



**Charlottesville Economic Development Authority (CEDA)
Meeting Minutes – June 29, 2017**

Members Present

Carolyn Shears
Ethan Dunstan
Reid Young
Adrian Felts
Paul Beyer

Staff Present

Chris Engel
Kelly Bassett

Others Present

Eric Ballou
Jessie Bausch
James Wright
Mike Lutz

A meeting of the Charlottesville Economic Development Authority occurred on Thursday, June 29, 2017 in City Council Chambers. In the absence of the chair, the vice chair, Ms. Shears, called the meeting to order at 4:00 PM.

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

Ms. Shears called for a motion to accept the consent agenda which includes the minutes from the May 9, 2017 meeting, and the Treasurer's Reports from April and May 2017. Mr. Dunstan moved, seconded by Mr. Young and all present voted aye, 5-0.

Ms. Shears began with the new business by asking Mr. Engel to present the background on the Jefferson Scholars Foundation Refunding Bond request. Mr. Engel explained that Jefferson Scholars Foundation is a recognized 501c3 organization that supports the University through scholarships and professorships. The Foundation has submitted an application requesting consideration from the authority to issue tax-exempt bonds in an amount not to exceed \$23,000,000. A public hearing is required, which was duly noticed to occur at the authority meeting and City Council will also need to consider this item before the bonds can be issued. He also reminded the board that there are no authority or city funds being used and that there is no liability to Council, the authority, or to staff related to this item.

Ms. Shears opened the public hearing, inviting representatives from the Jefferson Scholars Foundation to comment. Mr. Ballou of Christian & Barton introduced Mr. Wright, from the Jefferson Scholars Foundation and explained they were refunding prior obligations to finance their office building at 112 Clarke Court. He said the Foundation serves UVA by operating three programs to attract exceptional talent. An undergraduate program that serves 139 students, a graduate fellowship program that awarded 100 scholarships for PhD candidates in the College, Darden and Engineering School, and most recently a shared professorship. The newest program brings leading minds to the faculty, including a neurobiologist who joined the University this year. The building at Clarke Court supports these recipients.

There being no other public comments, Ms. Shears closed the public hearing. She then welcomed the authority's council, Jessie Bausch from Sands Anderson to speak. Mr. Bausch briefly explained that all of the documents have been reviewed and references to the new post compliance procedures adopted by the board have been included to protect the

authority. The City and CEDA are not involved in the financial aspects of the transaction and all the criteria for tax-exempt bond issuance has been satisfied.

Ms. Shears sought a motion on the bond resolution on behalf of the Jefferson Scholars Foundation. Mr. Felts moved, seconded by Mr. Young. She then asked Mr. Engel to perform a roll call vote. Mr. Dunstan, Mr. Young, Mr. Beyer, Mr. Felts and Ms. Shears all voted in favor of the motion. Ms. Shears announced the resolution approved.

Ms. Shears then moved on to the second item of new business, the AFID grant. Mr. Engel reminded the Board they had a closed session in December to consider an application for an AFID grant on behalf of a local business. The governor announced recently that the grant has been approved on behalf of Three Notch'd Brewing Company. It requires the recipient to use VA agricultural products in its products. Three Notch'd qualified because they have committed to use at least 30% VA products, create 8 jobs and make a \$2.9 million capital investment. Their expansion project is underway at the IX facility. The performance agreement was drafted and reviewed and the company has agreed to all the terms. The Attorney General's Office is currently in the process of a final review.

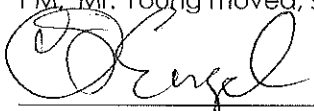
Mr. Engel explained that the state provides \$50,000 and the authority will commit to the local match. The resolution confirms the EDA's support and authorizes the chair sign the agreement. There being no questions, Ms. Shears sought a motion to approve, which was moved by Mr. Young, seconded by Mr. Felts and all in favor voted aye 5-0.

Ms. Shears moved on to the informational updates. Mr. Engel introduced an RFP for a feasibility study request created by the Charlottesville Albemarle Convention and Visitors Bureau. He explained they are searching for a consultant to look into the feasibility of a conference center in the region. A previous study was done by KPMG about 17 years ago, and the CACVB board thought it would be helpful to reengage a consultant to determine the feasibility of it today. July 12, 2017 is the response date, and once a firm is selected it will likely take 3-6 months for the study to be completed. If they are in favor, then the CACVB may approach the City or County for support and that is when the authority could potentially have a role. Mr. Engel agreed to provide occasional updates on this item to the board.

Mr. Beyer mentioned he was at the Virginia Industrial Development Authorities Institute training where this was discussed and noted many other localities have more coordination with their tourism boards, and wondered what CEDA's role could possibly be in future marketing or product expansion. Mr. Engel explained that the CACVB wishes its role to remain in the marketing field and that any funding or development of future projects could be something the authority would consider.

Ms. Shears asked if there were any further announcements. Mr. Engel thanked the board for their flexibility in rescheduling the June meeting to meet the desired schedule of the Jefferson Scholars Foundation and stated the authority will not meet in July.

There being no further business, Ms. Shears called for a motion to adjourn the meeting at 4:30 PM. Mr. Young moved, seconded by Mr. Felts.



Chris Engel, Secretary

2/5/17
Date

9/12/17
Date Approved by CEDA