

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

January 22, 2026

On January 22, 2026, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the FCRHA Whiteside Board Room, 4530 University Drive, Fairfax, Virginia.

CALL TO ORDER

FCRHA Chairman Lenore Stanton called the Meeting of the FCRHA to order at 7:01 p.m. Attendance for all, or part of the meeting, was as follows:

PRESENT

Lenore Stanton, Chairman
Elisabeth Lardner, Vice Chair
Staci Alexander
Cynthia Bailey
Steven Bloom
Michael Cushing
Sarah Lennon
Nicholas McCoy
Joe Mondoro
Susan Vachal (arrived during Action Item 1)
Paul Zurawski

ABSENT

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; Anna Shapiro, Deputy Director, Real Estate Finance and Development; Linda Hoffman, Director, Policy and Communications (P&C); Nathaniel Strathearn, Policy and Program Analyst, P&C; Wesley Fontaine, IT Technician, Central Services; Mark Buenavista, Director, Capital Planning & Development (CPD); Marwan Mahmoud, Project Coordinator, CPD; and Davood Majidian, Project Manager, CPD.

Also in attendance were FCRHA Counsel: Ryan Wolf, Senior Assistant County Attorney; Brett Callahan, Susan Timoner and Tyler Prout, Assistant County Attorneys.

PUBLIC COMMENT

The FCRHA Chairman opened public comment at 7:01 p.m. No one signed up in advance and no one in the audience requested to speak. The Chairman closed public comment at 7:01 p.m.

APPROVAL OF MINUTES
December 18, 2025

Commissioner Bailey moved to approve the Minutes of the December 18, 2025, FCRHA Meeting, with an amendment to note a work conflict as Commissioner Alexander's personal matter and reason for her virtual participation. Commissioner Mondoro seconded. The motion passed with Commissioners McCoy abstaining, and Commissioner Vachal having not yet arrived.

ACTION ITEM
1.

RESOLUTION NUMBER 01-26

Authorization to Execute the Proposed Interim Agreement with True Ground Housing Partners for the Development of the Dulles Greene Property (Dranesville 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 True Ground Housing Partners to facilitate the development of the Dulles Greene affordable housing project, as outlined in the Action Item presented to the FCRHA at its meeting on January 22, 2026, 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 reasonably necessary or appropriate to comply therewith or in furtherance of the purposes thereof.

Commissioner Bloom moved to adopt Resolution Number 01-26, which Commissioner Alexander seconded. Following a staff presentation and discussion, the motion passed unanimously.

[NOTE: Commissioner Vachal arrived at the meeting during Action Item 1.]

CLOSED SESSION

Commissioner Cushing moved that the FCRHA go into Closed Session pursuant to Virginia Code Section 2.2-3711(A)(3) for the discussion of the acquisition of real property for a public purpose, where if such discussions occurred in an open meeting the bargaining position or negotiating strategy of the FCRHA would be adversely affected, specifically with regard to the potential acquisition of certain real property located in the Innovation Center South development in the Dranesville District.

Vice Chair Lardner seconded the motion. The FCRHA went into Closed Session at 7:14 p.m.

OPEN SESSION

Commissioner Cushing, in accordance with Virginia Code Section 2.2-3712, moved that the members of the FCRHA 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 Bloom seconded the motion.

The FCRHA took the following roll call vote:

AYE

NAY

ABSTAIN

Lenore Stanton, Chairman
Elisabeth Lardner, Vice Chair
Staci Alexander
Cynthia Bailey
Steven Bloom
Michael Cushing
Sarah Lennon
Nicholas McCoy
Joe Mondoro
Susan Vachal
Paul Zurawski

The motion carried and the Open Meeting resumed at 7:47 p.m.

CLOSED SESSION ITEM

1.

RESOLUTION NUMBER 02-26

Authorization of Purchase and Sale Agreement with Nugget A LLC and Funding in the Amount of up to \$24,000,000 for the Acquisition of a Development Site located in Innovation Center South (Dranesville District)

BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the acquisition of certain real property located at Innovation Center South in the Dranesville District, the execution of a purchase and sale agreement with Nugget A LLC, and funding for such acquisition of up to \$24,000,000,

all consistent with the terms and conditions discussed by the FCRHA in closed session on January 22, 2026; and

BE IT FURTHER RESOLVED, that any Assistant Secretary is hereby authorized, on behalf of the FCRHA, to execute and deliver any agreement or documents and to take such other steps as may be reasonably necessary in connection therewith.

Commissioner Bloom moved to adopt Resolution Number 02-26, which Commissioner Zurawski seconded. The motion passed unanimously.

BOARD MATTERS

See Attachment 1.

ADJOURNMENT

The FCRHA Chairman adjourned the meeting at 7:55 p.m.

Lenore Stanton, Chairman

(Seal)

Thomas Fleetwood, Assistant Secretary