



**Charlottesville Economic Development Authority (CEDA)  
Meeting Minutes – May 9, 2017**

**Members Present**

Tara Boyd  
Carolyn Shears  
Ethan Dunstan  
Reid Young  
Adrian Felts  
Paul Beyer

**Staff Present**

Chris Engel  
Kelly Bassett

**Others Present**

Steven Blaine  
Martin Burks  
Frank Stoner

A meeting of the Charlottesville Economic Development Authority occurred on Tuesday, May 9, 2017 in City Council Chambers. The chair, Ms. Boyd, called the meeting to order at 4:04 PM.

Ms. Boyd opened the public comment period and there being no comments from the public, she proceeded to the next agenda item.

Ms. Boyd called for a motion to approve the minutes from the March 14, 2017 meeting. Ms. Shears moved, seconded by Mr. Felts and all present voted aye, 4-0.

Ms. Boyd called for a motion to approve the Treasurer's Report from March 2017. Mr. Felts moved, seconded by Mr. Dunstan and all present voted aye, 5-0.

Ms. Boyd began with the new business by saying that she had a conflict of interest in the Jefferson School Foundation matter and that she would abstain from the vote. She indicated she had already shared a letter of disclosure with staff and then she proceeded to turn the meeting over to the vice chair, Ms. Shears, and left the Council Chambers while the matter was discussed.

Ms. Shears asked Mr. Engel to provide an overview for the board on this matter. Mr. Engel explained that in 2011 the City and CEDA entered a loan agreement with the Jefferson School Foundation so that \$5.9 million in funding could be loaned to the Jefferson School Foundation for renovation of the historic school building. The Foundation is attempting to refinance their private bank financing and has requested that CEDA extend the maturity date of their loan to coincide. Mr. Engel reminded the board that the loan agreement has an option to convert to a grant built into it.

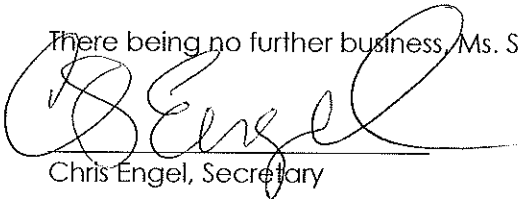
Ms. Shears asked Mr. Steven Blaine from LeClair Ryan to speak on behalf of the Jefferson School Foundation. Mr. Blaine emphasized that they were not requesting the loan be converted at this time because they specifically structured the agreement as a loan so that they could take advantage of historic tax credits. They have recently found favorable financing and would like to proceed as soon as possible, keeping the loan in

place, and that the refinancing bank has requested the maturity terms of the CEDA loan coincide with theirs.

Mr. Blaine stated that there is a cross section of the community leasing spaces within the school including nonprofits, Carver Recreation Center, and the African American Heritage Center. He said the new lease agreements have been positive for the Foundation. He is anxious about interest rates and would like to have it locked in to close this month. He anticipates that they would request the loan be converted to a grant in 2018 once they are able to fully recapture the federal and state tax credits.

Mr. Engel indicated that it would be in the Board's best interest to go ahead and change the maturity date of the loan from May 31 to July 31 in case the refinancing does not close before the end of the month. A resolution was put forth to extend the maturity date of the loan to July 31, 2027. Mr. Young moved, seconded by Mr. Dunstan. All present voted aye, with Ms. Boyd abstaining the vote was 4-0.

There being no further business, Ms. Shears adjourned the meeting at 4:16 PM.

  
Chris Engel, Secretary

5/16/17  
Date

6/29/17  
Date Approved by CEDA