



MEETING AGENDA

CHARLOTTESVILLE ECONOMIC DEVELOPMENT AUTHORITY

Tuesday, June 9, 2026 – 4:00 p.m. @ CitySpace, 100 5th St. NE

- 1) CALL TO ORDER AND WELCOME
- 2) PUBLIC COMMENT
- 3) CONSENT AGENDA
 - a) Minutes from April 14, 2026, meeting
 - b) Treasurer Reports from March & April 2026
- 4) NEW BUSINESS
 - a) Update on Economic Development Strategic Plan - Goal 1: Equitable Entrepreneurship
 - b) Update on Performance Agreements and Leases
- 5) OTHER BUSINESS AND ANNOUNCEMENTS
 - a) Piedmont Ascent & Piedmont Pitch
 - b) Downtown Mall Anniversary – July 3rd
- 6) ADJOURNMENT

Individuals with disabilities who require assistance or special arrangements to participate in the public meeting may call the ADA Coordinator at (434) 970-3182 or submit a request via email to ada@charlottesville.gov. The City of Charlottesville requests that you provide a 48-hour notice so that proper arrangements may be made.



**Charlottesville Economic Development Authority (CEDA)
Meeting Minutes – April 14, 2026**

Members Present

Steve Johnson
Addison Barnhardt
James Cauthen
Gareth Gaston
Carpenter

Staff Present

Chris Engel
Matt Johnson
Keith Groomes

Not Present

Denise Herndon
Quinton Harrell
Jay O'Donnell

Trish

A meeting of the Charlottesville Economic Development Authority occurred on Tuesday, April 14th, 2026, at CitySpace. The Chair, Mr. Barnhardt, called the meeting to order at 4:05 PM.

Mr. Barnhardt, the Chair, asked if there was any public comment. Mr. Peter Krebs of the Piedmont Environmental Council spoke to the Board asking for local leadership and regional collaboration between the City and the county EDAs to invest in our outdoor resources for all the communities to enjoy. The Board thanked Mr. Krebs for coming in and speaking.

Mr. Barnhardt asked the Board members if there were any comments or questions regarding the March 10, 2026, meeting minutes or the financial reports for January and February 2026. There being no comments or questions, the Chair asked for a motion to approve the Consent Agenda, motion moved by Mr. Johnson, second by Mr. Cauthen, all in favor. Motion passed.

First order of business was a presentation to the Board on the Pathways for Opportunity, Goal #3 from the Strategic Plan. Jenny Biche, Workforce Development Program Manager, provided highlights on recent activities with our current programs in place, which included an in-person testimonial from a local business on how the GO Hire program has helped the restaurant she manages, as well as two video testimonials from recent graduates of the Skills Builder course that were offered jobs after completion.

There was a detailed presentation to the Board from Mr. Matt Johnson, Assistant Director, as he walked the Board through the key updates to high level metrics staff are tracking annually as part of the EDSP. Annual data for calendar year 2024 was recently released and presented.

Mr. Engel informed the Board about the upcoming Tom Tom Festival and some of the activities planned.

Mr. Addison Barnhardt will be one of the judges for the upcoming Piedmont Pitch night on June 3.

The Downtown Mall Anniversary events are scheduled for July 3 with a ceremony at 4:00. A whole series of activities are scheduled for that day and night, including Fridays After Five and a lantern parade.

Mr. Steve Johnson shared that May is Bike month and it's more than just a recreation, it's also about commuting for work and other activities.

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 5:25 PM.

Chris Engel, Secretary

Date Approved by CEDA

**CHARLOTTESVILLE ECONOMIC DEVELOPMENT AUTHORITY
TREASURER'S REPORT FOR PERIOD MARCH 31, 2026
REVENUE & EXPENDITURE DETAIL**

	March	Budget	YTD*	Variance
REVENUES				
EDA Admin Fees		\$ 16,500.00	\$ 54,000.00	\$ 37,500.00
S&PG Rent Payment	\$ 20,000.00	\$ 240,000.00	\$ 200,000.00	\$ (40,000.00)
Charlottesville Pavilion Rent		\$ 100.00	\$ 600.00	\$ 500.00
Charlottesville Pavilion Loan Payment-\$2.4		\$ 170,886.00	\$ 137,840.56	\$ (33,045.44)
Charlottesville Pavilion - Ticket Surcharge Remittance		\$ -	\$ 16,634.00	\$ 16,634.00
Charlottesville Pavilion - Maintenance Fund Deposit		\$ -	\$ 8,559.00	\$ 8,559.00
Interest Earned on CEDA Cash Deposits		\$ -	\$ -	\$ -
Performance Agreements		\$ 250,000.00	\$ -	\$ (250,000.00)
State AFID Grant		\$ -	\$ -	\$ -
Reserves		\$ 26,016.00	\$ -	\$ (26,016.00)
TOTAL REVENUES	\$ 20,000.00	\$ 703,502.00	\$ 417,633.56	\$ (285,868.44)
EXPENDITURES				
Project Reserves		\$ -	\$ -	\$ -
Contribution to the City for Administration		\$ 100,000.00	\$ -	\$ 100,000.00
Education and Training		\$ 2,000.00	\$ -	\$ 2,000.00
Marketing		\$ 25,000.00	\$ 13,995.00	\$ 11,005.00
Legal Fees		\$ 15,000.00	\$ 2,250.00	\$ 12,750.00
Research		\$ 10,000.00	\$ 4,908.87	\$ 5,091.13
Supplies		\$ 1,500.00	\$ -	\$ 1,500.00
Rent to City for Pavilion		\$ 1.00	\$ -	\$ 1.00
Rent to City for SP&G Building		\$ 1.00	\$ -	\$ 1.00
ACE Program		\$ 18,000.00	\$ 224.90	\$ 17,775.10
Cville Match		\$ 50,000.00	\$ 18,750.00	\$ 31,250.00
GO Hire		\$ 50,000.00	\$ 5,487.98	\$ 44,512.02
GO VA Match		\$ 150,000.00	\$ 85,000.00	\$ 65,000.00
Recovery Programming		\$ 20,000.00	\$ -	\$ 20,000.00
Performance Agreements		\$ 250,000.00	\$ -	\$ 250,000.00
State/AFID Grants	\$ 6,211.72	\$ -	\$ 28,500.00	\$ 22,288.28
Audit Fees/Adjustment	\$ 12,539.00	\$ 12,000.00	\$ 12,539.00	\$ (539.00)
TOTAL EXPENDITURES	\$ 18,750.72	\$ 703,502.00	\$ 171,655.75	\$ 582,634.53

Notes:

- Charlottesville Pavilion is required to make semi-annual loan payments in the amount of \$85,442.28. That amount is being paid using the ticket surcharge money. If ticket surcharge collections are not enough to cover the loan payment, Charlottesville Pavilion remits a check to CEDA for the difference.

- Rent to the City for S&PG Building has been prepaid for the duration of the lease.

**CHARLOTTESVILLE ECONOMIC DEVELOPMENT AUTHORITY
TREASURER'S REPORT FOR PERIOD ENDING MARCH 31, 2026
SUMMARY INFORMATION**

S&PG RENT PAYMENT		
FY19		\$ 260,000.00
FY20		\$ 220,000.00
FY21		\$ 260,000.00
FY22		\$ 240,000.00
FY23		\$ 260,000.00
FY24		\$ 240,000.00
FY25		\$ 240,000.00
7/1/2025	\$ 20,000.00	\$ 200,000.00
8/1/2025	\$ 20,000.00	
9/1/2025	\$ 40,000.00	
10/1/2025	\$ 20,000.00	
11/1/2025	\$ 20,000.00	
12/1/2025	\$ 20,000.00	
1/1/2026	\$ 20,000.00	
2/1/2026	\$ 20,000.00	
3/1/2026	\$ 20,000.00	
4/1/2026		
5/1/2026		
6/1/2026		
TOTAL CURRENT FISCAL YR	\$ 200,000.00	
BEGINNING CASH BALANCE		
Plus Revenues	\$ 2,994,644.02	
Minus Expenditures	\$ 20,000.00	
	\$ (18,750.72)	
ENDING CASH BALANCE - 3/31/2026	\$ 2,995,893.30	
WORKING CASH BALANCE		
Cash Balance 3/31/2026	\$ 2,996,693.30	
Reserved for COF Local Match	\$ (200,000.00)	
Reserved for Pavilion Maintenance Fund	\$ (127,483.99)	
Reserved for S&PG Maintenance Fund	\$ (560,000.00)	
Reserved for S&PG Security Deposit	\$ (65,895.00)	
Reserved for 700 Jefferson St. Security Deposit	\$ (31,000.00)	
Reserved for 1520 E. High St.	\$ (22,400.00)	
CEDA Opportunity Fund	\$ (500,000.00)	
CABLE Fund	\$ (500,000.00)	
WORKING CASH BALANCE -3/31/26	\$ 989,914.31	

* FISCAL YEAR RUNS FROM JULY 1, 2025 TO JUNE 30, 2026

**CHARLOTTESVILLE ECONOMIC DEVELOPMENT AUTHORITY
TREASURER'S REPORT FOR PERIOD APRIL 30, 2026
REVENUE & EXPENDITURE DETAIL**

	April	Budget	YTD*	Variance
REVENUES				
EDA Admin Fees	\$ 3,000.00	\$ 16,500.00	\$ 57,000.00	\$ 40,500.00
S&PG Rent Payment		\$ 240,000.00	\$ 200,000.00	\$ (40,000.00)
Charlottesville Pavilion Rent	\$ 100.00	\$ 100.00	\$ 700.00	\$ 600.00
Charlottesville Pavilion Loan Payment-\$2.4		\$ 170,886.00	\$ 137,840.56	\$ (33,045.44)
Charlottesville Pavilion - Ticket Surcharge Remittance		\$ -	\$ 16,634.00	\$ 16,634.00
Charlottesville Pavilion - Maintenance Fund Deposit		\$ -	\$ 8,559.00	\$ 8,559.00
Interest Earned on CEDA Cash Deposits		\$ -	\$ -	\$ -
Performance Agreements	\$ 130,738.86	\$ 250,000.00		\$ (250,000.00)
State AFID Grant		\$ -		\$ -
Reserves		\$ 26,016.00		\$ (26,016.00)
TOTAL REVENUES	\$ 133,838.86	\$ 703,502.00	\$ 420,733.56	\$ (282,768.44)
EXPENDITURES				
Project Reserves		\$ -		\$ -
Contribution to the City for Administration	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ -
Education and Training		\$ 2,000.00		\$ 2,000.00
Marketing	\$ 2,000.00	\$ 25,000.00	\$ 15,995.00	\$ 9,005.00
Legal Fees		\$ 15,000.00	\$ 2,250.00	\$ 12,750.00
Research		\$ 10,000.00	\$ 4,908.87	\$ 5,091.13
Supplies		\$ 1,500.00		\$ 1,500.00
Rent to City for Pavilion		\$ 1.00		\$ 1.00
Rent to City for SP&G Building		\$ 1.00		\$ 1.00
ACE Program	\$ 56.52	\$ 18,000.00	\$ 224.90	\$ 17,775.10
Cville Match		\$ 50,000.00	\$ 18,750.00	\$ 31,250.00
GO Hire	\$ 5,410.00	\$ 50,000.00	\$ 5,487.98	\$ 44,512.02
GO VA Match	\$ 10,000.00	\$ 150,000.00	\$ 85,000.00	\$ 65,000.00
Recovery Programming		\$ 20,000.00		\$ 20,000.00
Performance Agreements		\$ 250,000.00		\$ 250,000.00
State/AFID Grants			\$ 28,500.03	\$ 22,288.28
Audit Fees/Adjustment		\$ 12,000.00	\$ 12,539.00	\$ (539.00)
TOTAL EXPENDITURES	\$ 117,466.52	\$ 703,502.00	\$ 273,655.78	\$ 480,634.53

Notes:

- Charlottesville Pavilion is required to make semi-annual loan payments in the amount of \$85,442.28. That amount is being paid using the ticket surcharge money. If ticket surcharge collections are not enough to cover the loan payment, Charlottesville Pavilion remits a check to CEDA for the difference.

- Rent to the City for S&PG Building has been prepaid for the duration of the lease.

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9/1/2025	\$ 40,000.00	
10/1/2025	\$ 20,000.00	
11/1/2025	\$ 20,000.00	
12/1/2025	\$ 20,000.00	
1/1/2026	\$ 20,000.00	
2/1/2026	\$ 20,000.00	
3/1/2026	\$ 20,000.00	
4/1/2026		
5/1/2026		
6/1/2026		
TOTAL CURRENT FISCAL YR	\$ 200,000.00	
BEGINNING CASH BALANCE		
	\$ 2,996,693.30	
Plus Revenues	\$ 133,838.86	
Minus Expenditures	\$ (117,466.52)	
ENDING CASH BALANCE - 4/30/2026	\$ 3,013,065.64	
WORKING CASH BALANCE		
Cash Balance 4/30/2026	\$ 3,013,865.64	
Reserved for COF Local Match	\$ (200,000.00)	
Reserved for Pavilion Maintenance Fund	\$ (127,483.99)	
Reserved for S&PG Maintenance Fund	\$ (560,000.00)	
Reserved for S&PG Security Deposit	\$ (65,895.00)	
Reserved for 700 Jefferson St. Security Deposit	\$ (31,000.00)	
Reserved for 1520 E. High St.	\$ (23,200.00)	
CEDA Opportunity Fund	\$ (500,000.00)	
CABLE Fund	\$ (500,000.00)	
WORKING CASH BALANCE -4/30/26	\$ 1,006,286.65	

* FISCAL YEAR RUNS FROM JULY 1, 2025 TO JUNE 30, 2026