

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

November 1, 2018

On November 1, 2018, 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 7:01 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
Kevin Greenlief
Richard Kennedy
Albert J. McAloon
Ezra Rosser
Rod Solomon
Sharisse Yerby

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; Seema Ajrawat, Director, Financial Management and Information Systems and Services (FM-ISS); Aseem Nigam, Director, Real Estate Finance and Grants Management (REFGM); Carol Erhard, Director, Homeownership; Vincent Rogers, Director, FCRHA Policy, Reporting and Communications (PRC); Steve Knippler, Senior Program Manager, FCRHA PRC; Mike Trent, Network Analyst, FM-ISS; Jeremy Bilowus, Information Technology Technician, FM-ISS. Also in attendance was FCRHA Counsel: Cynthia A. Bailey, Deputy County Attorney; Alan Weiss and Ryan Wolf, Assistant County Attorneys.

PUBLIC HEARING

Proposed Third Amendment to the Interim 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. No one signed up in advance and no one in the audience wanted to speak. The Chair closed the Public Hearing at 7:01 p.m.

CITIZEN TIME

The FCRHA Chair opened citizen time at 7:01 p.m. No one signed up in advance and no one in the audience wanted to speak. The Chair closed citizen time at 7:02 p.m.

APPROVAL OF MINUTES
September 27, 2018

Commissioner Jonas moved to approve the Minutes of the September 27, 2018, FCRHA Meeting, which Commissioner Bell seconded. The motion passed with Commissioners Yerby and Feng recorded as abstaining.

October 24, 2018, Special Meeting

Commissioner McAloon moved to approve the Minutes of the October 24, 2018, FCRHA Special Meeting, which Commissioner Jonas seconded. The motion passed with Commissioners Solomon, Yerby and Bell recorded as abstaining.

ACTION ITEMS

1.

RESOLUTION NUMBER 36-18

Authorization to Enter into an Interim 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 execution of the proposed Interim Agreement between the FCRHA and ONE UNIVERSITY DEVELOPMENT PARTNERS, LLC regarding the One University Properties, as outlined in the Action Item presented to the FCRHA at its meeting on November 1, 2018, and

BE IT FURTHER RESOLVED THAT the FCRHA authorizes its Chairman, Vice Chairman, Secretary or 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.

Commissioner McAloon moved to adopt Resolution Number 36-18, which Commissioner Kennedy seconded. The motion passed unanimously.

2.

RESOLUTION NUMBER 37-18

Authorization to Execute the Proposed
Third Amendment to the Interim Agreement with CHPPENN I, LLC for the
Redevelopment of the North Hill Property (Mount Vernon District)

BE IT RESOLVED, THAT the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the execution of the proposed Third Amendment to the Interim Agreement between the FCRHA and CHPPENN I, LLC regarding the North Hill property, as outlined in the Action Item presented to the FCRHA at its meeting on November 1, 2018, and

BE IT FURTHER RESOLVED THAT the FCRHA authorizes its Chairman, Vice Chairman, Secretary or any Assistant Secretary on behalf of the Authority, to execute and deliver the Third Amendment to the Interim Agreement and to take any other action as may be necessary or appropriate to comply therewith or in furtherance of the purposes thereof.

Commissioner McAloon moved to adopt Resolution Number 37-18, which Commissioner Greenlief seconded. The motion passed unanimously.

3.

RESOLUTION NUMBER 38-18

Authorization to Submit Proposal to the Federal Home Loan Bank of Atlanta for
Community Heroes Grant Funding Initiative for Eligible Homebuyers in Fairfax County

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes submission of the planned proposal to the Federal Home Loan Bank of Atlanta (FHLBA) for Community Heroes Grant Funding for eligible homebuyers in Fairfax County, as described in the Action Item presented to the FCRHA on November 1, 2018; and

BE IT FURTHER RESOLVED that Thomas Fleetwood, Assistant Secretary, is hereby authorized to take such actions as may be reasonably necessary to implement and/or exercise such delegated authority, including signing a Memorandum of Understanding with FHLBA as described in the November 1, 2018 Action Item.

Commissioner Jonas moved to adopt Resolution Number 38-18, which Commissioner McAloon seconded. The motion passed unanimously.

ADMINISTRATIVE ITEM

1.

RESOLUTION NUMBER 39-18

Establishing the Schedule of Meeting Dates for 2019 for the
Fairfax County Redevelopment and Housing Authority

BE IT RESOLVED that the regular meetings and the Annual Meeting of the FCRHA for January through December 2019 will be held at the FCRHA Board Room at One University Plaza, 4500 University Drive, Fairfax, Virginia 22030 at 7:00 p.m., on the following dates unless the Chairman, or in the Chairman's absence, the Vice Chairman, shall authorize a different time or location.

January	31
March	7
April	11
June	13
July	18 ANNUAL MEETING
September	19
October	24
December	12

Commissioner Greenleaf moved to adopt Resolution Number 39-18, which Commissioner Feng seconded. The motion passed unanimously.

INFORMATION ITEMS

1. Fairfax County Redevelopment and Housing Authority Meeting Summary – September 27, 2018
2. Fairfax County Redevelopment and Housing Authority Special Meeting Summary – October 24, 2018
3. Minutes of the Planning and Development Committee Meeting – October 24, 2018
4. Fairfax County Redevelopment and Housing Authority Calendar of Meetings - December 2018 and January 2019

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 Sections 2.2-3711(A)(7) and (A)(8), for consultation with legal counsel pertaining to actual or probable litigation and that require the provision of legal advice, where discussion in an open meeting would adversely affect the negotiating or litigating posture of the FCRHA, namely:

- *Wilmington Savings Fund Society, FSB, v. FCRHA, et al.*, Case No. CL-2018-0007324 (Sully District)

Pursuant to Virginia Code Section 2.2-3711(A)(3) for the discussion or consideration of the disposition of real property where discussion in an open meeting would adversely affect the bargaining or negotiating strategy of the FCRHA, namely, the following projects:

- North Hill

Commissioner McAloon seconded the motion. The FCRHA went into Closed Session at 7:17 p.m.

OPEN SESSION

Commissioner Craig 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 during Closed Session. Commissioner Greenlief 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
Kevin Greenlief
Richard Kennedy
Albert J. McAloon
Ezra Rosser
Rod Solomon
Sharisse Yerby

NAY

ABSTAIN

The motion carried and the Open Meeting resumed at 7:43 p.m.

RESOLUTION

1.

RESOLUTION NUMBER 40-18

Request for Fairfax County Redevelopment and Housing Authority (FCRHA) Approval of Affordable Dwelling Unit (ADU) Settlement Terms – 14142 Darkwood Circle, Fairfax, VA – Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Trustee for Hilldale Trust v. Fairfax County Redevelopment and Housing Authority, Board of Supervisors of Fairfax County, Virginia, Tami J. Wynruit, Compton Village Homeowners Association, James Deboer, Trustee, and American Airlines Federal Credit Union, Case No. CL-2018-0007324 (Fx. Co. Cir. Ct.) (Sully District)

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes settlement of the litigation involving the Affordable Dwelling Unit at 14142 Darkwood Circle, Fairfax, Virginia, as described in Closed Session on November 1, 2018, and

BE IT FURTHER RESOLVED that staff and any Assistant Secretary are authorized to take such actions and to execute and deliver such documents as may be reasonably necessary to effectuate such settlement.

Commissioner Greenlief moved to adopt Resolution Number 40-18, which Commissioner McAloon seconded. The motion passed unanimously.

BOARD MATTERS – See Attachment

ADJOURNMENT

Commissioner Bell moved to adjourn the meeting, which was seconded by Commissioner Feng. The motion passed unanimously and the meeting adjourned at 7:48 p.m.

(Seal)

Robert Schwaninger, Chairman

Thomas Fleetwood, Assistant Secretary