



Economic Development Authority Meeting Minutes

Tuesday, May 3rd 2022 ❖ 7:00 pm

Viget Offices 105 W Broad St. Falls Church VA 5th Floor

1. **Call to Order**
2. **Reading of Virtual Meeting Notice**
3. **Roll Call:**
4. **EDA Members Present:** Jim Coyle, Chair Bob Young, Vice Chair Brian Williams, Matthew Quinn, Edward Saltzberg, Sandy Kiersz
5. **EDA Members Absent:** Ross Litkenhous
6. **City Staff Present:** Jim Snyder, Val Weiner, Becky Witsman, Cindy Mester, Wyatt Shields
7. **Public attendees:** Letty Hardi, Phil Duncan, Debbie Hiscott
8. **Approval of April 5th, 2022 Meeting Minutes :**
<https://www.fallschurchva.gov/DocumentCenter/View/16210/Draft-april-meeting-minutes>

Motioned by Jim Coyle, Seconded by Ed Saltzberg. Unanimous approval.

9. West Falls Church Senior Building

Members of the City of Falls Church Economic Development Authority received a presentation on the proposed 15-story senior building component of the West Falls Church redevelopment project on Tuesday, May 3rd, 2022. During the meeting, the operations and the architecture of the building were shared and discussed in detail. EDA members asked several questions and were satisfied with the answers they received, including regarding:

- The quality/longevity of the exterior building materials
- The building managers/operators, SRG. They asked to learn more about them and to see some of their projects in other locations.
- Whether this type of development has less parking than other use types, which was confirmed by the developers.
- The small square foot decrease in retail square footage in the building. The developers noted that they owe Falls Church Gateway Partners a total of 7,700 square feet of retail, so they will make some adjustments and deliver that by the final submission.

Based on this presentation, the senior building component of the West Falls Church project received unanimous support.



10. West Falls Church Redevelopment Project Groundbreaking, Thursday, May 19th, 10-12 AM

11. Wesley Housing Memorandum of Understanding/Virginia Village

Deputy City Manager Cindy Mester provided an update on 310 S. Maple Property, CDB funding for future rehab, CHP energy efficiency grants, VA Housing refinancing, and partnership agreement/MOU (action targeted for June EDA meeting). The EDA should receive the reimbursement of their funds for the purchase of 302 Shirley Street by end of June.

EDA members asked which contractors the City is going to work with for the rehab of 310 S. Maple. The City is in the process of pursuing contractors and has not chosen one yet. EDA members expressed concern that the final project not become 100% affordable and would instead also include some market rate units so they would like to see language in the final MOU that addresses this concern. EDA members would also like to establish a strategic plan for acquiring future units.

Jim Coyle motioned to approve the following motions. The motion was seconded by Ed Saltzberg and unanimously approved by EDA members:

Motion #1: I move approval for the City to:

- 1) Utilize ARPA funding and contract for rehabilitation for 310 S. Maple St.;
- 2) Utilize FY23 CDBG funding and contract for rehabilitation as well as secure CHP energy efficiency grants for 302, 310, and 312 Shirley Street and any future EDA owned VA Village properties; and
- 3) Authorize the EDA Chair to sign any necessary documents.

Motion #2: I move approval for the City to:

- 1) Submit the VA Housing refinance application of the EDA owned VA Village properties; and
- 2) Authorize the EDA Chair to sign any necessary documents.

Motion #3: I move approval for the City to pursue and execute the:

- 1) Transfer the ownership of 208 Gibson Street to the EDA; and
- 2) Authorize the EDA Chair to sign any necessary documents.

12. EDA ARPA projects update and Survey on options

City staff will send a survey to EDA members to get their feedback on fine tuning potential ARPA projects, and report on it at the next meeting.

13. Founders Row 1 theatre subsidy agreement (to be discussed at June EDA meeting)



14. Wayfinding

City staff provided an update on the wayfinding signage project. Old signs will be taken down when staffing allows and final steps on are being taken with the contractor.

- 15. Storm drain project:** Vice Mayor Letty Hardi asked for the EDA to fund a stormwater design project. The funds would be used for paint and supplies. Sandy Kiersz motioned to approve up to \$1 thousand for materials, seconded by Matt Quinn and unanimous approval.

The meeting was adjourned at: 9:00 pm