



CITY OF FAIRFAX ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
Wednesday October 6, 2021 6:00 PM
Virtual Via Zoom

10455 Armstrong St, Fairfax City, VA 22030

Commissioners Present:

Chair Kathleen Paley
Vice-Chair Jeff Hermann
Commissioner Tom Ross
Commissioner Beth Young
Commissioner Fred Cornett
Commissioner Paula Sorrell

Others Present:

Christopher Bruno, Director for Fairfax City's Office of Economic Development
Danette Nguyen, Assistant Director of Economic Development/Programs Manager, Fairfax City
Matthew Easley, Operations and Program Manager, Fairfax City
David Hodgkins, Chief Financial Officer, Fairfax City
Andrew Wilson, Project Manager, Fairfax City
Megan DuBois, Cultural Arts Manager, P&R, Fairfax City
Gisele Stolz, MEC- Fairfax Director, George Mason University
Heather Menis, Restaurant Week Consultant

1. Call to Order

- a. The meeting was called to order by Chair Kathleen Paley.

2. Adoption of July Meeting Minutes

- a. All Commissioners voted in favor to adopt the September Meeting Minutes

3. ARPA Proposal Update

- a. Director Bruno Introduces City CFO, David Hodgkins, for ARPA overview
 - i. CFO Hodgkins provides high level overview of the American Rescue Plan Act, sharing documents on screen.
 1. Funding status – City to receive allocation close to \$30 million
 - a. Have received ½ of funds, will receive other ½ in about 6 months
 - b. Preliminary plan being constructed; talking to stakeholders and partners to determine best route for use of ARPA funds as well as auditors
 - c. Next steps: Present to other boards and commissions to start discussions to then present to council to solidify plan moving forward
 2. Spending requirements: COVID related expenditures, negative economic impact, premium paid to eligible workers, premium paid for revenue loss, investment and infrastructure for broadband, storm, and wastewater funds.
 - a. Categories related to infrastructure do not fit pressing needs of The City.
 3. Presented preliminary spending plan:
 - a. \$14.8 Million already received
 - b. Funding of Capital Projects and Funding from Qualified Revenue Loss discussed as the two main buckets where ARPA funds will be placed
 - c. This plan frees up \$12.5 million to go towards New Capital Projects, Additions to Existing Adopted Capital Projects and FY22 Unfunded Priorities.
 - i. Detailed breakdown presented and discussion had.

4. EDA Budget Update

- a. Vy Tran introduces herself and provides update on her process thus far regarding budget reconciliation.
- b. Commissioner Cornett follows up with update on purchasing of QuickBooks.

5. Draper's Construction Update

- a. Project Manager Andrew Wilson shared pictures of the site highlighting main entrance, areas where mural and selfie spot will be placed, bar area, kitchen area.
 - i. \$1.1 million spent, about \$350k to go.
 - 1. Most equipment is paid for, either in storage or in transit.
 - ii. Dominion is installing underground power, providing permanent power to the building and other buildings as per the agreement.
 - iii. Checks delivered to Verizon, equipment to be delivered to site and cable installed.
 - iv. Highlighted supply chain issues + post-covid building boom and coordinating contractors.
 - v. BAR approved the painting of brick for murals, hiring of staff has begun.
 - vi. Next steps: getting gas into the building.
 - vii. Completion date: unknown.
- b. Cultural Arts Manager, Megan DuBois provides a mural overview.
 - i. There were 10 mural submissions and 14 selfie spot submissions.
 - 1. Presented final concepts on screen of both mural and selfie spot.
 - 2. Stated that she would be reaching out to artists to discuss minor changes.
 - 3. Committee for Public Art still has to approve; Ms. DuBois states she feels there will be no issue with this approval.
 - 4. Goal: to have mural and selfie spot up prior to holidays.

6. Kamp Washington Small Area Plan Update

- a. Commissioner Young provides an update and shares her screen to illustrate Kamp Washington
 - i. Two main entrances into the city from this neighborhood
 - 1. Many unique businesses in this area that bring people into the City.
 - a. Commissioner Young suggests that the EDA should support these businesses as the SAP develops.
 - i. Also highlights the difficulty of accessing all businesses in this sector whether on foot or in car and collaborating with CD&P to engage businesses and have those businesses attend a meeting so they can highlight their experience.

7. Women's Business Lunch Update

- a. EDA has hosted this event since 2017
 - i. Was not able to have 2020 event, although over 200 individuals did sign up.
 - ii. Commissioner Young highlights virtual event held in 2021 and then requests the EDA if planning for 2022 event can move forward.
 - 1. Budget is discussed briefly; general consensus is agreed upon to move forward in event planning.

8. Eagle Bank Arena Update

- a. Commissioner Ross discusses a committee that he has been selected for consisting of twelve individuals looking to improve Eagle Bank Arena.
 - i. Improve experience, user friendliness and gain more attraction.
 - 1. Looking at many factors including adding premium seating and enhancing concession areas.
 - 2. Now awaiting recommendations from consultant and considering adding more practice space, activity areas and parking.
 - 3. University Master Plan was discussed among Commissioners.

9. Mason Enterprise Center

- a. Chair Paley communicates that a MOA and Lease has been signed and offers thanks for the work done to complete these items.
- b. Gisele Stolz provides financial update.
 - i. Highlights:
 1. City of Fairfax increase contribution from \$65k to \$150k
 2. Staff salaries
 3. Capacity is at ~70% capacity and still experiencing losses.
 - a. Restructuring finances to mitigate losses
 4. Discussed hiring incubator manager for new site.
 5. Group discussed losses of MEC-Fairfax.
- c. Director Bruno provides high level update on rent payment and immediate next steps.
 - i. Potential to use ARPA funds to cover MEC-Fairfax losses.

10. EDO Office Update

- a. Assistant Director Nguyen thanks all who are planning to volunteer at the Fall Festival
 - i. Highlights Fall Crawl to occur on 10/30
 1. Thanks participants and highlights the program and giveaway.
 - ii. Small Business Saturday occurring Saturday after thanksgiving.
 1. Program highlights.
 - iii. Highlights RFP process and communicates successful grant execution with Fifth and Main PR and introduces Heather Menis for Restaurant Week Presentation from last year.
 1. Impressive metrics for social, positive economic impact and other metrics highlighted.
- b. Director Bruno provides very high level overview of office move
 - i. Currently in MEC-Fairfax
 - ii. Moving to WillowWood, two floors below MEC-Fairfax

11. Public Comment

- a. None

12. Adjourn

Next regular meeting of the EDA is scheduled for the November 3rd, 2021.