



Albemarle County

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Title: Site Readiness from a Site Selectors Prospective

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Attachments: 1. Attach A - Detailed Agenda, 2. Attach B - Summary of Mission and Guiding Principles, 3. Attach C - Draft Economic Development Strategic Plan

Date	Ver.	Action By	Action	Result
10/17/2017	1	Board of Supervisors	received	

AGENDA DATE: 10/17/2017

TITLE:

Joint Meeting on Site Readiness

SUBJECT/PROPOSAL/REQUEST: Joint discussion on site readiness involving the Board of Supervisors, Planning Commission and Economic Development Authority as part of the County's continuing focus on economic development topics.

ITEM TYPE: Regular Action Item

STAFF CONTACT(S): Doug Walker, Lee Catlin, Susan Stimart

PRESENTER (S): Lee Catlin, Joe Hines from Timmons Group

LEGAL REVIEW: Not Required

REVIEWED BY: Douglas C. Walker

BACKGROUND: In July, the Board of Supervisors endorsed a draft Economic Development Strategic Plan to set the general direction for the next 2 - 3 years of the County's Economic Development program. Priorities of the draft Economic Development Strategic Plan are important for informing the Economic Development Director hiring process, which is underway with posting of the position for application planned to occur immediately after the October 17 joint meeting. A final plan will be confirmed and implemented with leadership provided by the new County Executive and the new Economic Development Director when that position is filled later this winter.

The draft plan outlines the contributing documents that provide a framework for economic development in Albemarle County including the Comprehensive Plan as the most critical guiding document. The plan also includes an Economic Development Mission and Guiding Principles for the County's Economic Development program as well as specific goals and strategies including a goal to "Improve the County's Readiness to Accommodate Desired Business Activity." Site readiness is a critical component of that goal, and the Board of

Supervisors, Planning Commission and Economic Development Authority are the three deliberative bodies with important roles to play in creating a strategic approach to insuring an appropriate supply of ready product.

STRATEGIC PLAN: Goal: Economic Prosperity

DISCUSSION: This joint meeting is planned to achieve the following important outcomes (*a detailed agenda is provided as Attachment A*):

- More indepth understanding of the site selection process from the perspective of a prospective business, using a case study approach to discussing the opportunities and challenges of the Deschutes site selection process.
- Continued preparation for implementing the site readiness strategies of the Economic Development Strategic Plan under leadership of new County Executive and Economic Development Director
- Joint endorsement of Economic Development Strategic Plan Mission and Guiding Principles

We will be using a case study approach focusing on the Deschutes site selection process as a real life example of how site location factors influence location decisions. It is important to note that we will not be focusing on the merit or lack of merit of that particular project, or critiquing specific actions or decisions related to that project, but rather will be working towards understanding how the realities of site selection as a business decision impacted that project with an eye towards lessons learned for the future. There are a wide range of readiness issues including property acquisition/cost, infrastructure availability, permitting/ legislative processes, etc. that influence site selection decisions. Staff feels those factors can be discussed and understood more concretely using a case study to help us in looking forward towards future desirable opportunities.

Additionally, the respective chairs of the Board of Supervisors, Planning Commission and Economic Development Authority have expressed interest in having the three bodies jointly adopt the Mission and Guiding Principles from the draft Economic Development Strategic Plan, summarized as Attachment B. The full plan is included as Attachment C for full background. The opportunity for that joint endorsement will be provided at the end of the agenda as noted.

BUDGET IMPACT: No immediate budget impact associated with this item.

RECOMMENDATION:

Staff recommends that the three bodies endorse the Mission and Guiding Principles from the draft Economic Development Strategic Plan.

ATTACHMENTS:

Attachment A - Detailed Agenda

Attachment B - Summary of Mission and Guiding Principles

Attachment C - Draft Economic Development Strategic Plan