# Clarke County Economic Development Advisory Committee



November 20, 2024 Regular Meeting Packet



#### **County of Clarke**

#### **Economic Development Advisory Committee**

Bev McKay, Christina Kraybill, Christy Dunkle, Elizabeth Pritchard, John Milleson, Mark Gribble, Christian Borel, Ashley Hardesty

#### **Agenda**

#### 1:00 pm, Wednesday, November 20, 2024

Main Meeting Room Berryville-Clarke County Government Center 101 Chalmers Court, 2<sup>nd</sup> Floor, Berryville, Virginia

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### Call to Order

# Adoption of Agenda

## **Approval of Minutes**

September 18, 2024 Regular Meeting

**Economic Development Advisory Committee** 

September 18<sup>th</sup>, 2024 Regular Meeting 1:00 pm

At a regular meeting of the Economic Development Advisory Committee held on Wednesday, September 18, 2024, at 1:00 pm in the Main Meeting Room, Berryville-Clarke County Government Center, 101 Chalmers Court, 2<sup>nd</sup> Floor, Berryville, Virginia.

Members Present: Bev McKay, Betsy Pritchard, Johnny Milleson, Mark Gribble, Christian Borel

Members Absent: Christina Kraybill, Christy Dunkle, Ashley Hardesty

Staff Present: Michelle Ridings, Indea Ford

Others Present: Connie Hutchinson – Imagine Design

Press Present: Mickey Powell

#### 1. Call to Order

At 1:05pm, Chairman Milleson called the meeting to order.

#### 2. Adoption of Agenda

Betsy Pritchard made a motion, seconded by Mark Gribble, to adopt the agenda as presented. The motion carried by the following vote:

Christian Borel Ave Christy Dunkle Absent Mark Gribble Aye Christina Kraybill Absent Bev McKay Aye John Milleson Ave Betsy Pritchard Aye Ashley Hardesty Absent

#### 3. Approval of Minutes

- May 15, 2024 Regular Meeting
- July 17, 2024 Regular Meeting

Bev McKay made a motion, seconded by Mark Gribble, to approve the minutes of the May 15, 2024, Regular Meeting as presented. The motion carried by the following vote:

Christian Borel - Aye
Christy Dunkle - Absent
Mark Gribble - Aye
Christina Kraybill - Absent
Bev McKay - Aye
John Milleson - Aye

Betsy Pritchard - Aye Ashley Hardesty - Absent

No approval needed for the July 17, 2024 minutes as a full quorum was not present, therefore there are no official minutes.

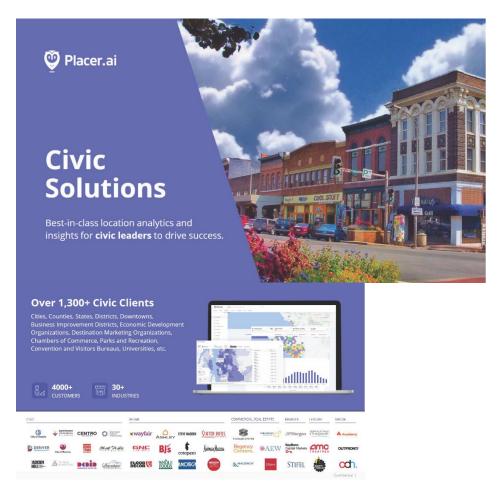
#### 4. Imagine Design & Marketing – Connie Hutchinson

Connie Hutchinson presented the following:

- 30 second draft website video; group discussion was had and feedback provided.
- 2 minute brand essence video; group discussion was had and feedback provided.
- Continue to build out the new website homepage estimated to be completed by the end
  of the month.
- Training will be provided to Michelle and Indea on how to update website content as necessary.

#### 5. Placer.ai Zoom Presentation – Ryan Denisi

Ryan Denisi gave the following presentation:





#### PLACER'S DATA DIFFERENTIATORS

#### Placer is a Privacy First Company

- Data comes from devices where app users opt-in to sharing location data.
- We remove sensitive locations from our panel.
- Visit Placer's Trust Center for more information.



#### How Civic Leaders use Placer Data





#### Retail Analysis &

- Recruitment
- · Discover retail demand and visitation. Reveal retail leakage
   Identify best fit retailers for specific sites

#### **Event Analysis**

- Reveal attendance numbers for any event
   Increase Sponsors and Vendors
   Optimize marketing
- Reveal economic impact

#### **Travel & Tourism**

- Overnight Visitor metrics for every city
   Data for any event, attraction, convention
- · Visitor home origin and journey
- · Visitor spend data\*



#### Forecast Revenue & **Optimize Incentives**

- Reveal sales data for retail businesses
   Inform incentives with visitation and sales data
   Forecast revenue from sales tax

#### Parks & Recreation / Transportation

- · Visit metrics for any park or open space
- Demographics of parks users
   Economic impact of parks users
- Inform Transit Network Planning, Street Planning and Equity Strategy with data for every road

#### Reports for Marketing, Communications, and **Grant Writing**

- Reports for Council, Boards, Stakeholders
   Support Grant Applications and Reporting
- Automated monthly reports



#### Workforce Analysis & **Business Attraction**

Analyze workforce demographics and potential for any site or region
 Bolster recruitment efforts



#### **Economic Recovery and Growth**

- Measure Economic Impacts of COVID
   See how Remote Work affects local econo
   Measure efficacy of ARPA investments.



#### **Support Local Business**

Identify gaps in retail offerings. Provide insights about customer journey, dwell time, and marketing effectiveness.

ANSWER QUESTIONS LIKE...

increased post-marketing campaign?

#### Õ 01 Attract the Best Fit Retailers The Problem Match The Best Retail Sites For Customers Civic leaders need to understand the true audience and trade area of any site in order to attract retailers most likely to perform well in a particular location. Lacking key market and location insights can lead conversations to stall with prospective tenants. Placer's Solution \$51,430 \$51,000 \$50,240 • Demand Gap Analysis (STI Gap analysis) \* Bloomington • Leakage Study (XTRA and Favorite Places) Void Analysis Site Selection . Trade Area Demographics & Psychographics · Market Analysis expands market profile ANSWER QUESTIONS LIKE.. Q: What are the demographic and Q: Where are our best customers psychographic profiles of our visitors? coming from? after their visit? Õ **Attract New Development** Case Study Village of Fox Lake Attracts \$335M in New **Tourist Developments** 38.9% The Challenge The Village of Fox Lake, Illinois, is situated near a chain of highly trafficked lakes. There had not been commercial development in 40 years and lake visitors had little to do in town. How could the city quantify visit traffic, then use that to attract new business? Placer's Outcome 3.7% Fast Food & OSR Using Placer, Fox Lake was able to quantify their strong traffic -240k unique visitors, visiting 3+ times each year, with high HHI Conversations with developers get serious when you can show objective data around how visitors behave, where they shop and ear, and more. After decades with no new development here in rox Loke, Placer changed the game. We would not have won the development deals we did without then used that data to attract more than \$335M in new development, including multiple hotels, a new marina, amphitheater, and more. dible data; it's paid for itself thousands of times over Õ 02 Reveal Effectiveness of Marketing Efforts The Problem Civic leaders need to optimize marketing strategy and AUSTINTOWN Friday Nights on Red River - June 2021 v. 2019 prove ROI of marketing efforts, whether marketing to **Miles From District to Home** tourists in general or to drive attendance at a specific Placer's Solution . True Trade Area reveals visitor origin for any location on any day. Visitation by Origin shows top zip codes and Census blocks for visitors to any location. Visitor metrics for day of week, dwell time, and peak visit hours. · Variance shows week over week, month over Downtown Austin Alliance uses Placer to prove the effectiveness of their marketing efforts in month, year over year trends. attracting visitors from further distances, driving sales tax in downtown

Q: What zip codes include the target

audience for this upcoming event?

Q: What trending social media interests and topics do visitors have?

#### Ö 03 Reveal True Value Of Local Attractions The Problem Civic leaders need to understand the performance and Highest Regional Visitation potential of attractions, parks, venues and places of interest to make the best decision for their community. Lone Tree Arts Center showed itself to be a Regional Placer's Solution Visitation metrics Destination drawing Est. # Customers: 5,000 Income: \$61,300 Visitor Journey more than 10% of Visitor Demographics and Psychographics visitors from 'home locations' in 5 different States Competitors and Collaborators Local Customers **EXAMPLE: Lone Tree Arts Center** Placer showed 10% of visitors come from cities in Texas. Utah, Wyoming, Arizona, and California and illustrated the value of Arts Center to local businesses and hotels. As a result, they could optimize the ROI of marketing efforts with insights into local and regional visitors. ANSWER QUESTIONS LIKE... O: What are the peak visitation times Q: How far away and from where do O: What does the visit trend say for this property during the weekday? visitors come? How often do they visit? about venue usage year over year?

#### 04 Optimize and Measure Local Events



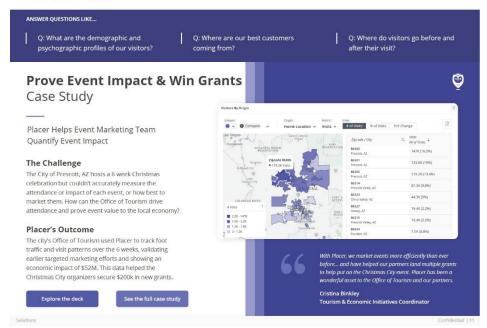
#### The Problem

Civic leaders need granular insights to drive and measure attendance of local events (ticketed and non-ticketed) and to quantify their impact to local businesses. Typical ways to track attendance and engagement can be time consuming and costly.

#### Placer's Solution

- Visitation metrics: number of visitors, peak times, home locations, MoM, dwell time.
- Visitor demographics: home locations, HHI, brand affinities, consumer preferences.
- . Visitor Journey routes, parking areas.
- Favorite Places other locations visited.
- Economic Impact: event visitors contribution to other businesses in the area.





#### 05 Discover Changes To City Or District Over Time



#### The Problem

Civic leaders need to understand changes to resident, visitor, and employee populations in their communities.

#### Placer's Solution

- Movement of Residents, Visitors, and Employees: origin location to destination based on time frame.
- Demographics and Psychographics, HHI, brand preferences, favorite places, work locations, home locations, age, ethnicity, race, psychographics.



#### ANSWER QUESTIONS LIKE...

Q: How are zipcode populations changing year over year?

Q: Where are old residents moving? New residents coming from?

Q: How many SNAP households d we have within the trade area?

#### 06 Leakage Analysis (Favorite Places Outside a City or District)



#### The Problem

Civic leaders need to understand to what degree and where do residents, visitors, and employees shop outside the City or District Boundary.

#### Placer's Solution

- . Leakage Report for any city or district.
- Gap Analysis total leakage amount for every retail category.
- Favorite Places: Top locations outside the district/city visited by residents, employees, and visitors.
- Visitation metrics for retail category plus travel and hotel.
- Average ticket size for chain locations.



#### ANSWER QUESTIONS LIKE..

Q: Which retail categories contribute to leakage?

Q: What top venues in other cities are your residents visiting? How often?

Q: What sales revenue and tax was lost as a result of leakage?

#### 07 Public Realm



#### The Problem

Civic leaders need to understand how changes to streets, parks and open spaces benefit the community in order to assess ROI and equity.

#### Placer's Solution

- Visitation Metrics before and after intervention: total visits, peak visit times, dwell time, prior and post locations, distance traveled to destination.
- True Trade Area reveals home and work location for visitors.
- Favorite Places reveals locally visited businesses.
- Variance compares month over month and year over year



#### ANSWER QUESTIONS LIKE..

Q: What are the demographic and psychographic profiles of our visitors?

Q: Where are our best customers coming from?

Q: Where do visitors go before and after their visit?

#### 08 Analyzing Public Investments (Equity and ROI)



#### The Problem

Civic leaders need to understand usage of public parks and facilities to show how investments improve the space and support surrounding businesses, and to understand who benefits from public improvements.

#### Placer's Solution

- True Trade Area: home and work locations
   of visitors
- Visitor Journey: Popular routes. Post and Prior locations.
- Visitor Metrics: Day of week, time of day, peak time, and overall dwell time for venue.



The city of San Antonio was considering a bond measure to raise a few million dollars to upgrade a downtown Park. Debate centered on who would benefit from additional investment in downtown.

#### ANSWER QUESTIONS LIKE..

- Q: Where do visitors to the park come from? How often do they come?
- Q: How does weekday and weekend usage compare?
- Q: What are the top customer segments for this public asset?

#### 09 Optimize Resources, Define District, Justify Assessments

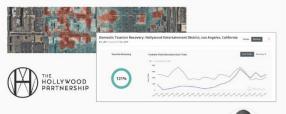


#### The Problem

Civic leaders need to optimize resources for marketing, cleaning, safety, and district promotion. For example, during the peak of COVID in 2020, stakeholders voted to 'end' the assessment for the Tourism Overlay Zone. How could they get the data to justify timing for reauthorization of the assessment?

#### Placer's Solution

- Visitor metrics when is it used? by whom? for how long?
- TTA home and work locations for visitors
- Distance traveled by visitors
- Origination by Market XTRA report reveals home locations of visitors staying overnight



"Bottom line, we had the analytics to demonstrate the compelling case that Board members needed in order to make the difficult decision to re-start the assessment"



#### ANSWER QUESTIONS LIKE...

- Q: How long do visitors typically stay in the area? Where do they go?
- Q: How far do visitors travel? What are their home and work zip codes?
- Q: What percentage of visitors stay overnight in the district?

#### 10 COVID Recovery



#### The Problem

Civic leaders need to understand the impact of COVID and how retail and tourism have recovered since 2019.

#### Placer's Solution

- COVID Recovery Dashboard
- Retail and Tourism Recovery score for every city, county, state and district.
- Retail score by category and zipcode.
- Domestic Tourism recovery score.



#### ANSWER QUESTIONS LIKE...

- Q: How does the local economy compare to performance in 2019?
- Q: What categories are performing well? What categories are struggling?
- Q: How do you compare with another district, city, or county?

#### **Monthly Reports**





#### Data at your fingertips

Get a snapshot of your City, County, District plus Points of Interest. See the visitation trends and overall metrics for a primary point of interest, whether it be an entire city, a district, or a venue(s). Evaluate category trends for retail, office, restaurants, hotels.

- Overall Metrics for primary point of interest (could be entire city, district, or venue(s).
- Category Trends for retail, office, restaurants, hotels.
- POI Widget for any venue, open space, district, group



Placer Data on Your Website





#### Share real-time foot traffic data about your community

Enhance your website with real time foot traffic data. Use Zip Code Foot Traffic Data to track changes to retail, dining, and visitor traffic in every zip code. Viewed as Regional Change and Monthly Trends. Note: Data is based on visits to existing Pols in Placer. Customers can add unlimited Pols.

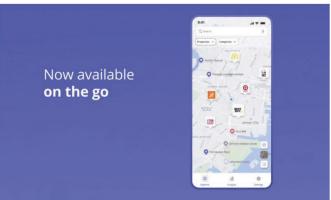


#### Placer data in your hand

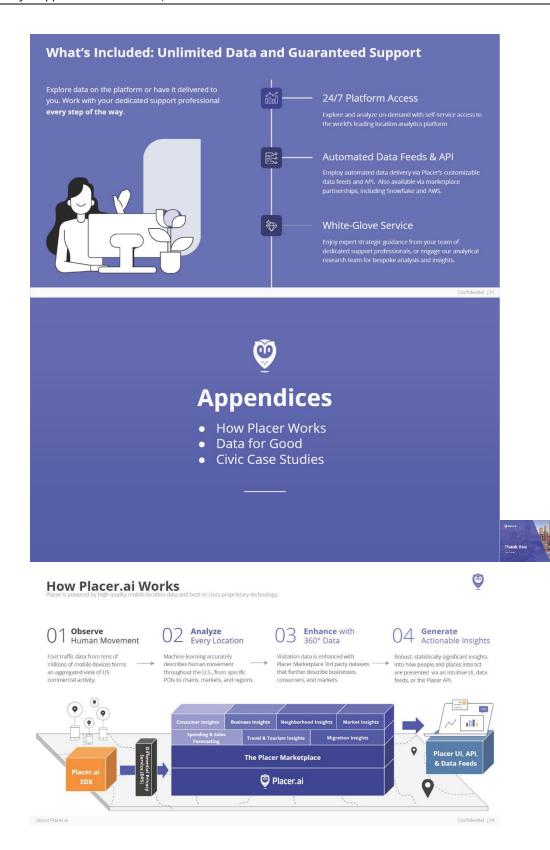


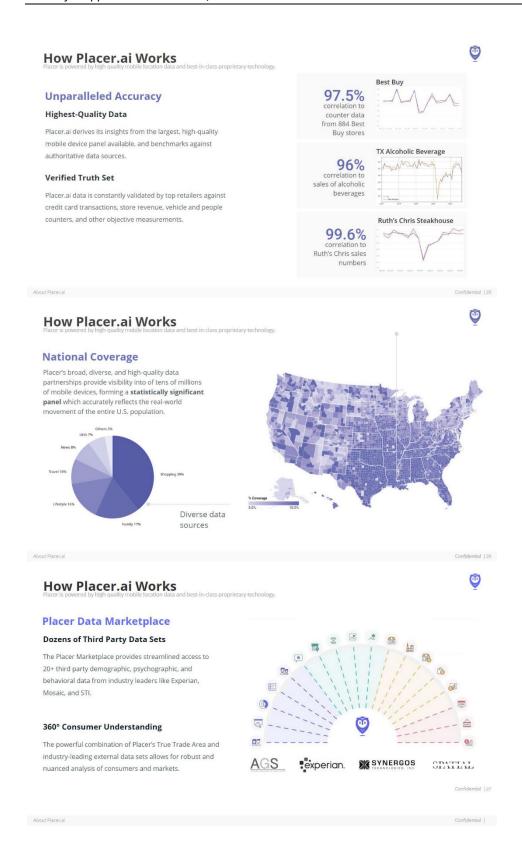


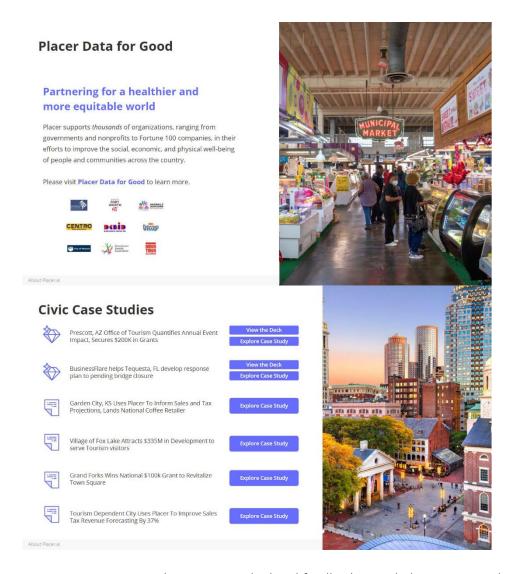
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 Group discussion was had and feedback provided. It was agreed to reach out to another organization to compare statistics and pricing.

#### 6. Economic Development and Tourism Update by Michelle Ridings

Michelle Ridings provided the following update:

- The Camp 7 resolution has been signed by the Board of Supervisors. The county is waiting on an easement from VDOT before closing on the property. The planning commission will be creating a new zoning district, which will help to determine what the property can be used for. Sewer at Double Tollgate should be completed by the end of 2025.
- Fall itinerary has been created and posted to social media accounts with a \$100 ad boost.
- Visitor Center renovations have been completed; a soft relaunch event was held on August 3 at the Barns of Rose Hill. Discussions are ongoing about an ambassador program in 2025; hosting events twice a year at the Barns.
- We will be putting a print ad in the 2025 Virginia Travel Guide a 1/3 page ad will cost \$6,600 which will covered by a grant.w

- Prince William Magazine wrote a 3 page article on Clarke County for free; this was featured in their July issue.
- We will be collaborating with Front Royal on a drinking-trail passport program; the cost will split 50/50. There will be no additional work for businesses, the trail is all completed on an app created by Loyal Brew.
- The Fall Tour will be at the Virginia Inland Port Authority on October 16. Members of Industrial Development Authority have been invited to attend. Indea will send out tour details once they are confirmed.

#### 8. Next Meeting

- October 16, 2024 Fall Tour
- November 20, 2024 Regular Meeting

#### 9. Adjourn

Chairman Milleson adjourned the meeting at 2:51 p.m.

Minutes Recorded and Transcribed by Indea G. Ford

# Economic Development and Tourism Update by Michelle Ridings

# Berryville Main Street Update by Christina Kraybill

# Town of Berryville Update by Christy Dunkle

## **Next Meeting**

January 15, 2025 – Organizational Meeting

# Adjourn

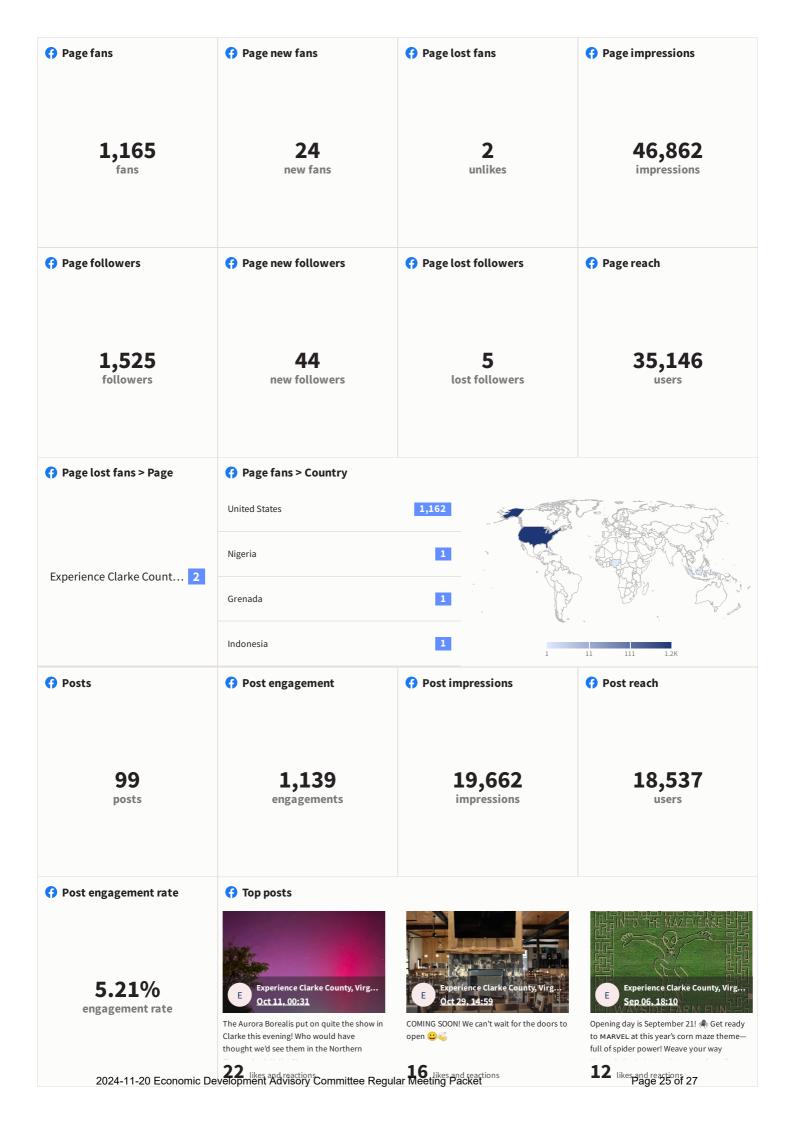
# Reports in Packet

 Experience Clarke County September & October 2024 Social Media Metrics



### **Facebook overview**

Sep 01 - Oct 31, 2024



• Post reels followers	• Post reels plays	? Post reels replays	? Post reels total plays
<b>O</b> followers	<b>222</b> plays	<b>24</b> replays	246 plays

#### Posts table DATE **▼** MESSAGE **I** REACTIONS COMMENTS SHARES Experience What a wonderful mixture of culture and music - Don't miss this concert this Saturday at Barns of Rose Clarke Count. 0 0 Hill on November 2nd from 7-9pm. Find your tickets here: <a href="https://app.donorview.com/Event/EventInf">https://app.donorview.com/Event/EventInf</a> Oct 29, 15:24 o?prm=TLSlWi2xdFnuCeT-IW7mp9Tf1zUyPMJJiAZuGylz-DEnfBxvILQMSyFU2-J36VPy\_jsbSH4yhaaS0a... Experience Clarke Count.. COMING SOON! We can't wait for the doors to open $\bigcirc$ 16 Oct 29, 14:59 Experience Get your tickets for Veramar Vineyard Wine and Chili event on November 29th. \$13 per ticket includes Clarke Count... Λ 0 0 chili and cornbread! Oct 29, 14:56 Experience Clarke Count.. What's for dinner.....?? Lone Oak Tavern!! 0 Oct 28, 20:45 Experience How could you not want to go see this adorable cabin full of fresh veggies and other goodness that's Clarke Count.. 0 straight from the garden? #sustainablefarming Oct 28, 16:18 Experience Who want's to help provide a Holiday Light Show, sing Christmas Carols or be a vendor for the Clarke Clarke Count.. 0 County Fair on December 7th? Sign up today! Oct 28, 16:03 Experience ${\tt BOYCE-One\ of\ the\ largest\ publicly-accessible\ ginkgo\ tree\ groves\ in\ the\ nation\ is\ nearing\ its\ seasonal}$ Clarke Count... golden glory, primed to welcome visitors from near and far in the coming Oct 26, 16:30 Experience It's Time! Head on over to Blandy Experimental Farm to see the amazing gold ginkgo trees in their Clarke Count. prime October 26-27 and November 2-3. Snack, & Coffee trucks, Souvenir Stand and Sponsor A Ginkgo Booth are available on these dates! Don't miss all the other beautifully colored trees at the... Oct 24, 13:39 Experience →New specials added! →Suecat's Bistro is offering "Buy 1 get 1 half off appetizers, and \$5 apple cider Clarke Count... during the Pernaille Chest Tours 😜 T

#### **Report sources**

#### Analytics





Experience Clarke County, Virginia