

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

February 18, 2021

On February 18, 2021, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met electronically via Webex because it was not safe to physically assemble a quorum due to the COVID-19 pandemic.

CALL TO ORDER

FCRHA Chair Melissa McKenna 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

C. Melissa McKenna, Chair
Lenore Kelly, Vice Chair
Staci Alexander
Matthew Bell
Broderick Dunn
Kenneth Feng
Richard Kennedy
Roderick Maribojoc
Nicholas McCoy
Kristen Robinson
Rod Solomon

ABSENT

The remote locations from which each Commissioner testified are:

C. Melissa McKenna, Chair – Herndon, Virginia
Lenore Kelly, Vice Chair – Fairfax, Virginia
Staci Alexander – Annandale, Virginia
Matthew Bell – Alexandria, Virginia
Broderick Dunn – Fairfax, Virginia
Kenneth Feng – Herndon, Virginia
Richard Kennedy – Reston, Virginia
Roderick Maribojoc – Fairfax, Virginia
Nicholas McCoy – Alexandria, Virginia
Kristen Robinson – Falls Church, Virginia
Rod Solomon – Oakton, Virginia

Also present at the meeting via Webex were the following staff of the Department of Housing and Community Development (HCD): Thomas Fleetwood, Director; Amy Ginger, Deputy Director, Operations; Teresa Lepe, Deputy Director, Real Estate, Finance and Development; Vincent Rogers, Director, Policy and Compliance (P&C); Benjamin Boxer, Marketing and Outreach Manager, P&C; Stephen Knippler, Senior

Program Manager, P&C; Seema Ajrawat, Director, Financial Management and Information Systems and Services (FM-ISS); Jason Chia, Information Technology Manager, FM-ISS; George Rodriguez, Information Technician, FM-ISS; Mike Trent, Network Analyst, FM-ISS; Peggy Gregory, Director, Rental Assistance; Carol Erhard, Director, Homeownership and Relocation Services; Grace Highman, Branch Chief, Homeownership and Relocation Services; Ahmed I. Rayyan, Director, Design, Development and Construction, (DD&C); Jyotsna Sharma, Associate Director, Real Estate Finance and Grants Management (REFGM); Debashish Chakravarty, Senior Real Estate Finance Officer, REFGM; Regina Coyle, Planner, Design, Development and Construction. Also participating via Webex was FCRHA Counsel: Cynthia A. Bailey, Deputy County Attorney; Alan Weiss, Ryan Wolf, and Susan Timoner, Assistant County Attorneys. Public access was achieved because the Webex information for accessing the meeting was properly noticed.

After a complete roll call of the Commission, FCRHA Chair McKenna passed the virtual gavel to FCRHA Vice Chair Kelly.

MOTION

Chair McKenna made a motion that each Commissioner's voice may be adequately heard by each other Commissioner of the FCRHA.

Commissioner Bell seconded the motion. The motion passed unanimously.

MOTION

Chair McKenna made a motion that the State of Emergency caused by the COVID-19 pandemic makes it unsafe for the FCRHA and the public to physically attend this meeting in person, and the usual procedures cannot be implemented safely or practically. Chair McKenna further moved that the FCRHA conduct this meeting electronically through a dedicated video- and audio-conferencing line, and that the public may access this meeting via the Attendee Link of <https://fairfax.webex.com/fairfax/onstage/g.php?MTID=e4104a7dbfe1285251e9bb37b1f8c0695>, which was included in the public meeting notice; Event Number: 179 120 9330; Event Password: 2021. If unable to join online, the public may still join by calling: Local Webex call in 1-202-860-2110; United States Toll Free 1-844-621-3956; and entering access code: 179 120 9330.

Commissioner Kennedy seconded the motion. The motion passed unanimously.

MOTION

Chair McKenna made a motion that all of the matters addressed on the February 18, 2021

agenda relate to the COVID-19 emergency itself, are necessary for continuity in Fairfax County government, and/or are statutorily required or necessary to continue operations and the discharge of the FCRHA's lawful purposes, duties, and responsibilities.

Commissioner Feng seconded the motion. The motion passed unanimously.

Vice Chair Kelly returned the virtual gavel to Chair McKenna.

CITIZEN TIME

The FCRHA Chair opened citizen time at 7:05 p.m. No one signed up in advance and no one in the audience wanted to speak. The Chair closed citizen time at 7:06 p.m.

APPROVAL OF MINUTES

January 21, 2021

Commissioner Feng moved to approve the Minutes of the January 21, 2021, FCRHA Meeting, which Commissioner Kennedy seconded. The motion passed with Chair McKenna abstaining.

ADMINISTRATIVE ITEM

1.

RESOLUTION NUMBER 04-21

Fairfax County Redevelopment and Housing Authority (FCRHA) Recognition of James Kenny for His Gift to the FCRHA (Sully District)

WHEREAS, Mr. James Kenny became a resident of FCRHA-owned senior property in 2008; and

WHEREAS, Mr. Kenny learned about the FCRHA's Silver Lining Program, which provided down payment and closing cost assistance to purchasers; and

WHEREAS, Mr. Kenny applied to and was approved in 2010 to buy a foreclosed property in the Sully District; and

WHEREAS, Mr. Kenny is grateful for the assistance he received to purchase a unit and is bequeathing funds for another family to have access to an affordable home; and

NOW, THEREFORE, BE IT RESOLVED, the Fairfax County Redevelopment and Housing Authority accepts Mr. Kenny's bequeathment; and

BE IT FURTHER RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) expresses its gratitude to James Kenny for his gifts to the community and to the FCRHA's Housing Gift Fund, which will be used to support other citizens in need of affordable housing.

After a brief discussion Vice Chair Kelly moved to adopt Resolution Number 04-21, which Commissioner Kennedy seconded. The motion passed unanimously.

ACTION ITEM

1.

RESOLUTION NUMBER 03-21

Authorization to Execute the Proposed Comprehensive Agreement with The Michaels Development Company I, LP (Michaels) for the Development of the Autumn Willow Affordable Senior Housing Property (Springfield District)

BE IT RESOLVED, THAT the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the execution of the proposed Comprehensive Agreement between the FCRHA and the Michaels Development Company I, LP to facilitate the development of the Autumn Willow Affordable Senior Housing Property, as outlined in the Action Item presented to the FCRHA at its meeting on February 18, 2021, and

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

After a brief discussion, Commissioner Feng moved to adopt Resolution Number 03-21, which Commissioner Bell seconded. The motion passed unanimously.

INFORMATION ITEMS

1. Minutes of the Planning and Development Committee Meeting – February 10, 2021
2. Fairfax County Redevelopment and Housing Authority Strategic Plan: Status Report on Fiscal Year 2020 Plan

3. FY 2020 Tenant Accounts Receivable Write-offs
4. FY 2020 Audited Financial Statements for the Fairfax County Redevelopment and Housing Authority and the Single Audit Report

CLOSED SESSION

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

1. Pursuant to Virginia Code Sections 2.2-3711(A)(3), for discussion and consideration of the acquisition of real property for a public purpose, where discussion in an open meeting would adversely affect the bargaining position of the FCRHA, specifically the Franconia Government Center.
2. Pursuant to Virginia Code Sections 2.2-3711(A)(8) for consultation with legal counsel regarding specific legal matters and the provision of legal advice by such counsel, specifically, the FCRHA’s obligations and responsibilities under the Virginia Freedom of Information Act.

Commissioner Solomon seconded the motion. The FCRHA went into Closed Session at 7:29 p.m.

OPEN SESSION

Chair McKenna conducted a roll call and the following Commissioners were present:

C. Melissa McKenna, Chair
Lenore Kelly, Vice Chair
Staci Alexander
Matthew Bell
Broderick Dunn
Kenneth Feng
Richard Kennedy
Roderick Maribojoc
Nicholas McCoy
Kristen Robinson

Due to speaker problems, Commissioner Solomon was unable to hear the proceedings when roll call was conducted.

FCRHA Chair McKenna passed the virtual gavel to Vice Chair Kelly.

MOTION

Chair McKenna made a motion that each Commissioner's voice may be adequately heard by each other Commissioner of the FCRHA, exclusive of Commissioner Solomon.

Commissioner Kennedy seconded the motion. The motion passed unanimously.

Chair McKenna resumed control of the meeting.

Commissioner Kennedy 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 Feng seconded the motion.

The FCRHA took the following roll call vote:

AYE

C. Melissa McKenna, Chair
Lenore Kelly, Vice Chair
Staci Alexander
Matthew Bell
Broderick Dunn
Kenneth Feng
Richard Kennedy
Roderick Maribojoc
Albert J. McAloon
Kristen Robinson
Rod Solomon

NAY

ABSTAIN

The motion carried and the Open Meeting resumed at 8:38 p.m.

BOARD MATTERS – See Attachment

ADJOURNMENT

The Chair adjourned the meeting at 8:49 p.m.

(Seal)

C. Melissa McKenna, Chair

Thomas Fleetwood, Assistant Secretary