



**Charlottesville Economic Development Authority (CEDA)  
Meeting Minutes – December 12, 2023**

**Members Present**

Addison Barnhardt  
Quinton Harrell  
James Cauthen  
Steven Johnson  
Jay O'Donnell

**Staff Present**

Chris Engel  
Matt Johnson  
Trish Carpenter

**Guests**

Eric Angell

**Not Present**

Denise Herndon  
Jonathan Chasen

A meeting of the Charlottesville Economic Development Authority occurred on Tuesday, December 12th, 2023, at CitySpace. The Vice-Chair, Mr. Barnhardt called the meeting to order at 4:03 PM.

Mr. Barnhardt asked if there was any public comment; no public comments noted, he proceeded to the next agenda item.

The Vice-Chair asked the board if there were any comments or questions regarding the November 14, 2023, meeting minutes and the Treasurer report for October 2023. No questions or comments noted, Mr. Barnhardt asked for a motion to approve, motion moved by Mr. Johnson, second by Mr. Cauthen, all present in favor. Motion passed.

The current Board took time to recognize and thank several past Board members who were in attendance on this day for their service on the Board.

Mr. Engel introduced Eric Angell from the audit firm Robinson, Farmer, Cox Associates, PLLC to present the results of the FY2023 Annual Audit. A hardcopy of the audit was presented to the Board for their review. Mr. Angell gave a little background on his experience with his audits for various municipal authorities including CEDA. Mr. Angell then presented to the Board the results of the FY2023 audit. He stated that it was a clean audit, no noncompliance issues noted and that the Authority is well managed and documented accordingly. He noted that the growth for the Authority is doing very well. Questions were asked by Board members to both Mr. Angell and Mr. Engel and answered by both. There being no additional questions, Mr. Barnhardt asked for a motion to accept the FY2023 Annual Audit report; motioned moved by Mr. O'Donnell, second by Mr. Johnson, all present in favor. Motion passed.

Mr. Engel provided an overview of the FY23 Annual Report to the board members which includes an EDA history of the activities for the recent fiscal year ending June 30, 2023. The financials were appended to the report which carries a narrative of what happened throughout the year. An update was requested on the status of the Lewis & Clark loan. Mr. Engel provided the background to the Board on the origins of the loan. The current status is unchanged on the matter at the moment. The City has agreed to forgive the loan

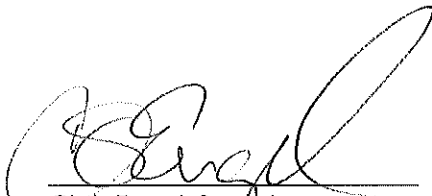
if the County does. To date the County has not made a final decision on the matter. Additional questions were asked by the Board and answered by Mr. Engel accordingly.

Nominations and elections of Chair and Vice-Chair for CY 2024 was next on the agenda. After some discussion amongst the Board members that were present, Mr. Johnson nominated Mr. Barnhardt for Chair and Mr. O'Donnell for Vice-Chair. Motion was so moved by Mr. Johnson, second by Mr. Harrell. All present in favor, motion passed.

Mr. Engel informed the Board that the Statement of Financial Interest is due from all Board members. The statement will be e-mailed from the Clerk of Council with a return due date included.

Mr. Engel made the board aware of a potential opportunity for the Authority to assist with affordable housing challenges in the city by loaning funds to Piedmont Housing Alliance to serve as short-term working capital as they move from acquisition to the development phase. While there was no action requested at this time the board was favorable to the idea.

There being no further business, Mr. Barnhardt asked for a motion to adjourn the meeting. Mr. Harrell made the motion to adjourn the meeting, Mr. Cauthen seconded the motion, all present voted in favor, meeting adjourned at 4:48 PM.



Chris Engel, Secretary

Date Approved by CEDA