Response to Questions from the Joint CIP Committee

Request By: Supervisor Foust

Question: Please provide a list of past and future Fairfax County Economic Development Authority (EDA) bond deals.

Response:

The County has for several years used the Fairfax County Economic Development Authority (EDA) as a conduit to issue bonds for various large scale County projects. This approach has also served well to not displace County and School projects programmed via out-year General Obligation Bond Referenda. Some of the EDA bond projects have included complex financing structures with extensive development agreements and funding components, and petitions initiated by landowners to provide joint development or transportation project financing for select projects and areas in the County. For further inclusion, the County has also selectively utilized the Fairfax County Redevelopment and Housing Authority (FCRHA). To date, the County has issued $1.2 billion through the EDA and $148.1 million through the FCRHA. Additional details of each financing are provided in this document, including proposed future projects to also be funded by either the EDA or FCRHA.

County staff pursues all refinancing opportunities when market conditions are favorable. This includes all outstanding debt related to County General Obligation, EDA, and FCRHA Bonds. The County reviews on a monthly basis the ability to refinance all its debt provided certain criteria are achieved (e.g., the refinancing generates $1 million in savings and 3 percent of the refunded bonds). If these criteria are met, staff will request Board action to refinance the bonds for debt service savings.

Fairfax County Projects Financed through the Economic Development Authority (EDA)

Project: South County High School and Laurel Hill Golf Course

Amount (PAR): $70,830,000

Background: In June 2003, the EDA issued $70,830,000 of Fairfax County Revenue Bonds Series 2003 (Laurel Hill Public Facilities Projects). Approximately $55,300,000 of the bonds were allocated to financing the South County High School (previously known as the South County Secondary School) and $15,530,000 of the bonds were allocated to financing the Laurel Hill Golf Course, which is owned by the Fairfax County Park Authority who pays the associated annual debt service as part of a transfer to the County.

Refinancing Update: In April 2012, the EDA issued Fairfax County Revenue Refunding Bonds Series 2012 (Laurel Hill Public Facilities Projects) to advance refund the bonds issued in 2003. The sale generated net present value savings of $5.19 million. These bonds may be refunded next on a tax-exempt basis in 2022 when they become callable for additional debt service savings. The final year of debt service for the South County High School is FY 2023 and the final year of debt service for the Laurel Hill Golf Course bonds is FY 2033. The longer amortization period for the golf course was provided to make annual debt service payments more manageable.
Project: School Board Central Administration Building (Gatehouse)
Amount (PAR): $60,690,000
Background: In January 2005, the EDA issued $60,690,000 of Fairfax County Facilities Revenue Bonds Series 2005 (School Board Central Administration Building Project). The bonds were issued to finance the purchase of an existing office building and adjacent land for use by the School Board as administration building. Fairfax County Public Schools pays the annual debt service costs as part of a transfer to the County.
Refinancing Update: In June 2014, the EDA issued Fairfax County Facilities Revenue Refunding Bonds Series 2014A (County Facilities Projects) to refund the bonds issued in 2005. The sale generated net present value savings of $4.8 million. These bonds may be refunded next on a tax-exempt basis in 2024 when they become callable for additional debt service savings. The final year of debt service for these bonds is FY 2035.

Project: Six Public Facilities Projects
Amount (PAR): $43,390,000
Background: In March 2010, the EDA issued $43,390,000 of Fairfax County Revenue Refunding Bonds Series 2010 (Six Public Facilities Projects) to refinance six County public facilities that had originally been financed through the FCRHA. These six public facilities included the following: James Lee Community Center, Herndon Harbor House, Bailey’s Community Center, Mott Community Center, Gum Springs Community Center, and South County Government Center.
Refinancing Update: In April 2019, the EDA issued Fairfax County Revenue Refunding Bonds Series 2019A (Six Public Facilities Projects) to refund the bonds issued in 2010. The sale generated net present value savings of $2.2 million. These bonds may be refunded next on a tax-exempt basis in 2029 when they become callable for additional debt service savings. The final year of debt service for these bonds is FY 2032.

Project: Wiehle Reston-East Metrorail Station Parking Garage
Amount (PAR): $99,430,000
Background: In July 2011, the EDA issued $99,430,000 of Fairfax County Revenue Bonds Series 2011 (Wiehle Avenue Metrorail Station Parking Project). The bonds were issued to finance the construction of the Wiehle Reston-East Metrorail Station Parking Garage as part of the extension of the Washington Metropolitan Area Transit Authority’s (WMATA) Metrorail System’s Silver Line Phase I.
Refinancing Update: In May 2020, the EDA issued the Fairfax County Revenue Refunding Bonds Series 2020 to refund the bonds issued in 2011. The sale generated net present value savings of $12.36 million. These bonds may be refunded again on a tax-exempt basis in 2030 when they become callable for additional debt service savings. The final year of debt service for these bonds is FY 2035.

Project: Merrifield Center and Providence Community Center
Amount (PAR): $65,965,000
Background: In May 2012, the EDA issued $65,965,000 of Fairfax County Revenue Bonds Series 2012 (Community Services Facilities Projects). The bonds were issued to finance the construction of the Merrifield Center and a portion of the cost associated with the Providence Community Center. EDA financing funded the gap between the total cost of the Providence Community Center and what had been received in developer proffers.
Refinancing Update: In August 2017, the EDA issued Fairfax County Facilities Projects Refunding Bonds Series 2017B to refund a portion of the bonds issued in 2012. The sale generated net present value savings of $2.5 million. These bonds may be refunded again on a tax-exempt basis in 2027 when they become callable for additional debt service savings. The final year of debt service for these bonds is FY 2042.

Project: Public Safety Headquarters
Amount (PAR): $126,690,000

Background: In June 2014, the EDA issued $126,690,000 of Fairfax County Facilities Revenue Bonds Series 2014A (County Facilities Projects). The 2014A County Facilities Projects Bonds were issued to finance the costs of the construction of the Public Safety Headquarters to replace the aging and deteriorating Massey Building.

Refinancing Update: County staff monitors refinancing opportunities monthly. These bonds may be refunded on a tax-exempt basis in 2024 when they become callable for debt service savings. The final year of debt service for these bonds is FY 2035.

Project: Workhouse Arts Center
Amount (PAR): $30,175,000

Background: In June 2014, the EDA issued $30,175,000 of Fairfax County Facilities Revenue Bonds Series 2014B (Taxable-County Facilities Projects) to provide funds to permanently finance the leasehold acquisition from the Lorton Arts Foundation (LAF), LLC, of the Workhouse Arts Center located in Lorton, Virginia, for a price sufficient to retire all of its indebtedness relating to the Workhouse Arts Center. The bonds were sold on a taxable basis to provide more flexibility with potential redevelopment opportunities on the campus.

Refinancing Update: County staff monitors refinancing opportunities monthly. These bonds may be refunded on a taxable basis if they meet the County’s criteria for debt service savings. The final year of debt service for these bonds is FY 2034.

Project: Herndon and Innovation Center Metrorail Station Parking Garages
Amount (PAR): $69,645,000

Background: In March 2017, the EDA issued $69,645,000 of Fairfax County Metrorail Parking System Project Revenue Bonds Series 2017 to provide funds to finance the construction of parking facilities to be owned and operated by the County adjacent to WMATA’s Herndon and Innovation Center Metrorail Stations as part of Phase II of the Silver Line extension of Metrorail. Debt service on the Parking System Revenue Bonds is payable from the proceeds of net parking revenues collected from the customers of parking facilities controlled by the County at certain WMATA Metrorail Stations in the County and from certain surcharge revenues collected from customers of certain parking facilities controlled by WMATA.

Refinancing Update: County staff monitors refinancing opportunities monthly. These bonds may be refunded on a tax-exempt basis in 2027 when they become callable for debt service savings. The final year of debt service for these bonds is FY 2047.

Project: Lewinsville Center
Amount (PAR): $19,060,000

Background: In August 2017, the EDA issued $19,060,000 of Fairfax County Facilities Revenue Bonds Series 2017A (Taxable County Facilities Projects) to finance the costs of the construction and improvement of certain property used by the County as an adult day care facility, child day care centers, and a senior center or for other County approved purposes. The bonds were sold on a taxable basis to account for
flexibility with the current lease occupants due to the nonprofit and for-profit child daycare providers in the building.

**Refinancing Update:** County staff monitors refinancing opportunities monthly. These bonds may be refunded on a taxable basis if they meet the County’s criteria for debt service savings. The final year of debt service for these bonds is FY 2038.

The County has also utilized the EDA bonds to finance a majority of its required contributions for baseline construction costs of the Washington Metropolitan Area Transit Authority’s Metrorail Silver Line extension for Phase I and Phase II. These financings are summarized as follows:

**Project:** Fairfax County Contribution for Silver Line Phase I  
**Amount (PAR):** $248,095,000 (Series 2011 & Series 2012)  
**Background:** In May 2011, the EDA issued $205,705,000 of Transportation District Improvement Revenue Bonds Series 2011 and in September 2012, the EDA issued $42,390,000 of Transportation District Improvement Revenue Bonds Series 2012 to finance a portion of the County’s costs of construction of the Silver Line Phase I.  
**Refinancing Update:** In March 2016, the EDA issued Transportation District Improvement Revenue Refunding Bonds Series 2016 to refund the bonds issued in 2011 and 2012. The sale generated net present value savings of $16.50 million. These bonds may next be refunded on a tax-exempt basis in 2026 when they become callable for additional debt service savings. The final year of debt service for these bonds is FY 2036.

**Project:** Fairfax County Contribution for Silver Line Phase II - Transportation Infrastructure Financing and Innovation Act (TIFIA) Loan with the United States Department of Transportation (USDOT)  
**Amount (PAR):** $403,275,000  
**Background:** In December 2014, the EDA entered into a loan agreement with USDOT and obtained a TIFIA loan in the amount of $403,275,000 (plus capitalized interest). Proceeds from the TIFIA loan were used to finance the County’s share of Phase II of the Silver Line. The terms of the TIFIA loan provide for repayment to begin October 1, 2023, and end April 1, 2046.  
**Refinancing Update:** County staff monitors refinancing opportunities monthly, including the TIFIA loan.

**Fairfax County Projects – Financed through the FCRHA**

The County has used bond financing structures through the FCRHA to acquire two apartment complexes.

**Project:** Crescent Apartments  
**Amount (PAR):** $40,600,000  
**Background:** In February 2006, Fairfax County purchased the Crescent Apartments complex for $49,500,000. The financing was provided through the FCRHA issuance of a $40,600,000 one-year Bond Anticipation Note (BAN) and the balance from the Penny Fund. From 2007 through 2018, the FCRHA issued a series of additional BANs and a direct loan to continue paying off the outstanding principal on the property. In February 2018, the FCRHA issued $11,175,000 of Revenue Bonds Series 2018A (Taxable Crescent Affordable Housing Acquisition) to amortize the remaining principal over a five-year term. The
taxable status provides the County the flexibility if there were any negotiations on the site for redevelopment with respect to use, transfer, timing, and business structure of any continuing ground lease on the property.

**Refinancing Update:** County staff monitors refinancing opportunities monthly. These bonds may be refunded on a taxable basis if they meet the County’s criteria for debt service savings. The final year of debt service for these bonds is FY 2023.

**Project:** Wedgewood Apartments  
**Amount (PAR):** $105,485,000  
**Background:** In November 2007, Fairfax County purchased the Wedgewood Apartment complex for $107,500,000. The financing was provided through the FCRHA issuance of a Bond Anticipation Note (BAN) and monies from the Penny Fund. On October 9, 2008, the FCRHA refinanced the BAN by issuing a new BAN in the amount of $104,105,000. In August 2009, the FCRHA issued $94,950,000 of Revenue Bonds Series 2009 to provide a permanent plan of finance to pay off the outstanding $104,105,000 short-term bond anticipation note.

**Refinancing Update:** In August 2019, the FCRHA issued Revenue Refunding Bonds Series 2019 (Wedgewood Affordable Housing Acquisition) to refund the Series 2009 Bonds. The sale generated net present value savings of $15.56 million. These bonds may next be refunded on a tax-exempt basis in 2029 when they become callable for additional debt service savings. The final year of debt service for these bonds is FY 2040.

**Fairfax County Projects - Future EDA and FCRHA Bond Financings**

As referenced in the FY 2022 – FY 2026 Adopted Capital Improvement Program (With Future Fiscal Years to 2031), the County’s out year bond forecasting chart anticipates utilizing the EDA and FCRHA for future select County project financings. Further information on these future financings is noted below. The timing for bond financing for these projects remains fluid, and in some cases unknown in the near future, given the differing factors for each (e.g., project schedules, development agreements, current leasing arrangements, state of the construction market) and best estimates for cashflow needs are revised annually in the CIP. Any staff recommendations to move forward with these projects includes a series of reviews with the Board of Supervisors by project district and at future Board Committee meetings. A formal decision to move forward on an EDA or FCRHA bond sale requires approval of an Action Item from the respective County, EDA, or FCRHA Boards. Unless otherwise noted, debt service is presumed to be repaid from the General Fund.

**Project:** Stormwater and Wastewater Administration Building  
**Estimated Bond Sale Date:** October 2021  
**Estimated Amount:** $93,000,000  
**Background:** The County plans to utilize the EDA to issue approximately $93,000,000 of bonds to finance the costs of the construction of a Public Works complex to consolidate functions and operations and maximize efficiencies between the Stormwater and Wastewater Divisions. The Stormwater business area provides essential watershed planning, engineering design, project management, contracting, monitoring, and maintenance services for stormwater management, storm drainage, flood control, snow removal, water quality, commercial revitalization, county-maintained roads and walkways, trails, public street name signs, and other designated county infrastructure. Current program operations are conducted from various
locations throughout the County and are inadequate and outdated. The Wastewater Collection Division operates out of the Freds Oak facility and provides for the sewer collection and conveyance system for the County. The new facility will collocate both functions and provide additional infrastructure and efficiencies for operations.

The total project is projected to be $103 million and takes into account the current construction market escalation and bidding climate. Stormwater Service Fee revenue of $10 million was reserved for the design phase of the project in 2017 and the remaining $93 million is anticipated to be financed by EDA bonds. The breakdown of funding sources is provided below:

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This project is currently in design with construction scheduled to begin in fall 2021. Staff anticipate providing a NIP to the Board in early September outlining this project and an Action Item to the Board of Supervisors on October 5, 2021 to proceed with the bond sale. Debt Service will be repaid from the Stormwater and Wastewater funds for their pro-rata share of the bond sale.

**Project:** Original Mount Vernon High School (OMVHS) Building Renovation  
**Estimated Bond Sale Date:** Fall 2022  
**Estimated Amount:** $86,000,000

**Background:** The County plans to utilize the FCRHA to issue approximately $86,000,000 of bonds to finance the costs of the renovation of OMVHS and associated site work. This project includes building studies, redevelopment master planning, design and construction for interim occupancies and the renovations and adaptive reuse of the historic Original Mount Vernon High School facility. The facility was vacated in 2016 at the conclusion of a long-term lease. The building was constructed in 1939 and the programming and design phase of the project is underway for the adaptive reuse potential to provide pathways to opportunity for the community through a wide range of programs and spaces. Immediate occupancy for the use of the gym began in fall 2016. The Fire Marshal and Fairfax County Public Schools have occupied a portion of the building since July 2017 to improve service delivery in the South County area and the Teen/Senior Program from the Gerry Hyland Government Center relocated to the space near the gym in spring 2020. Funding of $650,000 was previously approved, and both FCRHA bonds and historic tax credits are anticipated to fund the remaining $86 million.

In November 2019, the Board of Supervisors and the Fairfax County Redevelopment and Housing Authority respectively approved Action Items to allow County staff to pursue Virginia Historic Rehabilitation Tax Credits as part of the renovation associated with this project. The estimated amount of tax credits is $13 million, with ongoing review of eligible costs with the State Department of Historic Resources prior to and during the time of construction. The receipt of these funds will buy down the total cost of the project and reduce the amount of bond proceeds required for construction. The FCRHA was the sole recommended conduit for this financing as they had the necessary statutory authority to establish the various legal requirements for the project to receive the tax credits.
The current project timeline calls for construction to begin in fall 2022. Staff anticipate providing an Action Item to the Board of Supervisors in fall 2022 to proceed with the bond sale.

**Project:** Reston Town Center North Library and Community Spaces  
**Estimated Bond Sale Date:** FY 2023 – FY 2025  
**Estimated Amount:** $29,500,000  
**Background:** The County plans to utilize the EDA to issue $29,500,000 of bonds to finance the replacement costs of the Reston Regional Library, community space, and common site infrastructure as part of the overall master plan to reconfigure these properties into a grid of streets and provide integrated redevelopment of approximately 50 acres currently owned by Fairfax County and Inova. The plan addresses the development potential consistent with the needs of the community. Development concepts for the proposed County blocks, library location and procurement options including Public Private Partnerships are being reviewed. Total funding of $39,500,000 is needed, with $10,000,000 approved as part of the 2012 Library Bond Referendum for the Library, and EDA bond financing that is anticipated to fund the remaining $29,500,000 required to implement the Library and Community Spaces plan and the share of common site infrastructure.

County staff anticipate completion of the master planning process in fall 2021, and the joint zoning application and real estate exchange with Inova is contingent upon the Reston Comprehensive Plan Amendment that is also underway. In the interim, a coordinated test plan will evaluate potential interim lease space options for the library. Due to these competing factors and differing timelines, a bond sale range of FY 2023 through FY 2025 is reflected for flexible planning purposes. As additional project milestones are reached, updates will be provided to the Board and reflected in annual revisions to the CIP.

**Project:** Reston Town Center North Embry Rucker Shelter and Human Services Center  
**Estimated Bond Sale Date:** FY 2026 or later  
**Estimated Amount:** $150,000,000  
**Background:** The County plans to utilize the EDA to issue approximately $150,000,000 of bonds to finance the majority of the costs of the replacement of the existing North County Health and Human Services Center, the replacement of the existing Embry Rucker Shelter with an added supportive housing component, associated parking and site work, and the required common site infrastructure. This project is part of an overall master plan in the amount of $162,000,000 for redevelopment of the approximately 50-acre property currently owned by Fairfax County and Inova. The Human Services Center is proposed to support a consolidation of existing leased spaces into one Human Services Center and provide enhanced, integrated multi-disciplinary services to residents in the western part of the County. The North County Human Services Center replacement will be part of future phase development anticipated to be in a 5 to 10-year timeframe. An emergency shelter with additional supportive housing to replace the existing Embry Rucker Shelter is also part of the overall redevelopment master plan. Funding of $12,000,000 was approved as part of the fall 2016 Human Services/Community Development Bond Referendum for the replacement of the Embry Rucker Shelter and it is anticipated that EDA bonds would finance the remaining requirement of $150,000,000 to implement the project.

County staff anticipate completion of the master planning process in fall 2021, and the joint zoning application and real estate exchange with Inova is contingent upon the Reston Comprehensive Plan Amendment that is also underway. Due to these competing factors and differing timelines, a bond sale
range of FY 2026 or later is reflected for flexible planning purposes. As additional project information is received, updates will be provided to the Board and reflected in annual revisions to the CIP.

**Project:** Reston Town Center Recreation Center  
**Estimated Bond Sale Date:** TBD  
**Estimated Amount:** TBD  
**Background:** As part of the development of the Reston Town Center North area, the Fairfax County Park Authority is considering the future development of a new RECenter to serve the high demand in the Reston area. The required funding for the facility and its associated block and common site infrastructure costs will be determined in the future. This RECenter may include facilities for indoor aquatics, fitness, sports and other recreation programs to meet the need of the surrounding community and will be determined by a future market-based study prior to development.

**Project:** Reston Town Center North Parking Garage  
**Estimated Bond Sale Date:** FY 2026 or later  
**Estimated Amount:** $35,000,000  
**Background:** Approximately $35 million is estimated to support the design and construction of a parking garage to support the facilities planned at the Reston Town Center North complex.

**Project:** Original Mount Vernon High School (OMVHS) Site Renovation / Development  
**Estimated Bond Sale Date:** TBD  
**Estimated Amount:** TBD  
**Background:** This project includes the redevelopment of the balance of the Original Mount Vernon High School site, and the adjacent Park Authority site and facilities. The County solicited development proposals in spring 2017, under the PPEA Guidelines, to develop a Master Plan and evaluated a range of development options with focus on programs to serve a wide range of community needs and opportunities. The initial master planning effort was completed in 2019 and priority was placed on the renovations and adaptive reuse of the historic high school facilities as the first phase of redevelopment. The balance of the site redevelopment will be reviewed at a future time in coordination with the Bus Rapid Transit project on Richmond Highway.

**Project:** Sports Complex Opportunities  
**Estimated Bond Sale Date:** TBD  
**Estimated Amount:** TBD  
**Background:** In June 2017, the Board of Supervisors formed a Sports Tourism Task Force to look at potential ways to support the growing youth and adult sports market and build new sporting facilities for County residents. There may be potential partnerships with sporting leagues and non-profits to expand the capacity to host sport tourism events in Fairfax. These opportunities are in the early planning stages.

**Project:** East County Human Services Center  
**Estimated Bond Sale Date:** TBD  
**Estimated Amount:** TBD  
**Background:** In the future, the County plans to issue EDA bonds to finance the costs of the construction of a facility that will provide enhanced service delivery to the residents of the eastern part of the County through consolidation of existing leased spaces and provide an integrated Health and Human Services site.
Funding in the amount of $5,375,000 was approved from 2004 Human Services Bonds remaining from completed projects to support initial studies and pre-design activities. Site location options for the East County Human Services Center are being evaluated, including repurposing of existing office buildings in the service area.

**Project:** Willston Multi-Cultural Center  
**Estimated Bond Sale Date:** TBD  
**Estimated Amount:** TBD  
**Background:** The Willston Multi-Cultural Center is planned to be redeveloped in the future. The Seven Corners area plan envisions redevelopment around a mixed use, walkable community development.

**Project:** Herndon Station – Transit Oriented Development  
**Estimated Bond Sale Date:** TBD  
**Estimated Amount:** TBD  
**Background:** Funding in the amount of $625,000 has been approved to support the master planning effort associated with County owned property at the west side of the Herndon Monroe Park and Ride facility/Herndon Monroe Metro Station Garage site. The goal of the study is to determine the development potential for the approximately 28-acre site and define possible conceptual development options for its use while maintaining the transportation assets. The study has been completed and the team is evaluating opportunities for Transit Oriented Development concepts and options, consistent with the Comprehensive Plan goals on this site. The County will solicit development proposals by issuing a Request for Proposals in fall 2021. Decisions will be made in the future and based on the private development agreement if there would be a need to invest County capital funding for this project.

**Project:** Judicial Center Complex Redevelopment  
**Estimated Bond Sale Date:** FY 2026 or later  
**Estimated Amount:** $219,000,000  
**Background:** A Master Plan study was completed in 2020 which evaluated the needs, constraints and opportunities on the Judicial Complex site following the demolition of the Massey Building. The Master Plan provides a strategic plan and an urban vision for the redevelopment of the Complex. The project is envisioned to be completed in phases to ensure the coordinated long-term implementation of the redevelopment of the 48-acre site. Public facility priorities include future Criminal Justice, Public Safety and Health & Human Services’ programs, as well as the restoration of the Historic Old Courthouse and grounds. County programs currently in nearby leased spaces, such as the Health Department and Office for Children are being evaluated for future inclusion in the redevelopment plans, and opportunities for public private partnerships will be assessed. Funding in the amount of $300,000 has been allocated to advance the planning and preliminary design of Building One on the Complex. Building One is proposed as a mixed-use facility and includes public safety, expanded court services programs, court support services currently located at the Burkholder Administrative Center, and the replacement of the Police Evidence Storage Facility. Future work includes demolition of the two 1950’s Old Courthouse wings and sallyport at the rear of the building and restoration of the affected building and site areas, Campus Land Use Entitlement, development of Workforce Housing at the Burkholder Administrative Center site, a new Diversion and Community Re-Entry Center, Old Courthouse building renewal with upgrades and replacement of outdated critical building systems, removal of the employee parking garage, modifications to the public parking garage, and public private partnership opportunities for additional buildings.
Project: Workhouse Campus Development Opportunities

Estimated Bond Sale Date: TBD

Estimated Amount: $5,000,000

Background: Funding of $8.0 million has been identified for improvements at the Workhouse Campus of which $3.0 million is supported by the General Fund and $5.0 million to be supported by future EDA bonds. The overarching vision for the 50-acre Campus is to establish a widely recognized destination of choice, providing dynamic and engaging arts, cultural, educational, and community experiences with unique economic development opportunities. The county owned Campus contains numerous historic buildings formerly used to house and rehabilitate inmates. Several buildings currently in use on the site have been renovated and are being adaptively reused as an arts center. The County is exploring the adaptive reuse potential for the remaining vacant campus buildings and the enhancement of the Ox Road Streetscape. EDA bond funding would be used to initiate some portion of this redevelopment and could be leveraged against private and/or nonprofit investments. Partial funding of $3 million has been approved for the historic preservation and renovations for adaptive reuse of two buildings, identified as Workhouse-13 and Workhouse-15. In addition, the County is considering affordable housing opportunities on the Workhouse Campus.