



# FAIRFAX COUNTY PARK AUTHORITY



## B O A R D A G E N D A

September 22, 2021

7:30 PM PUBLIC COMMENT

### ADMINISTRATIVE ITEMS

- (CW) ADMIN-1 Resolution Honoring Fairfax County Chief Financial Officer Joseph Mondoro for his Outstanding Service to Fairfax County and His Support for the Fairfax County Park Authority
- (CW) ADMIN-2 Resolution Honoring Lewis Musolf upon His Retirement from Fairfax County Park Authority
- (HM) ADMIN-3 Resolution Honoring Frying Pan Farm Park for 60<sup>th</sup> Anniversary
- (CW) ADMIN-4 Adoption of Minutes – July 28, 2021, Park Authority Board Meeting
- (CW) ADMIN-5 Adoption of Minutes – August 4, 2021, Park Authority Board Special Meeting

### ACTION ITEMS

- (MV) A-1 Refinancing of Laurel Hill Golf Course Debt
- (CW) A-2 FY 2023 Budget Submission, Fund 10001, General Fund
- (CW) A-3 FY 2023 Budget Submission, Fund 80000, Park Revenue and Operating Fund
- (CW) A-4 FY 2023 Budget Submission, Fund 30010, General County Construction Fund

### INFORMATION ITEMS

- (CW) I-1 FY 2021 Fourth Quarter Budget Review, Fund 10001, General Fund
- (CW) I-2 FY 2021 Fourth Quarter Budget Review, Fund 80000, Park Authority Revenue and Operating Fund
- (CW) I-3 FY 2023 Budget Submission, Fund 80300, Park Improvement Fund
- (CW) I-4 FY 2023 Budget Submission, Fund 30400, Park Authority Bond Construction

**CHAIRMAN'S MATTERS**  
**DIRECTOR'S MATTERS**  
**BOARD MATTERS**

**CLOSED SESSION**

**ADJOURNMENT**



If ADA accommodations are needed, please call (703) 324-8563. TTY (703) 803-3354

## **ADMINISTRATIVE – 1**

### Board Resolution To Honor Fairfax County Chief Financial Officer Joseph Mondoro For More Than 26 Years Of Outstanding Service To Fairfax County And For His Tremendous Support And Advocacy For The Fairfax County Park Authority.

#### ISSUE:

Seeking approval of the resolution to honor Fairfax County Chief Financial Officer Joseph Mondoro for more than 26 years of outstanding service to Fairfax County and for his tremendous support and advocacy for the Fairfax County Park Authority.

#### RECOMMENDATION:

The Park Authority Director recommends approval of the resolution honoring Joseph Mondoro, Fairfax County Chief Financial Officer.

#### TIMING:

Board action is requested on September 22, 2021.

#### BACKGROUND:

Joseph Mondoro has climbed the ranks of financial management in Fairfax County for more than 26 years and is retiring as the County's Chief Financial Officer and as an important ally to the Fairfax County Park Authority (FCPA). Aimee Vosper, Park Authority Deputy Director Business and Capital Development, calls him "the guru of the County's finances and budgeting."

Throughout his career, Mr. Mondoro he has been a strong advocate for the Fairfax County Park Authority and has shown tremendous support for the agency's mission. Sara Baldwin, Park Authority Acting Executive Director, says Mr. Mondoro has consistently supported increased funding for Park Bonds and advocated for the funding needed to support the Park Authority's One Fairfax initiative to create a more equitable park system.

Ms. Baldwin notes that Mr. Mondoro is "extremely knowledgeable of all aspects of the County's budget" and says she often sought him out to strategize and gain insights on all matters related to budget and business development. Mr. Mondoro has been praised for being very approachable and easy to work with, and he is highly respected by both Park Authority staff and the community served.

Michael Peter, Park Authority Director of Business Administration, adds that Mr. Mondoro worked to establish and maintain a AAA bond rating for the County, which paved the way for FCPA to become the first park agency in the country to receive a standalone investor grade from Standard & Poor's. He is admired for advocating for staff in each budget cycle and trying to avoid position reductions, even in bad economic times. Mr. Peter adds that Mr. Mondoro, "has a unique ability to grasp the most intricate

operations of agency operations to help inform his view of the overall budget and financial obligations of the County.”

ENCLOSED DOCUMENTS:

Attachment 1: Resolution

STAFF:

Jai Cole, Executive Director

Sara Baldwin, Deputy Director/COO

Aimee L. Vosper, Deputy Director/CBD

Judy Pedersen, Public Information Officer

**WHEREAS**, Fairfax County Chief Financial Officer Joseph Mondoro is retiring after more than 26 years of outstanding service to Fairfax County and to the Fairfax County Park Authority (FCPA) as a tremendous parks supporter and advocate for the agency and its mission; and;

**WHEREAS**, Joseph Mondoro climbed the ranks of financial management in Fairfax County to become known informally as “the guru of the County’s finances and budgeting;” and;

**WHEREAS**, Joseph Mondoro has won the praise of Park Authority leadership for his consistent support for increased funding for Park Bonds and his advocacy for the funding needed to support the Park Authority’s One Fairfax initiative to create a more equitable park system; and;

**WHEREAS**, over the years, Joseph Mondoro has shared his knowledge, insights and budget strategies with park staff who praised him as being very approachable, easy to work with, and highly respected by both staff and community members; and;

**WHEREAS**, in the words of Michael Peter, Park Authority Director of Business Administration, Joseph Mondoro “has a unique ability to grasp the most intricate operations of agency operations to help inform his view of the overall budget and financial obligations of the County; and

**WHEREAS**, Joseph Mondoro worked to establish and maintain a AAA bond rating for the County, which paved the way for FCPA to become the first park agency in the country to receive a standalone investor grade from Standard & Poor’s; and;

**WHEREAS**, Joseph Mondoro is admired for advocating for staff in each budget cycle and trying to avoid position reductions, even in bad economic times; and;

**NOW, THEREFORE, BE IT RESOLVED** by the Fairfax County Park Authority Board that it expresses appreciation and thanks to

***Joseph Mondoro***

*For dedicated and outstanding contributions to the Park Authority and the residents of Fairfax County.*

*Adopted by the Fairfax County Park Authority Board on September 22, 2021*

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*Mike Thompson*  
*Secretary*

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*William G. Bouie*  
*Chairman*

## **ADMINISTRATIVE – 2**

### Board Resolution To Honor Burke Lake Golf Center General Manager Lewis Musolf For More Than 35 Years Of Outstanding Service To The Fairfax County Park Authority And The Residents Of Fairfax County.

#### ISSUE:

Seeking approval of the resolution to honor Burke Lake Golf Center General Manager Lewis Musolf for more than 35 years of outstanding service to the Fairfax County Park Authority and the residents of Fairfax County.

#### RECOMMENDATION:

The Park Authority Director recommends approval of the resolution honoring Lewis Musolf, General Manager, Burke Lake Golf Center.

#### TIMING:

Board action is requested on September 22, 2021.

#### BACKGROUND:

Lewis Musolf got his start at the Park Authority in May of 1986 when he climbed aboard the train at Lake Fairfax Park and began driving customers around the park. He stayed at Lake Fairfax for 10 years and left as a Facility Attendant I. His next and final stop was the golf course at Burke Lake Park. There, he climbed the ranks over the years and retires as the Burke Lake Golf Center Facility Manager.

At Burke Lake, as Mr. Musolf faced staffing challenges and an increased demand for golf, he stepped up to the tee box and led colleagues with a positive, can-do attitude. He oversaw a major expansion project that led to the opening of a new state-of-the-art driving range and clubhouse in 2017. He was involved in the process from planning through construction.

As the popularity of golf soared during the pandemic, Mr. Musolf met with staff and volunteers (virtually and in-person) to share plans, stressing that his first responsibility was to ensure staff, volunteers and customers were safe. He worked tirelessly to ensure that the facility hours remained unchanged during the pandemic, and he often helped out on his days off, always with a positive attitude.

Under his leadership, the Burke Lake Golf Center was recognized in 2019, 2020 and 2021 as a Top 50 Public Range by Golf Range Magazine, a publication of the Golf Range Association of America (GRAA) and the Professional Golf Association (PGA), judged on programming, diversity and community engagement.

For these reasons and more, Mr. Musolf is worthy of this resolution in his honor.

ENCLOSED DOCUMENTS:

Attachment 1: Resolution

STAFF:

Jai Cole, Executive Director

Sara Baldwin, Deputy Director/COO

Aimee L. Vosper, Deputy Director/CBD

Judy Pedersen, Public Information Officer

**WHEREAS**, Burke Lake Golf Center General Manager Lewis Musolf is retiring after 35 years of outstanding service to the Fairfax County Park Authority and the residents of Fairfax County; and;

**WHEREAS**, Lewis Musolf got his start at the Park Authority in May of 1986 as a train operator at Lake Fairfax Park, moved to Burke Lake's golf course 10 years later, climbed the ranks at the course through the years, and is retiring as the manager of the Burke Lake Golf Center; and;

**WHEREAS**, over the years, as Lewis Musolf faced staffing challenges and an increasing demand for golf, he stepped up to the tee box and led colleagues with a positive, can-do attitude; and;

**WHEREAS**, Lewis Musolf oversaw a major expansion project at Burke Lake Golf that led to the opening of a new state-of-the-art driving range and clubhouse in 2017 and was involved in the process from planning through construction; and;

**WHEREAS**, as the popularity of golf soared during the pandemic, Lewis Musolf met with staff and volunteers (virtually and in-person) to share plans, stressing that his first responsibility was to ensure staff, volunteers and customers were safe, and he worked tirelessly to ensure that the facility hours remained unchanged during the pandemic, often helping out on his days off and always with a positive attitude; and

**WHEREAS**, under Lewis Musolf's leadership, the Burke Lake Golf Center was recognized in 2019, 2020 and 2021 as a Top 50 Public Range by Golf Range Magazine, a publication of the Golf Range Association of America (GRAA) and the Professional Golf Association (PGA), judged on programming, diversity and community engagement; and;

**NOW, THEREFORE, BE IT RESOLVED** by the Fairfax County Park Authority Board that it expresses appreciation and thanks to

***Lewis Musolf***

*For dedicated and outstanding contributions to the Park Authority and the residents of Fairfax County.*

*Adopted by the Fairfax County Park Authority Board on September 22, 2021*

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Mike Thompson  
Secretary

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William G. Bouie  
Chairman

## **ADMINISTRATIVE – 3**

### Board Resolution To Honor Frying Pan Farm Park On Its 60<sup>th</sup> Anniversary.

#### ISSUE:

Seeking approval of the resolution to honor Frying Pan Farm Park for preserving the farming history of Fairfax County and providing a wealth of natural and cultural resource programming and events to the residents of the county for the past 60 years.

#### RECOMMENDATION:

The Park Authority Director recommends approval of the resolution honoring Frying Pan Farm Park on its 60<sup>th</sup> Anniversary.

#### TIMING:

Board action is requested on September 22, 2021.

#### BACKGROUND:

The year 2021 marks the 60<sup>th</sup> anniversary of Frying Pan Farm Park, one of the most popular sites operated by the Fairfax County Park Authority.

Frying Pan Farm Park provides a unique blend of agricultural, historical, recreational, educational and equestrian services to visitors from around the national capital area and beyond. It features historic buildings, such as the Frying Pan Meeting House, which was built in 1791 and was used by both Union and Confederate soldiers during the Civil War, and the Kidwell and Ellmore farmhouses, which were built in the 1890s. The property is also home to a schoolhouse built in 1911, which today houses a preschool and a summer day camp for children.

In 1958, Fairfax County's agricultural extension agent approached the Fairfax County Park Authority about preserving the school property and buildings for use as a park and youth center, and the parcel was donated to the Park Authority in 1960 by the Fairfax County School Board. It became known as Frying Pan in 1961.

Today, Frying Pan Farm Park includes 135 acres of preserved agricultural land; a working farm with nearly 100 live farm animals; historical buildings and equipment; and recreational amenities. It has welcomed up to 750,000 visitors per year and offers classes, camps, concerts, horse shows, the 4-H Fair and Carnival, rental facilities for corporate and private events, and the opportunity to learn how farm families lived in the early 1900s.

For these reasons and more, Frying Pan Farm Park is worthy of this resolution in honor and celebration of its 60<sup>th</sup> anniversary.

#### ENCLOSED DOCUMENTS:



Attachment 1: Resolution

STAFF:

Jai Cole, Executive Director

Sara Baldwin, Deputy Director/COO

Aimee L. Vosper, Deputy Director/CBD

Judy Pedersen, Public Information Officer

**WHEREAS**, the year 2021 marks the 60<sup>th</sup> anniversary of Frying Pan Farm Park, one of the most popular and engaging sites operated by the Fairfax County Park Authority; and;

**WHEREAS**, Frying Pan Farm Park provides a unique blend of agricultural, historical, recreational, educational and equestrian services to visitors from around the national capital area and beyond; and;

**WHEREAS**, Frying Pan Farm Park features historic buildings such as the Frying Pan Meeting House, which was built in 1791 and was used by both Union and Confederate soldiers during the Civil War, and the Kidwell and Ellmore farmhouses, which were built in the 1890s; and;

**WHEREAS**, the Frying Pan Farm Park property is also home to a schoolhouse built in 1911, which today houses a preschool and a summer day camp for children; and;

**WHEREAS**, in 1958, Fairfax County's agricultural extension agent approached the Fairfax County Park Authority about preserving the school property and buildings for use as a park and youth center; and;

**WHEREAS**, the parcel was donated to the Park Authority in 1960 by the Fairfax County School Board, becoming known as Frying Pan beginning in 1961; and;

**WHEREAS**, today Frying Pan Farm Park includes 135 acres of preserved agricultural land; a working farm with nearly 100 live farm animals; historical buildings and equipment, and recreational amenities; and

**WHEREAS**, Frying Pan Farm Park has welcomed up to 750,000 visitors per year and offers classes, camps, concerts, horse shows, the 4-H Fair and Carnival, rental facilities for corporate and private events, and the opportunity to learn how farm families lived in the early 1900s; and;

**NOW, THEREFORE, BE IT RESOLVED** that the Fairfax County Park Authority Board does hereby honor and celebrate

## ***Frying Pan Farm Park***

*on its 60<sup>th</sup> anniversary.*

*Adopted by the Fairfax County Park Authority Board on September 22, 2021*

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*Mike Thompson*  
*Secretary*

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*William G. Bouie*  
*Chairman*

Board Agenda Item  
September 22, 2021

**ADMINISTRATIVE – 4**

Adoption of Minutes – July 28, 2021, Park Authority Board Meeting

ISSUE:

Adoption of the minutes of the July 28, 2021, Park Authority Board meeting.

RECOMMENDATION:

The Park Authority Executive Director recommends adoption of the minutes of the July 28, 2021 Park Authority Board meeting.

TIMING:

Board action is requested on September 22, 2021.

FISCAL IMPACT:

None

ENCLOSED DOCUMENTS:

Attachment 1: Minutes of the July 28, 2021, Park Authority Board Meeting

STAFF:

Jai Cole, Executive Director  
Sara Baldwin, Deputy Director/COO  
Aimee L. Vosper, Deputy Director/CBD  
Allison Rankin, Management Analyst

**Fairfax County Park Authority  
Board Meeting  
July 28, 2021**

The Chairman called the meeting to order at 7:30 p.m. at 12055 Government Center Parkway, Room 941, Fairfax, Virginia.

**Board Members Present:**

William G. Bouie, Chairman  
Ken Quincy, Vice Chair  
Michael W. Thompson, Jr., Secretary  
Timothy Hackman, Treasurer  
Dr. Cynthia Jacobs Carter  
Linwood Gorham  
Ronald Kendall  
Kiel Stone  
James Zook

**Board Members Participating Virtually:**

Dr. Abena A. Aidoo  
Faisal Khan

**Location:**

Residence in Lee District  
Residence in Providence District

**Absent** Maggie Godbold

Mr. Bouie stated that Virginia law authorizes the remote participation of Board members provided that a policy exists to ensure that such remote participation is consistently administered. This board has approved Policy 111. Mr. Bouie continued that remote attendance must be approved by the Board as long as a physical quorum of the Board is actually present; voice of the remote participant is able to be heard by everyone in the room; and the remote participation comports with the policy.

Mr. Bouie conducted a roll call of the members participating remotely: Dr. Aidoo and Mr. Khan.

Mr. Bouie made a motion that Dr. Aidoo's voice may be adequately heard in this location; seconded by Mr. Quincy. The motion carried by all members present. Ms. Godbold was absent.

Mr. Bouie made a motion that Mr. Khan's voice may be adequately heard in this location; seconded by Mr. Quincy. The motion carried by all members present. Ms. Godbold was absent.

Mr. Bouie made a motion that pursuant to the Park Authority's Policy 111 for Participation in Meetings by Electronic Communication, that Board Members Dr. Aidoo and Mr. Khan be permitted to participate remotely in this meeting because it comports with the policy we adopted, and a physical quorum is present here at the Park Authority Board Room, 9th floor, Herrity building. Mr. Quincy seconded the motion. The motion carried by all members present. Ms. Godbold was absent.

Mr. Bouie conducted a roll call of members participating in person.

Dr. Carter entered at 7:35pm.

### **PUBLIC COMMENT**

Speaker: Jeff Atergut  
Mike Perel  
Kathleen Brown

Topic: Pickleball Study  
Pickleball Study  
Justice Park

### **ADMINISTRATIVE ITEMS**

ADMIN-1 Adoption of Minutes – July 9, 2021, Park Authority Board Special Meeting  
Mr. Quincy made a motion to adopt the minutes of the July 9, 2021, Park Authority board meeting; seconded by Mr. Thompson. The motion carried by all members present. Ms. Godbold was absent.

ADMIN-2 Adoption of Minutes – July 14, 2021, Park Authority Board Meeting  
Mr. Quincy made a motion to adopt the minutes of the July 14, 2021, Park Authority board meeting; seconded by Mr. Thompson. The motion carried by all members present. Ms. Godbold was absent.

### **INFORMATION ITEM**

I-2 Pickleball Study Update

Mr. Stewart stated that the information presented is in a draft state and staff will be releasing a study document to the public later this summer with a public comment period. The study was initiated due to the need for a strategic approach to manage community requests.

FCPA offers a comparable number of courts for the population as compared to other similarly sized local jurisdictions. 77.3% of County residents are within a 10-minute drive of a FCPA or NCS pickleball court. 96.5% are within 15 minutes and 99.8% are within 20 minutes. FCPA provides 46 total courts across the park system and those generally suited to smaller groups and more casual play. Mr. Stone asked what the benchmark is between smaller and larger groups. Mr. Stewart stated that four or more players would be considered a larger group and they are generally looking for multiple courts in one location.

Mr. Stewart reviewed the national and local participation trends for both tennis and pickleball since 2014. Mr. Stewart stated that FCPA has 46 outdoor courts that are shared with tennis, 6 indoor courts at Lee District, Spring Hill and programming is offered at Providence, and 6 dedicated pickleball courts planned for construction at Hogge, North Hill, and Wakefield. NCS provides 8-10 shared courts and have 5 shared

courts planned at Gum Springs and the South County Teen and Senior center. FCPA is offering a similar number of courts per capita to other local larger jurisdictions. While FCPA does provide a significant number of courts, these existing courts might not be the right configurations, locations, and do not offer the player experience the community is seeking.

Of the over 1,800 survey respondents, the survey showed that 83% of respondents play pickleball 13 or more times per year, 64% of respondents had experienced conflicts on shared courts, and 35% of respondents preferred opportunities to play with groups of four or more players. The results also showed that all playing time options were popular – daytime, evening, weekend, and weekday were all desirable. Other factors that were considered: number of courts available, parking availability, proximity to home, pickleball nets availability, fees, indoor courts, and dedicated pickleball-only courts.

Mr. Stewart reviewed the study's draft recommendations to include establishing criteria for site selection when establishing new pickleball courts. Mr. Stewart reviewed potential court layouts with sharing use with tennis and also a layout that would be dedicated to pickleball.

Starting in this fiscal year, the study recommends using a defined process in how they assess a court's potential for conversion from tennis-only to shared-use or pickleball-only using the site selection criteria. This process may include determine what current court utilization is and drawing temporary lines to evaluate potential conflicts. The next recommendation would be to look at providing larger facilities recognizing the need for options for community play and looking at the 2024 park bond or other funding sources. The study recommends providing at least one pickleball-only facility suitable for larger groups and tournaments.

The study also recommended ensuring that the 2026 Needs Assessment process includes consideration of the need for a service level standard for pickleball. The study includes recommendations on several areas within the county that might be considered for a larger pickleball facility, when also considering locations of current courts and those that are in the master planning process.

Mr. Stewart reviewed the timeline for the finalizing the study. At the end of August, staff will publish the draft report and open a 30-day public comment period. There will be a public meeting held during September. Based on comments received, staff will finalize the report and will bring the final report back to the Park Authority Board in November.

A list of potential courts that will be striped for both tennis and pickleball will be included in the final report. Mr. Gorham asked for a copy of the Mt. Vernon portion of the list. Thanked Ryan for his hard work and appreciated the details and the criteria that have been developed.

Ms. Bentley, Park Planning Manager, stated that they have been working with Park Operations to utilize the criteria in looking at current court renovation projects.

Mr. Zook stated his appreciation for the presentation. Mr. Zook suggested that you can put four pickleball courts on one tennis court. Mr. Zook mentioned the importance of scheduled vs. non-scheduled court space if individuals are driving 20 minutes to get to a court and find it occupied, that could be a challenge. There will need to be a balance of programmed vs. non-programmed space. Mr. Zook also suggested looking into a partnership with FCPS and possibly using some open blacktop or parking space for pickleball usage.

Mr. Bouie acknowledge the attendance of Mr. Tugwell and stated that the Board is very supportive of the expansion of pickleball. Mr. Bouie asked what tennis courts are charging user fees. Ms. Baldwin stated that fees are charged at Jefferson, Wakefield – complexes that are staffed.

Mr. Thompson clarified that the 35% of “groups of 4+” and Mr. Stewart stated that means groups of 5 or more. We only have five FCPA courts that are single court locations and most of our facilities provide two or more courts at a location. There needs to be clarification on whether two courts, which could accommodate a group of more than four, would be sufficient or how many courts are needed to meet the needs of the larger group play.

Mr. Thompson stated that the needs assessment measures county-wide needs, not just what FCPA should provide. Mr. Thompson stated that there is an opportunity to work with FCPS to use school property and provide that as the programmable space.

Mr. Stone asked if there is a 20-minute driving standard for tennis. Mr. Stewart said the standard for tennis is a service level standard based on population size, so it is not measured in the same way. Mr. Stone asked if staff had looked at basketball courts as potential spaces for pickleball and Mr. Stewart confirmed that they have considered that.

Mr. Thompson stated that several other sports have to use moveable goals and nets. He suggested that we may be able to find a partner group to sponsor a locked storage shed to hold the nets when not in use. It will be important to continue to work with our partners to meet these multi-use challenges. Mr. Bouie suggested that there may be opportunities in the larger right of ways on park property.

No action was necessary.

## **ACTION ITEMS**

A-1 Land Dedication Request (Loisdale/Sheehy) (Lee District)

Ms. Dorlester stated that there is the potential for about 2/3 acre of land to be donated to the Park Authority as part of a rezoning application. The location is adjacent to Loisdale Road and Loisdale Park. To the south of the site are several car dealerships. Based on modeling there is the potential for vernal pools. A site survey has not been completed at this time. Most of the site will be developed into a car dealership with about 2/3 acre, potentially more, to be given to FCPA. The site design could change. The dedication area would remain in a forested condition. The zoning application is scheduled for public hearings before the BOS and Planning Commission in early 2022.

Mr. Thompson asked the reason that staff are assuming the area will remain in a natural state rather than consider it for an amenity, such as tennis courts. Ms. Dorlester stated that currently staff believes there is a significant probability of high-quality vernal pools.

Dr. Carter asked if the area could be mixed use. Ms. Dorlester stated that the staff will need to do a site survey to evaluate for vernal pools to determine the quality of the natural areas. Mr. Stone asked if the development of the car dealership might affect the quality of the water in the natural areas. Ms. Dorlester stated that the development may have some effect on the dedication area.

Mr. Thompson made a motion to approve the staff recommendation for dedication of approximately 0.64 acres to the Park Authority as part of the rezoning application RZ 2021-LE-007 w/SE 2021-LE-005, Sheehy Loisdale Property, LLC; seconded by Mr. Quincy. The motion carried by all members participating. Ms. Godbold was absent.

A-2 FY 2021 Carryover Budget Review – Fund 10001, Park Authority General Fund

Mr. Peter stated that the General Fund is typically our non-revenue producing areas, it is our infrastructure. Staff worked hard to save as much money as possible in the General Fund so that we could move any remaining funds over to the Revenue Fund at the end of the year. The balance remaining in the General Fund was \$1,590,544, which may adjust after the audit.

Mr. Quincy made a motion to approve the FY 2021 Carryover Budget Review for the Park Authority General Fund (10001); seconded by Mr. Thompson. The motion carried by all members participating. Ms. Godbold was absent.

A-3 FY 2021 Carryover Budget Review – Park Revenue and Operating Fund (80000)

Mr. Peter stated that there was a massive impact from the pandemic on operations. The revenue loss from March 2020-March 2021 was over \$35 million. Expenditure reductions were almost \$16 million.



At the pandemic height, there was a funding gap of \$8,560,703. The Park Authority Board approved using the Revenue and Operating Fund Stabilization Reserve. The full appropriation of monopole revenue from FY20 was also used. A significant portion of the Revenue Sinking Fund was also used, which brought the year end gap for FY21 to just under \$3.5 million.

In February 2021, it was unclear how much our operations and facilities would be able to open and the projection was for a \$4 million deficit on the Revenue Fund side, in addition to the \$3.5 million gap from FY20. Fortunately, facilities have been able to open to 75% capacity and have had a great camp and program participation rate.

The previous year's General Fund Balance, \$1.7 million, plus the net positive from the Revenue Fund, brings the gap down to \$2.8 million to start FY22. To address that gap, staff recommended using the \$1,590,000 carryover from the General Fund, an additional \$700,000 from the debt reserve from the Twin Lakes and Oak Marr bond, and the FY21 appropriated monopole revenue. These adjustments result in a predicted net positive for FY22 of \$412,000, which would allow the Revenue Stabilization Fund to begin to be rebuilt.

Throughout the last year, staff was asked to keep costs as low as possible. Rec activities and lakefront parks worked hard to end the year with a \$1.5 million positive. Rec Centers closed with a \$4.4 million gap, which was quite an accomplishment. Golf earned over \$15 million in revenue this year, which allowed them to finish the year with a \$4.6 million net positive. This all culminated in finishing the year with a net positive of \$3.3 million in the Revenue Fund.

Annually, more than a third of our revenue is earned during the fourth quarter. On the expenditure side, the first quarter is always the highest expenditures due to purchasing for camps and summer programs. There are 17,000 children participating in camps this year, thus the fourth quarter of FY21 was strong. Due to the nature of the business, the first and second quarters are typically negative due to expenses, which then adjusts in the third and fourth quarter when we earn the revenue for the following season. The FY21 year was finished with a net positive of \$663,000 in the Revenue Fund.

Mr. Quincy emphasized the extraordinary efforts on the part of staff and management in controlling expenses and managing during this critical time.

Mr. Quincy made a motion to approve the FY 2021 Carryover Budget Review for the Park Revenue and Operating Fund (80000); seconded by Mr. Thompson. The motion carried by all members participating. Ms. Godbold was absent.

A-4 FY 2021 Carryover Budget Review – Park Authority Bond Construction Fund (30400)

Mr. Quincy made a motion to approve the FY 2021 Carryover Budget Review for the Park Authority Bond Construction Fund (30400); seconded by Mr. Thompson. The motion carried by all members participating. Ms. Godbold was absent.

A-5 FY 2021 Carryover Budget Transfer – Park Improvement Fund (80300)

Mr. Quincy made a motion to approve the FY 2021 Carryover Budget Review for the Park Improvement Fund (80300); seconded by Mr. Thompson. The motion carried by all members participating. Ms. Godbold was absent.

A-6 Park Authority Award Recipients for 2021

Ms. Pedersen stated that last year there were 13 nominations for the Elly Doyle awards. This year there were 21 nominations, despite the time that volunteers were restricted. There were 7 outstanding volunteers recognized by the sites that each had over 10 years of service. The slate of winners had a total of over 160 years of service.

The slate of nominations was distributed. There were two awards where there was a tie in the votes. The Board decided to accept that the awardees would tie and to give both nominees the award.

Mr. Quincy made a motion to approve the nominees for the awards outlined in the Board items to include the slate of nominees forwarded by Dr. Cynthia Carter, Chairman of the Awards Committee; seconded by Mr. Hackman. The motion carried by all members participating. Ms. Godbold was absent.

A-7 Endorsement - Dog Park Study Report

Ms. Bentley and Mr. Wynn reviewed the dog park study, which began in 2019. Draft findings were presented to the Board in January 2021. A virtual public meeting was held in March 2021 and held a public comment period from March 3-April 23. Staff considered each public comment that was received and revised the report based on the feedback from the Board and the public. The Final Dog Park Study establishes revised siting criteria, design guidelines, and new dog park establishment standards. The recommendations identify action items and identifies four key implementation strategies. It will serve as a guiding document for agency dog park planning, development and operation.

Mr. Bouie stated that this was a very exhaustive, complete, and very thorough study. It gives the Board information to provide to the community about the thoroughness that has gone into the efforts for dog parks in Fairfax County. He thanked staff for all their work on this effort.

Mr. Hackman made a motion to endorse the Final Dog Park Study Report; seconded by Mr. Thompson. The motion carried by all members participating. Ms. Godbold was absent.

Dr. Carter left the room at 8:53p.m.

## **DISCUSSION ITEMS**

### **D-1 FY 2023 Proposed Budget Planning**

Mr. Peter spoke to the board about the initial planning for the General Fund FY23 budget request. Priority areas include environmental sustainability, social equity, management, safety and security, development process, sports tourism, maintenance and upkeep. Items include a park ranger program, expanding the voucher program, time and attendance system, asset management system, additional Planning staff to aid in development plan reviews, management and maintenance at Patriot Park North, and investment in the synthetic field replacement fund.

Dr. Carter returned to the room at 9:01p.m.

Staff has also been working to determine what amounts should be added to future budget plans when upgrading and adding facilities and fields. FCPA owns and maintains close to 100 synthetic fields, including FCPS community use fields, with the projection to replace them every 10 years. Funds come through fees and NCS are around \$2.3 million, while the need is closer to \$3.5 million to truly have a synthetic turf replacement fund. When new fields are added to the inventory, \$50,000 per year per field needs to be added to the budget to help fund the replacement cycle.

Mr. Peter stated that it is estimated the requested package will total approximately \$11 million.

Mr. Thompson stated that Chris Leonard told the Athletic Council that the Board of Supervisors has agreed to cover all the turf replacement for all the community use fields at the schools, minus the partner money, which is a maximum of \$100,000. Ms. Baldwin stated that there is a discrepancy in the amount of money. Based on what will be needed by FY2023, currently there is not enough money in the fund to pay for the replacements needed. Mr. Peter stated that there was \$460,000 at carryover last year, which helped, but it will be critical to continue advocating for a consistent funding stream.

Mr. Stone asked about a task force that included FCPS and the Athletic Council that may have put together a long-term plan. Ms. Baldwin stated that the funding that is in place now came from that task force effort. Their plan was implemented, but it is no longer

meeting the current levels of need. Joe Mondoro brought it to the attention of the Board of Supervisors at a recent meeting as well.

No action was necessary.

## **INFORMATION ITEMS**

### **I-1 Introduction of Summer Interns 2021**

Mr. Bouie congratulated all of the interns and asked that the interns be invited to a future meeting in person to meet the board.

No action was necessary.

### **I-3 Braddock Park Master Plan Revision for Public Comment (Springfield District)**

Mr. Tipsword stated that the team reviewed the current master plan, conducted a site analysis, interviewed the park's primary stakeholders, used planning and analysis methods to determine if public needs are being met and conducted an online public survey.

Mr. Tipsword reviewed the site's current amenities and borders. Currently the site has six softball diamond fields, one synthetic turf rectangular field and one batting cage facility. There was a miniature golf course that was built in 1999 and removed in 2018 and is now a naturalized meadow. There is also an 80' VEPCO easement and two stormwater management basins and a resource protection area.

The following key park needs were identified: improvements to passive recreation amenities, improvements to active recreation amenities, improvements to pedestrian circulation, improvements to vehicular circulation, and improvements to the natural setting. The draft design includes new restrooms, concession area, new picnic areas, conversion of the diamond fields to synthetic turf and an additional diamond field, dedicated pickleball courts, 1-mile trail loop, ADA accessibility, additional parking and a drop off area.

Mr. Tipsword reviewed the next steps, which include a public meeting in September, a 30-day public comment period, and bringing a final master plan back to the board in November.

Ms. Vosper stated that a huge amount of work is synthesized in this concept plan with input from Mr. Thompson and Supervisor Herrity.

Mr. Zook asked if the trail could be connected to the high school for the sports teams to use. Mr. Tipsword stated that yes, it will connect to the school property. The Park Operations staff will also be able to use the trail to drive into the park for their maintenance work.

Mr. Thompson stated that he learned that for many of the right of ways, there is the option to build horizontal features. Long-term consideration of how we can leverage these spaces for community gardens, parking or other features. Mr. Gorham stated that the ingress and egress would be a big part of the cost involved if it is not already part of the park.

Mr. Kendall asked if we talk about costs as a part of the master planning process. Mr. Thompson stated that it is not a factor in the design process as the funding to implement the plan may not be available for years into the future.

Mr. Bouie asked if the plan is to re-do the softball fields. Mr. Tipsword stated that it is the recommendation in the plan.

No action was necessary.

#### **CHAIRMAN'S MATTERS**

- Mr. Bouie thanked everyone for their patience during the long meeting. There is a Freedom Hill Park land ceremony on Saturday, July 31, at noon. Mr. Bouie began his participation on the county's redistricting committee and he expects it to be a very interesting process.

Mr. Bouie thanked staff for an award he received from the National Association of Park and Recreation Officials for Outstanding Public Official. Kirk Kincannon was also an award winner.

#### **DIRECTOR'S MATTERS**

- Ms. Baldwin congratulated Mr. Bouie on the award.

Ms. Baldwin stated the acquisition of Union Mill Farm, which is adjacent to Grist Mill Park, was finalized. That will be included in the master planning process for Grist Mill Park, which will begin in the fall.

Ms. Baldwin reminded the board there will be a Special Meeting on August 4, 2021 at 6:30pm.

Ms. Baldwin wished everyone a good August break and looked forward to seeing everyone again in September.

**BOARD MATTERS**

- Mr. Kendall thanked Ms. Pedersen and Stephanie Langton for their work on the public meeting last night on White Gardens in the Resident Curator Program. The application process will begin in August and there are already interested applicants.
- Mr. Gorham thanked staff for including him in recent meetings discussing plans for the Union Farm property.
- Mr. Hackman mentioned that Sarah Kirk, the Resident Curator at Turner Farm, had her special exception application approved by the Board of Supervisors to open a bereavement center.
- Mr. Thompson thanked staff. The budget and Braddock Park presentations were both examples of the ongoing work that was done during COVID. Staff was able to adapt, keep the public involved and keep projects moving forward. He thanked them for their diligence and hard work to keep things moving throughout the pandemic.
- Dr. Carter congratulated Mr. Bouie for his award. She thanked Ms. Pedersen and her team for their work on the awards.
- Mr. Khan congratulated Mr. Bouie for his award. He also thanked Ms. Baldwin, Ms. Leedom, Mr. Khadasi, and Mr. Quincy for working on the renovation at Oak Marr.
- Dr. Aidoo congratulated Mr. Bouie and thanked staff for their hard work.

**ADJOURNMENT**

There being no further business and without objection, Mr. Bouie adjourned the meeting at 9:25 p.m.

**Participating Staff:**

Sara Baldwin, Acting Executive Director  
Aimee Vosper, Deputy Director/CBD  
Jesse Colman, Division Director, Golf  
Stephanie Leedom, Division Director, Planning and Development  
Kurt Louis, Division Director, Park Operations  
Mike Peter, Division Director, Business Administration  
Cindy Walsh, Division Director, Park Services  
Judy Pedersen, Public Information Officer  
Ryan Stewart, Park Planning Supervisor, Park Planning Branch  
Anna Bentley, Park Planning Manager  
Andi Dorlester, Park Planner  
Adam Wynn, Project Manager  
Doug Tipsword, Project Manager  
Hanna Kras, Administrative Assistant  
Allison Rankin, Management Analyst

Minutes Approved at Meeting  
on September 22, 2021

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Allison Rankin, Management Analyst

Board Agenda Item  
September 22, 2021

## **ADMINISTRATIVE – 5**

### Adoption of Minutes – August 4, 2021, Park Authority Board Special Meeting

#### ISSUE:

Adoption of the minutes of the August 4, 2021, Park Authority Board Special Meeting.

#### RECOMMENDATION:

The Park Authority Executive Director recommends adoption of the minutes of the August 4, 2021 Park Authority Board Special Meeting.

#### TIMING:

Board action is requested on August 4, 2021.

#### FISCAL IMPACT:

None

#### ENCLOSED DOCUMENTS:

Attachment 1: Minutes of the August 4, 2021, Park Authority Board Meeting

#### STAFF:

Jai Cole, Executive Director  
Sara Baldwin, Deputy Director/COO  
Aimee L. Vosper, Deputy Director/CBD  
Allison Rankin, Management Analyst



**Fairfax County Park Authority**  
**Board Meeting**  
August 4, 2021

The Chairman called the meeting to order at 6:32 p.m. at 12055 Government Center Parkway, Room 941, Fairfax, Virginia.

**Board Members Present:**

William G. Bouie, Chairman  
Ken Quincy, Vice Chair  
Michael W. Thompson, Jr., Secretary  
Dr. Cynthia Jacobs Carter  
Maggie Godbold  
Linwood Gorham  
Ronald Kendall  
James Zook

**Board Members Participating Virtually:**

Timothy Hackman, Treasurer  
Dr. Abena A. Aidoo  
Faisal Khan  
Kiel Stone

**Location:**

Residence in Dranesville District  
Residence in Lee District  
Residence in Providence District  
Emerald Isle, NC

**Absent:**

None

Mr. Bouie stated that Virginia law authorizes the remote participation of Board members provided that a policy exists to ensure that such remote participation is consistently administered. This board has approved Policy 111. Mr. Bouie continued that remote attendance must be approved by the Board as long as a physical quorum of the Board is actually present; voice of the remote participant is able to be heard by everyone in the room; and the remote participation comports with the policy.

Mr. Bouie conducted a roll call of the members participating remotely: Dr. Aidoo, Mr. Hackman, Mr. Khan, and Mr. Stone.

Mr. Bouie made a motion that Dr. Aidoo's, Mr. Hackman's, Mr. Khan's, and Mr. Stone's voices may all be adequately heard in this location; seconded by Mr. Quincy. The motion carried by all members present.

Mr. Bouie made a motion that pursuant to the Park Authority's Policy 111 for Participation in Meetings by Electronic Communication, that Board Members Dr. Aidoo, Mr. Hackman, Mr. Khan and Mr. Stone be permitted to participate remotely in this meeting because it comports with the policy we adopted, and a physical quorum is present here at the Park Authority Board Room, 9th floor, Herrity building. Mr. Quincy seconded the motion. The motion carried by all members present.

Mr. Stone participated remotely due to a personal matter. Mr. Stone was out of town. This is the first time Mr. Stone has participated remotely for personal reasons and he participated from Emerald Isle, North Carolina.

Mr. Bouie conducted a roll call of members participating in person.

### **ACTION ITEMS**

A-1 Scope Approval for Lake Fairfax Inline Skating Facility Including Approval of a Memorandum of Agreement with the Washington Capitals for a Turnkey Donation of Hockey Improvements

Mr. Shirey stated that the Washington Capitals have offered to provide and install an inline skating rink facility at Lake Fairfax Park. They intend to donate the inline skating rink facility via turnkey installation by a third-party contractor of hockey improvements on an improved site area constructed by FCPA.

Mr. Shirey stated that staff estimates the value of the donation to be over \$400,000. The necessary site improvements by FCPA prior to the rink installation include: clearing, grading and earthwork; underground detention, water quality controls, and onsite drainage systems; retaining wall; parking spaces; paved rink base surface; and LED lighting. The scope cost estimate for the improvements that FCPA will provide is \$1,949,105.

The proposed timeline is for the scope to be completed by August 2021 and construction to be completed by July 2022. Funding will come from the Lake Fairfax Park In-Line Skating Rink and Lake Fairfax Park Improvements Funds within the Park Bond Construction Fund.

Mr. Hackman made a motion to approve the Scope for the Lake Fairfax Inline Skate Facility including the approval of the MOA with the Washington Capitals for a Turnkey Donation of Hockey Improvements; seconded by Mr. Quincy. The motion carried by all members participating.

### **CLOSED SESSION**

At 6:39 p.m. Mr. Thompson made a motion that the Park Authority Board convene in closed session for discussion and consideration of matters enumerated in Virginia Code §2.2-3711 and listed in the agenda for this meeting as follows:

a) Discussion of personnel matter pursuant to Virginia Code 2.2 - 3711 (A) (1)

1. Recruitment of Executive Director

Seconded by Ken Quincy. The motion carried.

**RETURN TO OPEN SESSION**

At 8:23 p.m. Mr. Thompson made a motion to return to the Open Session; seconded by Mr. Quincy. The motion carried.

**CERTIFICATION OF CLOSED SESSION**

Mr. Thompson made a motion to certify that, to the best of the Park Authority Board's knowledge, only public business matters lawfully exempted from open meeting requirements under Virginia Code 2.2-3712 and only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the meeting by the Board; seconded by Mr. Quincy. The motion carried.

Mr. Quincy made a motion that the Park Authority Board send its recommendation for the position of the Executive Director to the Board of Supervisors for approval as discussed in closed session; seconded by Mr. Thompson. The motion carried by all members participating.

Mr. Quincy made a motion to authorize the Executive Committee to begin negotiations with the selected candidate; seconded by Mr. Thompson. The motion carried by all members participating.

**ADJOURNMENT**

There being no further business and without objection, Mr. Bouie adjourned the meeting at 8:26 p.m.

**Participating Staff:**

Aimee Vosper, Deputy Director/CBD  
Paul Shirey, Project Management Manager  
Matt Peters, Human Resources Manager  
Allison Rankin, Management Analyst

Minutes Approved at Meeting  
on September 22, 2021

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Allison Rankin, Management Analyst

Fairfax County Park Authority Board Agenda Item  
September 22, 2021

ACTION – 1

Approval of a Resolution to Authorize a Fairfax County Park Authority Subordinate Park Facilities Revenue Bond in conjunction with the Sale of Fairfax County Economic Development Authority Fairfax County Revenue Refunding Bonds for the Laurel Hill Public Facilities Projects (Laurel Hill Golf Course)

ISSUE:

Board approval of a resolution to authorize a Fairfax County Park Authority Subordinate Park Facilities Revenue Bond in conjunction with the sale of Fairfax County Economic Development Authority Fairfax County Revenue Refunding Bonds for the Laurel Hill Public Facilities Projects (Laurel Hill Golf Course) in late October 2021.

RECOMMENDATION:

Staff recommends Board approval of the attached Resolution which (i) requests approval of a Subordinate Park Facilities Revenue Bond to evidence its repayment of the debt service for the Laurel Hill Golf Course to the County (ii) approves the second amendment to the Use and Funding Agreement (iii) authorizes the execution and delivery of documents associated with the bond sale by officers of the Park Authority.

TIMING:

Board action is requested on September 22, 2021.

BACKGROUND:

In June 2003, the Fairfax County Economic Development Authority (EDA) issued \$70,830,000 of bonds to finance the then South County Secondary School (now South County High School) and the Laurel Hill Golf Course, which is owned by the Fairfax County Park Authority. Approximately \$55,300,000 of the bonds were allocable to the financing of the then secondary school and \$15,530,000 of the bonds were allocable to financing the Laurel Hill Golf Course. The bonds were refunded last in 2012 and generated net present value savings of \$5.2 million. The Park Authority issued a Subordinate Park Authority Revenue Bond in 2003 and 2012 to evidence its subordinate pledge of net park revenues for repayment of the debt service for the Laurel Hill Golf Course to the County. Staff is presenting the Board with the necessary documents to proceed again with a refunding sale for the purpose of reducing debt service payments through lower interest rates.

Fairfax County Park Authority Board Agenda Item  
September 22, 2021

Additionally, the original bond documents included a Use and Funding Agreement between the County and the Fairfax County Park Authority. This agreement placed responsibility for the development and construction of the golf course and related structures, facilities, and equipment with the Park Authority. The resolution authorizes minor amendments to the Use and Funding Agreement to permit the refinancing of this project under the EDA's Master Trust Agreement (MTA). The County has used the MTA in recent years to consolidate much of its capital financing activity to achieve cost-effective economies of scale. Examples of the projects financed under the MTA include the School Board Central Administration Building in 2005, Merrifield Human Services Center / Providence Community Center in 2012, Public Safety Headquarters / Workhouse Arts Foundation in 2014, and the Lewinsville Project in 2017. Several maturities of these projects are also refinancing candidates that the County is pursuing simultaneously as part of an EDA Revenue Refunding Bond and will include the outstanding debt on the Laurel Hill Golf Course.

The Fairfax County Board of Supervisors will consider the EDA bond refinancing at the October 5, 2021 meeting, and the EDA will consider the EDA bond refinancing at their October 11, 2021 meeting. The bond sale is anticipated to occur in late October 2021.

FISCAL IMPACT:

Based on market conditions as of August 2021, a refunding of approximately \$9 million of existing debt is estimated to generate net present value savings of \$643,000. There is no new money sale component on this project, and only savings are sought from refunding outstanding debt. The Park Authority provides a transfer to the County for the annual debt service payments for the Golf Course of approximately \$1 million per year through 2033. The Park Authority's debt service payment to the County will then be reduced in proportion to the total savings achieved from the bond sale in subsequent fiscal years.

ENCLOSED DOCUMENT:

Attachment 1: Fairfax County Park Authority Resolution (including subordinate bond and amendment to use and funding agreement as attachments)

STAFF:

Jai Cole, Executive Director

Sara Baldwin, Deputy Director/COO, Fairfax County Park Authority

Aimee Vosper, Deputy Director/CBD, Fairfax County Park Authority

Michael Peter, Director of Business Administration, Fairfax County Park Authority

Joseph LaHait, Debt Manager, Department of Management and Budget

**A RESOLUTION OF THE FAIRFAX COUNTY PARK AUTHORITY AUTHORIZING THE ISSUANCE, IN ACCORDANCE WITH THE MASTER INDENTURE OF TRUST, DATED AS OF FEBRUARY 1, 1995, BY AND BETWEEN THE FAIRFAX COUNTY PARK AUTHORITY AND U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE, OF A FAIRFAX COUNTY PARK AUTHORITY SUBORDINATE PARK FACILITIES REVENUE BOND IN THE PRINCIPAL AMOUNT OF UP TO \$10,500,000, FOR THE PURPOSE OF PROVIDING FUNDS TO REFINANCE COSTS OF CONSTRUCTION OF A PUBLIC GOLF COURSE; APPROVING A SECOND AMENDMENT TO USE AND FUNDING AGREEMENT WITH THE COUNTY; ESTABLISHING STANDARDS AND DELEGATING THE RESPONSIBILITY TO FIX CERTAIN DETAILS OF THE BOND, INCLUDING THE INTEREST RATES AND MATURITY SCHEDULE; MAKING CERTAIN COVENANTS; DIRECTING THE DELIVERY OF THE BOND; PROVIDING FOR THE APPLICATION OF THE PROCEEDS OF THE BOND; AND AUTHORIZING THE OFFICERS OF THE AUTHORITY TO CARRY OUT THE PURPOSES AND INTENT OF THIS RESOLUTION.**

**WHEREAS**, Fairfax County, Virginia (the “County”), received in 2002 the conveyance from the United States of America of approximately 867 acres of land on terms limiting the use thereof to use as open space, park land or recreational use in the Laurel Hill area of southern Fairfax County (“Parcel 2”); and

**WHEREAS**, the County was authorized by Section 15.2-5711 of the Park Authorities Act, Chapter 57, Title 15.2 of the Code of Virginia of 1950, as amended (the “Park Authorities Act”), to convey Parcel 2 to the Fairfax County Park Authority (“FCPA”); and

**WHEREAS**, the FCPA was authorized by Subdivision 9 of Section 15.2-5704 of the Park Authorities Act to accept grant of Parcel 2 from the County; and

**WHEREAS**, the County conveyed Parcel 2 to the FCPA, upon a portion of which the FCPA has constructed a public eighteen hole golf course, clubhouse, practice driving range, practice putting green, parking and other amenities (the “Project”), the County arranged financing through the Fairfax County Economic Development Authority (the “EDA”) and made available to the FCPA such a portion of the proceeds of such financing equal to the amount estimated by the FCPA to be required to pay the Cost of Construction of the Project (the “County Loan”), provided the FCPA agree to repay the County its cost of servicing the debt resulting from such financing; and

**WHEREAS**, the FCPA issued its subordinate bond (the “Original FCPA Bond”) to the County in evidence of the FCPA’s obligation to repay the County Loan, together with interest thereon; and

**WHEREAS**, the EDA on June 23, 2003, issued its \$70,830,000 Revenue Bonds (Laurel

Hill Public Facilities Projects) Series 2003 (the “Series 2003 Bonds”), which provided funds in the amount of \$15,530,000 (“FCPA Funds”) for the Project; and

**WHEREAS**, the EDA on April 17, 2012, issued its \$47,745,000 Revenue Refunding Bonds (Laurel Hill Public Facilities Projects) Series 2012A (the “Series 2012A Bonds”), which provided funds to refund a portion of the Series 2003 Bonds; and

**WHEREAS**, the County and the FCPA entered into a Use and Funding Agreement, dated as of June 1, 2003 (the “Use and Funding Agreement”), pursuant to which the FCPA agreed, among other items, (i) to use the FCPA Funds towards the cost of construction of the Project and (ii) to use restrictions on the Project; and

**WHEREAS**, in connection with the issuance of the Series 2012A Bonds, the County and the FCPA amended the Use and Funding Agreement to reflect the refunding of the Series 2003 Bonds and the issuance of the Series 2012A Bonds, and the FCPA issued its subordinate bond (the “Prior FCPA Bond”) replace the Original FCPA Bond and to evidence the revised terms of the FCPA’s obligation to repay the County Loan, together with interest thereon; and

**WHEREAS**, EDA and the County now desire to refund certain outstanding maturities of the Series 2012A Bonds, and the FCPA is requested to enter into a Second Amendment to Use and Funding Agreement (the “Second Amendment to Use and Funding Agreement”), to reflect the refunding of such Series 2012A Bonds; and

**WHEREAS**, to obtain funds to effect the refunding of such Series 2012A Bonds, EDA proposes to issue a series of refunding bonds (the “2021 EDA Bonds”) under its Master Trust Agreement, dated as of January 1, 2005, between EDA and the predecessor in trust to U.S. Bank National Association, as trustee, as amended and supplemented (the “EDA Trust Agreement”); and

**WHEREAS**, FCPA desires to amend and restate the Prior FCPA Bond or deliver an additional FCPA Bond (in either case, the “FCPA Bond”) upon the issuance of the EDA Refunding Bonds so as to reflect the modified debt service on the County Loan resulting from the refunding of such Series 2012A Bonds; and

**WHEREAS**, the FCPA Bond will be issued as “Subordinate Debt” for purposes of the Master Indenture of Trust, dated as of February 1, 1995, as supplemented and amended (the “Indenture”), between the FCPA and the predecessor in trust to U.S. Bank National Association, as trustee; and

**WHEREAS**, under Subdivision 16 of Section 15.2-5704 of the Park Authorities Act, the County is authorized to make the County Loan to the FCPA, and the FCPA is authorized to issue its subordinate park facilities revenue bond to repay the County Loan; and

**WHEREAS**, the FCPA recognizes that the interest rates and maturity schedule for the EDA’s financing and the portion thereof allocable to the proceeds to be made available by the County to the FCPA cannot be determined until the EDA actually obtains its financing and that such circumstance necessitates the delegation to a FCPA representative to set the interest rates, maturity schedule and other provisions of the FCPA Bond;

**NOW, THEREFORE, BE IT RESOLVED BY THE FAIRFAX COUNTY PARK AUTHORITY:**

1. Second Amendment to Use and Funding Agreement. The form of the Second Amendment to Use and Funding Agreement, the terms of which reflect the proposed refunding of the Series 2012A Bonds or other bonds issued under the EDA Trust Agreement, is hereby approved. The Chairman or Vice-Chairman or other appropriate officers of the FCPA are hereby authorized to execute and deliver the Second Amendment to Use and Funding Agreement in substantially the form appended hereto as Exhibit B, such officers being authorized to approve additions, deletions and modifications to such agreement (including, but not limited to, an amendment and restatement of the Use and Funding Agreement) not inconsistent with the provisions of this resolution (this “Resolution”), their execution and delivery thereof to be conclusive evidence of their approval of any such additions, deletions and modifications.

2. Authorization of the FCPA Bond and Use of Proceeds. The FCPA hereby determines that it is advisable to issue to the County the FCPA Bond in the principal amount of up to \$10,500,000. The issuance of, and provision of security for, the FCPA Bond pursuant to this Resolution and the Indenture in the principal amount of up to \$10,500,000 is authorized. The proceeds of the County Loan shall be used for the refunding of all or a portion of the Series 2012A Bonds and costs of issuing the 2021 EDA Bonds.

3. Pledge of Revenues. The FCPA Bond shall be a limited obligation of the FCPA, and principal of and interest on the FCPA Bond shall be payable solely from the Net Revenues (as defined in the Indenture) and any other money available to the FCPA for such purpose. Nothing in this Resolution, the FCPA Bond or the Indenture shall be deemed to constitute a debt of the Commonwealth of Virginia or of any political subdivision of the Commonwealth or a pledge of the faith and credit of the Commonwealth or any political subdivision of the Commonwealth. In accordance with the Indenture, the FCPA hereby expressly makes the pledge of Net Revenues securing the FCPA Bond subordinate to the pledge of Net Revenues securing any Bonds and any Parity Indebtedness (as such terms are defined in the Indenture).

4. Approval of the FCPA Bond. The FCPA Bond is approved in substantially the form as appended hereto as Exhibit A. The Chairman or the Vice Chairman and other appropriate officers of the FCPA are hereby authorized to execute and deliver the FCPA Bond with such changes, insertions or omissions as may be approved by the Chairman or the Vice Chairman of the FCPA, whose approval shall be evidenced conclusively by the execution and delivery of the FCPA Bond.

5. Details of the FCPA Bond. The FCPA Bond shall be issued subject to the conditions enumerated in this Section 5. The Chairman or the Vice-Chairman of the FCPA is authorized to determine and approve the final details of the FCPA Bond, including without limitation, the payment amount, the dated date, the interest rates, the maturity schedule and any other details of the FCPA Bond that cannot be determined except under the actual market conditions that will obtain when the EDA financing is accomplished, provided that:

- (i) the principal of the FCPA Bond shall be payable in semi-annual installments commencing October 1, 2022 and ending October 1, 2032 or on such other



dates as the Chairman or Vice-Chairman shall determine;

(ii) the FCPA Bond shall be a current interest bond, and the interest on the FCPA Bond shall be payable in semi-annual installments commencing April 1, 2022 or on such other dates as the Chairman or Vice-Chairman shall determine; and

(iii) the installments of principal and interest shall be payable on the same dates and in the same amounts as the payments owing by the County to the EDA in respect of the sums to be made available by the EDA to the County and by the County under the Second Amendment to Use and Funding Agreement to the FCPA for the refinancing of the Cost of Construction of the Project and costs of issuing the 2021 EDA Bonds.

The determinations of the FCPA representative shall be conclusively evidenced by the execution and delivery of the FCPA Bond.

6. Execution and Delivery of the FCPA Bond. The Chairman or the Vice Chairman of the FCPA is authorized to execute, either by manual or facsimile signature, on behalf of the FCPA, the FCPA Bond and the Secretary of the FCPA is authorized and directed to affix or to cause to be affixed the seal of the FCPA to the FCPA Bond or to cause a facsimile copy of the seal to be imprinted onto the FCPA Bond and to attest such seal by either manual or facsimile signature. The delivery of and performance by the FCPA under the FCPA Bond are authorized. The FCPA hereby authorizes and directs any of the officers or agents of the FCPA to deliver the FCPA Bond to the County on the Funding Date.

7. Ratification and Confirmation of Prior Actions. All actions taken by the FCPA and the members, officers and employees of the FCPA in connection with the purposes contemplated by this Resolution are hereby ratified and confirmed.

8. Further Actions. The members, officers and employees of the FCPA are hereby authorized to take such action as they or any one of them may consider necessary or desirable in connection with this Resolution, the Use and Funding Agreement, as previously amended, the Second Amendment to Use and Funding Agreement, the FCPA Bond, the Prior FCPA Bond, the 2021 EDA Bonds, and the refunding of the Series 2012A Bonds, including but not limited to supplementing, modifying or amending any documents previously entered into in connection with the Series 2012A Bonds or the Prior FCPA Bond, and, if the 2021 EDA Bonds are issued as bonds the interest on which is excluded from gross income for federal income tax purposes, executing delivering any certificates or documents necessary or desirable in connection documenting or establishing such exclusion.

9. Appointment of Paying Agent. The Director of the FCPA is hereby designated as the Paying Agent for the FCPA Bond.

10. Other Terms. All capitalized terms used but not defined in this Resolution shall have the meanings given by the Indenture.

11. Effective Date. This Resolution shall take effect immediately.

**EXHIBIT A**

R-1

\$\_\_\_\_\_

United States of America  
Commonwealth of Virginia

**FAIRFAX COUNTY PARK AUTHORITY  
SUBORDINATE PARK FACILITIES REVENUE BOND  
SERIES 2003  
AND REFUNDING SERIES 2021**

FINAL MATURITY DATE

\_\_\_\_\_, 1, \_\_\_\_\_

DATED DATE

\_\_\_\_\_, 2021

PAYEE: FAIRFAX COUNTY, VIRGINIA

PRINCIPAL AMOUNT: \$\_\_\_\_\_

FAIRFAX COUNTY PARK AUTHORITY (the “FCPA”), for value received, promises to pay, solely from its Net Revenues (as defined in the Indenture hereinafter defined) and any other moneys available to the FCPA for such purpose, to the Payee of this FCPA Bond or legal representative, the principal of and the interest on this FCPA Bond in installments in the amounts and on the dates set forth in the Payment Record Sheet annexed to this FCPA Bond by wire transfer and without presentation or surrender, provided that the final such installment shall be payable upon presentation and surrender of this FCPA Bond at the corporate office of the FCPA, 12055 Government Center Parkway, Fairfax, Virginia 22035, Attention: Director. Interest on this FCPA Bond will be computed on the basis of a year of 360 days and twelve 30-day months. Principal of and interest on this FCPA Bond are payable in lawful money of the United States of America.

The principal of this FCPA Bond and the interest on this FCPA Bond are limited obligations of the FCPA and payable, on a subordinated basis to Bonds and Parity Indebtedness (as each such term is defined in the Indenture), solely from the Net Revenues pledged and assigned to the Trustee under the terms of the Indenture to secure payment of this FCPA Bond as Subordinate Debt (as such term is defined in the Indenture).

The County and the FCPA have entered into a Use and Funding Agreement, dated as of June 1, 2003, as amended by the First Amendment to Use and Funding Agreement, dated as of April 1, 2012, and as amended by the Second Amendment to Use and Funding Agreement, dated as of \_\_\_\_\_, 2021, by the terms of which the County agreed to convey to the FCPA approximately 867 acres of land in the southern part of the County (“Parcel 2”), and to use its best efforts to make available to the FCPA prior to July 1, 2003, the loan of a portion of the proceeds of certain third party financing, and the FCPA agreed to apply the net proceeds to the Cost of Construction of a new public golf course in the County and to issue this FCPA Bond to

the County in evidence of the FCPA’s undertaking to repay the amount of such loan with interest.

NEITHER THE COMMONWEALTH OF VIRGINIA NOR ANY OF ITS POLITICAL SUBDIVISIONS, INCLUDING THE FCPA, ARE OBLIGATED TO PAY THE PRINCIPAL OF OR INTEREST ON THIS FCPA BOND OR OTHER COSTS INCIDENT TO IT EXCEPT FROM THE REVENUES AND MONEY OF THE FCPA PLEDGED FOR SUCH PURPOSE, AND NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE COMMONWEALTH OF VIRGINIA OR ANY AUTHORITY, CITY, COUNTY OR OTHER SUBDIVISION OF THE COMMONWEALTH IS PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF OR INTEREST ON THIS FCPA BOND. THE ISSUANCE OF THIS FCPA BOND DOES NOT DIRECTLY, INDIRECTLY, OR CONTINGENTLY OBLIGATE THE COMMONWEALTH OF VIRGINIA OR ANY COUNTY, CITY, AUTHORITY OR OTHER SUBDIVISION OF THE COMMONWEALTH OF VIRGINIA TO LEVY ANY TAXES FOR THE PAYMENT OF THIS FCPA BOND. THE FCPA HAS NO TAXING POWER.

This FCPA Bond is a \$\_\_\_\_\_ Subordinate Park Facilities Revenue Bond, Series 2003 and Refunding Series 2021, authorized and issued by the FCPA pursuant to the Park Authorities Act, Chapter 57, Title 15.2 of the Code of Virginia of 1950, as amended, and a resolution duly adopted by the FCPA on \_\_\_\_\_, 2021 (the “FCPA Bond Resolution”). This FCPA Bond is issued as “Subordinate Debt”, and is thereby subordinate to the pledge of Net Revenues securing Bonds and any Parity Indebtedness, issued or incurred under a Master Indenture of Trust, dated as of February 1, 1995, as amended and supplemented (the “Indenture”), between the FCPA and U.S. Bank National Association, as successor Trustee.

Reference is made to the Indenture for a description of the revenues pledged and assigned and the provisions, among other things, with respect to the nature and extent of the security for this FCPA Bond. Reference is made to the Indenture for a description of the rights and obligations of the FCPA and the Trustee, the terms on which Bonds and Parity Indebtedness and other Subordinate Debt are issued, the rights of the registered owners of the Bonds and Parity Indebtedness and the provisions for defeasance of such rights. Additional Bonds and Parity Indebtedness may be issued subsequent to the issuance of this FCPA Bond that rank superior to this FCPA Bond with respect to the pledge of the Net Revenues securing this FCPA Bond. Subordinate Debt may be issued subsequent to the issuance of the FCPA Bond that ranks superior, inferior or equal to this FCPA Bond with respect to the pledge of the Net Revenues securing this FCPA Bond.

The County has no right to enforce the provisions of the Indenture or to take any action with respect to any Event of Default under the Indenture, or to institute, appear in or defend any suit or other proceeding with respect to the Indenture. Modifications or alterations in the Indenture, or any supplements to it, may be made to the extent and under the circumstances provided by the Master Indenture.

This FCPA Bond is issued as a single registered FCPA Bond without coupons.

This FCPA Bond may be transferred only with the prior written consent of the FCPA.

All acts and conditions required to happen, exist or be performed precedent to and in connection with the issuance of this FCPA Bond have happened, exist and have been performed.

IN WITNESS WHEREOF, the Fairfax County Park Authority has caused this FCPA Bond to be executed by the facsimile signature of its Chairman, a facsimile of its seal to be affixed on this FCPA Bond and attested by the facsimile signature of its Secretary.

FAIRFAX COUNTY PARK AUTHORITY

By: \_\_\_\_\_  
Chairman,  
Fairfax County Park Authority

[SEAL]

ATTEST:

By: \_\_\_\_\_  
Secretary,  
Fairfax County Park Authority

EXHIBIT A

**PAYMENT RECORD SHEET**

<u>Payment Date</u>	<u>Principal Amount Due</u>	<u>Interest Due</u>	<u>Total</u>
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**Exhibit B**

[Form of Second Amendment to Use and Funding Agreement]

**SECOND AMENDMENT TO USE AND FUNDING AGREEMENT**

This Second Amendment (this “Amendment”), dated as of \_\_\_\_ 1, 2021, to the Use and Funding Agreement (as defined below), by and between the Fairfax County, Virginia (the “County”), and the Fairfax County Park Authority (“FCPA”). Capitalized terms used herein and not otherwise defined shall have the meaning set forth in the Use and Funding Agreement.

WHEREAS, the County and FCPA have previously entered into a Use and Funding Agreement, dated as of June 1, 2003, as amended by the First Amendment to Use and Funding Agreement, dated as of April 1, 2012 (as so amended, the “Use and Funding Agreement”); and

WHEREAS, in connection with the proposed issuance of refunding bonds by the Fairfax County Economic Development Authority (“EDA”), the County and the FCPA wish to amend the Use and Funding Agreement;

NOW THEREFORE, FOR VALUABLE CONSIDERATION, the receipt and legal sufficiency of which are hereby acknowledged, the County and FCPA agree as follows:

Section 1. Amendments. A. The definition of “EDA Bonds” in “Section I. Definitions” is hereby amended and restated to read as follows:

“EDA Bonds” means (i) the EDA Revenue Bonds (Laurel Hill Public Facilities Projects), Series 2003, issued in a sufficient amount for the EDA to make available to the County under the Laurel Hill Trust Agreement, and for the County to make available to the FCPA under this Agreement an amount estimated by the FCPA to be sufficient to pay all the costs of construction of the Project, and (ii) any additional bonds and refunding bonds issued under the Laurel Hill Trust Agreement or the Master Trust Agreement relating to the Project.”

B. The definition of “FCPA Bonds” in “Section I. Definitions” is hereby amended and restated to read as follows:

“FCPA Bond” means, collectively, the \$15,530,000 Fairfax County Park Authority Subordinated Facilities Revenue Bond to be dated, and bear interest from, the Funding Date, and, any amendment and restatement thereof or additional FCPA Bond issued and delivered pursuant to Section 3.01 hereof.”

C. “Section I. Definitions” is hereby amended by inserting the following definitions in the appropriate alphabetical order:

“Laurel Hill Trust Agreement” means the Trust Agreement, dated as of June 1, 2003, between the EDA and the predecessor in trust to U.S. Bank National Association, as trustee, as amended and supplemented.

“Master Trust Agreement” means the Master Trust Agreement, dated as of January 1, 2005, between the EDA and the predecessor in trust to U.S. Bank National Association, as trustee, as amended and supplemented.

D. Section 2.05 is hereby amended and restated to read as follows:

Section 2.05. Cooperation. In consideration of the County’s undertaking to pay amounts corresponding to debt service on the EDA Bonds allocable to the Project and to make certain supporting covenants and undertakings, the FCPA pledges its cooperation in assisting the County to meet such covenants and undertakings under its Installment Purchase Contract, dated as of June 1, 2003, with the EDA and under any other installment purchase contract relating to EDA Bonds insofar as such covenants and undertakings relate to Parcel 2 and the Project.

Section 2. Third Party Beneficiaries. This Amendment shall inure to the benefit of the County and FCPA and shall not create any rights in any holder of the EDA Bonds or any of the other Bonds or Parity Indebtedness (as such terms are defined within the Trust Agreement) of EDA.

Section 3. Counterparts. This Amendment may be executed in one or more counterparts and when each party hereto has executed at least one counterpart, this Amendment shall become binding on both parties and such counterparts shall be deemed to be one and the same document.

Section 4. Governing Law. This Amendment shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia.

IN WITNESS WHEREOF, the County and FCPA have caused this Amendment to be executed by their respective duly authorized officers, all as of the date and year first written above.

**FAIRFAX COUNTY, VIRGINIA**

By: \_\_\_\_\_  
Name:  
Title:

[SEAL]

ATTEST:

By: \_\_\_\_\_  
Clerk for the Board of Supervisors  
Fairfax County, Virginia

**FAIRFAX COUNTY PARK AUTHORITY**

By: \_\_\_\_\_  
Name:  
Title:

[SEAL]

ATTEST:

By: \_\_\_\_\_  
Secretary



Board Agenda Item  
September 22, 2021

**ACTION – 2**

FY 2023 Budget Submission, Fund 10001, General Fund

RECOMMENDATION:

The Park Authority Executive Director recommends approval of the FY 2023 General Fund (Fund 10001) Budget Submission, as presented to and reviewed by the Budget Committee on September 22, 2021.

**ACTION – 3**

FY 2023 Budget Submission, Fund 80000, Park Revenue & Operating Fund

RECOMMENDATION:

The Park Authority Executive Director recommends approval of the FY 2023 Park Revenue & Operating Fund (Fund 80000) Budget Submission, as presented to and reviewed by the Budget Committee on September 22, 2021.

**ACTION – 4**

FY 2023 Budget Submission, Fund 30010, General County Construction Fund

RECOMMENDATION:

The Park Authority Director recommends approval of the FY 2023 General County Construction Fund (Fund 30010) Budget Submission, as presented to and reviewed by the Budget Committee on September 22, 2021.

Board Agenda Item  
September 22, 2021

**INFORMATION – 1**

FY 2021 Fourth Quarter Budget Review, Fund 10001, General Fund

As presented to and reviewed by the Budget Committee on September 22, 2021.

**INFORMATION - 2**

FY 2021 Fourth Quarter Budget Review, Fund 80000, Park Authority Revenue and Operating Fund

As presented to and reviewed by the Budget Committee on September 22, 2021.

**INFORMATION - 3**

FY 2023 Budget Submission, Fund 80300, Park Improvement Fund

As presented to and reviewed by the Budget Committee on September 22, 2021.

**INFORMATION – 4**

FY 2023 Budget Submission, Fund 30400, Park Authority Bond Construction

As presented to and reviewed by the Budget Committee on September 22, 2021.