



**Charlottesville Economic Development Authority (CEDA)  
Meeting Minutes – September 9, 2025**

**Members Present**

Quinton Harrell  
Addison Barnhardt  
Denise Herndon  
Jay O'Donnell  
Gareth Gaston  
Steven Johnson

**Staff Present**

Chris Engel  
Matt Johnson  
Jenny Biche  
Trish Carpenter

**Not Present**

James Cauthen

A meeting of the Charlottesville Economic Development Authority occurred on Tuesday, September 9th, 2025, at CitySpace. The Chair, Mr. Barnhardt, called the meeting to order at 4:03 PM.

Mr. Barnhardt, the Chair, asked if there was any public comment; no public comments noted.

Mr. Barnhardt asked the board if there were any comments or questions regarding the August 12, 2025, meeting minutes or the financial reports for June and July 2025. One item was noted on the meeting minutes. After all questions on the financial reports were answered by Mr. Engel, Mr. Barnhardt asked for a motion to approve the Consent Agenda, motion moved by Mr. Johnson, second by Mr. Harrell, all in favor. Motion passed.

The new business item was the continuation of the discussion on the CABL Fund. Based on the questions from the last meeting, documents were prepared by the staff and presented to the Board. A presentation from Mr. Matt Johnson walked through the CABL application process which will be available online. A checklist was introduced and discussed along with the outline of the complete process once an application is submitted for review. After much discussion, Mr. Engel noted the suggestions and will work on a draft with a real estate attorney. This will be placed on an agenda for the near future for further discussion.

In other business, Mr. Engel informed the Board that a Joint meeting with the County is planned for Tuesday, October 14 at the County offices. Working with the County EDA on the agenda. More details will follow.

Information about the NextGen event coming up in October was shared with the Board and asked to spread the word.

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 5:38 PM.



Chris Engel, Secretary

Date Approved by CEDA