

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

July 30, 2020, Annual Meeting

On July 30, 2020, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met electronically via an audio conferencing line because it was not safe to physically assemble a quorum due to the COVID-19 pandemic.

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 McKenna, Vice Chair  
Broderick Dunn  
Kenneth Feng  
Lenore Kelly  
Richard Kennedy  
Albert J. McAloon  
Ezra Rosser  
Rod Solomon  
Sharisse Yerby

ABSENT

Matthew Bell

The remote locations from which each Commissioner testified are:

Robert Schwaninger, Chairman – Annandale, Virginia  
C. Melissa McKenna, Vice Chair – Town of Herndon, Virginia  
Broderick Dunn – Burke, Virginia  
Kenneth Feng – Herndon, Virginia  
Lenore Kelly – Fairfax, Virginia  
Richard Kennedy – Reston, Virginia  
Albert J. McAloon – Springfield, Virginia  
Ezra Rosser – Great Falls, Virginia  
Rod Solomon – Oakton, Virginia  
Sharisse Yerby – Ridgeland, South Carolina

Also present at the meeting via telephone 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; Stuart Stallman, Financial Specialist, FM-ISS; Mike Trent, Network Analyst, FM-ISS; Judith Cabelli, Director, Affordable Housing Development; Mohamed Ghiwane, Project Manager, Design, Development and Construction. Also participating via telephone 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 call-in information for the audio conferencing line was properly noticed.

FCRHA Chairman Schwaninger passed the virtual gavel to Vice Chair McKenna.

#### MOTION

After a complete roll call of the Commission, Chairman Schwaninger made a motion that each Commissioner's voice may be adequately heard by each other Commissioner of the FCRHA.

Commissioner Kennedy seconded the motion. The motion passed unanimously.

#### MOTION

Chairman Schwaninger made a motion that the State of Emergency caused by the COVID-19 pandemic makes it unsafe for the FCRHA to physically assemble and unsafe for the public to physically attend any such meeting, and that as such, the Freedom of Information Act's (FOIA) usual procedures, which require the physical assembly of the FCRHA and the physical presence of the public, cannot be implemented safely or practically. Chairman Schwaninger further moved that the FCRHA may conduct this meeting electronically through a dedicated audio conferencing line, and that the public may access this meeting by calling 1-877-402-9757 and entering access code 1789207.

Commissioner McAloon seconded the motion. The motion passed unanimously.

#### MOTION

Chairman Schwaninger made a motion that all of the matters addressed on the July 30, 2020 agenda must address the 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 Kennedy seconded the motion. The motion passed unanimously.

#### ELECTION OF OFFICERS

Nominations were opened for Chairman of the FCRHA. A nomination was made by

Commissioner McAloon to nominate Commissioner Schwaninger as Chairman of the FCRHA. Commissioner Feng seconded the nomination. With no other nominations presented, a vote was taken and passed unanimously to elect Commissioner Schwaninger as Chairman of the FCRHA.

Vice Chair McKenna returned the virtual gavel to Chairman Schwaninger, who then opened the floor to nominations for Vice Chair. A nomination was made by Commissioner Kennedy to nominate Commissioner McKenna as Vice Chair of the FCRHA. Commissioner McAloon seconded the nomination. With no other nominations presented, a vote was taken and passed unanimously to elect Commissioner McKenna as Vice Chair of the FCRHA.

Chairman Schwaninger announced that Commissioner Kelly will be serving as Chair of the Finance Committee.

#### PUBLIC HEARING

*Draft Fairfax County Redevelopment and Housing Authority Moving to Work Plan for Fiscal Year 2021*

This public hearing was held telephonically due to the COVID-19 State of Emergency declared by Governor Ralph Northam.

The FCRHA Chair opened the Public Hearing at 7:10 p.m. With no one signed up in advance and no one who had accessed the meeting wishing to speak, the Chair closed the Public Hearing at 7:11 p.m.

#### CITIZEN TIME

The FCRHA Chair opened citizen time at 7:11 p.m. No one signed up in advance and no one in the audience wanted to speak. The Chair closed citizen time at 7:11 p.m.

#### APPROVAL OF MINUTES

##### **June 11, 2020**

Commissioner McKenna moved to approve the Minutes of the June 11, 2020, FCRHA Meeting, which Commissioner Feng seconded. The motion passed with Commissioner Yerby abstaining.

##### **June 30, 2020 Special Meeting**

Commissioner McKenna moved to approve the Minutes of the June 30, 2020, FCRHA Special Meeting, which Commissioner McAloon seconded. The motion passed with Commissioner Yerby and Commissioner Solomon abstaining.

ACTION ITEM

1.

**RESOLUTION NUMBER 37-20**

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

**BE IT RESOLVED, THAT** the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the execution of the proposed Interim Agreement between the FCRHA and The Michaels Development Company I, LP to facilitate the development of the Autumn Willow Property, as outlined in the Action Item presented to the FCRHA at its meeting on July 30, 2020, 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 presentation, Commissioner Feng moved to adopt Resolution Number 37-20, which Commissioner McAloon seconded. The motion passed unanimously.

INFORMATION ITEMS

1. Minutes of the Planning and Development Committee Meeting – July 22, 2020
2. Fairfax County Redevelopment and Housing Authority (FCRHA) Conrad Egan Excellence Awards Program Nomination Process
3. Summary of the Board of Supervisors' Housing Committee Meeting – June 30, 2020
4. FY 2020 Carryover Review Summary
5. Calendar Year 2019 Audited Financial Statements for Fairfax County Redevelopment and Housing Authority-Controlled Partnerships and Unit Owners Associations
6. FY 2021 Notice of Funding Availability (NOFA) for Multifamily Affordable Housing Development Projects
7. Workforce Dwelling Unit Policy Task Force Recommendations

### CLOSED SESSION

Commissioner Kelly 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, and where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the FCRHA:

- Properties located in the Mount Vernon District

Commissioner McAloon seconded the motion. The FCRHA went into Closed Session at 7:24 p.m.

### OPEN SESSION

FCRHA Chairman Schwaninger passed the virtual gavel to Vice Chair McKenna.

Chairman Schwaninger conducted a roll call and asked each FCRHA Commissioner participating in the meeting to state their name and the location from which they were participating.

The remote locations from which each Commissioner testified are:

Robert Schwaninger, Chairman – Annandale, Virginia  
C. Melissa McKenna, Vice Chair – Town of Herndon, Virginia  
Broderick Dunn – Burke, Virginia  
Kenneth Feng – Herndon, Virginia  
Lenore Kelly – Fairfax, Virginia  
Richard Kennedy – Reston, Virginia  
Albert J. McAloon – Springfield, Virginia  
Ezra Rosser – Great Falls, Virginia  
Rod Solomon – Oakton, Virginia  
Sharisse Yerby – Ridgeland, South Carolina

### MOTION

Chairman Schwaninger made a motion that each Commissioner’s voice may be adequately heard by each other Commissioner of the FCRHA.

Commissioner Feng seconded the motion. The motion passed unanimously.

Vice Chair McKenna returned the virtual gavel to Chairman Schwaninger.

Commissioner Kelly 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 during Closed Session. Commissioner McKenna seconded the motion.

The FCRHA took the following roll call vote:

AYE

Robert Schwaninger, Chairman  
C. Melissa McKenna, Vice Chair  
Broderick Dunn  
Kenneth Feng  
Lenore Kelly  
Richard Kennedy  
Albert J. McAloon  
Ezra Rosser  
Rod Solomon  
Sharisse Yerby

NAY

ABSTAIN

The motion carried and the Open Meeting resumed at 7:55 p.m.

RESOLUTION

1.

**RESOLUTION NUMBER 38-20**

Authorization to Acquire Properties in the Mount Vernon District Based on the Terms and Conditions Outlined in Closed Session

**BE IT HEREBY RESOLVED** that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes staff to take the necessary and appropriate steps to bid on certain properties in the Mount Vernon District as discussed in the Closed Session of the FCRHA at its meeting on July 30, 2020.

Commissioner McKenna moved to adopt Resolution Number 38-20, which Commissioner McAloon seconded. The motion passed with Commissioner Kennedy and Commissioner Solomon abstaining.

BOARD MATTERS – See Attachment

ADJOURNMENT

Commissioner McAloon moved to adjourn the meeting, which was seconded by Commissioner McKenna. The motion passed unanimously and the meeting adjourned at 8:22 p.m.

(Seal)

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Robert Schwaninger, Chairman

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Thomas Fleetwood, Assistant Secretary