the capacity. He said he was impressed to see how staff were already starting to integrate all that into their plans, and he would like to continue in that direction.

Mr. Pruitt asked if he understood Mr. Gallaway’s statement correctly. He asked if he was stating that Housing Albemarle’s update should create a more prescriptive demand on the Zoning Modernization, so there was a command structure, and this began to implicate what other planning looked like.

Mr. Gallaway replied yes, and the Growth Management Policy helped them with that, and the scorecard for making decisions on projects helped them with that. He said that picking where to put certain units and determine density within the Development Area with limited capacity was going to matter very much.

Mr. Pruitt said that he supported that approach.

Ms. LaPisto-Kirtley stated that she thought it was important to maintain flexibility as they planned for the future. She said that some of these issues were larger, long-term issues, and she wanted to ensure they addressed the more accessible, short-term solutions to deliver economic benefits to the County.

Agenda Item No. 10. Closed Meeting

At 4:02 p.m., Ms. Duncan **moved** that the Board of Supervisors convene a closed meeting pursuant to section 2.2-3711(A) of the Code of Virginia:

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

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.

Agenda Item No. 11. Certify Closed Meeting.

At 6:01 p.m., Ms. Duncan **moved** that the Board of Supervisors certify by a recorded vote that, to the best of each Supervisor's knowledge, only public business matters lawfully exempted from the open meeting requirements of the Virginia Freedom of Information Act and identified in the motion authorizing the closed meeting were heard, discussed, or considered in the closed meeting.

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

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

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

Mr. Jeff Richardson, County Executive, thanked Abbey Stumpf, Director of Communications and Public Engagement (CAPE), for compiling some impressive statistics to celebrate National Volunteer Week, which took place from April 19 through April 25. In that spirit, he would like to highlight some of the volunteers who supported County projects, operations, and service delivery.

Mr. Richardson said that he would like to extend his gratitude to CAPE, the departments, and most importantly, their community volunteers, without whom they could not achieve their goals in the way they did. He reported that the County was continuing to enhance its Biscuit Run Park, including the construction of the Downhill Bike and Skills Area Project, which was now 95% complete. Biscuit Run Park spanned approximately 1,200 acres and would become their largest County park when fully activated, featuring a wide range of amenities.

Mr. Richardson said that the Downhill and Skills Bike Area would be the first biking-only area in the park, offering downhill trails, jump lines, and other features designed to allow mountain bikers to gain experience, build skills, and connect with other riders. This project was a model public-private partnership, developed in collaboration with the Charlottesville Area Mountain Bike Club (CAMBC), which had raised $80,000 to build the trail network.

Mr. Richardson said that CAMBC had led several work sessions, totaling 397 hours of volunteer service. He stated that the Park Ambassador Program existed to provide a fun, safe outdoor experience at their local parks, trails, and greenways by providing information, education, and orientation to park and trail visitors. Their park ambassadors served as a bridge between the community and the County, gathering feedback, sharing safety information, and ensuring visitors felt welcome on public land. Currently, seven park ambassadors were supporting various locations, including Biscuit Run, Preddy Creek, Walnut Creek, Chris Green, Mint Springs, Patricia Ann Byrom, Totier Creek, Charlotte Humphries, Old Mills Trail, and Crozet Trails.

Mr. Richardson said that since October 2025, the volunteers had provided 234 hours of service. He continued to report that for the past five years, Ed Brooks had organized volunteers in southern Albemarle to contribute to ongoing roadside cleanups, with over 80 individuals participating over the years, focusing on different areas with each cleanup. The last cleanup was held in March, with 35 volunteers from Scottsville, Keene, Chestnut Grove, Porter's Esmont, and Scottsville Elementary School coming together to help. Their volunteers ranged from ages 5 to 80, and they had collected 80 bags of trash on their last cleanup day.

Mr. Richardson said that as an anecdotal note, he would like to mention their budget town hall at the Yancey Community Center, where Ed Brooks served as their ambassador that evening. They had a significant turnout, including many volunteers who participated in the litter cleanup program. The energy in the room was wonderful, and it was clear that this program was making a positive impact. He said that he would like to extend his gratitude to Mr. Brooks and the volunteers for their hard work.

Mr. Richardson said that volunteer groups across the County played a critical role in maintaining their roadside cleanliness. While the County implemented programs such as the roadside litter cleanup funded by the plastic bag tax, street sweeper, and landscape maintenance, programs like VDOT's Adopt-a-Highway and local groups like Cville Litter Pickers and Rivanna Conservation Alliance engaged community members in regular cleanups, making a tangible difference on local and neighborhood roads.

Mr. Richardson said that in 2025, Cville Litter Pickers collected 667 bags of trash, 166 tires, 6 mattresses, and conducted 27 events in the community, with 70 new volunteers joining their ranks. Rivanna Conservation Alliance organized the first Rivanna River Roundup in September 2020, providing a safe outlet for community members to give back during the COVID-19 pandemic. Since then, they had recruited 1,162 volunteers who had collectively cleaned up 100 miles of streams, trails, and the Rivanna River.

Mr. Richardson said that the most recent Rivanna River cleanup in September 2025 removed 115 tires and 334 large bags of trash from local waterways. VDOT estimated that the Adopt-a-Highway volunteers saved the Commonwealth $1.35 million annually in cleanup costs. The map on the screen displayed the roads currently adopted. These volunteer groups created a collaborative system to ensure roadway cleanliness and environmental protection. He continued to report that the Auxiliary Police Officer Program extended public safety by directing traffic, checking homes, and supporting the Albemarle County Police staff at public events.

Mr. Richardson said that the auxiliary officers relieved the burden on routine tasks, allowing full-time officers to address other calls for service. In 2025, the auxiliary police officers worked 920 hours, completed 44 house checks by request, and completed their 40-hour Auxiliary Police Officer Academy. They received continuous training, including patrol techniques, defensive tactics, CPR, and defensive driving. The auxiliary officers were not armed and did not have the power of arrest.

Mr. Richardson said that the Board of Supervisors had approved the Volunteer Auxiliary Police Program in 2013, and the County's first auxiliary officer began in January 2014. He stated that their County's law enforcement work carried significant psychological and emotional weight, and the officers responded daily to trauma, loss, and crisis. The Albemarle County Police Department's chaplain provided a confidential, compassionate resource for the officers. He said that the ACPD chaplain brought pastoral care, crisis support, and spiritual guidance to the law enforcement agency.

Mr. Richardson said that the chaplain maintained a physical office in the department where anyone could stop by, and he may respond to crisis field incidents and was on call for anyone in the department that needed him. He stated that the County would never recognize its volunteers and fail to acknowledge the wonderful Albemarle County Fire Rescue volunteer system. This system had approximately 480 operation and support admin volunteers who provided services to the residents.

Mr. Richardson said that together, both career and volunteer personnel responded to 19,513 incidents in 2025. Volunteerism within the department spanned multiple levels of commitment, from crew members supporting operations at a station to train firefighters and emergency medical services (EMS) providers, responding to life-threatening incidents, and officers leading volunteer companies with decades of institutional knowledge. It was understood that fire volunteerism had declined across the country, but the local volunteers in Albemarle County continued to demonstrate their commitment to the community's health and well-being. They could not be thanked enough for their dedication.

Mr. Richardson said that while American Red Cross volunteers did meaningful work across many facets of the community, he would focus on a special partnership between the Red Cross and the Fire Rescue Department. The Red Cross works with ACFR anytime there were community members in need of sheltering, most often during home fires. The Fire Marshal's Office works directly with the Red Cross volunteers to find families to stay if they are displaced by fire or in a similar emergency incident. Expanding on the need for sheltering, the Red Cross has provided training and support to the Yancey Community Center staff so they can be a sheltering location in the event of a larger scale incident that would require a community shelter.

Mr. Richardson said that ACFR and Red Cross have historically partnered on proactive safety initiatives like the Sound the Alarm program, where ACFR staff and Red Cross volunteers canvass neighborhoods to offer free smoke alarm installation. As he wrapped up, he also wanted to recognize the dedicated community members and leaders that give their time through all of the County's boards, commissions, and committees. These were not passive participants; they were residents who studied complex issues, attended public meetings, deliberated carefully, and offered recommendations to the Board, influencing County policy and planning. There were 56 active County boards, commissions, and committees with a total of 242 members.

Mr. Richardson said that he would like to take this opportunity to recognize National Volunteer

Recognition Week, April 19 through April 25. He said that he believed Albemarle County was a wonderful place for people to volunteer. The information on volunteering in Albemarle County could be found on the website. Most of the Board meetings would include review of applications for various boards, and he knew that this Board talked to many people in the community about volunteer opportunities.

Mr. Richardson said that this presentation was just a snapshot of what was going on with the County and how it leaned heavily on its volunteers in the community. The County had wonderful people who were committed to the community, and he thought some of this data tonight certainly showed that.

Ms. Mallek asked if park ambassadors could consider carrying leashes in case an owner had an unleashed dog. She said that this would be better than giving them a ticket. She said that she also wanted to note that volunteer firefighters had increased by about 80, which was spectacular.

Mr. Gallaway said that he was impressed with the impact volunteer work had on reducing litter and ultimately providing cost savings. He thanked Mr. Richardson for the report.

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

Ms. Alicia Lenahan, Scottsville District, stated that early this year, the Brennan Center conducted a survey with a random sample of 834 election officials, 50% of whom were either somewhat or very worried about political leaders interfering with their work. Lawrence Norden, the Brennan Center's vice president of elections in government, said the results were not surprising, since at least 2020 when threats against election officials reached unprecedented levels. What was new, said Scott McDonald, clerk in Dane County, Wisconsin, was that the threats were coming from the occupant of the White House.

Ms. Lenahan said that safety concerns also ranked high in the minds of election officials. She said that 32% reported experiencing threats, harassment, or abuse due to their job, and 52% said they were concerned about the safety of colleagues. Norden called for preparation and pushback in the election community. She said he did not think there's any question that they were under threat and if there is not a concerted effort to push back and be ready, then he was worried. Trump mused in February that the GOP should nationalize elections. The White House drew fierce backlash after Federal Bureau of Investigation (FBI) officials raided an election office in Fulton, Georgia.

Ms. Lenahan said that 29 states had been sued by the Department of Justice (DOJ), demanding unfettered access to voter rolls, raising yet more fears that the White House would exert greater influence over state-run elections. Last week, Senator Mark Warner went so far as to say that he was terrified that this administration was going to try to create some incident that could allow federal intervention. She said that Senator Warner had stated that Trump had said he wanted Republicans to take over elections. They heard his former Secretary of Homeland Security say, they want the right people voting for the right people.

Ms. Lenahan said that they had seen the executive order that demanded that all states turn over their voter files so Department of Homeland Security (DHS) could apply a secret screening formula that would determine who could be an appropriate voter. Senator Warner went on to say that he was terrified because these policies were so unpopular that this crowd may try to do anything, including intervening in our election with federal forces, troops at the polls, or spreading disinformation that could actually be catastrophic.

Ms. Lenahan said that Senator Warner stated that if they abandoned the notion of free and fair elections, he did not know how they ever returned. She stated that this was about the heart of their democracy, upholding free and fair elections and deciding to stand up for that. The danger right now was complacency. While managing elections was not the Board of Supervisors' job, upholding the rule of law and community safety were their responsibility. The question remained as to what commitments they would make now to ensure that voting in the County on April 21 and in November would proceed without the presence of federal law enforcement in this time of distrust, fear, and uncertainty, and what they would do to keep voting free and fair.

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Agenda Item No. 14. **Public Hearing: <u>to Amend County Code Chapter 1, Article 5 (Fee Schedule).</u>** To receive public comment on a proposed ordinance to amend Albemarle County Code § 1-501 (Building Fees), § 1-502 (Subdivision Fees), § 1-503 (Water Protection Fees), § 1-504 (Zoning Fees), and § 1-505 (Miscellaneous Fees).

The Executive Summary forwarded to the Board states that in Fall 2023, staff presented a comprehensive Fee Study prepared by the Berkley Group (Attachment A). The study examined the County's existing fee structure, compared it to those of seven peer localities, and identified best practices. The consultant recommended periodic fee adjustments linked to inflation, salary changes, or other predictable market factors to maintain transparency and keep pace with economic conditions.

The most recent update to the fee schedule was adopted on December 6, 2023. That update was cost-neutral and focused on consolidating fee categories, consistent with the Berkley Group's recommendations. Before that, the cost-of-service-based fee increase occurred as part of the FY 2022 budget.

The proposed amendments to Chapter 1, Article 5 are consistent with the Board's adopted Financial Management Policies. Revenue Policy 10(E) directs the County to impose user fees for specialized County services, when appropriate, based on the benefits or privileges provided or the cost of delivering those services. Fees should support the recovery of operational and capital debt service costs, consider equitable access, and be reviewed at least every three years.

The proposed changes reflect cost-of-service increases since FY 2022, consistent with Revenue Policy 10(E). If adopted, the revised fees would take effect January 1, 2027. Six months of revenue under the updated structure is estimated to generate approximately $265,000 in additional revenue for the Community Development Department. This update is incorporated into the FY 27 Recommended Budget.

Staff recommends that the Board adopt the Ordinance (Attachment B) amending Chapter 1, Article 5 of the County Code (Fee Schedule).

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Ms. Katelyn Malcolm, Chief of Budget, stated that this item was a public hearing on the FY27 budget, which included the fee amendment. She reviewed the FY27 budget calendar, which provided a reflection of all the work the Board had done to date, including town halls, community feedback, and other engagement efforts. She said that tonight's public hearing marked an important milestone in this process, leading to the Board's vote on the FY27 budget and tax rates next week.

Ms. Malcolm said that they would begin with a presentation from staff, led by Mr. Bowman and Mr. Sumner. Following that, staff recommended that they hold the four public hearings scheduled for this evening. First, they would have a public hearing to amend County Code Chapter 1, Article 5, the fee schedule. Staff recommended deferring action and voting on this until next week; they had a prepared motion to defer for the Board's consideration.

Ms. Malcolm said that next, they would hold public hearings on the Calendar Year (CY) 2026 real property tax rate, the CY 2026 personal property tax rate, and the public hearing on the FY27 proposed budget. She stated that staff would also review the remaining items in the FY27 budget to determine if there was any additional discussion or direction from the Board that staff should prepare for next week's adoption.

Mr. Andy Bowman, Assistant Chief Financial Officer, stated that he wanted to briefly address the first three public hearings as part of a single presentation. He said that these hearings were grouped together because they were all part of a single package. If the Board did not approve the proposed changes, as advertised, it would necessitate changes in the proposed budget; this would affect both the revenue streams and the allocation of dollars.

Mr. Bowman said that he would discuss the first three hearings, and then Mr. Sumner would highlight the key points from the budget presentation, which they had been discussing in the town halls over the past month. He said that first, for context, he would explain the rationale and purpose of amending County Code Chapter 1, Article 5. He said that this change affected the fee schedule and was related to the operations of the Community Development Department.

Mr. Bowman explained that the proposed change was a 15% increase in fees, which would take effect on January 1, 2027. He said that this delay was customary, and it was proposed to implement the change at the start of the fiscal year. The proposed budget included $266,000 in ongoing revenues, which would be included in the budget for Fiscal Year 2027. He said that the recommendation to increase fees emerged from the Berkley Group study, which the Board had funded in 2023. The group had made several recommendations, including periodic fee adjustments to account for changes in staff costs and the need for an index to track these changes.

Mr. Bowman said that the study also benchmarked fees with other localities, which had resulted in a reduction from 312 categories of fees to 148. He said that the last time the fee schedules had been updated was in Fiscal Year 2022, and the proposed increase was based on the cost-of-living increases from that year to 2027. He stated that in FY 24, there were some budget-neutral changes to the fees, including simplification of the fees, rounding the numbers, and benchmarking with other localities. He stated that the proposed fee increase was not a change in the philosophy or terms of who paid for what, but rather an update to reflect the cost of doing business, which had not changed in several years.

Mr. Bowman said that next, he would discuss real estate revenue and personal property revenue. He said that the proposed budget for Fiscal Year 2027 included $2.8 million for the Real Estate Tax Relief for the Elderly & Disabled Program, which was part of the strategies the Board of Supervisors had employed to support its affordable housing initiatives. He said that for the public's benefit, if they reached out to the Department of Finance and Budget, they could connect them with the staff who could assist with the tax relief application process.

Mr. Bowman said that on the revenue side, there was an increase of $20.5 million or 7.6% due to CY 2026 overall reassessments and an additional 6.2% from CY 2025, along with additional impacts from new construction, land division, and other adjustments. The proposed real estate tax rate remained unchanged at $0.894 per $100 of assessed value. He said that he would like to clarify that the lowered tax rate, as defined in the Virginia Code, was the rate the Board could adopt a lower tax rate to offset the 6.2% reassessment, and that rate would be $0.842 per $100 of assessed value. He said that revenues would still grow due to new construction and land divisions, but this would be a rate that would offset the increase in reassessments.

Mr. Bowman said that the proposed personal property tax rate was $4.43, a $0.15 increase from $4.28, and this funding would be dedicated to the Affordable Housing Investment Fund (AHIF). He said that the personal property tax primarily came from personal vehicles, accounting for 84% of the total revenue. He said that the remaining categories included business tangible personal property, machinery and tools, and other personal properties.

Mr. Bowman noted that the County did not have a personal property tax relief program, but the state provided relief based on the value of the vehicle. He said that if the vehicle had an assessed value of $1,000 or less, the individual received full relief. For vehicles with an assessed value above $1,000, up to $20,000, relief was provided at 39%, and vehicles with an assessed value above $20,000 paid the full tax. He said that this concluded the highlights on where the revenues were coming from for these first three public hearings.

Mr. Jacob Sumner, Chief Financial Officer, stated that the focus for this part of the presentation was on the FY27 Proposed Budget, which was the final public hearing scheduled for that evening. He stated that in developing the FY27 proposed budget, the County had utilized existing strategies and policies to guide decision-making and ensure alignment with infrastructure capacity, service delivery, and long-term planning. This approach was based on the County's AC44 Comprehensive Plan and the Economic Development Strategic Plan.

Mr. Sumner said that as part of their long-term planning efforts, the County considered multi-year budgeting and the multi-year impact of decisions made during the budget process. In this year's proposed budget, several multi-year tactics were included. The first is regarding the funding bridge, the proposed budget for FY27 included revenue from the County's Budget Stabilization Reserve. The budget recommended using one quarter of the 2% reserve in each FY27 and FY28, with the additional 1% remaining in reserve to provide flexibility in case of unexpected financial needs.

Mr. Sumner second multi-year tactic was a transfer of $6.4 million to the Capital Improvement Plan (CIP) for projects identified in future years, setting aside that amount as a capital reserve. The final multi-year tactic was continued support for schools, ensuring the public-school operating fund remained protected, particularly if revenue dropped in the future, especially with shifting local and state dollars.

Mr. Sumner stated that the County also prioritized a culture of continuous improvement and modernization to advance programs and service delivery, ensuring a return on investments in people, processes, and systems. They achieved this through systems modernization, staffing studies, performance management, and reengineering, as well as reengineering vacant positions to meet actual needs. Over the past two years, the County had reduced 17 vacant positions and were now at a net negative three positions, having hired 14 public safety positions during the same period.

Mr. Sumner stated that as previously mentioned, the County considered the impact of budget decisions on future budgets and potential future obligations. The FY27 proposed budget included obligations picked up from prior decisions. One example was the need to address changes in federal revenue, particularly for partner agencies. The FY27 proposed budget included increased funding for Region Ten and the Health Department to maintain services to the community. The budget was balanced on the proposed tax rates displayed on the screen.

Mr. Sumner said that Mr. Bowman had previously discussed the details of real property and personal property tax rates, which would be the topics of the public hearings later this evening. He stated that they tended to focus on the General Fund during budget season because it was the primary source of tax revenue, a key funding source for schools and capital and debt, and where the Board had the most policy discretion. The General Fund revenues for fiscal year 27 were estimated at $513.7 million.

Mr. Sumner stated that given that this was a balanced budget, the recommended expenditures also totaled $513.7 million. He would next review key investments within the FY27 proposed budget. The largest expenditure in the General Fund was the local transfer to Public Schools, which totaled $218.3 million, accounting for 43% of the General Fund budget. It was essential to note that once the transfer of funds had occurred to the Schools, the County did not have oversight on the operational use of those funds.

Mr. Sumner stated that he would delve deeper into the Schools and their investment in education. The proposed budget supported a $304.9 million budget for the Schools operating expenses for FY27; this represented a $20.7 million increase since the previous year. He said that the $20.7 million increase was comprised of two funding increases: $11.7 million from state funding and $9 million from the local contribution.

Mr. Sumner said that another element contributing to the budget capacity for schools in this proposed budget was $3 million of retirement savings from the Virginia Retirement System (VRS), which impacted their expenditure savings. In addition to the operating fund, $6.4 million was being placed in the CIP as a placeholder for future capital needs or as a reserve in case state funding decreased in the next cycle, as had been seen in the past couple of years.

Mr. Sumner said that at this funding level for operations, Albemarle County Public Schools (ACPS) would be able to fund operations for two new schools opening in the 26-27 school year: Mountain View Upper Elementary and Acquisition of Conservation Easements (ACE) Academy Lambs Lane. He said that they would also be able to fully meet the obligations of the public school's collective bargaining agreement, including salary increases for support staff, teachers, and additional positions for increased planning time and guaranteed lunch breaks for elementary teachers.

Mr. Sumner stated that the current proposed budget and the budget request from the School Board differed in several areas, including funding for operations and future capital needs. He said that the main difference was $2.3 million, which was approximately 1% of the Schools' operating budget. The proposed budget set aside $2.3 million in the capital reserve, while the schools would have that amount allocated to operations in their request. He provided a historical graph of the total revenue for the Public Schools operating budget over the past 12 years and the FY27 proposed budget. On average, the total public schools funding ongoing operating revenues had grown 5.8% each year.

Mr. Sumner said that specifically, the last five years had seen an average growth of 7.7%. He said that this period encompassed a wide range of changing circumstances, such as tax rate increases for public education, the opening of school additions, changes in state funding, and the pandemic's initial revenue decline, followed by the historically strong revenue growth that followed.

Mr. Sumner said that moving forward to public safety, the County had recently undertaken a comprehensive public safety staffing study to assess the police and fire rescue departments and ensure that they were providing effective public safety response. He said that the study had reviewed industry standards and best practices and made recommendations that would address the changing risk profile of the County. This budget continued the multi-year implementation of those recommendations. This budget provided funding for three new police officer positions starting mid-year to support public safety.

Mr. Sumner said that these new officer positions, along with the previous additions and investments in the past two years, would help ensure coverage met demand across the growing community. This budget allocated $2.3 million to maintain competitive police salaries for recruitment and retention. Based on this assessment, the Police Department's pay scale would be revised to maintain a competitive position within the labor market.

Mr. Sumner stated that in recent years, the County had successfully leveraged federal grant funding from the Federal Emergency Management Agency (FEMA) Staffing for Adequate Fire and Emergency Response (SAFER) program to hire firefighters, addressing critical challenges such as volunteer shortages and increasing demand for fire and emergency medical services. He said that while this funding had allowed them to defer the cost of hiring, they had begun transitioning these positions to local funding last year, and this budget continued that trend, picking up local funding for 30 positions in FY27, which amounted to $1.7 million. The budget also contained $1.3 million to keep fire rescue salaries competitive for recruitment and retention.

Mr. Sumner stated that the FY27 Proposed Budget recommended the addition of three new Sheriff's deputy positions, which will assist with day-to-day operations, including courthouse and courtroom security, inmate transportation, and civil processing. For FY27, the Board's proposed budget invests $7.5 million in the Affordable Housing Investment Fund, continuing efforts to expand affordable housing options. Since the Affordable Housing Investment Fund was created in FY19, Albemarle had invested over $24.5 million into affordable housing projects and programs from a variety of funding sources. These investments supported the construction or preservation of over 1,700 affordable units, as well as shelter and support services for 280 victims of domestic violence and 539 individuals experiencing homelessness and provided housing counseling and navigation support for 788 individuals and families.

Mr. Sumner stated that the FY27 budget also includes a 20% increase to the tax relief for the Elderly and Disabled Program, providing real estate and mobile home tax exemption for eligible taxpayers. Additionally, the Albemarle County Emergency Relief Program (ACERP) will assist eligible clients with utility disconnections and avoid eviction, with $360,000 allocated for this line item. The FY27 budget continued the commitment to key environmental services, including dedicated water resources funding and $300,000 for climate action funding.

Mr. Sumner stated that the Department of Facilities and Environmental Services had reprioritized staff to focus on a series of climate action projects, including residential energy improvements, County building energy efficiency programs, and climate action collaborative initiatives, among others. He said the plastic bag tax revenue totaling $140,000 in the FY27 budget would support roadside litter cleanups and the distribution of reusable bags to vulnerable populations. He said that since December 2024, the plastic bag funded roadside litter cleanup had collected 3,932 bags of litter to supplement the ongoing work of volunteer roadside clean up teams.

Mr. Sumner said the FY27 recommended budget includes $4.15 million in additional one-time funding for the Economic Development Fund, providing ready, flexible funding to support economic development opportunities. He said that it was learned during the AstraZeneca attraction effort that the ability to quickly respond to their needs was critical in securing the company's presence in Albemarle. To ensure long-term success, it was necessary to strike a balance between maintaining sufficient cash reserves and exploring potential future opportunities.

Mr. Sumner said that having a readily available Economic Development fund allowed for securing stronger, more comfortable funding today, knowing that there were also the necessary resources for tomorrow's opportunities. The new Economic Development Strategic Plan provided a focused roadmap for advancing economic development efforts and creating a thriving business environment.

Mr. Sumner said that as the community continued to grow, the scale and complexity of service delivery would increase. Staff must develop the skills to address this complexity. Attracting and retaining talented and skilled employees was just as important in the public sector as in the private sector. Consistent with past budgets and the County's compensation philosophy, the FY27 budget included a review of classified pay scale positions on a two-year cycle and recommended adjustments to market rates to ensure the positions met average market compensation. It also included a 2% cost of living adjustment (COLA) and a one-time bonus for classified staff.

Mr. Sumner said that the County would continue to invest in the training and development of all staff. The total staff training and development budget across all departments totaled $1.4 million in FY27. Rising healthcare claims were increasing costs for the County and partner agencies within the self-funded healthcare system. The proposed FY27 budget included an 8% increase over last year, which was included in this proposed budget.

Mr. Sumner said that the County recognized that government could not meet every need alone. By funding local non-profit and community organizations, the County strengthened the regional safety net and improved residents' access to vital services. This was the County's force multiplier in getting vital services to residents through community partners. The proposed budget included $40.7 million in funding across 69 partner agencies, with critical services such as public safety, transit, libraries, tourism, health and welfare, and public works.

Mr. Sumner explained that the Human Services Funding Program prioritized programs that served the most vulnerable members of their community, including elderly residents, households with children under 6 years old, and medically vulnerable individuals. He said that enhanced program compliance requirements ensured that funded programs were both effective and accountable. He said that the Human Services Funding Program would invest $1.6 million to support essential services like shelters, food security, and emergency assistance for vulnerable residents. He said that supporting over 30 programs, including organizations like Loaves and Fishes, Child Health Partnership, and Ready Kids, were a few examples.

Mr. Sumner said that before he concluded, he would like to address their Capital Improvement Program and debt service. He said that the County was currently executing the five largest CIP projects in its history, with budgets totaling $296 million. He said that these projects included the Courts Complex, the Rivanna Futures property purchase, and the construction of three new schools. He said that as these projects were completed, they created a funding obligation for the next 20 years.

Mr. Sumner said that the County's debt service was its mortgage payment. He said that the County's projected debt service was compliant with the Board's financial management policies and was projected to increase from $34 million to $55 million by FY31, the last year of the CIP. He said that these capital projects were generational investments with generational impacts that they would need to pay into the future. He said that for the FY27-FY31 CIP, $196.8 million was allocated for Schools' capital projects and $160.3 million for local government projects.

Mr. Sumner said that as they transitioned to the public hearing section for tonight's activity, he would like to highlight a few key takeaways from the FY27 proposed budget. First, the County's obligations continued to rise, and their service demands were evolving to meet the community's changing needs. Second, their tax base was evolving, and they must plan ahead for significant investments and continue prudent multi-year financial planning to shape the future.

Mr. Missel asked if Mr. Sumner could review the County's triple-AAA bond rating and the guidelines that they had in place regarding their debt obligations. He said that he would like to know how well they were performing in adhering to these guidelines.

Mr. Sumner explained that part of the Board's financial management policies included debt-related parameters, which were a key focus of the rating agencies. He said that the County was fortunate to have a triple-AAA bond rating, which was essentially a perfect credit score. He said that this rating was based on adherence to those financial management policies, which included two key areas: their fund balance policies and reserves, and their assessed value as a portion of their outstanding debt. He said that additionally, their debt service as a percentage of their revenues was capped at 10%.

Mr. Missel asked where they were currently in relation to that 10% cap.

Mr. Sumner said that they were at approximately 6%. He said that he did not have the exact dollar amount of their debt issuance, but he could confirm they had sufficient capacity for their current debt issuance.

Mr. Bowman clarified that they would peak at 8% in FY31, so there was remaining capacity.

Mr. Pruitt said that while the Board was not required to take action, Mr. Bowman had provided information on the remaining unallocated funds in the budget and potential allocations.

Mr. Bowman confirmed that was part of tonight's presentation, and staff's intent was to have those discussions after the public hearing. He said that the remaining areas for Board direction that had been identified were listed on the provided slide. He said that on the left, they had six items grouped from largest to smallest, outlining potential sources of budgeted expenditures or anticipated revenues that could be reprogrammed.

Mr. Bowman said that on the right, they had topics previously identified by the board that could be applied. He said that there was not a perfect correlation between the two columns. For example, the General Fund transfer to the CIP could be applied if the Board desired to make changes to public school operations and capital.

Mr. Bowman said that they had a $2.5 million allocation, a combination of ongoing and one-time funds for personal property taxes that went into AHIF. He said that AHIF could also be funded by other sources, but this was one option for the Board to consider. He reiterated that staff's intent was to come back after the public hearing and provide as much direction as possible before adoption on April 22.

Ms. Duncan said that she had a question regarding developer fees. She asked if the fees had been condensed and simplified prior to tonight's proposal.

Mr. Bowman confirmed that change had been implemented in 2024. He said that this proposal was taking the improved work from 2024 and now providing a cost of service increase from what was previously adopted.

Ms. Mallek said that she would appreciate some brief historical context regarding the fee schedule. She said that it was amended in 2024, and it was previously revised around 2014, following a significant study. She said that prior to that, it had been 20 years since the last revision.

Mr. Bowman said that he was not familiar with the history behind the 2022 update, but he understood that it was intended to occur on a regular cadence. He said that he did not have that information, and further research would be necessary to assist the Board. He said that he believed that part of this intent aligned with other updates the Board had made, such as real estate tax relief and other initiatives. He said that to move forward, they should aim to establish regular schedules for these updates, so that there was not a significant lag between increases.

Mr. Missel said that regarding the fee schedule, he understood the proposed increases were meant to catch up with increases in costs. He asked if the costs experienced by developers and construction companies were taken into account when determining the fee amounts.

Mr. Bowman replied that this proposal did not evaluate that aspect. He said that according to the Board's financial policies, fees must balance who paid the access to service and cost recovery. He said that it was not really inclusive of a philosophical discussion of whether it should be moved one way or another; it was trying to achieve a cost refresh based on where they had been. He said that the Board could choose to consider that aspect at any point in time, but that was not the intent of this particular adjustment.

Ms. Mallek noted that the fees were based on a 50% cost recovery rate. She said that this was a significant reduction from the 70% rate they had considered 10 or 15 years ago, when the citizenry may not have been receiving the full benefit. She said that as a result, they were concerned about the high costs associated with staff, processing, and other expenses. She said that she appreciated the informed feedback on this matter.

Mr. Gallaway opened the public hearing.

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Mr. Neil Williamson, President of the Free Enterprise Forum, stated that the Free Enterprise Forum was a privately funded public policy organization focused on central Virginia's local governments. He stated that earlier this week, he received an email from an applicant who paid $9,000 for a commercial alteration permit in Albemarle County to recoat a portion of a roof of a shopping center. He said that the applicant stated that there were no architectural plans to review, no structural changes, and only a manufacturer's specifications sheet describing the material.

Mr. Williamson said that since Albemarle does not charge a fee for roof repair or replacement, the applicant paid a per square foot fee to apply a plastic sheet to the roof. Further research revealed that Prince William County, one of Albemarle's peer communities, would have charged less than $2,000 in fees for the same work. Tonight, they were considering a significant rate increase, not based on a comprehensive rate study, but on a recommendation in a previously submitted rate report that rate fees should be reviewed regularly. He said that he had no problem with that.

Mr. Williamson said that however, he disagreed with Mr. Bowman's suggestion that the Berkley Group report included benchmarking. He said that the report did not, and it was limited in its scope. As stated on page 3, the Board had not requested an examination of or changes to fee amounts, so this analysis attempted to keep any fee changes as revenue neutral as possible. In contrast, the Albemarle County Service Authority (ACSA) was also considering significant fee increases in their meeting tomorrow morning. The Albemarle County Service Authority (ACSA) conducted an exhaustive formal rate study. In recent years, he had spent over 20 hours working with ACSA staff, understanding how they came up with their connection fees and assessing how they moved forward.

Mr. Williamson said such transparency should be celebrated, and the last comprehensive CDD rate study was conducted in 2007, just before the "time of great unpleasantness." Applicants had told him they understood cost increases but would like to see process improvement. Recently, he had received reports of a five-day lag time between an approved final inspection and issuance of a certificate of occupancy, and that was unacceptable. It was simply moving one piece of paper to another desk. Other localities did it in less than a day. He urged them to delay implementation, delay action, conduct a rate study, and repeal the technology fee, which he had not had a chance to discuss.

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There being no further speakers, Mr. Gallaway closed the public hearing.

Ms. Duncan said that she was glad that staff recommended deferral of this item so the Board could review it further. She noted that these fees often were passed onto people purchasing homes, increasing the cost of housing. She said that because of this, she did not support increasing the fees.

Mr. Pruitt asked for more information on the technology fee. He said that he saw the amount but was unclear on its purpose.

Mr. Bowman replied that staff could provide a detailed response and post it on the County website, so the Board could have it for their deliberations next week.

Mr. Missel said that to help staff prepare for next week, he would like to get a general sense of their thoughts on benchmarking with other communities, or at least a strategy of how to do that in the future.

Mr. Bowman confirmed that staff could do that. He clarified that the structure of the fees was benchmarked.

Mr. Pruitt **moved** that the Board of Supervisors defer action on the proposed amendment to April 22, 2026.

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.

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Agenda Item No. 15. **Public Hearing: <u>Calendar Year 2026 Real Property Tax Rates.</u>** To receive public comment on the proposed real property tax rates for Calendar Year 2026:

1) Assessment Increase: Total assessed value of real property, excluding additional assessments due to new construction or improvements to property, exceeds last calendar year's total assessed value of real property by 6.2 percent.
2) Lowered Rate Necessary to Offset Increased Assessment: The tax rate which would levy the same amount of real estate tax as last calendar year, when multiplied by the new total assessed value of real estate with the exclusions mentioned above, would be $0.842 per $100 of assessed value. This rate will be known as the "lowered tax rate."
3) Effective Rate Increase: The County of Albemarle proposes to adopt a tax rate of $0.894 per $100 of assessed value for calendar year 2026. The difference between the lowered tax rate and the proposed tax rate would be $0.052 per $100, or 6.18 percent. This difference will be known as the "effective tax rate increase."
4) Proposed Total Budget Increase: Based on the proposed real property tax rate and changes in other revenues, including borrowed funds, the total budget of the County of Albemarle will exceed last year's by 13.8 percent.

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Mr. Gallaway opened the public hearing.

Mr. Rob Myers, Rio District, said that after listening to the discussion on the large expenditures, he felt strongly that they should start with the lowered tax rate every year and justify each fraction of a cent increase. He said that he had seen a projected tax increase of 11.3% this year and 28.1% over the last two years. He said that Dominion Energy had increased his bills by over 20% this year alone. He said that ACSA had also seen a double-digit increase. He said that as someone who had been retired for nearly 14 years, he found this unsustainable.

Mr. Myers said that levy limits, which allowed for no more than a certain rate of tax increase, were being considered in at least four states. He said that in Lexington, Kentucky, where he had relatives, senior citizens and those over 65 had frozen real estate taxes; Albemarle was doing the opposite. He said that he felt that a disproportionate amount of this burden fell on citizens with fixed incomes. He said that while he may be eligible based on the income levels of their tax relief program, he would not receive relief due to his assets.

Mr. Myers said that taking out of his assets to pay taxes would reduce his income. He said that this was not a sustainable solution. He said that he did not think they ever started with a new tax rate but rather built upon the previous year's rate and assessments. He said that his assessment was significantly higher than 6.2%. He said that he was not the only one facing this issue, but he felt compelled to share his concerns.

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Mr. Phil Riese, Rivanna District, said that he agreed with the gentleman who had spoken before him. He said that since 2020, Albemarle County real estate assessments had increased by approximately 50%, and last year's tax rate increase had made the situation even worse. He said that among the 95 counties in Virginia, Albemarle was ranked in the top 10 for the most expensive real estate tax rate. He said that a comparison with neighboring counties, such as Augusta County, which had a tax rate of $0.52 compared to $0.89 in Albemarle, highlighted the disparity.

Mr. Riese said that furthermore, the properties in Augusta County were not as valuable as those in Albemarle. He said that for many residents, particularly those on fixed incomes, these annual increases were difficult to bear. He said that the rising taxes were largely driven by unrealized increases in property values. He said that in some cases, these tax increases were forcing people to sell their homes and leave the County due to unaffordable tax burdens. He asked if they truly wanted to force someone out of their home after 70 or 80 years of residency.

Mr. Riese said that the issue of housing affordability was a pressing concern, and regardless of whether an individual was a homeowner or a renter, they were experiencing the effects of these increased taxes. He said that if the goal was to make housing more affordable, the most effective tool at their disposal was to lower the real estate tax rate. He said that if they were genuinely committed to affordable housing, this should be their primary focus before addressing other issues.

Mr. Riese suggested that providing direct relief to all residents this year, rather than just a select few, would also be a step in the right direction. He asked if they would ever see tax relief in this County, and if there was a willingness from this Board to one day lower tax rates to offset assessment-driven increases.

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Mr. Philip Marx, Samuel Miller District, stated that he did not have the same level of preparedness as the previous gentlemen, but he wholeheartedly agreed with them. He said that he had experienced problems with his assessments this year. He said that he had spoken with the assessors twice and had now applied for a hearing with the Board of Equalization (BOE).

Mr. Marx said that the issue was not that he disagreed with his house's value, but rather that the assessors claimed the increase was based on the quality of construction in his house compared to his neighbors with more expensive homes that received smaller increases. He said that he had a 28% increase on one home he lived in for 40 years, and another one he built six years ago, also 28%. He said that he conducted a survey of 17 other homes on Morgantown Road, comparing their increases to his.

Mr. Marx said that the assessor's reason for his increase was that his house was classified as an A- quality home, whereas the house down the street, which he compared it to, was classified as a B+. He said that over the years, the classifications had changed, but what had happened was that when he built his three-bedroom, 2,800-square-foot house six years ago, it was valued at $488,000. He said that the house down the street, which was five bedrooms and 5,000 square feet, was valued at $543,000.

Mr. Marx said that the next year, he surpassed them. This year, he was over $100,000 above the same house down the street, solely based on the classification of construction. He said that he did not understand the differences or why the assessors relied so heavily on these tables to make decisions. However, out of the 17 houses on his street, only his had increased at this rate, and 28%, as one gentleman had said, it was unsustainable. As a 73-year-old resident who had lived and worked in the County for 50 years, he intended to stay there.

Mr. Marx said that however, if he had to use his assets to pay these property taxes, even with a 20% increase over the next two years, he would be paying what it would cost him to have a mortgage on the house; that was completely unsustainable. He thought there should be impact fees on developers, who were causing the County to spend so much on the schools. It should not be on the burden of people who had lived there for 50 years. He said he was not prepared, but he could show them the data, and the Board of Equalization had all his information.

Mr. Marx said that what was striking was the inequity. Someone right next to him with a house twice the size paid a 15% increase, while he paid 28%, and it just did not make sense. He hoped that something could be done about it, because he intended to stay there the rest of his life, but he did not see how he could afford to do it anymore.

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Mr. Gallaway closed the public hearing. He asked if Board members had any questions or comments on this item.

Ms. Mallek said that she wanted to share one piece of information for the sake of clarity. She said that comparing county to county was always challenging, and one notable aspect of Albemarle was that their effective tax rate is $0.10 lower than what people paid, due to the $0.10 of their tax rate going directly to the City as a result of revenue sharing. She said that it was essential for people to be aware of this. She said that while there were complaints about the efficiency of their government, it was crucial to understand what their local government in Albemarle was actually using to operate. She said that regarding impact fees, she wished they had the authority to implement them.

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Agenda Item No. 16**. Public Hearing: <u>Calendar Year 2026 Personal Property Tax Rates.</u>** To receive public comment on its proposed increase in the tax rate from $4.28 per $100 of assessed value to

$4.43 per $100 of assessed value, on all classes of property subject to taxation by the County pursuant to Chapter 15, Article 8 of the County Code, including tangible personal property; tangible personal property employed in a trade or business that is not otherwise classified as machinery and tools; merchants' capital; short-term rental property, with an original cost of less than $500; and machinery and tools, as enabled by Title 58.1, Chapter 35 of the Code of Virginia (1950), as amended, to be effective on and after January 1, 2026.

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Mr. Gallaway opened the public hearing.

Mr. Phil Riese, Rivanna District, said that he was here to oppose the proposed $0.15 increase to the car tax. He stated that Albemarle already had one of the highest car tax rates in Virginia, ranking 19th out of 133 localities. He said that last year, the Board had raised the car tax by $0.32, resulting in a $0.47 increase over two years. This was not a minor adjustment; it was a steady tax increase on something people could not avoid. Having a car was not optional in Albemarle; it was necessary for daily life.

Mr. Riese said that the car tax was not a luxury tax; it was a necessity tax that affected everyone equally, regardless of income. A working parent and a high-income household paid the same tax on the same vehicle value, making it one of the most regressive taxes the County could impose. The County Executive had recommended no car tax increase in his budget, yet the Board was considering increasing this tax for a second year in a row.

Mr. Riese said that at some point, the question became simple: when did it stop? If affordability meant anything in practice, it must include transportation costs, not just housing. He said that the car tax was one of the worst ways to grow tax revenue, as it disproportionately hurt those who could least afford it. He urged the Board to reject this tax increase and hold the line on a tax that every resident must pay just to get through their daily life. The Board could not make Albemarle more affordable by increasing the cost of getting to work.

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Mr. Michael Monaco, White Hall District, stated that he was there tonight with his friends and neighbors from Interfaith movement Promoting Action by Congregations Together (IMPACT). He expressed his support and encouraged the Board to vote yes on the proposed increase to the personal property tax rate. He stated that he strongly believed that dedicated revenue from tax revenue in the Affordable Housing Investment Fund was a community priority.

Mr. Monaco said that it was essential for achieving the County's goals of creating healthy, safe communities where everyone could not only live but thrive. When their neighbors were struggling with stable housing, when people were paying 50% or 60% of their income on rent, their community was not thriving. He knew that the Board valued affordable housing. Therefore, he wanted to be specific about why he believed this $0.15 increase was worth it. First, he acknowledged that a personal property tax was a regressive tax by nature.

Mr. Monaco said that however, the 1998 Personal Property Tax Relief Act allowed Albemarle County to offer a discounted tax rate on the first $20,000 of personal motor vehicles. This meant they did have a mechanism in place to alleviate some of the impact of this tax. Households like his, with an income below 80% of the Area Median Income (AMI) and two beater cars, would see a very marginal impact from this tax.

Mr. Monaco said that he had done some rough calculations to understand the impact on his household. He said that he would see about $1.50 per month with this tax rate increase. For someone with about $100,000 in personal vehicles, the increase would be around $1,150 per month. He hoped in the future, the Board would communicate to their state legislators the desire to possess the power for levying more progressive taxes. However, he also believed they were playing catch-up on affordable housing.

Mr. Monaco said that it took significant funding to make a serious impact, whether that was in housing preservation, home ownership subsidies, or housing for individuals experiencing chronic homelessness and family shelters. He was grateful that the Board had allocated funds to those projects this year. He believed they needed to continue investing in these initiatives. Finally, the County had received about $7.3 million in requests from the Affordable Housing Fund this year. With this tax rate increase, they would have enough to meet that need next year again.

Mr. Monaco said that he thought that should be the bare minimum acceptance for the foreseeable future. They were making progress in addressing a huge and growing problem. If the Board chose not to increase this tax rate, he hoped they would find funds to at least match this year's AHIF funding.

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Mr. Gallaway closed the public hearing. He asked if Board members had any questions or comments on this item.

Mr. Pruitt stated that he thought Mr. Riese had made some good points that were representative of a lot of feedback he had received from the public. He said that he had heard with some frequency that because the County Executive had proposed a balanced budget that did not include a personal property tax increase, that implied there should be no increase. He clarified that the County Executive's Recommended Budget was a statement driven by previous Board guidance from the previous calendar year.

Mr. Pruitt said that it reflected the preferences of the Board at the time, which resulted in a balanced budget. He said that this balance was achieved by maintaining the previous tax rate and aligning it with the Board's priorities and objectives for the 2025 calendar year. He said that as a differently constituted Board, they may have reached different conclusions on policy matters, making the budget subject to change.

Mr. Pruitt said that the budget was a statement of policy from the Board members. Regarding the previous point, he did not challenge the philosophical notion that lowering real property taxes decreased the cost of living in a direct and observable way, particularly for homeowners. He said that he would challenge the oversimplified assumption that it also reduced rents for people who were renters. He believed Mr. Williamson would argue that it did; he countered that, given their tight housing market, he did not think this assumption was accurate.

Mr. Pruitt said that in a market where landowners could command market rates regardless of tax rate increases, he expected that any tax rate cut on real property would likely be absorbed as a small profit margin by landlords, rather than being passed on to renters. He said that this was due to the lack of inventory, which allowed landlords to maintain their prices despite changes in tax rates.

Ms. Duncan said that she was in favor of both tax increases, so she would like to comment on that. She said that, as most people are aware, her rent had increased, and if her landlord was fair, her rent would likely go up by at least $100 to cover the landlord's tax increase on her house each month. She said that she was also in the same situation as many people in Albemarle, and she understood how expensive it was, but there were a lot of needs that required funding.

Ms. Duncan said that, as one of the public speakers mentioned, they were addressing unfunded needs that had been present for a long time, and they were making progress in a wide variety of ways. She said that she strongly supported expanding the tax relief program, and she believed that they needed to raise the asset limit, as many people's houses were being assessed at higher values, which was pricing them out. She stated that she planned to look into this further after the budget season was complete and explore ways to increase tax relief to make it more affordable for residents.

Ms. Duncan agreed that the current rate of increase was unsustainable, and she saw this issue firsthand in her own house's assessment. She said that the County was also limited in their ability to tax and limit taxation with regard to their permissions from the state, which further restricted their options. Therefore, they were working within tight parameters to fund essential services. She said that she was in favor of the tax increases because they needed to address some of their existing issues, but she also believed that they must find ways to make their tax relief program more sustainable and affordable for their residents.

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Agenda Item No. 17. **Public Hearing: <u>on the Board of Supervisors FY2027 Proposed Budget.</u>** To receive public comment on the Proposed FY27 Operating and Capital Budgets.

Mr. Gallaway opened the public hearing.

Mr. Claude Convisser, White Hall District, said that as someone who had been living as a homeless man in the White Hall District since June 2024, he had gained insight into the homeless population and available programs and services. He said that as a lawyer, he was speaking to the Board today to ask that zero funds be allocated to support the homeless, as those funds would be used to finance the opening of a low-barrier shelter by the City of Charlottesville.

Mr. Convisser said that he had heard estimates of 80 to 200 beds, but he believed this was unnecessary and posed a danger to the community. He explained that it was unnecessary because, for example, he had spent three months in the People and Congregations Engaged in Ministry (PACEM) program during the winter of 2024 and 2025, and he would like to thank the churches in Albemarle County and Charlottesville that participated in offering shelter.

Mr. Convisser explained that during that time, he saw that with 50 beds at PACEM and 10 additional spaces at the Salvation Army's warm room, no homeless person went without shelter. He said that any excess capacity would only attract organized crime, which would exploit it. He said that as the owner of a biofuel company since 2008, he had experienced firsthand the threats and intimidation from ExxonMobil and the organized crime mafia that ran the biodiesel industry. He said that they had sent numerous men to beat him up at the Haven Day Shelter.

Mr. Convisser said that when he pressed charges against them, and two were convicted, the Haven Day Shelter had kicked him out, protecting those individuals who were backing the Haven and PACEM staff. He added that the Salvation Army would also not support this low-barrier shelter due to concerns about infiltration. He said that the high-tech industry was the third interest driving this proposal, as they relied on cheap fossil fuel and sought to send their agents to support malicious interests.

Mr. Convisser said that unfortunately, IMPACT's John Frazee, who had questioned the Board on the housing issue, worked for S&P Global Intelligence and was pursuing a private agenda on behalf of high-tech companies that had profited from the housing crisis. He said that he had provided supporting documentation to the Board on these important issues.

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Ms. Erin Houlihan, White Hall District, said that she was speaking on her own behalf, but with the support of several members of the Crozet Community Advisory Committee and the Crozet Community Association. She stated that for the FY27 budget, she respectfully requested that the Board allocate a one-time expense to conduct a comprehensive assessment of sidewalk and bike infrastructure needs and costs for the entire Crozet growth area.

Ms. Houlihan said that this study would examine factors such as right-of-way availability, utility conflicts, key engineering issues, and other data that would enable them to systematically plan, fundraise, and budget for pedestrian and bike infrastructure over a period of years. She said that it would also meaningfully implement transportation goal number two of the Crozet Master Plan for the future bicycle and pedestrian network.

Ms. Houlihan said that based on initial outreach, she understood that such a study would likely cost between $50,000 and $80,000, but she deferred to others for that specific estimate. As the Board debated where to place some of the remaining reserved funds, she asked them to consider this suggestion alongside many other important programs and services that must also be under consideration.

Ms. Houlihan said that until now, infrastructure development in Crozet had been ad hoc and uneven. She said that over a decade ago, funding had been allocated for sidewalks and park and Tabor Streets, which were high-traffic areas that linked downtown Crozet to large neighborhoods and the busy Claudius Crozet Park. However, in 2015, these funds had been redirected for the Berkmar Extension, which had yet to materialize. She said that 11 years later, there was still no Berkmar Extension, and no sidewalks.

Ms. Houlihan said that her own neighborhood of Parkview, located across from the cemetery on Crozet Avenue, was less than a mile from Crozet Park and downtown Crozet. On the other side, they were just over a mile from Brownsville Elementary, where her four-year-old would eventually attend school. Yet, they could not walk to any of these places, nor could they ride their bikes or take an afternoon stroll to visit a friend in a different neighborhood.

Ms. Houlihan said that they lived on islands that required cars to traverse, which not only impacted their community connectedness but also had numerous negative effects. Traffic congestion, particularly during school drop-off and pickup, limited the number of customers visiting local retailers and restaurants, and created consistent public safety problems as recreational bikers, walkers, and children tried to share the road with cars. It also limited their enjoyment of what their community offered.

Ms. Houlihan said that with the expansion of Old Trail development and the Downtown Crozet initiative, these challenges would only worsen. They needed more foot traffic, not more cars. As Mr. Sumner had said, they needed to evolve and put their money where their values were. While she understood that a County-wide multimodal transportation study was being contemplated as part of AC44 implementation, she was asking for something more specific for their own Master Plan.

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Ms. Sadhbh O'Flynn, Climate Justice Policy Manager for the Community Climate Collaborative (C3), said that staff and the Board will have noticed a significant difference between this year's budget proceedings and last year's, considering the absence of C3 at every budget town hall meeting and public meeting about funding for climate action is notable. She said that this year, the County Executive took a proactive approach, recommending a repeat of last year's $300,000 allocation to the Climate Action Reserve from the outset.

Ms. O'Flynn stated that in contrast to last year, when the Board demonstrated a commitment to its mandate by directing staff to fund the Climate Action Reserve, this year's funding serves as a demonstration of the County Executive's willingness to listen to the Board. She said that the increase in funding for the Affordable Housing Investment Fund was also a promising step. It was heartening to see that the contribution to this fund was becoming more reliable, with most Supervisors supporting an increase beyond the proposed $7.5 million.

Ms. O'Flynn said that reliability in funding enables staff to more effectively plan their work and advance objectives considered essential to the County's AC44 Comprehensive Plan, such as housing and climate. However, it was worth noting that funding the Climate Action Reserve at the same level as FY 26 effectively reduced the spending power of the reserve this year. Nevertheless, C3 and their partners were grateful to the Board and staff for their efforts to be responsive and consistent in funding climate action and creating climate policy.

Ms. O'Flynn said that the County was already experiencing the benefits of its climate commitments, with significant economic benefits on the horizon. For example, AstraZeneca's decision to locate in Albemarle was driven by the County's climate and sustainability objectives in the Climate Action Plan and the Comp Plan. This illustrated the type of co-benefits that could arise from climate policy, coupled with investments that C3 advocates for in Albemarle County.

Ms. O'Flynn noted that as Chair Gallaway pointed out earlier, it was essential to ensure that they were not siloing priorities like economic development and climate action. Investing in climate and embedding it across all policy, zoning, and decision-making processes could be an economic development strategy. They were heartened to see the Board and staff recognizing these connections.

Ms. O'Flynn said that they encouraged their leadership to delve into County resources and expertise and embed climate even more deeply in every budget, plan, code, and decision made. The Community Climate Collaborative was grateful to continue working with the County and its climate program in pursuit of a more resilient and creative future for Albemarle.

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Ms. Sherri McKinney, CEO of Foothills Children's Advocacy Center, said she was delighted to be there tonight as a resident of Southwood, which she adored. She said that on behalf of the children and families in Albemarle, as well as her board and staff, some of whom were present tonight, and their community partners, she would like to express her heartfelt gratitude for the support they had provided over the years.

Ms. McKinney said that she was aware that they had heard from her frequently, and she would like to reiterate the importance of understanding Foothills' role in the child abuse investigative process for the County. She said that they worked closely with law enforcement and children's services partners at Department of Social Services (DSS), and it was crucial that they recognized that they were a critical component of this process.

Ms. McKinney said that what was also essential to understand was that they were not fully funded, and the services they provided were not duplicated elsewhere in Albemarle. Specifically, there was no other organization in the County that offered forensic interviews. Furthermore, they served eight localities, but 30% of the children they served came from Albemarle. In Fiscal Year 25, it had cost them approximately $3,200 to serve one child, resulting in around $269,000 worth of services provided to the County.

Ms. McKinney stated that due to their limited funding, they relied heavily on fundraising efforts. She said that she would like to inform them about their upcoming events. Their Cville Cup pickleball tournament would take place on the first weekend in May, and she encouraged the Supervisors to register if they were a pickleball enthusiast or help them spread the word. They were also hosting an open house next week on April 21, and she invited them to join.

Ms. McKinney said that the Board had received an invitation, and she would be delighted if they could attend. If they were unable to come, please do not hesitate to reach out to them, and they would be happy to provide a private tour. She reiterated her sincere gratitude for the County's support and hope that they would reconsider their funding request.

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Mr. Phil Riese, Rivanna District, said that he would like to make two points regarding the overall budget and the Schools portion. First, regarding the size of this budget, when he saw that this year's proposed budget was 13.5% higher than last year, he assumed it was an outlier, but it was not. He said that in 2023, the budget was $494 million, while this year, it was $724 million, a nearly 50% increase in just four years. Considering inflation was 12% over the same period, it was striking that the County budget was growing at four times the rate of inflation.

Mr. Riese said that while acknowledging the identified needs in the County, he was concerned that this level of spending was unsustainable, especially given the significant growth in tax revenue due to rising property assessments. He said that if they did not find ways to trim the budget, this level of spending put the County at real financial risk down the road. Regarding the Schools budget, he would like to highlight the disparity between student enrollment and staffing. He said that Albemarle County Public Schools (ACPS) gained only 49 students in seven years, an average of seven students per years; meanwhile, they had added 284 staff positions.

Mr. Riese stated that in other words, for every one new student enrolled, they had added six new staff positions. He said that this imbalance should concern everyone in the room. As a parent with children in ACPS, he wanted the schools to succeed, but he also expected accountability. When enrollment was flat and staffing was growing at this rate, something was out of balance. He believed that the Board of Supervisors must step in to ensure general fiscal discipline and accountability for the Schools budget.

Mr. Riese said that as the ones controlling the total amount going to the school budget, they had the influence to make a difference. When taxes rose, residents did not go to the School Board to complain; they came to the Board of Supervisors.

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Mr. Vernon Liechti, resident of the City of Charlottesville, stated that he was a teacher at Albemarle High School and had been a resident of the County ten years prior to his move to the City. He stated that he was here to discuss the proposed budget for the Schools. He said that Albemarle County Public Schools had requested new operating funds in the amount of $23 million, which they had spent considerable time and effort on. He was concerned that the Proposed Budget currently before the Board of Supervisors would divert $2.3 million from these new operating funds to capital improvement reserves.

Mr. Liechti said that he was confused about this decision, given that the School Board, like the Board of Supervisors, was elected by the people. The School Board had worked hard to determine these new operating funds, and they had emphasized the importance of maintaining positions in the school year. However, if this current budget proposal was adopted, that $2.3 million would be redirected elsewhere. As the previous speaker mentioned, it was ultimately up to the Board of Supervisors to decide where that money went.

Mr. Liechti said that to him, the key issue was ensuring that positions remained. People chose to live and work in this County for many reasons, and one of the main reasons was to provide quality education for their children, and a strong workforce was also essential for the County's prosperity. In his department alone, he estimated that at least 75% of his colleagues were working second jobs. He wanted to emphasize that the School Board had requested this operating budget for a reason, and they were counting on the Board of Supervisors to provide the necessary support. He believed the biggest investment they could make was in their staff.

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Mr. Stuart Garner stated that he had moved to the area six years ago from New Jersey. He said that since he had been here, his property taxes had increased by 70%. He said that he liked things to make sense, and he had noticed that as his taxes were going up, he saw new developments such as Brookhill, North Point, Berkmar Landing, the Victorian place, and Proffitt Road. He said that he was thinking that more people were moving in, which should lead to lower property taxes.

Mr. Garner said that however, when he received his tax bill, he was disappointed to find that his taxes were actually going up. This concerned him as a homeowner, as he had to make financial decisions and watch his budget closely. Recently, his family and he were redoing their kitchen, and they realized that a more expensive granite countertop was not necessary. They ended up choosing a more affordable option that was just as beautiful. He advised the Board to treat this like their own family, to review the budget, identify areas for reduction, and eliminate waste. He said that the public would appreciate that.

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Mr. Gallaway closed the public hearing. He asked if Board members had any questions or comments on this item.

Ms. LaPisto-Kirtley said that she remained concerned that any increase in the personal property tax would put an undue burden on many of their constituents and could negatively impact their ability to purchase other necessities, such as food.

Ms. Mallek noted that all of the new residential units coming online in the County did not pay for themselves. She said that the costs for the County to provide services to residential units caused everyone's taxes to increase. She said that new residential development did not help the County keep costs down.

Mr. Gallaway said that he wanted to clarify the $23 million requested by the Schools. He said that all but $7 million was intended to cover existing operational costs and the opening of the two new schools. He said that the remaining $7 million was for new initiatives that did not exist in the current year. He said that of this $7 million, $4 million was proposed to be allocated to the CIP as a one-time expenditure for the upcoming year.

Mr. Gallaway said that approximately $1.3 to $1.4 million, was earmarked for the Scholar Studios' year two implementation and sustainability. He said that $400,000 was allocated for special education positions, $800,000 for data specialists and math support, and $800,000 for educational resources. He asked staff if those numbers were correct.

Mr. Bowman said that conceptually, that was correct. He said that he did not have access to the full school budget, and the Schools' discussions were ongoing, including the meeting they would have tomorrow night as they considered both technical updates and any policy updates the School Board may make.

Mr. Gallaway stated that at the School Board's last meeting, they had reprioritized some of this funding in anticipation of the Board of Supervisors' proposed amounts. He said that he wanted to reiterate that the Schools had requested funds that went beyond sustaining their current operations; there was $7 million for new items. He wanted to clarify that the $7 million was not in response to prior years' cuts. He asked if staff had further information to assist the Board in the remainder of their budget discussion this evening.

Ms. Malcolm stated that she had provided a list of the six items that the Board would be asked to vote on next week during the budget adoption meeting. Tonight, the Board was not being asked to vote on any of these items or make final decisions on them. However, as Mr. Bowman had mentioned earlier, staff was seeking additional input from the Board on any final direction you might give them to prepare the final resolutions of appropriations, if the Board was ready to provide that direction tonight.

Ms. Malcolm said that the Board could discuss any items in the budget this evening in addition to what staff had tracked as the remaining areas thus far. Instead of going through each item individually, as they might consider changing the funding amount, staff thought it would be more efficient to go through the list based on potential funding sources. The first item was the $6.4 million transfer from the general fund to the CIP for a future use to be determined. The second item was the $2.5 million that would be generated by the maximum increase of $0.15 to the personal property and machinery and tools tax rate. Breaking it down, that was $1.7 million in ongoing funds and $0.8 million in one-time funds.

Ms. Malcolm said that the next potential funding source was $4.15 million from the General Fund transfer to the Economic Development Fund. A Board member had previously raised this as a potential source to make some changes to the budget, and that was why they were including it here. Staff recommended maintaining a minimum transfer of $3 million in that fund for FY27. The next item was $313,000 available in ongoing monies from the Reserve for Contingencies, which was in addition to staff's recommendation to maintain a minimum balance of $350,000 in that fund going into FY27.

Ms. Malcolm stated that in the one-time funds for the Reserve for Contingencies, they had $260,000 above the recommended minimum balance of $250,000. The Proposed Budget also maintained a $394,000 balance in the CIP Strategic Priorities reserve, which the Board may choose to allocate as one-time funding to any of the topics in the budget, particularly those already discussed. She said that staff was recommending that they review this list one by one to focus on available funding sources.

Ms. Malcolm said that the question to the Board this evening was whether they were prepared to give staff final direction on something different from what was in the proposed budget, and if so, what that direction was, and if not, was there additional data that staff could provide to help with their discussion around those items. She reiterated that the Proposed Budget recommended a transfer of $6.4 million from the General Fund to the CIP for a to-be-determined purpose.

Ms. LaPisto-Kirtley agreed that transferring it to the $6.4 million should be allocated from the General Fund and the Capital Facilities Program, following staff's recommendation.

Mr. Missel said that he recalled that they had discussed this a couple of weeks ago, and at the time, he was in favor of allocating $2.3 million to operations and $4.1 million to the County's CIP, with $2.3 million going to the Schools' operations. He said that since then, he had gained a deeper understanding of the rationale behind this allocation and now fully supported the proposed $6.4 General Fund transfer to the CIP, as proposed.

Mr. Pruitt agreed with the recommendation to transfer $6.4 million from the General Fund to the CIP, for the sake of consistency and clarity.

Ms. Duncan said that she was willing to go along with that proposal, but she believed it should be specifically earmarked for schools. She said that if they stated that the funds were intended for schools and would be used for future CIP projects, she thought it was essential to make that clear. She said that Boards, employees, and priorities may change over time, and if they did not specify the intended use, it may not be fulfilled.

Ms. Duncan said that at her town hall meeting, nearly all of the questions she received were related to school funding, and there was a significant number of school staff and parents in attendance. She said that the public had also expressed concern about school funding through emails, and it was clear that they were eager to ensure they received that funding. She said that she thought it was only fair that they committed to using the funds for the schools they had promised, and by doing so, they could maintain transparency and accountability.

Ms. Mallek said that she supported the $6.4 million to the Capital Improvement Plan as proposed, but she did not support earmarking funds specifically for Schools. She said that she needed to see significant improvements and accountability in the use of funds before she would consider supporting that earmark.

Mr. Gallaway said that when they last discussed the budget, he believed that the proposed amount should remain in reserve. He said that he would like to reiterate the point he made earlier, which was that they needed to have a very specific conversation about the timing of the data study they wished to conduct. He said that he was serious about putting all CIP on hold until they developed a more nuanced and effective approach to addressing this issue.

Mr. Gallaway said that the School Division's response to their previous discussion highlighted the problems with their current CIP planning process, which had been problematic for a long time. He said that it was a two-pronged issue: trying to climb out of the hole they were in and getting ahead of the growth and needs. He said that this was a challenge they faced with both the Schools' facilities and the County's facilities. He said that their largest projects, such as the courts, jail, and library, were not always a priority if they had not been driven by the need to coordinate with other jurisdictions.

Mr. Gallaway said that they had to do them, and they had to coordinate with other agencies on timing, funding, and other factors. However, to achieve the goals the School Division had proposed and the County needed to accomplish, they needed to find a different approach to reserving funds. He said that he was not in favor of the earmark because he was not convinced that the $0.01 sales tax would materialize, as the state's budget had not yet been approved.

Mr. Gallaway said that he had asked for clarification from Mr. Blount about what the outcome would be for that legislative item, but there was no clear indication that it was a done deal. He stated that with that his confidence in securing additional state funding had been diminished. He said that they needed to figure out a better strategy for all CIP projects for prioritization, determining capacity, and affordability. He stated that Stony Point Elementary was a great example of how the school's needs had been reassessed, and the updated results came with a significant increase in costs.

Mr. Gallaway stated that the reprioritization of CIP projects over time continued to cause complexities and the current CIP process was not able to accommodate that. He reiterated that he was in favor of reserving the $6.4 million for CIP projects, with the hope that the $0.01 sales tax would become a reality and provide significant funds to meet their needs in future years. He said that they would also have some new local revenues in a few years, but it would take some time for them to see that in the budget.

Ms. Mallek noted that from 2008 to at least 2015, the only capital projects that were undertaken were school projects, largely due to the lack of revenue during the recession and its aftermath. She said that as the development landscape shifted, many previously approved plans were suddenly implemented, creating a sense of urgency. She said that she wanted to emphasize that with the division of authority, the School Board was ultimately responsible for prioritizing their capital investments, and this must be done in a reasonable and data-driven manner.

Ms. Mallek said that it was not about finding the data to support a particular decision, but rather about making informed choices based on the reality of the situation. She said that she looked forward to receiving thorough and timely information across local government and the Schools about the needs that were emerging. The recent research on a 500 fewer children and 397 more staff over the last seven years was particularly striking to her.

Ms. Mallek said that while this was not the Board's choice; it was the School Board's responsibility, and they must take ownership of this issue and develop a plan to manage it. She said that she was grateful that the Board was continuing to act as responsible stewards of this funding, ensuring it was properly allocated and managed.

Ms. LaPisto-Kirtley stated that she was disappointed that the School Board had reprioritized Stony Point to be lower on their list. She said that she was similarly disappointed that they had increased so many staff members in the Schools without a corollary increase in students; she did not understand that. She said she had asked the Superintendent what their average class size was, which had been reduced by half a student from the previous year. She said that she was optimistic about future economic development initiatives, they would begin to see some increased revenues in about three years.

Mr. Missel stated that in his day job industry, they relied on strategic planning, long-range planning, capital budgets, and maintenance reserves. He said that these aspects make up good planning and allowed them to be as proactive as possible when securing funding for projects. He stated that, however, he was not seeing that type of planning articulated by the School Board, and without detailed, long-range financial and capital planning documents, it was difficult to proceed. He stated that he knew they had *Learning for All* back in 2021, but there had not been any updates since then.

Mr. Missel stated that he set up meetings with Bob Beard, his district School Board representative, and others from School leadership to learn more about what that looked like. He clarified that the current issue was not about mistrust; rather, it was the lack of documentation and lack of clarity that prevented him from understanding the long-term goals of the Public Schools.

Mr. Pruitt said that he would support earmarking the $6.4 million for Schools because he wanted to ensure they specified what the funding would be used for, rather than saving it for the sake of saving it. He stated that this was a necessary step to save for the major capital project identified by the School Board, and it would be very frustrating if a future Board did not know the intended purpose of those funds.

Ms. Duncan said that regarding the increase in School staff, the question had been asked at her town hall meeting and answered by the President of the AEA (Albemarle Education Association). She stated that the reason for the increase of staffing in recent years was because they needed to make up for previous years of significant understaffing; the increase was a correction to reach recommended staffing levels based on the needs of the current amount of students.

Mr. Gallaway clarified that he was not in favor of earmarking the CIP funds, but he wanted to ask staff whether that point needed to be determined in the budget.

Mr. Bowman answered that the earmarking did not need to be determined in the budget. He said that the only thing that needed to be determined in the budget was the transfer to school operations and the transfer to the CIP. He said that the decision on how that transfer was used and in what year could be made later, and that would become part of the future financial planning process.

Mr. Gallaway asked if this Board chose to earmark it, then a future Board could choose to un-earmark it.

Mr. Bowman confirmed that was correct.

Mr. Richardson noted for the Board that the centralized analytics program was currently being worked on by staff. He said that they anticipated checking back in with the Board on that topic in the June timeframe, looking at potential for a deliverable around October.

Ms. Malcolm said that staff requested Board direction regarding the personal property tax rate change, differing from what was outlined in the proposed budget. She said that as a reminder, the proposed budget included a $0.15 increase to the personal property tax rate, which would be dedicated to the Affordable Housing Investment Fund.

Ms. LaPisto-Kirtley stated that she was not in favor of increasing the personal property tax rate by any amount.

Mr. Missel said that he was having difficulty separating the different funding sources of the budget because affordable housing required consideration of all of these sources. He said that since he had proposed and the Board approved the advertisement of the $0.15 increase, he had been trying to think about the needs in front of them, with AHIF being one of the primary ones with a $10 million funding goal.

Mr. Missel stated that after receiving a lot of feedback from the public and learning more about their other challenges, he was no longer in favor of supporting the $0.15 increase. However, he was in favor of looking at the Economic Development Fund, the Reserve for Contingencies, and the CIP Strategic Priorities Reserve to allocate an amount to AHIF, rather than relying on additional tax dollars.

Mr. Pruitt expressed his support for the $0.15 increase to the personal property tax rate. He noted that Ms. LaPisto-Kirtley had previously referred to this potential increase as a want rather than a need, and he would tend to agree with that. He said that technically, the County's needs did not extend beyond operating a Sheriff's Department, a courts system, and public schools, the latter which was constitutionally adopted in 1971. He said that beyond those three items, everything else was a "want."

Mr. Pruitt said that this included the Fire Rescue Department, the Zoning Ordinance, developer fees, and transit services. He said that their government was meant to identify areas where the private sector failed to meet a public need, such as police, Fire Rescue, healthcare, and in their current County, affordable housing was now one of those needs due to a failure of the private sector and the economy. He said that while it may not be a legal need, it was a "want" that the County, as one of the last stakeholders that could address it, must step in to provide just as they did with their other services. He said that he did not want to pay more in property taxes, but it was one way to address it.

Ms. Duncan stated that she thought Mr. Pruitt's point was well said. She said that she had made her position clear in her previous comments.

Ms. Mallek agreed that shelter was crucial and desperately needed for those who had none. She said that she did not support the $0.15 increase in the personal property tax, as it would disproportionately affect those who were already struggling to make ends meet. She said that a single parent with three teenage children, stated that they could not afford the additional hundreds of dollars for all the cars, especially since their old cars were hard to buy, find, and repair. She said that they could only afford what they had, and these extra taxes would only exacerbate that family's financial situation. She said that she found this personal story to be a compelling example of why she believed this approach was misguided.

Ms. Mallek said that the $4.28 had been at its historic level for over 20 years, and she was aware that it had been reduced earlier due to the COVID-19 pandemic's impact on the used car market. She said that it had then been raised back to its original level over several years, which was troubling given the timing and the added costs that their residents were already facing. She said that as someone on a fixed income herself, she understood the struggles of making ends meet. She said that she appreciated the idea of moving some funds around, she would not support the entire $2.5 million addition. She asked Mr. Bowman if there was carryover from the previous year's funding of AHIF.

Mr. Bowman said that the amount was not yet fully utilized. He said that to clarify for the public, the $5 million came from approximately $1.3 million in ongoing funds, which was a portion of the $0.4 dedicated in the real estate tax rate, and $3.7 million in one-time funding.

Ms. Mallek said that after they determined how to administer the funds already in the budget, she would consider adding to that amount. She said that she was not willing to add more in there when there were still so many questions about how AHIF would be managed for the remainder of FY26.

Mr. Gallaway said that he had been in favor of proposing the tax rate, and he conducted some additional research on the topic. During the town halls, he heard concerns that the tax rate might be regressive, but he also wanted to understand it from the perspective of someone who owned both an older car and a more expensive car. He said that he noticed the range of tax bills that resulted from the different ages of cars.

Mr. Gallaway said that he had decided to look at some real-world examples, similar to the approach taken by Mr. Monaco earlier. To do this, he looked up the average age of a car on the road in Virginia, and the most reliable number he found was for 2024. The average age of a car on the road in Virginia was 13 years. He said that he understood why that was; cars had become increasingly expensive over the past five or six years, causing people to keep their cars longer. However, well-maintained cars could last longer.

Mr. Gallaway said that he then thought about the average new car price 13 years prior to 2024. In 2011, the average new car price for a mid-sized sedan was $25,000. In contrast, average new car prices today were over $40,000. He also considered the impact of depreciation on a car's value. In the first year after purchasing a new car, the value dropped by approximately 20%. By the fifth year, the value dropped by 10%-15% per year, and by the eighth year, it dropped to 11%. By the thirteenth year, the value was likely under $10,000. After that, the depreciation slowed down.

Mr. Gallaway said that using this information, he calculated the tax relief for a car valued at $11,000. Assuming a 42% tax relief, the annual tax bill would be $273.06. If the tax rate were increased by $0.15, the new tax bill would be $282.63, an increase of $9.57 per year. He played around with the numbers to understand the burden. He said that he was asked if raising the tax rate would be counter to their affordability interests for both housing and transportation.

Mr. Gallaway said that as someone in the car business for 20 years, he appreciated the older, well-cared for vehicles. He said that he bought his kids cheaper, older cars, and he understood that even $100 could be a burden. However, in response to the question he received last night, he asked what the bigger burden was. If they could help reduce rents, the monthly tax of $10 was less of a burden than the 60% of one's income required to pay rent.

Mr. Gallaway said that the goal of this subsidy was to provide affordable housing, and he believed it was worth considering. He said that otherwise, people would be driving their cars longer distances from outside of the County in order to commute to work. He stated that he did not want to raise taxes, but he would when he believed it was necessary and could explain the reasoning to the public. He had said this in previous town halls, and he understood people wanted to know where the additional dollars were going.

Mr. Gallaway said that this was crucial to explain, as it allowed him to make a case for the initiative, even if it was a burden on some individuals. He said that ultimately, his constituents would decide whether they agreed with him or not, and they would have the opportunity to vote on his re-election at the next election. He said that the reduction that was implemented during the COVID-19 pandemic was due to the unique impacts it had on their community, and they had maintained it for a few years.

Mr. Gallaway said that they had increased the funding, and the $4.28 had remained the historical amount. He said that dedicated funding to affordable housing was crucial, but he believed the car tax was the most feasible option to adjust in future years. He said that as they continued to gain traction with their economic development activities and revenue from those projects increased, he thought the car tax could be a viable target for reduction. He said that some had expressed concerns about its sustainability.

Mr. Gallaway said that regarding when they could they expect a decrease in taxes, he believed the car tax could be a high-priority target, as other counties with data centers had successfully reduced taxes while maintaining lower overall property tax rates. He said that although Albemarle County's property taxes were not significantly lower, they could potentially attract similar economic development projects that would bring in revenue. He said that this could be a viable way to equalize tax rates and decrease tax rates on certain items.

Mr. Gallaway said that in the past, he could not have predicted when they might reach that point. However, he was starting to see a horizon for achieving it. He said that he firmly believed that investing in the Affordable Housing Investment Fund was a high priority, and he would continue to support the car tax for all its monies to go towards AHIF. He said that with a split Board on that topic, he would like to gather any additional thoughts from Supervisors before moving forward to a vote.

Ms. LaPisto-Kirtley said that she supported affordable housing, but she did not support using the property tax to achieve that. She said that she was unsure whether their affordable housing plan was working based on their AMI. She said that she would support a plan to reduce rental prices for people so that people could have an opportunity save money for homebuying. She said that she would be much more supportive of rental assistance and home purchasing assistance for first responders. She reiterated that she was not in favor of raising the personal property tax by $0.15.

Mr. Missel said that he was fully supportive of affordable housing initiatives and exploring ways to implement them. He said that he would like to echo Supervisor LaPisto-Kirtley's comments, which highlighted the importance of utilizing the existing Affordable Housing Investment Fund, and he was concerned that the County was not yet at a point where it could effectively implement and distribute this Fund.

Mr. Missel said that they had been discussing updating the Housing Albemarle policy, and they had experienced some challenges this year in implementing the Affordable Housing Investment Fund, so he believed it was crucial that they not only focus on building the fund but also on how to distribute it well. He said that he was aware that local funding was essential in unlocking other funding sources for housing, such as Low-Income Housing Tax Credit (LIHTC) funding. He said that he still firmly believed in building the Affordable Housing Investment Fund.

Mr. Pruitt clarified that the Affordable Housing Investment Fund was used exclusively to lower people's rents this past year. He emphasized that there was not a single for-sale housing development built using AHIF last year. He said that what Ms. LaPisto-Kirtley had just suggested was already being achieved. He said that Ms. Dimock was confirming that was correct.

Mr. Pruitt noted that his own car was about a decade old and in relatively good shape, and his own assessment on that car would see pennies of an increase with the proposed property tax rate. He said that in his previous job, he was in the percent AMI target for their affordable housing programs. He said that he could attest that people with low incomes could afford the increase in personal property taxes. He stated that he did not believe the strain was insurmountable, and he believed the community could bear it in order to serve the need.

Ms. Duncan stated that the Board had received the applications for AHIF projects, and she recalled a project with 194 units for 20% AMI, which she believed were rental units. She reiterated that they were indeed spending AHIF monies to assist the most significant housing needs in the County. She said that it was frustrating to hear people express their worry over whether low-income families could afford their used cars when housing was the main affordability issue. She said that it was frustrating to hear people express general support of housing without a plan to achieve it.

Ms. Duncan stated that there were people in positions much worse than any of the Board members who needed help to avoid living on the streets. She said that they were able to help them by how they funded their programs. She agreed with Mr. Pruitt that they were asking people to support their neighbors in this way, and they had to find that money somewhere.

Ms. Mallek said that LIHTC generates a substantial amount of revenue for venture capital investors, but a significant portion of it does not reach the intended residents, which has always been a concern. She reiterated that the County had been heavily involved in Southwood since 2010 and had made significant progress, but it was essential that they focus on what they had already started to ensure its completion and provide stable housing for the remaining 400 families who had lived there for decades. She said that she could only imagine the challenges they faced, such as dealing with sewage outside their trailers and the harsh cold.

Ms. Mallek said that ultimately, it came down to prioritizing their efforts and acknowledging that they had lacked sufficient support for highly leveraged homeownership in the previous round. This was troubling to her, as it affected individuals who may not want to own a house, but others who desired to build a stake for the future. She said that that nonprofit was successfully leveraging external funding, bringing in ten or more dollars for every dollar the County invested, which she believed was a sound investment for their families. She said that she hoped they would complete what they had started in Southwood. She reiterated that she still was not in support of increasing the property tax rate.

Mr. Gallaway said that he appreciated Ms. LaPisto-Kirtley's question about whether their housing plan was working and whether it needed to be changed, but he would remind the Board that they just received a presentation earlier today that confirmed the objectives of Housing Albemarle would not change. He said that they did not have the funds to carry out those objectives. He stated that when his constituents asked what the tax dollars were going towards, the housing subsidies were the clearest answer he could give. He said that if it was for a rental, it was a subsidy given to a developer, either non-profit or for-profit, to bring down the overall cost of the project and provide lower-than-market rates to residents.

Mr. Gallaway said that the reason they did not do much for homeownership was because the funding did not have as much of an impact; it was used much faster for a smaller number of units. He said that if they had funding commitments back when they originally approved Housing Albemarle as a policy, they would have achieved a lot of those objectives. He said that however, the reality was that the funding had been absent. He said that other localities with successful housing policies required $20 million or $30 million in order to offer revolving loan funds to gain traction and have bigger impact on homeownership programs.

Mr. Gallaway said that what Albemarle had seen was that the requests for AHIF had far exceeded what they had available to offer. He said that they ranked and prioritized the projects to best allocate what they had, but that meant the impact was minimal. He asked if there was a motion on the property tax rate. He said that the Board could also decide whether to bring this item back at their meeting next week, considering the Board was split on this matter.

Mr. Missel asked if there was any appetite from the Board members to lower the $0.15 increase.

Mr. Pruitt said that he would be glad to exchange numbers back and forth in order to reach a number that was higher than zero.

Mr. Herrick clarified that the motion from the Board should direct staff to bring back a rate for the Board to consider next week.

Mr. Richardson noted that this decision may inform other decisions from the Board on the other items this evening, even if it was just general guidance. He stated that it would be beneficial for staff and the Board if they could give some specificity on the personal property tax rate.

Mr. Pruitt **moved** that the Board of Supervisors direct staff to prepare the budget with the expectation of a $0.15 personal property tax rate increase.

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

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

Mr. Gallaway stated that the motion failed due to a tied vote. He said that if there was no further discussion on the personal property tax rate, they could move onto the General Fund transfer to the CIP. He said that if the Board followed staff's recommended minimums, they had about $2 million left for potential adjustments. He asked Board members to give their recommendations.

Ms. LaPisto-Kirtley suggested providing the Charlottesville Ballet with the same amount of funding as they received the previous fiscal year, with $2,500, with the funding coming from the one-time funds in the Reserve for Contingencies. She said that she was amenable to other suggestions from her colleagues.

Mr. Missel asked if staff's recommended minimum for the one-time Reserve for Contingencies had changed. He said that he recalled they had previously discussed keeping a zero balance there.

Mr. Sumner confirmed that historically, they had kept a balance in the ongoing funds in the Reserve for Contingencies; however, due to current and projected economic factors, staff recommended keeping a $250,000 balance in the one-time Reserve for Contingencies for FY27. He reiterated that this was a new recommendation from staff.

Mr. Richardson clarified that this was a 100,000 change from the previous week.

Mr. Missel said that with the minimum reserve amounts in mind, he would suggest they reduce the amount transferred to the Economic Development Fund by $100,000, so that would give them $1.25 in the General Fund, then the $313,000 from the ongoing Reserve for Contingencies and the entire $510,000 from the one-time Reserve for Contingencies, and the $394,000 from the CIP Strategic Priorities Reserve. This amount was around $2.5 million, and he suggested $2 million of that be put toward the Affordable Housing Investment Fund and the remaining $467,000, 60% going toward the Therapeutic Docket and Foothills Child Advocacy Center, and 30% going toward the Charlottesville Band, the Charlottesville Ballet, and the Dogwood Vietnam Memorial. He said that he would defer to staff to determine how those specific amounts could be allocated.

Mr. Pruitt stated that with regard to Mr. Missel's suggestion of freeing up $2.9 million of General Fund dollars by reducing the transfer to the Economic Development Fund, he was not comfortable with taking more than $1.5 million out of Economic Development based on the County Executive's previous explanation. However, he would fully support taking out that $1.5 million. He stated that he supported Mr. Missel's suggestions for moving funds out of the other reserves. He said that he understood the staff's new recommendation to keep a balance in the one-time reserve, but he would like staff to clarify how much of the $350,000 ongoing reserve was left after a calendar year.

Mr. Bowman said that staff could provide some additional data to the Board before their meeting next Wednesday. He said that from a financial management perspective, he thought a safe floor for planning purposes would be $250,000. He said that some years had exceeded this amount, and the issues could vary, but there may be unforeseen circumstances that could impact the Board's decision or the County's options.

Mr. Bowman said that based on their previous discussion, they would recommend the following floors: $350,000 for ongoing expenses and $250,000 for one-time costs. He said that the Board had the flexibility to consider alternative options if they so chose. He said that one of the responses to the Q&A they had shared earlier was to consider the potential impact of a spike in fuel prices. He said that he would not repeat that now, but that information was available for the Board and the public to review.

Mr. Pruitt said that as of now, he was comfortable with pulling funds from the three reserves, maintaining the floors that staff recommended, which would grant them a pool of usable funds around $2.117 million. He said that of that amount, he would propose $2 million to AHIF and the remaining $117,000 to the Albemarle County Emergency Relief Program (ACERP).

Mr. Pruitt stated that he was sympathetic to the community organizations that they had considered additional funding for, and the Board's Strategic Plan addressed those issues. He said that he also thought there was a compelling argument to be made to their legislators about whether Foothills needed supplementary funding from the state.

Ms. Duncan said that she supported Mr. Pruitt's suggestion.

Ms. Mallek stated that during the recession, there was a reserve of approximately $12,000 set aside for contingencies. She said that she believed there were valid reasons for wanting to meet payroll and other essential expenses during difficult times. She said that she could propose various alternatives and advertise for funding. She said that in her opinion, she would fund the Vietnam Memorial to meet their original request from years ago, Foothills deserved full funding to provide their crucial services to the community, and the OAR was very important. She stated that the two arts groups were also asking for very small amounts of funding, which provided a significant benefit for a low cost to the County. She stated that she would support providing those amounts from the $2 million, meaning they would give less to AHIF.

Mr. Gallaway stated that he would support providing the funding for the Charlottesville Band considering it was a nominal amount of about $3,000. He said that from a fairness and reasonableness standpoint, he believed the process itself was meant to provide that. He said that while the applicants may be unhappy with the results of the process, the fair and reasonable amounts were what was presented to the Board.

Mr. Gallaway said that he had made this point before, and he would continue to follow this discipline, as he had in previous budgets. He said that he had observed the Board in previous years and had seen instances where people got hung up on minor details. He said that there was value in an organization that advocated for its needs but also acknowledged that not every applicant could achieve the desired outcome.

Mr. Gallaway said that he had a couple of questions regarding the Dogwood Memorial. He said that last week, the commitment from the City had become somewhat unclear than he had initially thought. He said that when they had done this in the past, it was typically been on larger projects. He said that he wondered if the Dogwood Memorial had gone through the CIP process, or was it funded through one-time monies or a combination of both.

Mr. Bowman said that the Boys and Girls Club, the YMCA, and some other organizations had predated this process. He said that this process was the Board's direction to have these items go through analysis. He said that the Board approved eight criteria to guide their support, which included evaluating how these organizations responded to the Strategic Plan, leveraged available funding, improved services, and aligned with their overall goals. He said that this was the third or fourth year that they had implemented this process.

Mr. Gallaway said that his confidence in committing additional funds beyond what the City had committed to was that the two parties must come to an agreement on what they planned to include. He said that he believed that if they were going to proceed with this work and prioritize it, it may take another budget cycle to achieve that goal. He said that he was torn on that item, but he thought there was potential for creativity with the remaining resources to address some of the concerns.

Mr. Gallaway said that considering the past few budget cycles, he had prioritized other initiatives over the housing priority, and this time he intended to stick with AHIF as the highest priority and allocate funds to that. He said that given the property tax revenue was not forthcoming, he believed everything should go to AHIF. He said that he was willing to allow some funds to be allocated to ACERP, as he believed they offered a combination of benefits, but he was primarily interested in funding AHIF based on reasons previously stated.

Ms. LaPisto-Kirtley said that she did not support taking funds from the transfer to the Economic Development Fund, but if the majority of the Board wanted to, she would encourage they take the smallest amount possible in order to ensure the Economic Development Fund had adequate monies for future projects and any developments related to Rivanna Futures.

Ms. LaPisto-Kirtley stated that she was wondering whether the Board should consider these allocations later, after the fiscal year turned over. She stated that she was concerned that they may be reducing their reserves prematurely. She suggested they wait a few months, and if nothing arose in that time, they could use the reserves to fund AHIF, ACERP, and Foothills at that time. She stated that her current position was to follow staff's recommendation and hold off on other adjustments until they had a better picture of what they needed later in the year.

Mr. Missel stated that his preferred approach would be to use the $510,000 total amount from the one-time Reserve for Contingencies, put that together with the $1.15 million and the other reserve funds, providing $2 million to AHIF and the remainder for staff to divide among the other items. He said that he understood staff's concerns about having a fuel reserve and other economic issues, but he thought they already had sufficient reserves to meet those needs if they arose.

Mr. Bowman explained that the Reserve for Contingencies referred to the undesignated budget reserve. In addition to that, the Board also considered a $150,000 contingency when they received the technical update from Charlottesville Area Transit (CAT). He said that this amount would be available if transit were to experience fuel pressure issues; this contingency was already built into their budget. He said that beyond that, they would look at the remaining Budget Stabilization Reserve.

Mr. Bowman said that they would follow a management process to identify areas where they could make adjustments to their services and services impacts before considering the Reserve for Contingencies. He said that the Board would then need to weigh in on any decisions. However, in the event of an unexpected expense, such as fuel pressure, they would draw upon the combination of the 1% of the Budget Stabilization Reserve and the other planned 1% reserve over the next two years.

Mr. Missel thanked Mr. Bowman for the clarification. He said that based on his understanding, he believed that $250,000 would be more beneficial to their partner organizations. Given that they had a safety net from the other reserves, he thought it would be wise to allocate that amount to them. He said that this would leave the remainder, which he estimated to be around $2 million for AHIF and approximately $367,000 for the other organizations.

Mr. Gallaway asked if Mr. Missel would consider taking the $1.1 million from Economic Development, the $313,000 ongoing from the Reserve for Contingencies, the $260,000 one-time from the Reserve for Contingencies, and the $394,000 one-time CIP Strategic Priorities Reserve and put the total toward AHIF, and the remaining $250,000 one-time Reserve for Contingencies funds could go toward the community organizations.

Mr. Missel stated that he would support that allocation.

Mr. Pruitt stated that he supported Mr. Missel's recommendation. He stated that he felt they had sufficient reserves that allowed them to take out the $250,000 in one-time Reserve for Contingencies funds. He stated that his preference would be, rather than amending the amounts for the community organizations, to return the extra funds to the agency funding process, so they would reallocate those funds through the established process, with the goal of maintaining consistency and equity among all the applicants.

Mr. Missel stated that he would support that approach. He said that he was not concerned about the specific allocation to the organizations; he was suggesting staff determine the appropriate amounts, and if that included a review, that would be fine.

Ms. Duncan said that without the property tax increase, every discussion about where to allocate funds became more complicated. She said that she was happy to allocate as much money as possible, including their reserves, to AHIF and ACERP. However, she did think it was worth considering the possibility of allocating some of the extra funds to agency funding, allowing staff to make decisions about how to use those resources, and she would be willing to support that approach.

Ms. Mallek said that allocations and appropriations must be made by the Board. She said that she would not support giving the balance to staff to determine how to use it. She said that that was the Board's responsibility, and it should come back to the Board for any deliberations on the remaining funds. She said that the regarding City organizations, the City also received $20 million in tax revenue from them each year, which was a sufficient fund to cover many of the City agencies that provided little benefit to the County.

Ms. Mallek said that the evaluation she conducted on participation numbers, which were provided but not verified. She said that she questioned the evidence, so this was an accountability issue. She said that ultimately, she believed the Board's responsibility was to make decisions.

Mr. Gallaway stated that he thought the advocacy from the organizations they were considering for additional funding had been transparent and clear, and Supervisors had brought it up for multiple budget cycles. He said that he did not think they should throw it back to staff to figure out how to sort the dollars out. He said that he had some remaining questions about how prior year funding and current year allocations would affect the funding process for agencies returning for new funding. He said that the Dogwood Vietnam Memorial was a one-time expenditure, so he wanted to ensure that was coming from one-time funds. He stated that he believed there was Board consensus to provide the $250,000 in Reserve funds to these other items, so he would like staff to confirm that they could realistically implement that. He said that he wanted to ensure they clarified the one-time and ongoing funds into distinct sections and utilize them in the correct manner.

Mr. Richardson stated that what he was hearing was that the Board wanted staff to provide a concept for the most effective way to utilize one-time and ongoing funds for the remaining items, as well as where that would leave them for FY28.

Mr. Bowman said that if the Board could direct staff in a way that narrowed the focus, that would be helpful, but as Mr. Richardson said, staff could provide some guidance that would help them in their decisions for next Wednesday. He clarified that while the Board had mentioned $1.15 million being diverted from the Economic Development Fund to AHIF, there was no direction to staff.

Mr. Missel stated that out of $2.367 million in identified funding, $2 million would be going to AHIF. The remaining $367,000 would be distributed across the other remaining items. He said that out of that, $117,000 had been proposed to go to ACERP. That left $250,000 for the other community organizations.

Ms. LaPisto-Kirtley suggested providing funding to Loaves and Fishes rather than the Charlottesville Ballet, considering they provided an essential service to the community and did not receive their full funding request this year.

Mr. Missel stated that he believed they should keep the items they had, rather than adding new items.

Mr. Pruitt said that he was supportive of Mr. Missel's recommendation.

Ms. Duncan said she had no changes.

Ms. Mallek said that her only remaining concern was removing the $250,000 from the one-time Reserve for Contingencies.

Ms. LaPisto-Kirtley agreed with Ms. Mallek.

Mr. Gallaway stated that he was comfortable with reducing that one-time amount from the Reserve, based on the other available funds.

Mr. Missel **moved** that the Board of Supervisors direct staff to allocate the available potential funding sources as follows: of the $4.15 million General Fund transfer to Economic Development Fund, $1.15 million to be set aside; of the ongoing Reserve for Contingencies, $313,000 to be set aside; of the one-time Reserve for Contingencies, $260,000 to be set aside; of the one-time CIP Strategic Priorities Reserve, $394,000 to be set aside, totaling $2.117 million; an additional $250,000 of the one-time Reserve for Contingencies be added to that total, bringing it to $2.367 million; and, of the $2.367 million total amount, $2 million to be allocated to the Affordable Housing Investment Fund, $117,000 to the Albemarle County Emergency Relief Program, and the remaining funds would be allocated to items D through H on slide 33 of staff's budget presentation, pending staff's analysis of the onetime uses vs. ongoing dollars.

Mr. Pruitt **seconded** the motion.

In further discussion, Ms. Mallek stated that she appreciated the optimism that AstraZeneca would solve the County's problems with tax diversification and revenue, if the residential growth rate they had experienced in the past two years continued, that single project would not be able to offset the increase in costs of providing services. She asked that everyone keep that in mind and maintain vigilance as they moved forward.

Mr. Missel agreed with Ms. Mallek. He said that he felt that the $250,000 Reserve could provide an extraordinary benefit to their community organizations, and he felt that was the right choice.

Mr. Gallaway agreed with Ms. Mallek that AstraZeneca was not the silver bullet; it only went to the point of diversifying their tax base. He said that it would take multiple projects in the future to solve some of their service needs.

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.

Mr. Bowman said that the final question from staff was whether there were any additional items that the Board would like staff to prepare to assist the Board on Wednesday. He said that this was helpful because they had narrowed the options and had a clear direction to bring back. He said that he wanted to confirm if there were any lingering questions or concerns that needed to be addressed. He said that he had previously mentioned that they could bring back the history of the Reserve, but he wanted to clarify if that was still necessary based on the Board's direction. He said that he simply wanted to ensure that they were responsive to the Board's needs and set them all up for success.

Mr. Gallaway confirmed that the Board had nothing further for staff direction.

Agenda Item No. 18. From the Board: Committee Reports and Matters Not Listed on the Agenda.

Mr. Pruitt reported that two days ago, he had joined the Scottsville Town Council to review the County's budget. He had been less active in attending Town Council meetings since his campaign, and he was trying to catch up on some missed face time. In addition to the budget, the Council had highlighted several high-priority items. This Board may recall that they had previously discussed a community capital project in December, which was included in this year's budget for the levy.

Mr. Pruitt explained there had been discussion about the potential drawbacks of a community capital request that may take half a year or longer to be realized, and how it may not be the most effective way to address urgent concerns related to levy maintenance. The Council had also discussed possible changes to the operating agreement to avoid having to go through the annual budget process to address these concerns. He had briefly touched base with Mr. Henry on these issues, and he believed they would be a high priority for the Town Council, one that he shared in trying to make this process more efficient.

Mr. Pruitt stated that the other point that was mentioned was the need for the County's willingness to partner with the Town, as well as the Town's need to be a first mover on projects that they wanted to partner with. This was an open question, but the Town Administrator had highlighted the importance of this partnership. The County's budget was quite limited, with no other sources of revenue besides business license taxes. This limited their ability to perform streetscape beautification and attract tourism.

Mr. Pruitt stated that their top priority was to discuss a proposal for this with the County. He would follow up on this and explore what a proposal might look like. As they moved forward with the budget, he would be working with all of the Supervisors and the Clerk to schedule a meeting with Scottsville, but he promised not to overwhelm them with frequent meetings at Victory Hall. He looked forward to making this an annualized process, as it had been in the past.

Mr. Pruitt reported that the Virginia Breeze had opened a new line that served their community. The line was called the Tidewater Connector, but what was relevant was that it connected them to lines in Stanton, Harrisonburg, and Richmond, and then to the Tidewater. He would likely be taking it to Richmond. He said that he would allow Mr. Gallaway to discuss their work at the Thomas Jefferson Planning District Commission (TJPDC).

Ms. Duncan said that she was reviewing the website to access the agenda for tonight's meeting, and she noticed a new feature called Accessible Agenda. She said that this allowed the agenda to be viewed in a regular HTML website format, rather than a PDF. She said that she wanted to commend the Clerk's Office for this effort, as it was a great step forward. She said that she would also like to mention the bottle bill proposal. She said that growing up in Michigan, she was familiar with the practice of having a deposit on bottles, which had been in place since before she was born.

Ms. Duncan said that she thought it was a sensible idea, especially for kids who could earn money by collecting cans and bottles and redeeming them for cash. She said that she remembered doing something similar when she was a child, collecting pop cans and taking them to Meijer to be recycled. She said that it was a great way for kids to earn money, and she was definitely in support of this proposal.

Ms. Mallek confirmed that even here in Virginia in the 1950s, when she was a child, the bottle bill was here. Until the PepsiCo and other companies took over, and the bottlers left, and they did not want to bother because it was more profitable for them to use new materials. She said that she was very impressed with the students who came today and introduced this topic, which came out of the last very intense meeting of the Solid Waste Alternatives Advisory Committee (SWAAC).

Ms. Mallek stated that reducing solid waste of all kinds was where they would make huge progress, and she thought it was a really important element at the university to try to reduce landfill deposits to meet their requirements. They would not be able to do this alone, but if they could start reaching out to other communities now, that was the key. She noted that she had tried this 15 years ago and was met with resistance, which was a serious disappointment. She said that they would have to do a lot of work on this, and perhaps there would not be as much as the other topic on her mind, which was the sludge bill, which had a lot of support on both sides of the aisle in the General Assembly this year.

Ms. Mallek stated that Amy Laufer's bill had been passed, and there was an email circulating about the work they were doing to implement it, which was great. They could leverage County money and assign fees to landowners, distributors, and recoup testing fees that way if needed, there were many alternatives. Another important element from the SWAAC meeting was Jeff Dumars' presentation on remastering Facilities and Environmental Services (FES) and the climate program and environmental program, which was very exciting. His presentation was great, and she looked forward to him presenting to everyone here or sending it out in writing when ready.

Mr. Gallaway asked if Ms. Mallek wanted to add the bottle deposit bill to the Board's legislative agenda.

Ms. Mallek replied yes; it was important to proactively address it, as things could happen very quickly and she did not want to lose track of it.

Mr. Gallaway confirmed there was Board consensus to add the bottle deposit bill to the Board's legislative priorities for the upcoming General Assembly cycle.

Mr. Gallaway reported that at the TJPDC meeting, their proposed budget was $19 million, which was actually lower than previous years. However, most of the TJPDC budget consisted of pass-through dollars. He said that what was notable was that Virginia Telecommunication Initiative (VATI) and the broadband initiative were no longer generating significant revenue, as the work was nearing completion.

Mr. Gallaway said that even at $19 million, the majority of the budget, approximately $1.5 million to $2 million, was actually allocated to the TJPDC itself. He said that the remaining dollars were pass-through funds. He said that he should have reported on the cigarette tax previously, so he would send the presentation on cigarette tax to his colleagues. He said that the presentation provided a detailed breakdown of the income and pack sales in Albemarle, allowing for comparisons to other jurisdictions.

Mr. Pruitt noted that regarding the cigarette tax, there was no control on how big the board could get and the region was not particularly defined. Therefore, there may be an inflection point in the future in terms of whether TJPDC could continue to operate as the fiscal agent for that organization.

Mr. Gallaway clarified that the revenue that came in from the tax paid for the costs of administering the program; the remainder was allocated to the jurisdictions.

Ms. Mallek said that on a somewhat related note, she thought their Community Development fees needed to increase in step with the cost of living so the general taxpayer was not paying for all the services that benefited the developer.

Mr. Gallaway said that in preparation for the Board's meeting next Wednesday, he wanted to briefly inform them that the Metropolitan Planning Organization (MPO) meeting was scheduled for next Wednesday and would be virtual, so they would be here in this building. He said that Supervisor Mallek would be at the Board meeting by 5:00 p.m. He said that as the chair of the Metropolitan Planning Organization (MPO), his plan was to ensure that if action items were not completed by the time the Board meeting began, he would finish that meeting and allow Vice Chair Missel to start the Board's meeting. He said that he did not expect the MPO meeting to go far past 5:00 p.m., but he wanted to let everyone know why he may be late.

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Agenda Item No. 19. Adjourn to April 22, 2026, 5:00 p.m. Lane Auditorium.

At 9:49 p.m., the Board adjourned its meeting to April 22, 2026, 5:00 p.m., Lane Auditorium, Second Floor, Albemarle County Office Building, 401 McIntire Road, Charlottesville, VA 22902.

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Chair

Approved by Board
Date: 07/15/2026 Initials: CKB