#### ALBEMARLE-CHARLOTTESVILLE REGIONAL JAIL AUTHORITY



#### (SERVING ALBEMARLE, CHARLOTTESVILLE, NELSON)

160 Peregory Lane Charlottesville, Virginia 22902

Phone: (434) 977-6981 Fax: (434) 951-1339

Col. Martin Kumer, Superintendent (ext. 230) Mrs. Marce B. Anderson, Clerk (ext. 229)

Web: http://www.acrj.org

## **Board Business Meeting** August 14, 2025 (12:00 p.m. – 2 p.m.) Albemarle-Charlottesville Regional Jail, 160 Peregory Lane, Charlottesville, VA

## **AGENDA**

(Action/Information)

I. ACRJ Board Meeting - Call to Order

Adopt Meeting Agenda

Action Item

II. Consent Agenda

For Approval:

1) Draft Summary Minutes July 10, 2025 ACRJA Board Bi-Monthly Business Meeting

Action Item

Informational

Administrative Reports

- a) Personnel Report –July 2025
- b) Out of Compliance Report -July 2025
- c) Census Report July 2025
- Special Management Report July 2025
- e) Home Electronic Incarceration July 2025
- III. Matters from the Public – (Time Limit: 3 Minutes / 2 Minutes if more than 9 speakers – no longer than 30 minutes)
- IV. Matters from ACRJA Attorney – Brendan Hefty
- **Matters from ACRJA Board Members** V.
- VI. Matters from Financial Consultant – Ann Shawver (nothing to report)
- VII. Matters from the Superintendent – Colonel Martin Kumer

**VRA Sale Results** 

Informational

**Annual Jurisdiction Report** 

Informational

Departmental Report - Command Staff

Informational

VIII. New Business -

IX. Closed Session - if needed

Action Item

X. Adjourn to September 11, 2025 – 12:00 pm – 2:00 pm

(Albemarle) - Chair

Action Item

Kaki Dimock (Albemarle) **Sheriff Chan Bryant** (Albemarle) David Pastors (Citizen Rep) (Albemarle)

Diantha McKeel

**Authority Board** Sheriff James E. Brown, III (Charlottesville) David Brown (Citizen Rep) (Charlottesville) **Brian Pinkston** (Charlottesville) - Vice Chair Ashley Reynolds Marshall (Charlottesville)

Jesse Rutherford (Nelson) **Sheriff Mark Embrey** (Nelson) **Candice McGarry** (Nelson)

## **DRAFT**

# Summary Minutes of the Albemarle Charlottesville Regional Jail Authority Board Meeting July 10, 2025

## **Jail Board Members Present:**

**Jail Board Members Absent:** 

Ms. Diantha McKeel

Ms. Ashley Reynolds Marshall

Mr. Brian Pinkston

Sheriff Mark Embrey

Mr. David Brown

Mr. Jesse Rutherford

Ms. Candice McGarry

Ms. Kaki Dimock

Mr. David Pastors

Sheriff Chan Bryant

Sheriff James Brown

## **Others Present:**

Colonel Martin Kumer Mrs. Marce Anderson Mr. Brendan Hefty

The meeting was called to order at 12:02 pm by Chairperson Diantha McKeel.

Ms. McKeel asked all board members and staff members to introduce themselves.

Ms. McKeel asked for a motion to approve the agenda. Ms. Marshall made a motion to approve the agenda as presented. Mr. Pastors seconded the motion.

#### Roll call was as follows:

Mr. Rutherford Yes
Ms. Dimock Yes
Mr. Brown Yes
Sheriff Bryant Yes
Ms. McGarry Yes
Mr. Pinkston Yes

Ms. Marshall	Yes
Sheriff Embrey	Yes
Mr. Pastors	Yes
Ms. McKeel	Yes

The motion carried.

Ms. McKeel asked if there were any changes or amendments to the consent agenda including the May minutes. Mr. Rutherford made a motion to approve the consent agenda including the May minutes. Mr. Pinkston seconded the motion.

### Roll Call was as follows:

Mr. Pastors	Yes
Ms. McKeel	Yes
Sheriff Embrey	Yes
Ms. Marshall	Yes
Mr. Pinkston	Yes
Ms. McGarry	Yes
Sheriff Bryant	Yes
Mr. Brown	Yes
Ms. Dimock	Yes
Mr. Rutherford	Yes

The motion carried.

## **Matters from the Public:**

#### Alicia Lenahan -

Thank you for the opportunity to speak. I'm here to acknowledge the pressure local government and law enforcement have been under and to recognize recent developments that heighten that threat.

The Supreme Court has given the President the power to dismantle the Constitution through an Executive Order. The decision limiting nationwide injunctions was NOT simply administrative.

The Birthright Citizenship protections afforded by the 14th Amendment will only be available to the plaintiffs named in existing cases. Now, absent the ability to get into court, the Executive Order will be the law on July 25. Citizenship will be denied to babies born to undocumented mothers and mothers with lawful but temporary immigration status- unless the father is a US citizen or lawful permanent resident.

Today, it's Birthright Citizenship. Tomorrow, an Executive Order may do away with our right to free speech and freedom of assembly. Perhaps the administration will target the 10th Amendment in order to limit the powers vested in state and local governments.

The Department of Justice issued a memo entitled Civil Division Enforcement Priorities. It raises several serious concerns. The first is the decision to use "our longstanding civil-rights laws…to combat illegal private-sector DEI preferences, mandates, policies, programs, and activities."

They will use the False Claims Act to prosecute "entities that receive federal funds but knowingly violate civil rights laws." Schools, cities, nonprofits—the list of potential targets is endless. They will seek treble damages, a punishment that will have profound budget implications for localities.

The DoJ will also target sanctuary jurisdictions. The legality of sanctuary policies is supported by the <u>Tenth Amendment</u> which reserves powers not delegated to the federal government to the states, localities and the people, and is a foundational principle. As noted earlier, circumventing the Constitution can now be done using an Executive Order.

Finally, the budget bill that was signed into law on July 3 pours \$170.7 billion into immigration enforcement — more than the military budgets of all but fifteen countries. It provides \$45 billion for detention facilities for ICE, an increase of 265% in ICE's annual detention budget. It provides \$29.9 billion for ICE enforcement, a threefold increase in ICE's annual budget.

According to the American Immigration Council, the law gives ICE more funding than the FBI; DEA; Bureau of Alcohol, Tobacco, Firearms; U.S. Marshals Service; and Bureau of Prisons – combined. In fact, the law will make ICE the largest federal law enforcement agency "in the history of the nation."

Stand firm. The community is relying on you.

## Matters from Brendan Hefty, ACRIA Attorney:

Mr. Hefty had no matters for discussion.

## **Matters from the ACRJA Board Members:**

There were no matters from board members.

## Matters from Ann Shawver, Business Manager:

This report presents results as of May 31, 2025 and also for the full year as projected. The latter takes into consideration known activity in June as well as estimates for end of year accrual-based accounting entries. For the fiscal year ending June 30, 2025, net revenues of \$554,000 are projected in the Operating Fund, an improvement over the approximately \$400,000 projected as of March.

The Debt Service Fund has received member contributions in accordance with budget with a lesser amount of interest expense. Interest-only payments are due in July and January. For FY25, member jurisdiction contributions will total \$200,000 while total interest expense of \$115,000 is projected. Excess debt service funding in FY25 will be used to reduce the required funding in FY26.

The Construction Fund is reported on a cumulative basis and includes both FY24 and FY25 activity through late June. The Authority has drawn slightly more than \$3.3 million in bank loan proceeds to reimburse construction management, architectural, permits, and value engineering services which total approximately the same.

## **Operating Fund Revenues**

- Revenues are projected to top the estimate by \$202,000 or 1%.
- Revenue from housing of federal prisoners remains strong and will exceed the adopted estimate by \$224,000 as additional bed space is available for this purpose and as a result of several negotiated increases in the contracted daily rate.
- Conversely, state per diem revenue is negatively impacted by the receipt of federal revenue due to a claw back of funding on the part of the Commonwealth. This category is therefore projected to fall below the revenue estimate by \$117,000.
- Interest earnings will result in a surplus of \$86,000. Rates remain strong, the amount invested has increased and the revenue estimate was conservatively set.
- Grant revenue relates to the State Criminal Alien Assistance Program (SCAAP) Grant. A small amount has been received related to FY23. The budget anticipated current year application for these funds by all member jurisdictions. At this time, only Charlottesville is expected to participate and those funds (\$12,000) will be received in a later fiscal year. Therefore, this category is expected to fall below the revenue estimate by \$22,000.
- Other revenue is expected to exceed the estimate by \$64,000 with cell tower leases renewed at higher amounts, increased billings to Blue Ridge Juvenile Detention Commission for food services and a higher than budgeted payment from the Inmate Canteen Fund to reimburse the Authority for eligible costs.

### **Operating Fund Expenditures**

- Expenditures are projected to fall below the budget by 2% or \$352,000; an improvement compared with the projection as of May.
- Authority management has added nursing staff, reducing reliance on contract nursing, and
  the salaries and benefits category is expected to exceed budget while the contractual
  services category is expected to fall well below budget.
- Inmate food costs and medical costs are both trending below budget, contributing to an expected positive result compared to budget. At present, the Authority has a credit balance with the provider of inmate medical care, contributing to the positive performance.
- Facility costs exceed the budget due to utility costs and repair and maintenance expenses in excess of budgeted amounts.
- Capital outlay costs have exceeded budget due to the unanticipated purchase of a radiograph scanner and replacement of a HVAC system.

**Recommendations:** None at this time.

## **Matters from Superintendent, Martin Kumer:**

## Revised Scope of Work -

Colonel Kumer reviewed the revised scope of work for the board.

On May 30, 2025 the facility received five bids out of the original six pre-qualified bidders. The bids ranged from \$53m to \$76m. English Construction, Lynchburg, Virginia was the apparent low bidder.

Prior to bid opening, the construction/hard costs had been estimated to cost approximately \$39.9m. (This cost is does not include "soft costs" design, engineering etc. which bring the total project costs to \$49.23m)

With the lowest bid approximately 34% over the estimate we determined to not seek additional funding but to work within the previously approved budget.

Therefore, we began working with English Construction, Moseley Architects and our Construction Manager, Downey and Scott reduce the scope of the project to fit the original budget. The team was directed to address the core issues and concerns identified in the Community Based Corrections Plan.

The original scope was comprised of two primary phases.

Phase 1: New Construction Consisted of razing east wing of the facility which was built in 1974 and rebuilding a two-story structure in its footprint.

Phase 2: "Renovation" Involved renovating the 1974 facility's west wing and ground floor.

### **Original Scope of Phase 1 New Construction**

Raze 16,000 square feet of the East Wing, 1974 section of the facility.

Construct a two story 32,000 square foot portion in the footprint of the 1974 East Wing.

This will create a dedicated public entrance separate from the employee secure entrance.

It will also include 12 new individual rooms for family, friends and professional visitation.

The expansion will include 65 single bed cells designed to meet 2018 standards and ADA accessible.

This area will include three new outdoor recreation areas, one attached to each of the three new housing units.

Video Court space with holding areas for defendants, two mental health offices with group therapy rooms.

Two additional mental health community provider rooms two purpose built mental health housing areas with a total of 14 beds.

One large inmate classroom 14 additional office spaces for staff.

The new housing areas will be designed with trauma informed design to reduce noise, increase natural sunlight and etc.

Mr. Brown asked what is going to happen with the middle portion of the jail that was previously scheduled to be renovated. Colonel Kumer advised that the employee breakroom, employee fitness area, shift offices and attorney rooms have all been scrapped. Mr. Brown stated that he heard in the City Council meeting that the inmate areas that were scheduled to be renovated will be gradually renovated over time using annual maintenance funds. Mr. Brown asked how much that would be annually. Colonel Kumer advised that we don't, the annual maintenance budget that is looked at yearly is \$165,000. We will identify new projects within that budget to tackle. Mr. Brown asked if the goal was to renovate all of the areas that house inmates. Colonel Kumer advised "yes" to some degree or another. But it will probably never come to what it was going to be. The HVAC will be the first priority and it will be finished under this contract. Mr. Brown said, to look forward, after this is complete, if the census is the same, around 300, how many people will be housed in the new section versus how many in the other portion. Colonel Kumer advised that the 2000 portion of the jail will house 120 people, the new section will house 72, and the middle section can house up to 80 or 90 people over 12 different housing areas. Eight of those housing areas originated in 1974. The other 4 did see some renovation in the 90's so they aren't quite as old. The plan is to focus on those 8 areas with the exception of the bar grate. Mr. Brown asked if there would be enough funds to renovate in a decade or would it be 20 years. Colonel Kumer advised that he couldn't say how long it would take but the HVAC will be replaced. The plumbing will be replaced over the next 2 years. Colonel Kumer advised that we will be tackling the middle section. Once we have moved to the new area, the middle area will be empty and our maintenance department will be working in that area to move the employee break area out of the secure part of the facility along with the employee fitness room. Mr. Pastors asked if the possible increase in material costs had been calculated into the contract. Colonel Kumer advised that this is a lump sum contract. Mr. Brown asked if there would be individual cells in the new portion. Colonel Kumer advised they are individual cells. Mr. Brown inquired about mental health staffing. Colonel Kumer advised that our current mental health staff works approximately 110 hrs. per week. We have 2 full time mental health providers on staff.

Mr. Pinkston asked if there was a resolution for the revised scope of work. Ms. McKeel advised there would need to be a motion.

Mr. Brown stated that what concerns him most is that there is no real plan regarding renovating the middle portion of the jail where a large number of inmates are housed. We have no real sense of what we can do with \$100,000. Colonel Kumer advised that he is would provide annual updates regarding the progress being made towards the renovations.

Mr. Pinkston made a motion to approve the revised scope of work and authorize Colonel Kumer to enter into a contract with English Construction for \$4.4 million. Ms. Dimock seconded the motion.

#### Roll Call was as follows:

Ms. McGarry	Yes
Ms. Marshall	Yes
Sheriff Bryant	Yes
Mr. Brown	Yes
Mr. Pastors	Yes
Ms. McKeel	Yes
Mr. Rutherford	Yes
Ms. Dimock	Yes
Sheriff Embrey	Yes
Mr. Pinkston	Yes

The motion carried.

### **Grant Anticipation Note (GAN)**

Davenport representatives reviewed the presentation of the Grant Anticipation Note RFP results. The funds from the GAN will be used to fund the portion of the construction project that will be reimbursed by the state upon completion of the project. The reimbursement is equal to approximately \$11.9m or 25% of the total cost of the project. The GAN also includes all cost of issuance. In addition the state will also reimburse some of the borrowing costs associated with the GAN as well.

Davenport & Company LLC distributed a RFP to local, regional, and national banks for a Tax-Exempt Grant Anticipation Note (the 2025 GAN in an amount not to exceed \$12.5 Million.

The 2025 GAN would be undertaken to provide interim funding for construction and improvements related to the Authority's Jail Renovation project in advance of a grant from the Commonwealth.

The Security package for the 2025 GAN included:

- -A pledge of and first priority lien and security interest in the Commonwealths Grant.
- -A moral Obligation Pledge of the Member Jurisdictions as evidenced by Support Agreements; and,

-A subordinate security interest in Authority revenues.

On July 2, 2025 the Authority received proposals from 4 banks;

Truist

Bank of America

Huntington

Capital One

(Comparisons can be found in the July Board Packet at ACRJ.org)

Davenport respectfully recommends that the Authority move forward with Truist's proposal under the 24 month call option (3.67 interest rate) because it meets all of the Authority's goals and objectives for the financing, including:

- Provides prepayment flexibility that aligns with the projects construction schedule and Commonwealth Grant reimbursement timing;
- Truist's interest rates were the lowest across all four proposals received; and, maturity.

Mr. Rutherford made a motion to approve Davenport's GAN recommendation. Sheriff Bryant seconded the motion. The motion carried.

Roll Call was as follows:

Mr. Brown	Yes
Sheriff Bryant	Yes
Mr. Pastors	Yes
Mr. Rutherford	Yes
Ms. Dimock	Yes
Ms. McGarry	Yes
Ms. Marshall	Yes
Sheriff Embrey	Yes
Ms. McKeel	Yes
Mr. Pinkston	Yes

The motion carried.

## **New Business:**

## **Closed Session:**

Mr. Hefty asked for a motion to convene in closed session pursuant to Virginia Code Section 2.2-3711 A1 for discussion of a personnel matter involving the annual evaluation of the Superintendent. Mr. Pastors made the motion. Ms. McGarry seconded the motion.

#### Roll call was as follows:

Mr. Pinkston	Yes
Mr. Pastors	Yes
Mr. Brown	Yes
Sheriff Embrey	Yes
Ms. McKeel	Yes
Ms. McGarry	Yes
Ms. Dimock	Yes
Mr. Rutherford	Yes
Sheriff Bryant	Yes
Ms. Marshall	Yes

The meeting was in closed session.

Mr. Hefty asked for a motion to return to open session and certification by roll call vote that only the matter identified in the motion to convene in closed session lawfully permitted to be discussed by the Freedom of Information Act was heard, discussed or considered. Mr. Rutherford made the motion. Sheriff Embrey seconded the motion.

## Roll call was as follows:

Ms. McKeel	Yes
Mr. Pinkston	Yes
Ms. Marshall	Yes
Mr. Pastors	Yes
Sheriff Bryant	Yes
Mr. Rutherford	Yes
Mr. Brown	Yes
Ms. McGarry	Yes
Sheriff Embrey	Yes
Ms. Dimock	Yes

### The motion carried.

Mr. Pastors made a motion to increase Colonel Kumer's salary to \$189,000 annually, retroactive to July 1, 2025. Mr. Pinkston seconded the motion.

## Roll Call was as follows:

Mr. Rutherford Yes Ms. Dimock Yes Mr. Brown Yes **Sheriff Bryant** Yes Ms. McGarry Yes Mr. Pinkston Yes Ms. Marshall Yes Sheriff Embrey Yes Mr. Pastors Yes Ms. McKeel Yes

The motion carried.

Ms. McKeel adjourned the meeting to August 14, 2025 at 12:00 pm. The meeting was adjourned at 1:59 pm.

**DRAFT** 

## **CONSENT/AGENDA**

## PERSONNEL/NEW HIRES:

Dylan Boatner	Corrections Officer	07/07/2025
Kyle Kelly	Corrections Officer	07/07/2025
Zachary Gran	Corrections Officer	07/14/2025
Matthew Lochli	Corrections Officer	07/14/2025
Christopher Bowles	Corrections Officer	07/14/2025

## **Out of Compliance Report**

## May 2025

As of today, August 11, 2025 there are 42 State Responsible (SR) Inmates in the facility. This equates to 13.77 % of the total jail population of 305.

The Out of Compliance report is an analysis of the Jail's population and the percentage of inmates who are determined to be SR compared to the total jail population on the date the analysis was conducted.

This report was first prepared for the Board Authority in the early 2000's when the facility was significantly overcrowded. It was one of several reports used to determine the factors driving the increase in the jail's population. It was determined that the backlog of SR Inmates was a major factor in the jail's overcrowding. The Virginia Department of Corrections was also severely overcrowded and was unable to take physical custody of their inmates.

In addition to impacting the jail's population, State Responsible Inmates also have a financial influence. The jail receives from the Virginia State Compensation Board a per diem payment of \$5 per day for each LR inmate and a \$15 per day payment for each SR inmate. This revenue is reflected in the jail's budget under State Per Diem and is estimated to be \$425,000 in FY 25.

State Responsible Inmate: Is an inmate who has been fully sentenced on all charges for which they are being held AND has been found guilty of at least one felony offense AND has been sentenced to serve at least one year. The Inmate is considered State Responsible 60 days after the date of the final sentencing. Until such time, they are considered local responsible

Example: John Smith entered the jail on January 1, 2024 awaiting trial for a felony forge and utter and he is considered a Local Responsible Inmate. On July 1, 2024 he is convicted of the felony forge and utter and sentenced to serve a sentence of one year. He is still considered a Local Responsible Inmate. On August 29, 2024, 60 days after his conviction and sentencing, his designation changes from Local Responsible to State Responsible. He is now eligible to be transferred to the Virginia Department of Corrections.

Local Responsible Inmate: Is an inmate who has at least one pending charge OR if fully sentenced, is only serving sentences for misdemeanor convictions, or serving a sentence for a felony conviction(s) that is 12 months or less.

Example: Jane Smith entered the jail on January 1, 2024, awaiting trial for a felony forge and utter and she is considered a Local Responsible Inmate. On July 1, 2024, she is convicted of a **misdemeanor** forge and utter and sentenced to serve 12 months. She will remain a Local Responsible Inmate and will serve her sentence in the facility.

2025-2026	COA	City	Nelson	Federal	Other	Total	Daily Avg.
July 2025	3,915	3,626	1,166	345	182	9,234	298
August						0	0
September						0	0
October						0	0
November						0	0
December						0	0
January-26						0	0
February						0	0
March						0	0
April						0	0
May						0	0
June 2025						0	0
<b>Total FY 25/26</b>	3,915	3,626	1,166	345	182	9,234	298
ADP	126	117	38	11	6	298	
Percent	42.40%	39.27%	12.60%	3.70%	2.00%	100%	
<b>Local Share</b>	44.96%	41.64%	13.39%	0.00%	0/0	100%	

**days** 31

## **Special Management Housing at ACRJ**

During the month of July 2025, special management housing stats are as follows:

- 38 inmates were assigned to Administrative/Mental Health Segregation
- 4 inmates assigned to Protective Custody
- 38 inmates were assigned to Medical Segregation
- 22 inmates were assigned to Pre-Hearing or Disciplinary Detention

## Albemarle-Charlottesville Regional Jail Authority Board Executive Summary

<b>As of August 4, 2025</b>	there are 12 individuals	s assigned to the Home	Electronic Incarceration
Program.			

Per Jurisdiction: Albemarle County: 4 City of Charlottesville: 6 Nelson County: 2

**Historical Data beginning March 2020** 

Total number of inmates placed on HEI: 866

8 were removed from the program after being charged with a criminal offense while on HEI.

Violation of protective order, guilty
Simple assault / strangulation
Simple assault, damage / prevent phone line
Possession of a firearm, marijuana PWI sell
Domestic assault 3<sup>rd</sup> offense
Actual or simulated masturbation in public
Rape: Intercourse by Force/Threat

1

150 participants have been removed from HEI for technical violations of the terms and conditions of the program (non-criminal, curfew violations, use of illegal substances, etc.).

## **HEI Participants by jurisdiction:**

Albemarle County: 362 City of Charlottesville: 325 Nelson County: 52 Other jurisdictions: 127

**Total- 866** 

## ALBEMARLE-CHARLOTTESVILLE REGIONAL JAIL AUTHORITY EXECUTIVE SUMMARY

**AGENDA TITLE**:

VRA Bond Sale Results

**SUBJECT/PROPOSAL/REQUEST:** 

**STAFF CONTACTS**:

Martin Kumer, Superintendent

AGENDA DATE: August 14, 2025

FORMAL AGENDA: Yes

**ACTION ITEM: No** 

**ATTACHMENTS:** Yes

## Background:

The Virginia Resources Authority Bond sale is complete. The proceeds of this sale will be used to permanently finance the jail renovation.

Staff from Davenport LLC have prepared a summary of the sale results for review. The Summary is attached.

Recommendation:

Information only.



Courtney Rogers Senior Vice President Public Finance (804) 697-2902 crogers@investdavenport.com Roland Kooch Senior Vice President Public Finance (804) 697-2906 rkooch@investdavenport.com

## Executive Summary: 2025 Financings & Two-Part Plan of Finance

To Albemarle-Charlottesville Regional Jail Authority Board of Directors

Colonel Martin Kumer, Superintendent, Albemarle-Charlottesville Regional Jail Authority

From Courtney Rogers, Senior Vice President, Davenport & Company LLC

Roland Kooch, Senior Vice President, Davenport & Company LLC

Stephen Geisz, Vice President, Davenport & Company LLC

CC: A.J. Allen, Associate Vice President, Davenport & Company LLC

Date August 14, 2025

Subject 2025 Financings & Two-Part Plan of Finance

#### <u>Overview</u>

Davenport & Company ("Davenport"), in our capacity as Financial Advisor to the Albemarle-Charlottesville Regional Jail Authority (the "Authority"), is providing an update on the Authority's Two-Part Plan of Finance for the Jail Renovation Project.

Davenport and the Authority first began outlining the Two-Part Plan of Finance in Calendar Year 2022, when Davenport was engaged to serve as the Authority's Financial Advisor. In 2023, Davenport and the Authority secured the first phase in the Two-Part Plan of Finance when the Authority closed on the Series 2023 Bond Anticipation Note (the "2023 BAN"). Note: The 2023 BAN provided interim funding for preliminary design and engineering costs for the Jail Renovation Project.

This August, the Authority secured the second phase in the Two-Part Plan of Finance, with the Authority closing on its Series 2025 VRA Financing and Series 2025 Grant Anticipation Note (the "2025 GAN) earlier this month. Combined, the Series 2025 VRA Financing and the 2025 GAN will fund construction and other related costs for the Jail Renovation Project.

Herein, Davenport has provided an Executive Summary of the financing results for both the 2025 VRA Financing and the 2025 GAN.

#### Series 2025 VRA Financing

On August 5, 2025, the Authority closed on its \$36,600,000 Series 2025 VRA Financing via the Virginia Resources Authority's ("VRA") Summer Pooled Financing Program. VRA's Pooled Financing Program allows issuers, such as the Authority, to access competitive Public Market Rates without the need to obtain a rating or prepare an offering statement. The proceeds of the 2025 VRA Financing provide the long-term local financing for the Authority's Jail Renovation Project that will be used to:(i) permanently finance the balance of the Authority's 2023 BAN and (ii) fund the balance of construction and other related costs.

VRA competitively priced its 2025 Summer Pool Financing Program (the "Summer Pool"), which the Authority was a part of, on July 22, 2025. VRA realized strong investor demand for the Summer Pool,

with multiple financial institutions bidding on the Summer Pool Program. As a result of this strong investor demand, VRA, and therefore the Authority, were able to access effective market pricing. The final True-Interest Cost for the Authority's 2025 VRA Financing was a 4.55% - roughly 40 basis points better than the planning rate presented to Member Jurisdictions in June/July.

#### Series 2025 Grant Anticipation Note

On August 12, 2025, the Authority successfully closed on its \$11,950,000 Series 2025 Grant Anticipation Note. The 2025 GAN was issued as a Direct Bank Loan with Truist serving as the Lender. The proceeds of the 2025 GAN will be used to provide funding for construction and other related costs for the Jail Renovation Project, which will be repaid by a grant from the Commonwealth's Department of Corrections. The Authority anticipates receiving this grant following the completion of the Jail Renovation Project (on or about December of Calendar Year 2027).

Following a competitive RFP process, on July 2, 2025, the Authority received proposals from four banks for the 2025 GAN. After reviewing the proposals received and negotiations with potential lenders, Truist was selected as the Lender for the 2025 GAN Truist's proposal not only provided the lowest interest rate but also provided flexible prepayment provisions. The 2025 GAN will carry a highly competitive interest rate of 3.67% - this rate is more than 130 basis points lower than our June/July planning estimates. On a borrowing amount of \$11,950,000, a savings of 130 basis points is worth more than \$155,000 per year.

#### **Aggregate Results**

The aggregate results of the Two-Part Plan of Finance for the Authority are better than preliminary estimates. Annual debt service on the two financings described herein is expected to average approximately \$2.5 million over the next ~28 years, for a total debt service of just over \$69.9 million. This represents a total savings of over \$2.7 million compared to planning estimates shared with Member Jurisdictions in June/July of this year, and is lower than our debt service estimates from the Fall of Calendar Year 2023. We once again congratulate the Authority on the results of the financing process, and look forward to our continued work together.

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2025 Financing Results & Closing Book



August 14, 2025

## Background



- Davenport & Company ("Davenport"), in our capacity as Financial Advisor to the Albemarle-Charlottesville Regional Jail Authority (the "Authority"), is providing an update on the Authority's Two-Part Plan of Finance for the Jail Renovation Project.
- Davenport and the Authority first began outlining the Two-Part Plan of Finance in Calendar Year 2022, when Davenport was engaged to serve as the Authority's Financial Advisor.
- In 2023, Davenport and the Authority secured the first phase in the Two-Part Plan of Finance when the Authority closed on the Series 2023 Bond Anticipation Note (the "2023 BAN").
  - The 2023 BAN provided interim funding for preliminary design and engineering costs for the Jail Renovation Project.
- Now, the Authority has secured the second phase in the Two-Part Plan of Finance, with the Authority closing on its Series 2025 VRA Financing and Series 2025 Grant Anticipation Note (the "2025 GAN) earlier this month.
  - Combined, the Series 2025 VRA Financing and the 2025 GAN will fund construction and other related costs for the Jail Renovation Project.
- Herein, Davenport has provided a brief review of the financing results for both the 2025 VRA Financing and the 2025 GAN.





## 2025 VRA Financing





## 2025 VRA Financing



- On August 5, 2025, the Authority closed on its \$36,600,000 Series 2025 VRA Financing via the Virginia Resources Authority's ("VRA") Summer Pooled Financing Program;
- VRA's Pooled Financing Program allows issuers, such as the Authority, to access competitive Public Market Rates without the need to obtain a rating or prepare an offering statement;
- The proceeds of the 2025 VRA Financing will be used to:
  - 1) Permanently finance the balance of the Authority's 2023 BAN; and,
  - 2) Provide funding for construction and other related costs for the Jail Renovation Project.

## **Pricing Results**



■ VRA competitively priced its 2025 Summer Pool Financing Program (the "Summer Pool"), which the Authority was a part of, on July 22, 2025.

■ VRA realized strong investor demand for the Summer Pool, with multiple financial institutions bidding on the Summer Pool Program.

■ As a result of this strong investor demand, VRA and, therefore, the Authority, were able to access effective market pricing.

■ The final True-Interest Cost for the Authority's 2025 VRA Financing was a 4.55% - roughly 40 basis points better than the planning rate presented to Member Jurisdictions in June/July.

## Final Debt Service | Annual Basis



AC	RJ -	Series 2025 VR	A Fi	nancning Final D	)eb	t Service
FY		Principal		Interest		Total
2026	\$	-	\$	1,345,752	\$	1,345,752
2027		-		1,821,319		1,821,319
2028		377,500		1,821,319		2,198,819
2029		775,000		1,801,972		2,576,972
2030		815,000		1,762,253		2,577,253
2031		857,500		1,720,484		2,577,984
2032		902,500		1,676,538		2,579,038
2033		950,000		1,630,284		2,580,284
2034		1,000,000		1,581,597		2,581,597
2035		1,052,500		1,530,347		2,582,847
2036		1,107,500		1,476,406		2,583,906
2037		1,165,000		1,419,647		2,584,647
2038		1,227,500		1,359,941		2,587,441
2039		1,290,000		1,297,031		2,587,031
2040		1,350,000		1,235,519		2,585,519
2041		1,412,500		1,175,153		2,587,653
2042		1,482,500		1,109,509		2,592,009
2043		1,555,000		1,038,719		2,593,719
2044		1,630,000		964,463		2,594,463
2045		1,710,000		886,613		2,596,613
2046		1,795,000		804,950		2,599,950
2047		1,887,500		716,822		2,604,322
2048		1,985,000		621,734		2,606,734
2049		2,087,500		521,734		2,609,234
2050		2,195,000		416,575		2,611,575
2051		2,310,000		306,003		2,616,003
2052		2,432,500		188,600		2,621,100
2053		1,247,500		63,934		1,311,434
Total	\$	36,600,000	\$	32,295,218	\$	68,895,218

Sources	Total
Par Amount	\$ 36,600,000
Net Premium	1,291,037
Total Sources	\$ 37,891,037
Uses	
Project Fund	\$ 37,417,879
Local Cost of Issuance	225,000
VRA Cost of Issuance	131,692
Underwriter's Discount	60,096
CRG Equity Contribution	54,304
Additional Proceeds	2,066
Total Uses	\$ 37,891,037



Note: Annual summation is based on the timing of quarterly payments to VRA.

## Final Debt Service | Quarterly Payments



Date	Principal	inancning - Quarte Interest	Total
10/1/2025 \$	- (	\$ 435,093	\$ 435,093
1/1/2026	-	455,330	455,330
4/1/2026	-	455,330	455,330
7/1/2026	-	455,330	455,330
10/1/2026	-	455,330	455,330
1/1/2027	-	455,330	455,330
4/1/2027	-	455,330	455,330
7/1/2027	-	455,330	455,330
10/1/2027	-	455,330	455,330
1/1/2028	188,750	455,330	644,080
4/1/2028	188,750	455,330	644,080
7/1/2028	188,750	455,330	644,080
10/1/2028	188,750	455,330	644,080
1/1/2029	198,750	445,656	644,406
4/1/2029	198,750	445,656	644,406
7/1/2029	198,750	445,656	644,406
10/1/2029	198,750	445,656	644,406
1/1/2030	208,750	435,470	644,220
4/1/2030	208,750	435,470	644,220
7/1/2030	208,750	435,470	644,220
10/1/2030	208,750	435,470	644,220
1/1/2031	220,000	424,772	644,772
4/1/2031	220,000	424,772	644,772
7/1/2031	220,000	424,772	644,772
10/1/2031	220,000	424,772	644,772
1/1/2032	231,250	413,497	644,747
4/1/2032	231,250	413,497	644,747
7/1/2032	231,250	413,497	644,747
10/1/2032	231,250	413,497	644,747
1/1/2033	243,750	401,645	645,395
4/1/2033	243,750	401,645	645,395
7/1/2033	243,750	401,645	645,395
10/1/2033	243,750	401,645	645,395
1/1/2034	256,250	389,153	645,403
4/1/2034	256,250	389,153	645,403
7/1/2034	256,250	389,153	645,403
10/1/2034	256,250	389,153	645,403

ACRJ - Series 2025 VRA Financning - Quarterly Payments							
Date		Principal		Interest		Total	
1/1/2035	\$	270,000	\$	376,020	\$	646,020	
4/1/2035		270,000		376,020		646,020	
7/1/2035		270,000		376,020		646,020	
10/1/2035		270,000		376,020		646,020	
1/1/2036		283,750		362,183		645,933	
4/1/2036		283,750		362,183		645,933	
7/1/2036		283,750		362,183		645,933	
10/1/2036		283,750		362,183		645,933	
1/1/2037		298,750		347,641		646,391	
4/1/2037		298,750		347,641		646,391	
7/1/2037		298,750		347,641		646,391	
10/1/2037		298,750		347,641		646,391	
1/1/2038		315,000		332,330		647,330	
4/1/2038		315,000		332,330		647,330	
7/1/2038		315,000		332,330		647,330	
10/1/2038		315,000		332,330		647,330	
1/1/2039		330,000		316,186		646,186	
4/1/2039		330,000		316,186		646,186	
7/1/2039		330,000		316,186		646,186	
10/1/2039		330,000		316,186		646,186	
1/1/2040		345,000		301,573		646,573	
4/1/2040		345,000		301,573		646,573	
7/1/2040		345,000		301,573		646,573	
10/1/2040		345,000		301,573		646,573	
1/1/2041		361,250		286,003		647,253	
4/1/2041		361,250		286,003		647,253	
7/1/2041		361,250		286,003		647,253	
10/1/2041		361,250		286,003		647,253	
1/1/2042		380,000		268,752		648,752	
4/1/2042		380,000		268,752		648,752	
7/1/2042		380,000		268,752		648,752	
10/1/2042		380,000		268,752		648,752	
1/1/2043		397,500		250,608		648,108	
4/1/2043		397,500		250,608		648,108	
7/1/2043		397,500		250,608		648,108	
10/1/2043		397,500		250,608		648,108	
., ,		,,,,,,		,		,	

ACRJ	- Se	ries 2025 VRA	Fin	ancning - Quarte	rly P	ayments
Date		Principal		Interest		Total
4/1/2044	\$	417,500	\$	231,623	\$	649,123
7/1/2044		417,500		231,623		649,123
10/1/2044		417,500		231,623		649,123
1/1/2045		437,500		211,683		649,183
4/1/2045		437,500		211,683		649,183
7/1/2045		437,500		211,683		649,183
10/1/2045		437,500		211,683		649,183
1/1/2046		460,000		190,792		650,792
4/1/2046		460,000		190,792		650,792
7/1/2046		460,000		190,792		650,792
10/1/2046		460,000		190,792		650,792
1/1/2047		483,750		167,619		651,369
4/1/2047		483,750		167,619		651,369
7/1/2047		483,750		167,619		651,369
10/1/2047		483,750		167,619		651,369
1/1/2048		508,750		143,248		651,998
4/1/2048		508,750		143,248		651,998
7/1/2048		508,750		143,248		651,998
10/1/2048		508,750		143,248		651,998
1/1/2049		535,000		117,619		652,619
4/1/2049		535,000		117,619		652,619
7/1/2049		535,000	117,619			652,619
10/1/2049		535,000		117,619		652,619
1/1/2050		562,500		90,669		653,169
4/1/2050		562,500		90,669		653,169
7/1/2050		562,500		90,669		653,169
10/1/2050		562,500		90,669		653,169
1/1/2051		592,500		62,333		654,833
4/1/2051		592,500		62,333		654,833
7/1/2051		592,500		62,333		654,833
10/1/2051		592,500		62,333		654,833
1/1/2052		623,750		31,967		655,717
4/1/2052		623,750		31,967		655,717
7/1/2052		623,750		31,967		655,717
10/1/2052		623,750		31,967		655,717
Total	\$	36,600,000	\$	32,295,218	\$	68,895,218



231,623

649,123

417,500

1/1/2044



## Series 2025 GAN





August 14, 2025

## Series 2025 GAN



- On August 12, 2025, the Authority successfully closed on its \$11,950,000 Series 2025 Grant Anticipation Note.
- The 2025 GAN was issued as a Direct Bank Loan with Truist serving as the Lender.
- The proceeds of the 2025 GAN will be used to provide funding for construction and other related costs for the Jail Renovation Project.
- The 2025 GAN will be repaid by a grant from the Commonwealth's Department of Corrections;
  - The Authority anticipates receiving this grant following the completion of the Jail Renovation Project (on or about December of Calendar Year 2027).

## **Pricing Results**



- Following a competitive RFP process, on July 2, 2025, the Authority received proposals from four banks for the 2025 GAN,
- After reviewing the proposals received and negotiations with potential lenders, Truist was selected as the Lender for the 2025 GAN.
- Truist's proposal not only provided the lowest interest rate but also provided flexible prepayment provisions.
- The 2025 GAN will carry a highly competitive interest rate of 3.67% this rate is more than 130 basis points lower than our June/July planning estimates.
  - On a borrowing amount of \$11,950,000, a savings of 130 basis points is worth more than \$155,000 per year.

## Projected Debt Service



Projected Series 2025 GAN Debt Service <sup>(1)</sup>								
Date		Principal		Interest		Total		
2026	\$	-	\$	205,882	\$	205,882		
2027		-		438,565		438,565		
2028	_	11,950,000		365,471		12,315,471		
Total	\$	11,950,000	\$	1,009,918	\$ :	12,959,918		

Sources	Total			
Par Amount	\$ 11,950,000			
Total Sources	\$ 11,950,000			
Uses				
Uses Project Fund	\$ 11,876,000			
	\$ 11,876,000 74,000			



(1) Assumes early repayment of the 2025 GAN in December of 2027.

Note: The \$11,950,000 principal amount will be repaid by the grant from Department of Corrections.



## Projected Member Jurisdiction Debt Service



## Projected Member Jurisdiction Debt Service



Α	В	С	D = sum B:C	39.5%		16.3%	44.1%
			vice and Budgetary/	/Ca	ashflow Impact to	Member Jurisd	ictions
	Projected Projected		Projected Total		Charlottesville	Nelson D.S.	Albemarle D.S.
Fiscal	2025 GAN	2025 Bonds	Member	H	D.S. Allocation	Allocation	Allocation
Year	D.S.	D.S.	Jurisdiction D.S.	į			
2026	\$ 205,882	\$ 1,345,752	\$ 1,551,634	ļ	\$ 613,516	\$ 253,227	\$ 684,891
2027	438,565	1,821,319	2,259,884	ŀ	893,558	368,813	997,513
2028	365,471	2,198,819	2,564,290	H	1,013,920	418,492	1,131,877
2029	-	2,576,972	2,576,972	į	1,018,935	420,562	1,137,475
2030	-	2,577,253	2,577,253	l	1,019,046	420,608	1,137,600
2031	-	2,577,984	2,577,984	ŀ	1,019,335	420,727	1,137,922
2032	-	2,579,038	2,579,038	İ	1,019,751	420,899	1,138,387
2033	-	2,580,284	2,580,284	į.	1,020,244	421,102	1,138,938
2034	-	2,581,597	2,581,597	l	1,020,763	421,317	1,139,517
2035	-	2,582,847	2,582,847	ŀ	1,021,258	421,521	1,140,069
2036	-	2,583,906	2,583,906	į	1,021,677	421,694	1,140,536
2037	-	2,584,647	2,584,647	l	1,021,969	421,814	1,140,863
2038	-	2,587,441	2,587,441	l	1,023,074	422,270	1,142,096
2039	-	2,587,031	2,587,031		1,022,912	422,204	1,141,916
2040	-	2,585,519	2,585,519	į	1,022,314	421,957	1,141,248
2041	-	2,587,653	2,587,653	l	1,023,158	422,305	1,142,190
2042	-	2,592,009	2,592,009	l	1,024,881	423,016	1,144,113
2043	-	2,593,719	2,593,719	Ĺ	1,025,556	423,295	1,144,867
2044	-	2,594,463	2,594,463	į.	1,025,850	423,416	1,145,196
2045	-	2,596,613	2,596,613	l	1,026,701	423,767	1,146,145
2046	-	2,599,950	2,599,950	l	1,028,020	424,312	1,147,618
2047	-	2,604,322	2,604,322	Ĺ	1,029,749	425,025	1,149,548
2048	-	2,606,734	2,606,734	į	1,030,703	425,419	1,150,613
2049	-	2,609,234	2,609,234	l	1,031,691	425,827	1,151,716
2050	-	2,611,575	2,611,575		1,032,617	426,209	1,152,749
2051	-	2,616,003	2,616,003	Ĺ	1,034,368	426,932	1,154,704
2052	-	2,621,100	2,621,100	Ĺ	1,036,383	427,764	1,156,954
2053	-	1,311,434	1,311,434	l	518,541	214,026	578,867
Total	\$1,009,918	\$ 68,895,218	\$ 69,905,136		\$ 27,640,491	\$ 11,408,518	\$ 30,856,127



Note: Assumes early repayment of the 2025 GAN in December of 2027.



# Appendix A: 2025 VRA Financing Final Numbers





## Appendix B: 2025 GAN Final Numbers





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## ALBEMARLE-CHARLOTTESVILLE REGIONAL JAIL AUTHORITY EXECUTIVE SUMMARY

**AGENDA TITLE:** 

2025 Annual Jail Report

SUBJECT/PROPOSAL/REQUEST:

**STAFF CONTACTS:** 

Martin Kumer, Superintendent

AGENDA DATE: August 14, 2025

FORMAL AGENDA: Yes

**ACTION ITEM: No** 

**ATTACHMENTS:** Yes

#### Background:

The Authority has requested that at the conclusion of each fiscal year a summary Annual Report be submitted for review to the Board. The Annual Report will include a summary of fiscal information, programming offered, staffing levels, medical and mental health trends, crime trends that impact population and population trends.

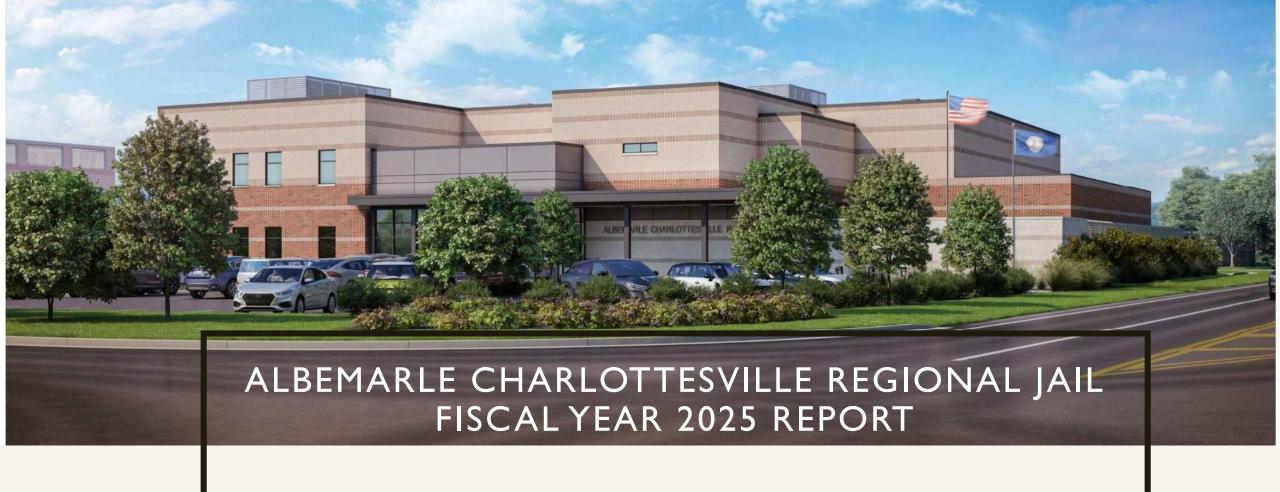
The Board is requested to provide feedback regarding the report to fine tune the information presented.

The Annual Report will then be distributed to the Clerk of the local jurisdictions governing bodies. If the Superintendent will present the report in person to the jurisdictions at their request.

The report is attached and will be maintained on the Jail's website, ACRJ.org.

Recommendation:

Information only.

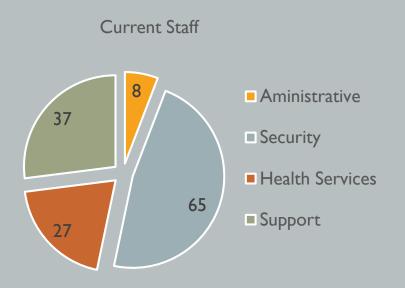


#### Our Mission

To provide a humane, safe and secure environment for people who are detained while awaiting trial or serving a sentence.

To ensue individuals rehabilitative, medical and mental health needs are met while being good financial stewards.

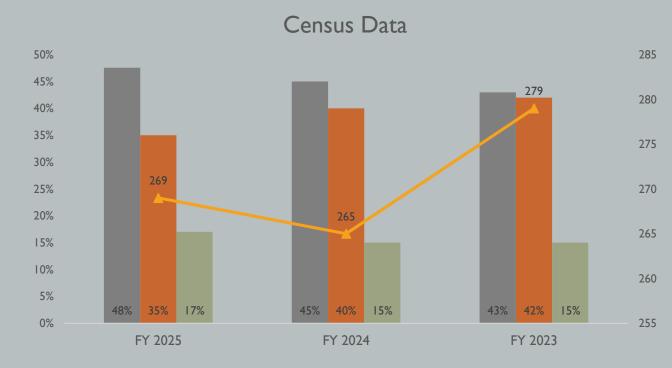
#### 137 Full time Staff\*



\*New Program Facilitator position (Support)

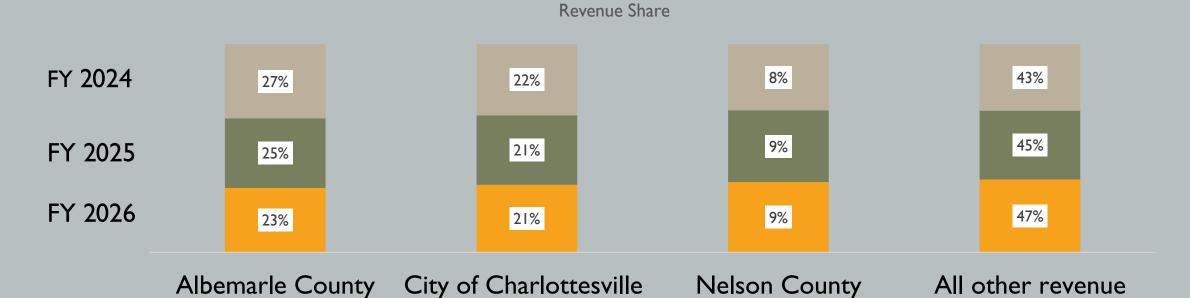
Work directly with the female population offering programs to women reentering our community

## Average 3-year population: 27 l



- ■% Albemarle County
- City of Charlottesville
- Nelson County
- Average Daily Population

## THREE -YEAR BUDGET REVENUE COMPARISON



	FY 2026		FY 2025	FY 2024	
Total Revenue	\$ 20,547,000	\$	18,096,000	\$ 16,662,000	
Albemarle County	\$ 4,790,514	\$	4,560,092	\$ 4,469,172	
City of Charlottesville	\$ 4,291,276	\$	3,878,988	\$ 3,664,053	
Nelson County	\$ 1,771,210	\$	1,591,920	\$ 1,354,606	
All other revenue	\$ 9,694,000	41 \$	8,065,000	\$ 7,174,169	

## THREE-YEAR BUDGET EXPENDITURE COMPARISON



	FY 2026	FY 2025	FY 2024
Total Expenditures	\$ 20,547,000.00	\$ 18,096,000.00	\$ 16,662,000.00
Employee Related			
(Compensation/Benefits etc.)	\$ 14,791,000.00	\$ 13,731,000.00	\$ 13,101,000.00
Inmate Related (Food,			
clothing, Health Care etc.)	\$ 1,594,000.00	\$ 1,385,000.00	\$ 1,475,000.00
All other expenditures (Debt,			
Infrastructure, Utilties etc.)	\$ 4,162,000.00	42\$ 2,980,000.00	\$ 2,086,000.00

# TOP FIVE CRIMES IMPACTING POPULATION

### **Nelson County**

DRUG POSSESSION
PROBATION VIOLATIONS
DISTRIBUTION OF DRUGS
DRIVING OFFENSES
FAILURE TO APPEAR

## City Of Charlottesville

MISDEMEANOR ASSAULTS
PROBATION VIOLATIONS
ASSAULT ON LAW ENFORCEMENT
FAILURE TO APPEAR
FELONIOUS ASSAULTS

## Albemarle County

FAILURE TO APPEAR
FIREARM RELATED OFFENSES
FELONIOUS ASSUALTS
PROBATION VIOLATIONS
ASSAULT ON LAW ENFORCEMENT

## MEDICAL AND MENTAL HEALTH TRENDS

#### Most Complex Medical Concerns

HIV

Diabetes

Congestive Heart Failure

COPD

Hypertension

#### Top Five Prescription Medications

Amlodipine (hypertension)

Metformin (diabetes)

Atorvastatin (cholesterol)

Lisinopril (cardiovascular

conditions)

Losartan (hypertension)

#### Most Common Mental Health Concerns

Depressive disorder

Generalized anxiety disorder

**ADHD** 

Acute stress disorder

**PTSD** 

#### Most Prescribed Mental Health Medications

Quetiapine

(Schizophrenia)

Trazodone (Depression)

Melatonin (sleep-aid)

Hydroxyzine (anxiety)

Zoloft (PTSD, Depression)

## INMATE PROGRAMS AND SERVICES



Education



Employment Workplace Readiness



Reentry Services



Faith Based Support



Substance Abuse, Mental Health and Medical Care



New UVA Partnerships

## EDUCATION AND EMPLOYMENT

- 67 GED participants; 3 graduates
- 47 Participants in the PVCC Trades Program
- 16 Culinary Arts
- 42 English as Second Language
- 81 Employment Skills and Financial Literacy
- 36 Leadership Academy
- \*NEW Decision Points Cognitive Skills Training
- \*NEW Resume Writing Workshop



153 Birth Certificates

14 Driver Licenses

188 Social Security Cards

41 Jail Identification Letter

132 Hygiene and Clothing Kits

#### Substance Abuse Programs

Anger Management and Trauma

SUBSTANCE ABUSE, MENTAL HEALTH AND MEDICAL CARE 60 People received Moral Recognition Therapy

87 People
Participated in
Matrix

55 Narcotic Anonymous and Alcoholics Anonymous

18 Celebrate Recovery 47 People Received Anger Management

15 Domestic Violence

71 Breaking the Chains of Trauma

## FAITH BASED PROGRAMS PARTICIPATION

32 WIND (Women In a New Direction)

57 SKOPOS

118 Church and Bible Study

Good News Jail Ministry Ongoing

# NEW PARTNER INITIATIVES WITH UVA

#### **UVA Student Tutoring Program**

Individualized /small group tutoring in reading, writing, and basic math, with a focus on improving literacy and overall academic confidence. UVA student volunteers are trained to assist adult learners at different skill levels, including those preparing for GED testing or foundational skills.

## **UVA Pipelines & Pathways Workplace-Readiness Workshop**

A series of three in person workshops offering instruction on crafting a standout resume, acing an interview, and making a lasting impression.

## ALBEMARLE-CHARLOTTESVILLE REGIONAL JAIL AUTHORITY EXECUTIVE SUMMARY

**AGENDA TITLE:** 

Department Report, Command Staff

SUBJECT/PROPOSAL/REQUEST:

**STAFF CONTACTS**:

Martin Kumer, Superintendent

AGENDA DATE: August 14, 2025

**FORMAL AGENDA:** 

**INFORMATION** 

**CONSENT AGENDA:** 

No

ATTACHMENTS:

#### Background:

At the July Board meeting the Board requested information regarding succession planning and continuity of leadership for the facility.

The Board was previously sent a detailed plan of continuity of leadership. The Command Staff will provide the Board with a Departmental Report detailing their careers, current positions and responsibilities.

#### Conclusion:

Information Only