



**Charlottesville Economic Development Authority (CEDA)
Meeting Minutes – December 10, 2024**

Members Present

Addison Barnhardt
Jonathan Chasen
Quinton Harrell
James Cauthen
Steven Johnson

Staff Present

Chris Engel
Matt Johnson
Jenny Biche
Trish Carpenter

Not Present

Jay O'Donnell
Denise Herndon

A meeting of the Charlottesville Economic Development Authority occurred on Tuesday, December 10th, 2024, at CitySpace. The Chair, Mr. Barnhardt, called the meeting to order at 4:01 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 October 8, 2024, meeting minutes or the financial reports for September and October 2024. No questions or comments noted, Mr. Barnhardt asked for a motion to approve the Consent Agenda, motion moved by Mr. Chasen, second by Mr. Johnson, all present in favor. Motion passed.

Mr. Engel introduced Eric Angell from the Audit firm Robinson, Farmer, Cox Associates, PLLC to present the results of the FY2024 Annual Audit. A hardcopy of the audit was distributed to the Board for their review. Mr. Angell gave a clean opinion on the overall audit and stated that the authority is run well. All documents were provided for his review and met the standards as contained in Government Auditing Standards issued by the Comptroller General. Questions were asked by the Board members and answered by Mr. Angell. There being no additional questions, Mr. Barnhardt asked for a motion to accept the FY2024 Annual Audit report; motion moved by Mr. Cauthen, second by Mr. Johnson, all present in favor. Motion passed.

An overview of the FY2024 Annual Report was presented to the Board by Mr. Engel. The report includes an EDA history of activities for the recent fiscal year ending on June 30, 2024. Some highlights from the report include the Performance Agreement for Phase 2 of the Kindlewood project (formerly known as Friendship Court) and a joint meeting with the County's EDA. The Board raised a question about the current application and administrative fees charged by the Authority and wondered if it was time for a fee schedule adjustment. An additional question was asked about the MOU the County EDA recently approved with the Board of Supervisors. Staff committed to follow-up and gather information to bring back to a future meeting. It was also suggested that there be a regular annual meeting between the City and County EDA's. There being no more

comments or questions from the Board, the Chair asked for a motion to accept the FY2024 Annual Report; motion so moved by Mr. Chasen, second by Mr. Harrell, all present in favor. Motion passed.

Nominations and elections of Chair and Vice-Chair for CY2025 was next on the agenda. After some discussion amongst the Board members that were present, Mr. Chasen nominated Mr. Barnhardt for Chair, and Mr. Barnhardt nominated Mr. O'Donnell for Vice-Chair. Motion was so moved by Mr. Chasen, second by Mr. Johnson, all present in favor. Motion passed. Mr. Barnhardt will serve as Chair and Mr. O'Donnell as Vice-Chair for the calendar year 2025.

Next order of business, a Resolution to approve a Performance Agreement for Maury Avenue Center. Matt Johnson along with the consultant for the property applied for the grant. A grant was awarded in the amount of \$50,000 to assist the property owner with remediation. The EDA will receive the funds and pass it through to the LLC. After further discussion and questions answered, the Chair asked for a motion to approve the Resolution allowing the chair to sign the Performance Agreement when ready for Maury Avenue Center. Mr. Johnson so moved; Mr. Chasen second the motion, all present in favor. Motion passed.

Mr. Engel updated the Board on the 501 Cherry Avenue affordable house development which continues to progress. The project will be led by the Piedmont Housing Alliance (PHA) and they have requested city support in the form of a Performance Agreement that will allocate a portion of the incremental real estate tax generated by the project back to PHA. The Performance Agreement is being developed with the hope for it go to City Council and the EDA for approval in February.

There was a detailed presentation to the Board from Matt Johnson, Assistant Director of Economic Development, on progress with the Economic Development Strategic Plan Goal 4: Placemaking.

There being no further business, Mr. Barnhardt asked for a motion to adjourn the meeting, so moved by Mr. Chasen, second by Mr. Cauthen, all present in favor. The Chair adjourned the meeting at 5:16 PM.



Chris Engel, Secretary

Date Approved by CEDA