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

September 18, 2014

On September 18, 2014, 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 7:00 p.m. FCRHA Commissioners present or absent for a portion or all of the meeting were as follows:

PRESENT	ABSENT
Robert Schwaninger, Chairman	Elisabeth Lardner
Willard Jasper, Vice Chair	Christopher Craig
John Betts	
Robert C. Carlson	
C. Melissa Jonas	
Richard Kennedy	
H. Charlen Kyle	
Albert J. McAloon	
Rod Solomon	

Also present at the meeting were the following staff of the Department of Housing and Community Development (HCD): Paula C. Sampson, Director; John Payne, Deputy Director, Real Estate; Robert Easley, Deputy Director, Operations; Tom Fleetwood, Director, FCRHA Policy, Reporting and Communications Division; Kris Miracle, Director, Administration Division; Steve Knippler, Senior Program Manager, FCRHA Policy, Reporting and Communications Division; Russell Lee, Acting Director, Rental Services Division; Vincent Rogers, Senior Program Manager, Rental Services Division; Marijke Hannam, Director, Financial Management Division (FMD); Casey Sheehan, Contract & Procurement Coordinator, FMD; Hossein Malayeri, Director, Design, Development and Construction Division (DD&C); Rex Peters, Associate Director, Real Estate, DD&C; Aseem Nigam, Director, Real Estate Finance and Grants Management (REFGM) Division; Michael Pearman, Portfolio Manager, REFGM Division; Beverly Moses, Housing Community Developer, Grants Management, REFGM Division; Carol Erhard, Director, Homeownership and Relocation Division; Abdi Hamud, Chief, Homeownership and Relocation Division; Nicole Wickliffe, Director, Asset Management Division; Rikki Pollack, Third Party Contract Manager, Asset Management Division; James Speight, Director, Property, Improvement and Maintenance Division; Curtis Hall, Director, Information Systems and Services (ISS) Division; Ashley Montgomery, Director, Public Affairs, FCRHA Policy, Reporting and Communications Division; and Jodi Cienki, FCRHA Assistant. Other Fairfax County staff in attendance: Cynthia Tianti, Deputy County Attorney, Ryan Wolf, and Susan Timoner, Assistant County Attorneys and FCRHA Counsel.

CITIZEN TIME

The FCRHA Chair opened Citizen Time at 7:00. With no one signed up and no one in the audience wishing to speak, the Chair closed citizen time at 7:00.

APPROVAL OF MINUTES

July 31, 2014

A motion was made by Commissioner McAloon, seconded by Commissioner Jasper, that the FCRHA approve the Minutes of the July 31, 2014 Meeting. A vote was taken and the motion carried with Commissioner Kyle not present at the time of the vote.

ACTION ITEMS

1.

RESOLUTION NUMBER 34-14

Resolution of the Fairfax County Redevelopment and Housing Authority Authorizing and Approving the Issuance of Multifamily Housing Revenue Bonds (The Residences at Government Center II Project) (The "Bonds") in an Aggregate Amount Not to Exceed $15,000,000 and Authorizing and Approving the Execution and Delivery of Various Documents in Connection With the Issuance of the Bonds; Providing For the Sale of the Bonds; Setting Forth the Terms and Conditions Upon Which the Bonds are to be Issued and Sold; and Providing for Certain Other Matters in Connection with the Issuance, Sale and Delivery of the Bonds (Braddock District)

WHEREAS, the Fairfax County Redevelopment and Housing Authority (the "Authority") is a political subdivision of the Commonwealth of Virginia, established pursuant to the Housing Authority Law, Title 36, Chapter 1, Code of Virginia of 1950, as amended (the "Act"), and is authorized thereby to issue its notes and bonds from time to time to fulfill its public purposes within the meaning of the Act; and

WHEREAS, pursuant to and in accordance with the Act, the Authority desires to issue and sell its Multifamily Housing Revenue Bonds (The Residences at Government Center II Project) in one or more series or subseries (the "Bonds") in an aggregate principal amount not to exceed $15,000,000; and

WHEREAS, the proceeds of the Bonds will be loaned to the Owner named below to be used, together with other sources, to: (1) finance, refinance or reimburse the cost of the acquisition, construction and equipping of a 120-unit affordable multifamily rental housing project to be known as The Residences at Government Center II, located in Fairfax County at 11851 Monument Drive, Fairfax, Virginia (the "Project"), (2) fund capitalized interest and other related reserves, if any, and (3) pay costs of issuance of the Bonds; and

WHEREAS, the Project will be owned by Fairfax Corners Partners II, LLC, a Delaware limited liability company (the "Owner"); and

WHEREAS, Paula C. Sampson as Assistant Secretary on behalf of the Authority executed a Declaration of Intent on February 21, 2013, evidencing the Authority's intent to issue and sell the Bonds in an aggregate principal amount not to exceed $29,000,000; and

WHEREAS, the Authority on July 31, 2014 approved the proposed financing of the Project; and

WHEREAS, pursuant to the Tax Equity and Fiscal Responsibility Act of 1982 ("TEFRA"), the Authority is required to hold a public hearing ("TEFRA Hearing") in connection with issuance of the Bonds on a tax-exempt basis; and

WHEREAS, the Authority held the TEFRA Hearing on July 31, 2014; and

WHEREAS, for purposes of compliance with Section 147(f) of the Internal Revenue Code of 1986, as amended, the proposed financing was approved by the Fairfax County Board of Supervisors at its meeting held on September 7, 2014; and

WHEREAS, in connection with the sale of the Bonds, the Authority desires to enter into a Bond Purchase Agreement (the "Bond Purchase Agreement") with Merchant Capital, L.L.C. (the "Underwriter") and the Owner; and

WHEREAS, there have been prepared proposed forms of:

(i) the Trust Indenture (the "Indenture") by and between the Authority and The Bank of New York Mellon Trust Company, N.A., as trustee (the "Trustee"), pursuant to which the Bonds will be issued;

(ii) the Loan Agreement by and between the Authority and the Owner;

(iii) the Land Use Restriction Agreement by and among the Authority, the Trustee and the Owner;

(iv) the Bond Purchase Agreement by and among the Authority, the Owner and the Underwriter; and

(v) the preliminary Official Statement (the "Official Statement") to be used by the Underwriter in connection with the preliminary offering of the Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY:

Section 1. ***Incorporation of Recitals.*** The Recitals contained in this Resolution are true and correct and are incorporated in this Resolution by this reference.

Section 2. ***Issuance of the Bonds.*** The Commissioners of the Authority (the "Commissioners") hereby authorize the issuance of the Bonds by the Authority, for the purpose of providing a loan of the proceeds of the Bonds to the Owner to be used, together with other sources, to: (a) finance, refinance or reimburse the cost of the acquisition, construction and equipping of the Project, (b) fund capitalized interest and other related reserves, if any, and (c) pay costs of issuance of the Bonds. The principal amount of the Bonds shall not exceed in the aggregate $15,000,000. The Bonds shall be issued in authorized denominations as set forth in the Indenture, numbered as the Trustee shall determine, and shall be fully registered without coupons.

The Bonds shall be dated as set forth in the Indenture and approved by the Chairman, Vice Chairman, Secretary or an Assistant Secretary of the Authority. The Bonds shall mature not more than four (4) years from their date of issuance and be sold at a price not less than 100% of the principal amount thereof. The Bonds shall bear interest initially at a term rate to be established at the time of pricing and sale of the Bonds, and thereafter in accordance with the remarketing provisions of the Indenture.

The Bonds shall be executed on behalf of the Authority by, and bear the manual or facsimile signature of, the Chairman or the Vice Chairman of the Authority, duly attested by the manual or facsimile signature of the Secretary or an Assistant Secretary of the Authority or any other person authorized to do same ("Authorized Representative"), and the seal of the Authority shall be thereunto affixed (or imprinted or engraved if in facsimile).

The Bonds shall be in the form set forth in the final form of the Indenture.

Section 3. ***Sale of Bonds***. The Authority hereby authorizes the sale of the Bonds to the Underwriter pursuant to a Bond Purchase Agreement.

Section 4. ***Limited Obligation.*** The Bonds shall be limited obligations of the Authority, secured by and payable solely from the trust estate pledged under the Indenture.

THE BONDS AND THE INTEREST THEREON WILL BE LIMITED OBLIGATIONS OF THE AUTHORITY AND WILL BE PAYABLE SOLELY FROM THE SOURCES DESCRIBED IN THE INDENTURE. NEITHER THE COMMISSIONERS OF THE AUTHORITY NOR ANY PERSON EXECUTING THE BONDS SHALL BE LIABLE PERSONALLY THEREON BY REASON OF THE ISSUANCE THEREOF. THE BONDS AND THE INTEREST THEREON SHALL NOT BE A DEBT OF THE COUNTY OF FAIRFAX, VIRGINIA, THE COMMONWEALTH OF VIRGINIA OR ANY POLITICAL SUBDIVISION THEREOF (OTHER THAN THE AUTHORITY) AND NEITHER THE COUNTY OF FAIRFAX, VIRGINIA NOR THE COMMONWEALTH OF VIRGINIA OR ANY

POLITICAL SUBDIVISION THEREOF (OTHER THAN THE AUTHORITY) SHALL BE LIABLE THEREON NOR IN ANY EVENT SHALL THE BONDS BE PAYABLE OUT OF ANY FUNDS OR PROPERTIES OTHER THAN THOSE OF THE AUTHORITY AS PLEDGED THERETO UNDER THE INDENTURE. THE BONDS SHALL NOT CONSTITUTE AN INDEBTEDNESS WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY DEBT LIMITATION OR RESTRICTION. THE AUTHORITY HAS NO TAXING POWER.

Section 5. ***Indenture.*** The Indenture is hereby approved in the form made available at this meeting. The Chairman or the Vice Chairman of the Authority is hereby authorized and directed to execute and deliver the Indenture in substantially the form herein approved with such additions, deletions and modifications thereto as may be approved by the Chairman or the Vice Chairman, the execution of the Indenture being conclusive evidence of such approval and of the approval of the Authority; and the Secretary or an Assistant Secretary of the Authority, or any Authorized Representative, is hereby authorized and directed to attest the signature of the Chairman or the Vice Chairman to the Indenture and affix the seal of the Authority to the Indenture.

Section 6. ***Trustee.*** The Bank of New York Mellon Trust Company, N.A. is hereby appointed the Trustee under the Indenture. The Indenture may provide that the Trustee thereunder, or another corporate entity, shall act as bond registrar, paying agent and authenticating agent.

Section 7. ***Delivery of Bonds.*** After execution on behalf of the Authority, the Bonds shall be delivered to the Trustee, which is hereby authorized and requested to authenticate and deliver the Bonds to the Underwriter for the benefit of the registered owners thereof.

Section 8. ***Bond Counsel.*** Ballard Spahr LLP is hereby appointed Bond Counsel in connection with the issuance and sale of the Bonds.

Section 9. ***Underwriter.*** Merchant Capital, L.L.C., is hereby appointed Underwriter in connection with the issuance and sale of the Bonds.

Section 10. ***Remarketing Agent.*** Merchant Capital, L.L.C., is hereby appointed as Remarketing Agent in connection with the remarketing of the Bonds in accordance with the Indenture.

Section 11. ***Bond Purchase Agreement.*** The Bond Purchase Agreement is hereby approved in the form made available at this meeting. The Chairman, Vice Chairman, Secretary or an Assistant Secretary of the Authority is hereby authorized and directed to execute and deliver the Bond Purchase Agreement in substantially the form herein approved with such additions, deletions and modifications thereto as may be approved by the Chairman, the Vice Chairman, the Secretary, or an Assistant Secretary,

the execution of the Bond Purchase Agreement being conclusive evidence of such approval and of the approval of the Authority.

Section 12. ***Land Use Restriction Agreement.*** The Land Use Restriction Agreement is hereby approved in the form made available at this meeting. The Chairman, Vice Chairman, Secretary or an Assistant Secretary of the Authority is hereby authorized and directed to execute and deliver the Land Use Restriction Agreement in substantially the form herein approved with such additions, deletions and modifications thereto as may be approved by the Chairman, Vice Chairman, Secretary or an Assistant Secretary of the Authority, the execution of the Land Use Restriction Agreement being conclusive evidence of such approval and of the approval of the Authority.

Section 13. ***Tax Agreement.*** The Chairman, Vice Chairman, Secretary or an Assistant Secretary of the Authority is hereby authorized and directed to execute and deliver on behalf of the Authority (i) the No Arbitrage Certificate and Tax Agreement (the "Tax Agreement") prepared by Bond Counsel, the execution of such Tax Agreement being conclusive evidence of the approval of the Authority and (ii) an Internal Revenue Service Form 8038 relating to the Bonds prepared by Bond Counsel.

Section 14. ***Loan Agreement.*** The Loan Agreement is hereby approved in the form made available at this meeting. The Chairman or Vice Chairman of the Authority is hereby authorized and directed to execute and deliver the Loan Agreement and the Secretary or an Assistant Secretary of the Authority, or any Authorized Representative, is hereby authorized and directed to attest the signature of the Chairman or the Vice Chairman to the Loan Agreement and to affix the seal of the Authority to the Loan Agreement in substantially the form herein approved with such additions, deletions and modifications thereto as may be approved by the Chairman or the Vice Chairman, the execution of the Loan Agreement being conclusive evidence of such approval and of the approval of the Authority.

Section 15. ***Official Statement.*** Use by the Underwriter of the Official Statement in substantially the preliminary form made available at this meeting in connection with the preliminary offering of the Bonds by the Underwriter is hereby authorized and approved, with such additions, deletions and modifications to the preliminary Official Statement as may be approved by counsel for the Authority. The Chairman, Vice Chairman, Secretary or an Assistant Secretary of the Authority is hereby authorized and directed to execute and deliver the final Official Statement, the execution of which being conclusive evidence of the approval by the Authority for the use by the Underwriter of the final Official Statement in connection with the offering and sale of the Bonds by the Underwriter.

Section 16. ***Registration under "Blue Sky" Laws.*** The Chairman, Vice Chairman, Secretary or an Assistant Secretary of the Authority or, in their absence, any Authorized Representative is hereby authorized in the name and on behalf of the Authority to take any and all action, if any, which the Underwriter shall reasonable request and

which the Chairman, Vice Chairman, Secretary or an Assistant Secretary may deem necessary, or advisable, with the advice of counsel for the Authority, in order to effect the registration or qualification (or exemption therefrom) of the Bonds for issue, offer, sale or trade under the "Blue Sky" or securities laws of any of the states of the United States of America and in connection therewith, to execute, acknowledge, verify, deliver, file or cause to be published any applications, reports, consents to service of process and other papers and instruments which may be required under such laws, and to take any and all further action which such officer may deem necessary or advisable in order to maintain any such registration or qualification for as long as the Chairman, Vice Chairman, Secretary or an Assistant Secretary deems necessary or as required by law or by the Underwriter; provided, however, the Chairman, Vice Chairman, Secretary or an Assistant Secretary of the Authority shall not consent to service of process in any jurisdiction in which the Authority is not now subject to service of process.

Section 17. ***Other Action.*** The Chairman, Vice Chairman, Secretary or an Assistant Secretary of the Authority or any Authorized Representative is hereby authorized and directed to execute and deliver any and all additional documents, certificates and instruments necessary or proper to do and cause to be done any and all acts and things necessary or proper for carrying out the transactions contemplated by this Resolution and with respect to the securing, issuance and sale of the Bonds.

Section 18. ***No Personal Liability.*** No stipulation, obligation or agreement herein contained or contained in the Indenture, the Loan Agreement, the Bond Purchase Agreement, the Land Use Restriction Agreement, the Tax Agreement, the Bonds or in any other agreement, certificate or document executed on behalf of the Authority shall be deemed to be a stipulation, obligation or agreement of any Commissioner, officer, agent or employee of the Authority in his or her individual capacity, and no such Commissioner, officer, agent or employee shall be personally liable on the Bonds or be subject to personal liability or accountability by reason of the issuance thereof.

Section 19. ***Action Approved and Confirmed.*** All acts and doings of the Commissioners, officers, agents or employees of the Authority which are in conformity with the purposes and intent of this Resolution and in the furtherance of the issuance of the Bonds and the execution, delivery and performance of the documents and agreements authorized hereby are in all respects approved and confirmed.

Section 20. ***Severability.*** If any provision of this Resolution shall be held or deemed to be illegal, inoperative or unenforceable, the same shall not affect any other provision or cause any other provisions to be invalid, inoperative or unenforceable to any extent whatsoever.

Section 21. ***Repealer; Effective Date.*** Any resolutions or orders or parts thereof in conflict with this Resolution are to the extent of such conflict hereby repealed. This Resolution shall take effect immediately upon its adoption.

ADOPTED AND APPROVED this 18th day of September, 2014.

A motion was made by Commissioner McAloon, seconded by Commissioner Kennedy to adopt Resolution Number 34-14. Following a discussion a roll call vote was taken and the motion carried with the following results:

AYE	NAY
Robert Schwaninger, Chairman	John Betts
Willard Jasper, Vice Chair	
Robert C. Carlson	
C. Melissa Jonas	
Richard Kennedy	
Albert J. McAloon	
Rod Solomon	

ADMINISTRATIVE ITEMS

1.

RESOLUTION NUMBER 38-14

Commending John Payne for His Years of Service to the Fairfax County Redevelopment and Housing Authority

WHEREAS, John Payne has served Fairfax County and the Fairfax County Redevelopment and Housing Authority (FCRHA) in a variety of positions with the Department of Housing and Community Development (HCD) since 1980, including serving as Deputy Director, Real Estate since 2008; and

WHEREAS, he provided effective and conscientious leadership as Deputy Director, Real Estate; Director of Revitalization and Real Estate Planning; and Director of Design, Development and Construction; and

WHEREAS, he played a key role in the implementation of the “Penny for Affordable Housing” fund that has resulted in leveraging funds and acquisitions to preserve approximately 2700 units of affordable housing since 2004; and

WHEREAS, his expertise in land use and development facilitated the county’s effort to adopt a workforce housing program that has resulted in private developer commitments of over 4600 workforce housing units; and

WHEREAS, as a development officer for HCD he oversaw the construction of Little River Glen senior housing residences and played a key leadership role in a wide

variety of other FCRHA development projects; and

WHEREAS, he is a licensed Architect in the Commonwealth of Virginia and has over thirty years experience in affordable housing; and

WHEREAS, he received the A. Heath Onthank Memorial Award for accomplishments of outstanding worth in public service from Fairfax County and the Conrad Egan Excellence Award for Leadership from the FCRHA; and

WHEREAS, on October 7, 2014, John Payne will complete his distinguished service with the county after thirty-four years of service;

NOW THEREFORE BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority expresses its gratitude to John Payne for his years of dedicated service to the community and to the FCRHA, and wishes him a healthy, happy and prosperous retirement.

A motion was made by Commissioner Jasper, seconded by Commissioner McAloon, to adopt Resolution Number 38-14. A vote was taken and the motion carried unanimously, with Commissioner Kyle not present at the time of the vote.

ACTION ITEMS (CON'T)
2.

RESOLUTION NUMBER 35-14

Approval to Release for Public Comment the Draft Revised Fairfax County Redevelopment and Housing Authority (FCRHA) Moving to Work Plan for Fiscal Year 2015, and Authorization to Advertise a Public Hearing on the Draft Plan

BE IT RESOLVED THAT that the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the release, for public comment, of the Draft Revised Moving to Work Plan for Fiscal Year 2015, as attached to the Action Item presented to the FCRHA at its meeting on September 18, 2014; and

BE IT FURTHER RESOLVED THAT such public comment period shall commence on September 22, 2014 and shall end at 11:59 p.m. on October 21, 2014; and

BE IT FURTHER RESOLVED THAT the FCRHA authorizes the Department of Housing and Community Development to advertise a public hearing on the Draft Revised Moving to Work Plan to be held at the Regular Meeting of the FCRHA on November 13, 2014.

A motion was made by Commissioner Kennedy, seconded by Commissioner McAloon to adopt Resolution Number 35-14. Following a discussion a vote was taken and the motion carried unanimously.

3.

RESOLUTION NUMBER 36-14

Fairfax County Redevelopment and Housing Authority (FCRHA) Authorization to Serve as the Project Based Voucher Contract Administrator for the Creekside Village Apartments Rental Assistance Demonstration (RAD) Conversion (Lee District)

BE IT RESOLVED THAT that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes serving as the Contract Administrator for the Creekside Village Apartments Rental Assistance Demonstration conversion, as described in the Action Item presented on September 18, 2014.

A motion was made by Commissioner McAloon, seconded by Commissioner Kennedy, to adopt Resolution Number 36-14. A vote was taken and the motion carried unanimously.

4.

RESOLUTION NUMBER 37-14

Fairfax County Redevelopment and Housing Authority (FCRHA) Authorization to Modify the Terms of a HOME Investment Partnerships (HOME) Funding Award and Clarify the Terms of a Community Development Block Grant (CDBG) Funding Award to Cornerstones Housing Corporation (CHC), for the Acquisition of the Limited Partnership Interests in the Apartments At North Point (Hunter Mill District)

WHEREAS, on January 30, 2014, the Fairfax County Redevelopment and Housing Authority (the “Authority”) authorized a $650,000 award of federal HOME Investment Partnerships Program (HOME) Community Housing Development Organizations (CHDO) funds to Cornerstones Housing Corporation (CHC) for the acquisition of the limited partners’ interests in the entity that owns Apartments at North Point, a 48-unit apartment community, to serve families earning incomes at or below 60 percent of the Area Median Income (AMI), with 25 percent of the units being made available to extremely-low income households at or below 30 percent of AMI; and

WHEREAS, the FCRHA had also previously awarded $718,605 in Community Development Block Grant (CDBG) funding to CHC for affordable housing acquisitions, which was reallocated to support the acquisition of the limited partners' interest in the entity that owns the Apartments at North Point; and

WHEREAS, CHC can obtain needed private financing if the FCRHA modifies the requirement to set aside units for the benefit of 30 percent AMI and authorizes the HOME CHDO funding with the requirement that 50 percent of the units be set aside for the benefit of tenant households at or below 50 percent of area median income; and

WHEREAS, the CHC's acquisition of sole ownership of the Apartments at North Point furthers the FCRHA strategic plan to preserve, expand and facilitate affordable housing; and

WHEREAS, the terms of the additional financing and aggregate loans to be secured by the North Point property comply with the FCRHA Refinance and/or Subordination Policy,

NOW, THEREFORE, BE IT RESOLVED THAT the Authority modifies the terms of the $650,000 HOME CHDO award and clarifies the terms of the $718,605 CDBG award as described in the Action Item presented on September 10, 2014; and

BE IT FURTHER RESOLVED that the Authority authorizes Paula C. Sampson, Assistant Secretary, together with staff to negotiate such loan and other related documents as necessary, and authorizes any Assistant Secretary, on behalf of the FCRHA, to execute and deliver any agreements or other documents in connection therewith to effectuate the actions described in the Action Item presented to the FCRHA at its meeting on September 18, 2014.

A motion was made by Commissioner Kennedy, seconded by Commissioner Jonas, to adopt Resolution Number 37-14. A presentation was made by John Payne, Deputy Director, Real Estate. Following a discussion, a vote was taken and the motion carried with Commissioner Betts abstaining.

ADMINISTRATIVE ITEMS (CON'T)
2.

RESOLUTION NUMBER 39-14

Adoption of Changes to the Fairfax County Redevelopment and Housing Authority (FCRHA) Purchasing Resolution to Conform to the Fairfax County Purchasing Resolution

NOW, THEREFORE, BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby:

1) adopts the Fairfax County Purchasing Resolution (hereinafter called the County Purchasing Resolution) with changes dated July 1, 2014, as presented to the FCHRA at its meeting of September 18, 2014, and incorporates the same as the FCRHA Purchasing Resolution; and

2) directs that the County Purchasing Resolution shall hereinafter be referred to as the FCRHA Purchasing Resolution.

A motion was made by Commissioner Jonas, seconded by Commissioner Kyle, to adopt Resolution Number 39-14. A vote was taken and the motion carried unanimously.

INFORMATION ITEMS

1. Fairfax County Redevelopment and Housing Authority Annual Meeting Summary – July 31, 2014

2. Minutes of the Housing Ownership, Management and Security Committee Meeting – September 10, 2014

3. Minutes of the Finance Committee Meeting – September 10, 2014

4. Housing Choice Voucher Leasing in Fiscal Years 2015 and 2016 – Brief Discussion

5. Fairfax County Redevelopment and Housing Authority Calendar of Meetings – October and November 2014

Note: Prior to the motion to go into Closed Session, Commissioner Betts announced that he was leaving the meeting in protest of when the closed session materials were received.

CLOSED SESSION

A motion was made by Commissioner Carlson, seconded by Commissioner Jonas, that the Fairfax County Redevelopment and Housing Authority ("FCRHA") go into Closed Session for (1) discussion and consideration, pursuant to Virginia Code Section 2.2-3711(A)(3), of the acquisition of real property for a public purpose where discussion in an open meeting would adversely affect the bargaining position or

negotiating strategy of the FCRHA, and (2) consultation with legal counsel regarding specific legal matters requiring the provision of legal advice by such counsel.

The motion carried and the FCRHA went into Closed Session at 7:42 p.m.

OPEN SESSION RESUMES

A motion was made by Commissioner Carlson seconded by Commissioner Jasper, that the members of the Fairfax County Redevelopment and Housing Authority certify that to the best of their knowledge only public business matters lawfully exempted from the open meeting requirements prescribed by the Virginia Freedom of Information Act and only matters identified in the motion to convene Closed Session were heard, discussed or considered by the Fairfax County Redevelopment and Housing Authority during Closed Session.

A roll call vote was taken as follows:

AYE	NAY	ABSTAIN
Robert Schwaninger, Chairman		
Willard Jasper, Vice Chair		
Robert C. Carlson		
C. Melissa Jonas		
Richard Kennedy		
Albert J. McAloon		
Rod Solomon		

The motion carried unanimously by the commissioners present and Open Meeting resumed at 8:54 p.m. Note: Commissioner Kyle left the meeting during Closed Session.

RESOLUTIONS

1.

RESOLUTION NUMBER 40-14

Fairfax County Redevelopment and Housing Authority (FCRHA) Elects Not to Exercise Its Option to Purchase 14876 Lambeth Square, Centreville, VA 20120 (Sully District)

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) elects not to exercise its option to purchase the unit at 14876 Lambeth Square, Centreville, VA 20120 at any price equal to or greater than $254,898 – approximately 90% of the fair market value of $283,220; and

BE IT FURTHER RESOLVED that the FCRHA directs staff to inform the owner that any future executed contract at a sales price under $254,898 must be brought back to the FCRHA for consideration.

A motion was made by Commissioner Carlson, seconded by Commissioner McAloon, to adopt Resolution Number 40-14.

2.

RESOLUTION NUMBER 41-14

Fairfax County Redevelopment and Housing Authority (FCRHA) Approval of a Financing Plan for Potential Acquisition of Fee Interest in 3.5 Acre Parcel (Tax Map Section 50-1, Double Circle 1, Parcel 18) of the Hopkins Glen Apartment Complex (Providence District)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorize staff to utilize the funding sources identified to the FCHRA at its Closed Session Meeting of September 18, 2014, for the acquisition costs (including purchase money, closing costs, and due diligence expenses), if any, in connection with making an offer and closing on fee simple title to the 3.5 acre parcel of land that is a portion of the Hopkins Glen Apartment Complex, such offer to be expressly contingent upon the later approval of the FCRHA at a future meeting.

A motion was made by Commissioner Solomon, seconded by Commissioner Kennedy, to adopt Resolution Number 41-14. A vote was taken and the motion carried unanimously.

3.

RESOLUTION NUMBER 42-14

Fairfax County Redevelopment and Housing Authority (FCRHA) Payments to Commissioners

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) is a political subdivision of the Commonwealth of Virginia and its commissioners are not employees or independent contractors of either the County of Fairfax or the FCRHA; and

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) desires to establish a new process to pay each FCRHA commissioner not exceeding $150 per month, in addition to such expenses as are allowed by law, and

WHEREAS, any commissioner may decline payment; and

WHEREAS, the FCRHA, by this resolution, intends only to change the process by which such payments are made, and not the amount of such payments as established by law;

BE IT RESOLVED that the FCRHA authorizes and directs staff to pay each commissioner not exceeding $150 per month as a commissioner through a bank account in the name of the FCRHA, from which staff will remit payments to commissioners on a regular basis, and

BE IT FURTHER RESOLVED that the FCRHA authorizes staff to take such other additional action as may be reasonably necessary to implement such method of payment.

A motion was made by Commissioner Jasper, seconded by Commissioner McAloon, to adopt Resolution Number 42-14. A vote was taken and the motion carried unanimously.

BOARD MATTERS – See Attachment #1

ADJOURNMENT
A motion was made by Commissioner Kennedy, seconded by Commissioner McAloon, to adjourn the meeting at 9:00 p.m. A vote was taken and the motion carried.

_____
Robert Schwaninger, Chairman

(Seal)

_____
Paula C. Sampson, Assistant Secretary