



**Charlottesville Economic Development Authority (CEDA)  
Meeting Minutes – June 11, 2013**

**Members Present**

Reid Young  
Tara Boyd  
Carolyn Shears  
Dan Fagan  
Adrian Felts  
Ethan Dunstan  
Kristin Henningsen (4:31pm)

**Staff Present**

Chris Engel  
Hollie Lee  
Jason Ness  
Blair Morris

**Others Present**

Tom Freshwater, STAB  
Michael Waylett, STAB  
Renee Fain, Bond Counsel  
Paul Jacobson, Auth. Counsel

A meeting of the Charlottesville Economic Development Authority occurred on Tuesday, June 11, 2013 in the City Council Chambers at City Hall. Mr. Young, Chair, called the meeting to order at 4:30 p.m.

Mr. Young opened the public comment period and there being no comments from the public, he proceeded to the next agenda item.

Mr. Young called for a motion to approve the minutes from the April 30, 2013 meeting. Ms. Shears moved, seconded by Ms. Boyd, and all present voted aye with the exception of Ms. Henningsen, who was not present at the time of the vote.

Mr. Young called for a motion to approve the Treasurer Reports for April 2013 and May 2013. Mr. Fagan moved, seconded by Mr. Felts, and all present voted aye with the exception of Ms. Henningsen, who was not present at the time of the vote.

Mr. Young welcomed the representatives from St. Anne's Belfield School and invited them to provide an overview of the project and the bond request. Ms. Fain reviewed the structure of the bond issue for St. Anne's Belfield School, which will benefit the upper campus of the school located within the City limits. The issuance, which is requested for up to \$15 million, will be spent on various school projects. She hopes to be on the City Council agenda July 1<sup>st</sup> and return to the CEDA Board at the July 9<sup>th</sup> meeting for final approval and signing of documents. Ms. Fain added that per state code, notice of the public hearing was published once a week for two successive weeks in a newspaper having general

circulation in the City of Charlottesville. There being no questions from the Board, Ms. Fain turned over the presentation to Mr. Waylett.

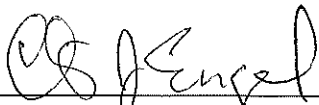
Mr. Waylett handed out a map of school grounds to help illustrate where the various projects were located. He gave a quick outline of the work to be completed: the kitchen and dining room, the student commons area, the student activities center, improve the arrival/drop off area and a pedestrian walkway, the auditorium, and plans to purchase faculty housing on neighboring streets as property becomes available.

Before opening the public hearing, Mr. Young thanked him for the presentation and asked the Board if there were any questions for the applicant.

Mr. Young opened the public hearing and there being no comments from the public, he proceeded to close the hearing.

At this time, Mr. Engel introduced Mr. Jacobson, a colleague of Mr. Siegel's, who was present at the meeting to serve as the authority counsel in Mr. Siegel's absence. Mr. Dunstan asked the attorneys if it would present a conflict of interest for him to vote on the bond as his son is a prospective student at the school. The attorneys stated that would not present a conflict of interest. Mr. Felts asked whether there are plans to enlarge other spaces within the school. Mr. Waylett said that there are no plans to expand the footprint of the school, but only to renovate the existing properties listed, as they are the hub of the school. Ms. Boyd asked if St. Anne's Belfield had made timely payments on any previous bonds and what the revenue would be to the Authority if the bond is approved. Mr. Engel responded that the previous bonds referenced were with the Albemarle County EDA and not the CEDA. He also mentioned that the application and the application fee were made in a timely manner and that the yearly administrative fees to the Authority would be \$6,000. There being no further questions, Mr. Young called for a motion to approve the resolution authorizing the issuance of the St. Anne's Belfield revenue bond. Ms. Shears moved, seconded by Mr. Felts, and all present voted aye.

There being no further business, Mr. Young adjourned the meeting. Mr. Fagan moved, seconded by Ms. Henningsen, and all present voted aye. The meeting was adjourned at 4:45 p.m.

  
Chris Engel, Secretary

6/13/13  
Date

7-9-13  
Date Approved by CEDA