



**Charlottesville Economic Development Authority (CEDA)
Meeting Minutes – February 18, 2025**

Members Present

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

Staff Present

Chris Engel
Matt Johnson
Jenny Biche
Trish Carpenter

Not Present

Jonathan Chasen
Denise Herndon

A meeting of the Charlottesville Economic Development Authority occurred on Tuesday, February 18th, 2025, at CitySpace. The Chair, Mr. Barnhardt, called the meeting to order at 4:02 PM.

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

Mr. Barnhardt asked the board if there were any comments or questions regarding the December 10, 2024, meeting minutes or the financial reports for November and December 2024. No questions or comments noted, Mr. Barnhardt asked for a motion to approve the Consent Agenda, motion moved by Mr. Johnson, second by Mr. Cauthen, all present in favor. Motion passed.

First item of new business was the Industrial Revenue Bond (IRB) fee schedule. This was an item carried over from the last meeting regarding this EDA's current fee structure for Bonds and the fee structure of other EDA's from around the State. After review of the document comparing fee structures from other EDA's, the board's consensus was that the EDA mirror the general fee structure that Albemarle County EDA currently has in place. Given that direction, Mr. Engel will work with authority counsel to update the Rules and Procedures document and bring that back to the board for consideration.

Next item reviewed was the MOU document currently in place between the Albemarle County Board and the Albemarle EDA. At a previous meeting of the EDA a board member had inquired about this having it mentioned recently. The Board was provided the MOU between Albemarle County and the EDA to review. In addition, Mr. Matt Johnson researched other localities within the State and was not able to locate any other similar MOU's readily available. Mr. Engel also shared that he had requested the City's Budget Director review the EDAs current contribution to the City to determine if there was any opportunity to reduce it. Given the challenging budget process underway it appeared unlikely this would be possible. Additional updates will be provided to the Board as they are available.

There was a detailed presentation to the Board from Mr. Matt Johnson, Assistant Director of Economic Development, as he walked the Board through key updates to the EDSP Key Metrics for calendar year 2023.

In other business, Mr. Engel informed the Board that the VBAF Grant of \$50,000 was awarded for the Stadium Road retail project. The funds will be released upon completion of the project.

A hard copy of the 2024 OED Annual Report was shared with the Board members, also noting that a digital copy is available.

Mr. Engel provided an update on the BEACON Commercial Kitchen project. The grand opening is scheduled for April 5th and the Board is invited to attend the event.

The kick-off for the next GO Start-Up program is March 5th. The Board will meet in March for the Performance Agreement for 501 Cherry Ave., which Council will also be receiving in early March.

There being no further business, Mr. Barnhardt asked for a motion to adjourn the meeting, so moved by Mr. Johnson, second by Mr. Harrell, all present in favor. The Chair adjourned the meeting at 5:04 PM.



Chris Engel, Secretary

Date Approved by CEDA

3/11/25