Economic Development Authority (EDA) of the City of Richmond, Virginia
Board Meeting Minutes
Main Street Station, 3rd Floor Conference Room
1500 E. Main St. Richmond, VA 23219
Thursday, October 22, 2026, 5:30 p.m.
APPROVED

Members present:

Nathan Hughes, Chair
Jer'Mykeal McCoy, Vice Chair
Jéron Crooks
Evan Feinman
Cindi Cobbs

Members absent:

Nupa Agarwal

Others present:

Christopher Seiler – City of Richmond, City Attorney's Office
Angie Rodgers – Department of Economic Development
Matthew Welch – Department of Economic Development
Natalie Guilmeus – Department of Economic Development
Jacquelyn Teemer – Department of Economic Development
DJ Mulkey – Department of Economic Development
Bryonna Head – Department of Economic Development
Glenna Chung – Department of Economic Development
Tahlia Williams – Department of Economic Development
Stephen Weir – Trustward
Christine Turner – Brown Edwards
Jason Guillot – Thalhimer Realty Partners
Maritza Pechin – Thalhimer Realty Partners

Members of the public were in attendance.

Call to Order:

Mr. Hughes called the meeting to order at 5:35 p.m. The meeting was conducted entirely in person, and a quorum was established.

Public Comments:

No public comments were received via email, phone, or otherwise by staff. Mr. Welch read the public disclaimer.

Approval of Minutes of the Previous Meeting:

Mr. Hughes requested the Board to consider a motion to approve the September 24, 2026 EDA Board Meeting minutes as presented. Mr. Feinman moved to accept the minutes. Mr. McCoy seconded the motion. The motion passed unanimously.

New Business:

Diamond District PSDA – Ms. Angie Rodgers

Ms. Rodgers provided an overview of the Diamond District PSDA and introduced Ms. Pechin and Mr. Guillot who shared a high-level update and review of the Diamond District project.

Mr. Hughes requested the Board to consider a motion to authorize the Board Chair, or his designee, to approve the Material Change/modifications to the Phase 1 Master Plan Requirements requested by Diamond District Partners, LLC, pursuant to the Diamond District Purchase and Sale and Development Agreement dated May 15, 2024. Ms. Cobbs made the motion, which was seconded by Mr. Crooks. The motion passed unanimously.

FY26 Audit – Ms. Christine Turner

Ms. Turner presented the draft FY2026 financial audit for the EDA. She reviewed the audit findings with the Board and provided an opportunity for questions and discussion.

Mr. Hughes requested the Board to consider a motion to authorize the Chair or his designee to approve the final FY2026 financial audit for the Economic Development Authority of the City of Richmond, Virginia, and to submit the FY2026 financial audit to the City of Richmond for inclusion in the City's FY2026 Annual Comprehensive Financial Report. Mr. McCoy made the motion, which was seconded by Mr. Crooks. The motion passed unanimously.

FY27 Stone/Sapporo and Leigh Street Budget – Mr. Stephen Weir

Mr. Weir presented the proposed the FY27 budgets for Stone/Sapporo and Leigh Street.

Mr. Hughes requested the Board to consider a motion to adopt the FY27 EDA Stone/Sapporo and Leigh Street Budget as presented. Mr. Feinman made the motion, which was seconded by Ms. Cobbs. The motion passed unanimously.

Old Business:

FOIA Review – Mr. Chris Seiler

Mr. Seiler provided the Board with an overview of the Virginia Freedom of Information Act (VFOIA), including its requirements. He reviewed the Board's responsibilities for conducting business in compliance with VFOIA and addressed general questions from Board members.

Report to the Officers:

Report of the Chairman – Mr. Nathan Hughes

Mr. Hughes shared his excitement for the progress EDA has made so far, and what is to come.

Report of the Secretary – Ms. Angie Rodgers

Ms. Rodgers stated that there were no new matters to report.

Adjournment:

There being no further business, the meeting adjourned 6:40 p.m.