

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

September 19, 2019

On September 19, 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 Meeting of the FCRHA to order at 7:00 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
Lenore Kelly
Richard Kennedy
Albert J. McAloon
Ezra Rosser
Rod Solomon

ABSENT

Kenneth Feng
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; Seema Ajrawat, Director, Financial Management and Information Systems and Services (FM-ISS); Jason Chia, Information Technology Manager, FM-ISS; Jyotsna Sharma, Associate Director, Real Estate Finance and Grants Management (REFGM); Debashish Chakravarty, Senior Real Estate Finance Officer, REFGM; Michael Pearman, Portfolio Manager, REFGM; Vincent Rogers, Director, Policy and Compliance (P&C); Benjamin Boxer, Marketing and Outreach Manager, P&C; Steve Knippler, Senior Program Manager, P&C; Tony Esse, Associate Director, Design, Development and Construction (DDC); Warren Campbell, Housing Community Developer, DDC; Abdi Hamud, Affordable and Workforce Housing Program Manager, DDC; Santiago Sanchez, Asset Manager, Asset Management; Mike Trent, Network Analyst, FM-ISS. Also in attendance was FCRHA Counsel: Cynthia A. Bailey, Deputy County Attorney; Alan Weiss, Ryan Wolf and Susan Timoner, Assistant County Attorneys.

CITIZEN TIME

The FCRHA Chair opened citizen time at 7:00 p.m. No one signed up in advance and no one in the audience wanted to speak. The Chair closed citizen time at 7:00 p.m.

PUBLIC HEARING

Proposed Comprehensive Agreement with CHPPENN I, LLC for the Redevelopment of the North Hill Property (Mount Vernon District)

The FCRHA Chair opened the Public Hearing at 7:01 p.m. With no one signed up in advance and no one in the audience wishing to speak the Chair closed the Public Hearing at 7:01 p.m.

APPROVAL OF MINUTES

July 18, 2019

Commissioner Kennedy moved to approve the Minutes of the July 18, 2019, FCRHA Annual Meeting, which Commissioner Bell seconded. The motion passed unanimously.

September 11, 2019, Special Meeting

Commissioner Jonas moved to approve the Minutes of the September 11, 2019, FCRHA Special Meeting, which Commissioner Kennedy seconded. The motion passed with Commissioner Rosser and Commissioner Solomon abstaining.

ACTION ITEM

1.

RESOLUTION NUMBER 35-19

Authorization to Exercise the Option to Purchase Four Affordable Dwelling Units at the Crest of Alexandria (Lee District)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby authorizes the purchase of four (4) Affordable Dwelling Units (ADUs) at the Crest of Alexandria; and

BE IT FURTHER RESOLVED that the FCRHA hereby authorizes spending up to \$788,823 from the Housing Trust Fund for the acquisition of four (4) ADUs at the Crest of Alexandria development; and

BE IT FURTHER RESOLVED that the FCRHA authorizes its Chairman, Vice

Chairman or any Assistant Secretary to execute all documents and agreements and to take any other steps necessary or appropriate in connection with the purchase of the units as described in the Action Item presented to the FCRHA on September 19, 2019.

After a brief discussion, Commissioner McAloon moved to adopt Resolution Number 35-19, which Commissioner Kennedy seconded. The motion passed unanimously.

ADMINISTRATIVE ITEM

1.

RESOLUTION NUMBER 36-19

Appointment of Teresa Lepe as an Assistant Secretary of the Fairfax County Redevelopment and Housing Authority (FCRHA)

NOW, THEREFORE, BE IT RESOLVED that pursuant to her appointment as the Acting Deputy Director for Real Estate, Finance and Development for the Department of Housing and Community Development (HCD), Teresa Lepe is appointed as an Assistant Secretary of the FCRHA, effective September 19, 2019, to serve until a permanent Deputy Director for Real Estate, Finance and Development for HCD is appointed.

Commissioner Jonas moved to adopt Resolution Number 36-19, which Commissioner McAloon seconded. The motion passed unanimously.

INFORMATION ITEMS

1. Fairfax County Redevelopment and Housing Authority Annual Meeting Summary – July 18, 2019
2. Fairfax County Redevelopment and Housing Authority Special Meeting Summary – September 11, 2019
3. Minutes of the Housing Ownership, Management, and Security Committee Meeting – September 11, 2019
4. Granting Various Easements on Fairfax County Redevelopment and Housing Authority Property Known as Summit Oaks (Braddock District)
5. Update on the Renovation of Murraygate Village Apartments (Lee District)

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 disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the FCRHA:

- the North Hill Property, Mount Vernon District
- One University, Braddock District
- Autumn Willow, Springfield District
- Oakwood Development, Lee District

Pursuant to Virginia Code Section 2.2-3711(A)(6) for discussion regarding the investment of public funds where competition or bargaining is involved, and if made public would adversely impact the financial interest of the FCRHA:

- Lake Anne Fellowship House

Commissioner Jonas seconded the motion. The FCRHA went into Closed Session at 7:23 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 Fairfax County Redevelopment and Housing Authority during Closed Session. 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
Lenore Kelly
Richard Kennedy
Albert J. McAloon

NAY

ABSTAIN

Ezra Rosser
Rod Solomon

The motion carried and the Open Meeting resumed at 7:41 p.m.

RESOLUTION

1.

RESOLUTION NUMBER 37-19

Deferment of Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing Concerning the
Issuance of Taxable and/or Tax-exempt Bonds for the Benefit of the Lake Anne
Fellowship House (Hunter Mill District)

NOW, THEREFORE, BE IT RESOLVED that pursuant to the discussion in Closed Session, the Fairfax County Redevelopment and Housing Authority defers the Tax Equity and Fiscal Responsibility Act (TEFRA) hearing concerning the issuance of taxable and/or tax-exempt bonds for the benefit of the Lake Anne Fellowship House to a date certain of February 26, 2020, at a special FCRHA meeting to be held on that date.

Commissioner Kennedy moved to adopt Resolution Number 37-19, which Commissioner Jonas seconded. The motion passed unanimously.

BOARD MATTERS – See Attachment

ADJOURNMENT

The Chairman adjourned the meeting, at 7:48 p.m.

(Seal)

Robert Schwaninger, Chairman

Thomas Fleetwood, Assistant Secretary