

MINUTES OF THE MEETING OF THE FAIRFAX COUNTY
REDEVELOPMENT AND HOUSING AUTHORITY

December 4, 2019, Special Meeting

On December 4, 2019, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the FCRHA Board Room, One University Plaza, 4500 University Drive, Fairfax, Virginia.

CALL TO ORDER

FCRHA Chair Robert Schwaninger called the Special Meeting of the FCRHA to order at 6:15 p.m. Attendance for all, or part of the meeting, was as follows:

PRESENT

Robert Schwaninger, Chairman
C. Melissa Jonas, Vice Chair
Matthew Bell
Christopher Craig
Kenneth Feng
Lenore Kelly
Richard Kennedy
Albert J. McAloon
Ezra Rosser

ABSENT

Rod Solomon
Sharisse Yerby

Also present at the meeting were the following staff of the Department of Housing and Community Development (HCD): Thomas Fleetwood, Director; Amy Ginger, Deputy Director, Operations; Teresa Lepe, Acting Deputy Director, Real Estate, Finance and Development; Stuart Stallman, Financial Specialist, Financial Management and Information Systems and Services (FM-ISS); Vincent Rogers, Director, Policy and Compliance (P&C); Benjamin Boxer, Marketing and Outreach Manager, P&C; Stephen Knippler, Senior Program Manager, P&C; Jyotsna Sharma, Associate Director, Real Estate Finance and Grants Management; Ahmed Rayyan, Director, Design, Development, and Construction (DDC); Rex Peters, Associate Director, DDC; Mohamed Ghiwane, Project Manager, DDC; Warren Campbell, Housing Community Developer, DDC; Mike Trent, Network Analyst, FM-ISS. Also in attendance was FCRHA Counsel: Cynthia A. Bailey, Deputy County Attorney; Alan Weiss and Susan Timoner, Assistant County Attorneys.

ACTION ITEM

1.

RESOLUTION NUMBER 48-19

Authorization to Schedule and Advertise a Public Hearing on the Proposed Comprehensive Agreement with ONE UNIVERSITY DEVELOPMENT PARTNERS, LLC for the Redevelopment of the One University Properties (Braddock District)

BE IT RESOLVED, THAT the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the Fairfax County Department of Housing and Community Development (HCD) to schedule and advertise a public hearing to occur on December 12, 2019, regarding the proposed Comprehensive Agreement with ONE UNIVERSITY DEVELOPMENT PARTNERS, LLC (“One University Partners”) pertaining to the redevelopment of the FCRHA-owned One University properties in the Braddock District under the provisions of the Public-Private Education Facilities and Infrastructure Act of 2002, as amended, as described in the Item presented to the FCRHA at its meeting on December 4, 2019, and

BE IT FURTHER RESOLVED THAT the FCRHA authorizes any Assistant Secretary, on behalf of the Authority, to take any other action as may be necessary or appropriate to comply therewith or in furtherance of the purposes thereof.

After a presentation, Commissioner Jonas moved to adopt Resolution Number 48-19, which Commissioner Feng seconded. The motion passed unanimously.

2.

RESOLUTION NUMBER 49-19

Authorization to Schedule and Advertise a Public Hearing on the Proposed Comprehensive Agreement with Arlington Partnership for Affordable Housing (APAH) for the Development of the Oakwood Senior Housing Property (Lee District)

BE IT RESOLVED, THAT the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the Fairfax County Department of Housing and Community Development (HCD) to schedule and advertise a public hearing to occur on December 12, 2019, regarding the proposed Comprehensive Agreement with Arlington Partnership for Affordable Housing (APAH) pertaining to the development of the FCRHA-owned Oakwood property in the Lee District under the provisions of the Public-Private Education Facilities and Infrastructure Act of 2002, as amended, as described in the Item presented to the FCRHA at its Special Meeting on December 4, 2019, and

BE IT FURTHER RESOLVED THAT the FCRHA authorizes any Assistant Secretary, on behalf of the Authority, to take any other action as may be necessary or appropriate to comply therewith or in furtherance of the purposes thereof.

After a presentation and brief discussion, Commissioner McAloon moved to adopt Resolution Number 49-19, which Commissioner Bell seconded. The motion passed unanimously.

CLOSED SESSION

Commissioner Craig moved that the Fairfax County Redevelopment and Housing Authority ("FCRHA") go into Closed Session, for the following:

Pursuant to Virginia Code Section 2.2-3711(A)(3), for discussion and consideration of the acquisition of real property for a public purpose, which is located in the Lee District, and where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the FCRHA.

Commissioner Jonas seconded the motion. The FCRHA went into Closed Session at 6:27 p.m.

OPEN SESSION

Commissioner Craig moved that the members of the Fairfax County Redevelopment and Housing Authority certify that to the best of their knowledge only public business matters lawfully exempted from the open meeting requirements prescribed by the Virginia Freedom of Information Act and only matters identified in the motion to convene Closed Session were heard, discussed or considered by the FCRHA. Commissioner McAloon seconded the motion.

The FCRHA took the following roll call vote:

AYE

Robert Schwaninger, Chairman
C. Melissa Jonas, Vice Chair
Matthew Bell
Christopher Craig
Kenneth Feng
Lenore Kelly
Richard Kennedy
Albert J. McAloon
Ezra Rosser

NAY

ABSTAIN

The motion carried and the Open Meeting resumed at 6:44 p.m.

RESOLUTION

1.

RESOLUTION NUMBER 50-19

Fairfax County Redevelopment and Housing Authority Authorization to Acquire a Fee Interest in Property in the Lee District of Fairfax County, Virginia

BE IT RESOLVED, and pursuant to the request of the Fairfax County Board of Supervisors, that the Fairfax County Redevelopment and Housing Authority authorize staff to enter into a purchase contract for the acquisition of certain Property, which will be used for public purposes, in the Lee District of Fairfax County, Virginia, on the terms as discussed in Closed Session. The Assistant Secretary, or his duly authorized designee, is authorized to execute any documents required for the execution of this transaction.

Commissioner McAloon moved to adopt Resolution Number 50-19, which Commissioner Bell seconded. The motion passed unanimously.

ADJOURNMENT

The Chairman adjourned the meeting at 6:45 p.m.

(Seal)

Robert Schwaninger, Chairman

Thomas Fleetwood, Assistant Secretary