

**Fairfax County Board of Supervisors  
Economic Initiatives Committee (EIC)  
J. Hamilton Lambert Conference Center (Room 11)  
March 14<sup>th</sup>, 2022**

**Meeting Summary**

**Board Members present:** EIC Chairman Supervisor John W. Foust, EIC Vice-Chairman Supervisor Daniel G. Storck, BOS Chairman Jeffrey C. McKay, BOS Vice Chairman Penelope A. Gross, Supervisor James R. Walkinshaw, Supervisor Walter L. Alcorn, Supervisor Rodney L. Lusk, Supervisor Kathy L. Smith, Supervisor Pat Herrity

**Chairman's Opening Remarks**

Supervisor Foust opened the Economic Initiatives Committee meeting with a review of the meeting's agenda. In his opening remarks, Foust spoke about the importance of the arts as an economic development placemaking tool.

**Item 1. Fairfax County Master Arts Plan: Facilities**

In the first part of the meeting, the Master Arts Plan for Facilities was presented to the Board of Supervisors. The plan was presented as an implementation tool to align arts venue development with the current Comprehensive Arts Plan and future Fairfax County strategic placemaking initiatives. The item was brought to the Economic Initiatives Committee meeting by the Fairfax County Arts Committee. The Arts committee was represented by Leila Gordon, Fairfax County Arts Committee Chair, Master Arts Plan Task Force, Linda Sullivan, President and CEO, Arts Fairfax, and Michael Liberman Immediate Past Chair, Fairfax County Arts Committee. The committee sought the Board of Supervisors' input, so that the plan could be accepted at a future board meeting. The Master Arts Plan for Facilities has been written to help the Arts Committee prioritize arts development, address arts content providers' needs, identify gaps, promote existing spaces, and capitalize on upcoming opportunities. Analyses have identified gaps in available performance, storage, exhibition, and specialized workspace amenities.

Board members asked the County Arts Committee about the relevance of current arts districts to the facilities plan, temporary activation initiatives, repurposing vacant commercial spaces, and art facilities governance. Board members also made suggestions for art supply inventories, warehousing, branding and promotion. Supervisor Foust asked whether the county's existing arts districts were pertinent to future development efforts. In their response, the County Arts Committee confirmed that arts district activation is an element of the plan. The Arts Committee also shared that a Creative Spaces Toolkit resource had been developed for organizations seeking to use arts programming as a regenerative placemaking tool. Chairman McKay thanked the task force for the presentation and said the taskforce's iterative approach to planning is appropriate. McKay also asked the Board to work with the Department of Planning and Development to ensure permitting regulations are flexible, to make temporary activation activities possible.

Supervisor Gross suggested that vacant commercial spaces in the county be remodeled as working studio spaces for local artists. Gross also asked the Board to continue work on increasing public art in the County after her term has ended. The Arts Committee described plans for the formation a taskforce dedicated to creating a Master Plan for Public Art. Supervisor Palchik asked about public arts venue governance. The Arts Committee responded with information about the governance structures that have

been implemented in the different areas of the county. Supervisor Alcorn made recommendations related to communication and marketing. Alcorn suggested grouping the County's art venues as "corridors" to enhance branding and promotion. Supervisor Lusk expressed interest in the Arts Committee's plans to activate arts spaces in the County's revitalization zones. Lusk asked the Arts Committee to consider engaging students in the development of those activities. Supervisor Storck spoke about opportunities for the committee to implement impactful low-cost activities. Chairman McKay made suggested that the Arts Committee include plans for centralized storage and warehouse facilities to reduce art waste. Supervisor Foust offered the Workhouse Arts Center as a potential space for storage.

## **Item 2. Proposal for Public Investment in Support of the Huntington Club Redevelopment – Community Development Authority (CDA) / Tax Increment Financing (TIF) Update**

In the second part of the meeting, Joe LaHait, Debt Manager, Department of Management and Budget, Keenan Rice, President, MuniCap and JoAnne Carter, Managing Director, PFM Financial Advisors LLC brought an update on the multi-phase Huntington Club Redevelopment project. The group presented the progress made to date, continued discussions related to the establishment of the Huntington Club Central Community Development Authority (CDA) and readdressed the bond issue. Since the update at the December Economic Initiatives Committee meeting, the team was informed of Sandy Spring Bank's plans to set aside funding for the Special Assessment and address the cost of the opt-in mortgages. The group also stated that the Huntington Club homeowner's association would use funds from its reserves towards the annual Special Assessment. The group discussed plans to give the Huntington Club's owners an additional opportunity to opt-in or opt-out of the development project and presented amended assumptions, construction costs, and impact projections. The team also restated the risks of using Tax Increment Financing (TIFF) to subsidize the redevelopment project.

Supervisor Foust opened the discussion by reviewing the benefits of the development project and asked why a developer had not been identified for the second phase of the project. Foust also asked the group to clarify who would pay the cost of the special assessment. It was clarified that the landowners would assume the burden of the special assessment. Chairman McKay made remarks about the processes for opting into the second phase of the project and how homeowners would be informed of the project. McKay also reiterated that the CDA would not bind the County to the project's risks. Supervisor Palchik sought clarification on the project's annual Special Assessment costs. Palchik also asked how the group will ensure that new and future owners receive all necessary disclosures.

Supervisor Gross, Supervisor Smith, and Supervisor Alcorn also asked for assurance that all project stakeholders are, and will be, fully informed of the project's risks. Supervisor Lusk and Supervisor Walkinshaw asked for further explanation of the use of the Huntington Club homeowner association's reserve. Lusk also inquired about the impact of rising interest rates on the special assessment costs. Walkinshaw asked the group to repeat the benefits of opting into the development project. Supervisor Storck encouraged the group to address the lack of follow through on the project with the public. Supervisor Alcorn remarked there may be some challenges with managing the interests of the homeowner's association. Supervisor Herrity shared his concerns about the timeline, as delays would increase the cost of the project. At the end of the discussion, the Board decided to move forward with approving development of the CDA.