

**Fairfax County Board of Supervisors
Economic Initiatives Committee (EIC)
J. Hamilton Lambert Conference Center (Room 11)
December 13th, 2022**

Meeting Summary

Board Members present: EIC Chairman Supervisor John W. Foust, EIC Vice-Chairman Supervisor Daniel G. Storeck, 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

Board Members participating remotely: Supervisor Pat Herrity from his personal residence in Springfield District.

Chairman's Opening Remarks

EIC Chairman Supervisor Foust reviewed the agenda as part of his opening remarks. BOS Chairman McKay motioned to allow Supervisor Herrity to participate remotely in accordance with the with the body's Remote Participation of Members Policy. The motion was seconded by BOS Vice-Chairman Gross.

Item 1. Northern Virginia Community College

The first agenda item was a presentation about Northern Virginia Community College (NOVA). The presentation gave updates on the college's student demographics, degree offerings, and nationally recognized programs. The item also featured remarks from one of the college's trustees. Chris Wade, Fairfax County Senior Appointee, Northern Virginia Community College Board, introduced the item with thoughts about the progress NOVA has made in its partnerships, recruitment, and course offerings. Dr. Diane Mucci, Provost, Northern Virginia Community College Annandale gave an overview of the demographics and curriculum at the Annandale campus, located in Fairfax County. Steve Partridge, Vice President of Strategy, Research and Workforce Innovation, Northern Virginia Community College described how the college engages employers and workers through its Business Engagement Center and Guaranteed Interview Program. Partridge also spoke to the community partnerships that allow the college to support work-based learning in the region. Dr. Anne M. Kress, President, Northern Virginia Community College, reviewed the resources offered to students during the early part of the pandemic and described future student support efforts.

The Board of Supervisors was generally impressed with the presentation. Several supervisors sought more information about programs for specific socio-economic groups in the county. Supervisor Foust opened the discussion with compliments for the presenters. Foust was impressed by Harvard University's recognition of NOVA as an exemplary institution. Chairman McKay requested school level data from the college's high school concurrent enrollment programs, as he is interested in supporting participation in all parts of the county. Supervisor Gross asked about current perceptions of community colleges, NOVA's veteran focused programs, and partnership with INOVA hospital system. Supervisor Walkinshaw thanked NOVA for its provision of wraparound services that support education attainment. Walkinshaw also expressed his interest in developing career pathways for Fairfax County government employment and establishing the Annandale campus as a gathering place for the district's residents. Supervisor Lusk complimented the presentation, asked about the number of businesses engaged by NOVA's Business

Engagement Center, the college's trade programs, and inquired about the top employers of NOVA graduates. Supervisor Palchik was interested in learning more about the college's programs for immigrant communities. Supervisor Storck asked Dr. Kress to explain how NOVA's community partnerships will benefit residents in the Route 1 corridor and help individuals improve their earning potential.

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

The second agenda item was an update on the Huntington Club Redevelopment project, presented to the board on July 26th, 2022. The presentation was given by Joe LaHait, Debt Manager, Department of Management and Budget, with support from Keenan Rice, President, MuniCap and JoAnne Carter, Managing Director, PFM Financial Advisors LLC. LaHait shared that since the July meeting, a termination agreement extension request had been submitted to dissolve the existing homeowner's association in December of 2023. The extension requires the support of 80% of the development's homeowners to be implemented. At the time of the presentation, the extension had received the votes necessary for implementation. LaHait also shared that the project had received the number of signatures needed to form a Community Development Authority (CDA). Carter reviewed the bond interest rate assumptions and attributes of the markets where the bond will be sold. Rice presented the debt service and Phase 1 revenue projections.

During the discussion, a few supervisors asked clarifying questions about the risk and transparency of the project. At the beginning of the discussion, Supervisor Foust addressed the lack of developer responsiveness that had been reported in other project conversations. Chairman McKay asked clarifying questions about the special assessment assumptions and transparency. McKay commented that "fluid" information exchange between the county and the developer is critical to the project's success. McKay also spoke to the development being a return on the investment made on the Huntington Metro Station. Supervisor Smith expressed concerns about the resident's understanding of the project's risk and the potential costs of a default. Similarly, Supervisor Palchik was also concerned with both the timeline and how the bond documents will be presented to residents. Supervisors Alcorn and Gross requested individual briefings for greater understanding of the project's technical elements. Supervisor Storck thanked individual staff members for their contributions and asked staff to confirm that the project has the required commitments to further the project.

Item 3. Fairfax County Master Arts Plan: Facilities

Due to time constraints, the meeting adjourned without presentation of the third agenda item.