



**Charlottesville Economic Development Authority (CEDA)  
Meeting Minutes – May 13, 2025**

**Members Present**

Addison Barnhardt  
Jay O'Donnell  
Steven Johnson  
Gareth Gaston

**Staff Present**

Chris Engel  
Matt Johnson  
Keith Groomes  
Trish Carpenter

**Not Present**

Denise Herndon  
James Cauthen  
Quinton Harrell

A meeting of the Charlottesville Economic Development Authority occurred on Tuesday, May 13th, 2025, 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. Mr. Steven Johnson shared that May is bike month and the City, County and UVA are all sponsoring the many events planned throughout the area.

Mr. Barnhardt welcomed Mr. Gareth Gaston, the newest member to the Board. The Chair shared that he attended the last City Council meeting where Mr. Engel provided an overview and update on EDAs VA and the activities of CEDA. The presentation comes on the heels of Council discussing ways to incentivize additional affordable housing development in the City which may include a role for CEDA. Mr. Engel thanked Mr. Barnhardt for his support.

Mr. Barnhardt asked the board if there were any comments or questions regarding the March 11, 2025, meeting minutes or the financial reports for February and March 2025. After all questions and comments were addressed, Mr. Barnhardt asked for a motion to approve the Consent Agenda, motion moved by Mr. O'Donnell, second by Mr. Johnson, three in favor, one abstained. Motion passed.

First item of new business was a resolution to approve amended Rules and Procedures. This is to update the fees charged for issuing industrial revenue bonds. After discussion at a previous meeting and a thorough review of other municipalities and their fees, the consensus was to align with the current Albemarle County EDA fees. After all questions were answered, the Chair asked for a motion to approve, so moved by Mr. Johnson, second by Mr. O'Donnell, all present in favor. Motion passed.

Next item was an update to the Board regarding Career Pathways (EDSP – Goal 3) from the Strategic Plan provided by Jenny Biche. Next Gen Skilled Trades Day is scheduled for October 4<sup>th</sup> to be held at PVCC. Partners are lined up and Jenny presented a brief video to demonstrate what the day would look like. Jenny is also working with CATEC and PVCC

to establish relationships between the schools and employers to help students achieve the required hours needed for their training.

Mr. Matt Johnson shared that the Virginia Economic Development Association honored the Office of Economic Development with an honorable mention award for the GO Cook program. The committee was so impressed with the private/public partnership of the program that it warranted a special award. Jenny will participate in a panel to discuss the program at the fall VEDA conference.

Mr. Engel provided an update on the Working Capital/Bridge Loan concept the board has been discussing. The committee comprised of Mr. Harrell, Mr. Johnson and Mr. Engel have met and are getting closer to a final plan to recommend to the board. The goal is to create a simple and easy to use program to help non-profit housing developers and investors move quickly to preserve affordable housing in the City.

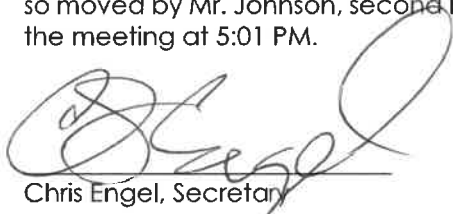
In other business, Mr. Engel provided an update on the AFID Grant application for the BEACON Kitchen. The BEACON Kitchen officially opened in April. The EDA has applied for a GO VA Grant and an AFID grant to help fund needed equipment. A second AFID grant application has recently been submitted to help acquire packing equipment. If awarded the EDA will provide the local matching funds needed to leverage the state funds.

Mr. Matt Johnson provided an update on the VBAF Grant submitted on behalf of the Maury Ave. project to assist with environmental remediation. The initial install has been completed and after six months of performance of the work and proof of completion, the funds will be released.

Mr. Engel advised the Board there will most likely be a meeting in June to review an Industrial Bond application to be submitted soon. A reminder was shared about the upcoming Piedmont Pitch and Piedmont Ascent events and Mr. O'Donnell will be a judge for Piedmont Pitch pitch competition. Six individuals will be presenting their business ideas, three from the City and three from the County.

Lastly, Mr. Johnson shared OED's video in recognition of national Economic Development week.

There being no further business, Mr. Barnhardt asked for a motion to adjourn the meeting, so moved by Mr. Johnson, second by Mr. Gaston, all present in favor. The Chair adjourned the meeting at 5:01 PM.



Chris Engel, Secretary

Date Approved by CEDA