



**Charlottesville Economic Development Authority (CEDA)
Meeting Minutes – May 14, 2024**

Members Present

Addison Barnhardt
Denise Herndon
Jonathan Chasen
Steven Johnson
Jay O'Donnell
James Cauthen

Staff Present

Chris Engel
Matt Johnson
Keith Groomes
Trish Carpenter

Not Present

Quinton Harrell

A meeting of the Charlottesville Economic Development Authority occurred on Tuesday, May 14th, 2024, at CitySpace. The Chair, Mr. Barnhardt, called the meeting to order at 4:00 PM.

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

The Chair asked the board if there were any comments or questions regarding the March 12, 2024, meeting minutes and the Treasurer reports for February and March 2024. No questions or comments noted, Mr. Barnhardt asked for a motion to approve the Consent Agenda, motion moved by Mr. Cauthen, second by Mr. Johnson, all present in favor. Motion passed.

There was a detailed presentation to the Board from Matt Johnson, Assistant Director of Economic Development, on progress with the new Economic Development Strategic Plan Goal 2: Intentional and Innovative Growth.

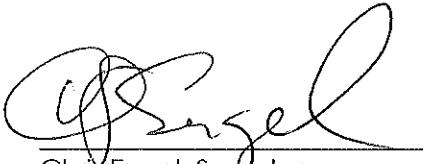
The next item on the agenda, an update from Mr. Engel on the status of the current Performance Agreements being managed by the EDA. The redevelopment of the former Martha Jefferson Hospital in the early 2010s generated two separate performance agreements that remain in place today. Both recently submitted FY24 documentation and were issued grant agreements. 459 Locust Owner LLC has one year of eligibility remaining and COH LLC (CFA Institute) has two years remaining. Friendship Court Phase I will be the next agreement to enter repayment status as the project is now complete. Also, this Board recently approved Friendship Court Phase II, which will next go to City Council for consideration.

Next item of business, Mr. Engel updated the Board on the current Leasing Agreements managed by the EDA. The first year of the sublease for S&P Global building annex space has passed with two floors occupied by four city departments. Additional rent credits were applied as prescribed in the lease documents. The original lease with S&P ends in 2033. The Pavilion continues to be up to date on payments. With the bridge work almost

completed, the concert events should be a better experience for the season. The restroom lease on behalf of the city at York Place has been renewed and continues to see high public usage. The newest lease under the EDA's purview is an agreement with the Rivanna River Company at 0 E. High Street. Details continue to be worked out with RRC but the new river season has commenced with good results to date.

For the next meeting in June, Ruth Emerick with TJPDC will present the recently completed Comprehensive Economic Development Strategy (CEDS) for the region. At this time there is no plan for a July meeting.

There being no further business, Mr. Barnhardt asked for a motion to adjourn the meeting. Mr. Cauthen made the motion to adjourn the meeting, Mr. Johnson second the motion, all present voted in favor, meeting adjourned at 5:07 PM.



Chris Engel, Secretary

Date Approved by CEDA