



**CITY OF FAIRFAX ECONOMIC DEVELOPMENT AUTHORITY
SPECIAL JOINT MEETING OF EDA AND PLANNING COMMISSION
FOLLOWED BY A REGULAR MEETING OF THE EDA
MEETING AGENDA**

**WEDNESDAY, DECEMBER 1ST, 2021 6:00 PM
WILLOWOOD PLAZA, CONFERENCE CENTER**

10300 Eaton Place Fairfax, VA 22030

Economic Development Authority Commissioners Present:

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

Planning Commission Members Present:

Chair Mark Angres
Vice-Chair James Feather
Member Anthony Coleman
Member Paul Cunningham
Member Amir Eftekhari
Member Kristen Lockhard
Member Matthew Rice

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
Vy Tran, Accounting Specialist, Fairfax City EDA
Andrew Wilson, Project Manager, Fairfax City
Gisele Stolz, MEC- Fairfax Director, George Mason University
Heather Menis, Consultant

- 1. Call the Joint Meeting of the Economic Development Authority and Planning Commission to Order**
 - a. The meeting was called to order by Chairs Paley and Angres

- 2. Joint Conversation with Planning Commission**
 - a. Discussion of implementation of the SAP
 - i. Commissioners discuss need to know the area and the property owners.
 1. EDO Director Chris Bruno added that connections are being made with business owners, especially since the small area plans have been adopted.
 - b. Discussion of connection between the city and GMU started by a commissioner ~11:30 asking if "we've engaged with Mason at all" as the institution is close by and growing.
 - i. Bruno states Fairfax City EDA partnership with the university is strong and growing stronger.
 - ii. EDO Assistant Program Manager Danette Nguyen discusses Mason Homecoming event and involvement.
 - c. Discussion of need to make the space between Mason campus and Downtown friendlier to walking and biking.
 - i. Commissioner Tom Ross asks regarding development potential of locations in the Small Area Plan in relation to GMU due to the proximity.
 - d. Discussion of zoning and building types allowed in Old Town area
 - i. Uses in that area are relatively open other than the constraints for building height.
 - e. Discussion of where to provide more incentives

- i. Commissioners agree incentives such as roads, park spaces that the city can assist in doing should be factored in to what development occurs.
 - f. Discussion ensues about Small Area Plan for green space in Old City
 - i. Commissioners discuss ideas of open air food and drink locations and mention past failed ideas and regulatory changes.
 - 1. Example of University Mall Taco Bamba given.
 - g. Office space vacancy in Fairfax is questioned.
 - i. Bruno replies that office vacancy rate in Fairfax has decreased during the pandemic, but the city does not have the highest quality or highest rent for office spaces.
- 3. Long Term Planning
 - a. Commissioners and Bruno discuss commercial development and the EDA's role in analyzing physical and economic impacts of development projects.
 - i. Discussion of engaging with the planning commission and the comprehensive plan.
 - b. Chair Kathleen Paley concludes that coordinating concrete next steps based on small area plans is needed
- 4. **Conclude the Joint Meeting of the Economic Development Authority and Planning Commission**
 - a. Chairs Paley and Angres concluded the Joint Meeting

Recess

- 5. **Reconvene Regular Meeting of the Economic Development Authority**
 - a. Chair Paley called the meeting to order
- 6. **Adoption of November Meeting Minutes**
 - a. All Commissioners voted in favor to adopt the November Meeting Minutes
- 7. **Mason Enterprise Center**
 - a. Quarterly Update
 - i. Center Director Stoltz states that they are at operational loses of \$94,000
 - ii. Leesburg MEC is shutting down and MEC Fairfax expects Leesburg clients to shift to Fairfax, already had two businesses reach out
 - b. Relocation Update
 - i. New space is progressing well
 - ii. MEC Fairfax manager selection committee is interviewing three candidates and decision will be made about presenting candidates to the hiring committee
 - iii. PM Andrew Wilson adds that the architects are on schedule and Chair Paley adds that the project is on budget
 - iv. Bruno notes that relocating businesses will be financially supported
- 8. **Draper's Global Update**
 - a. Opening Timeline
 - i. "Contractor is aiming to be done by January 1" and the opening date is estimated between February 1 and 14th
 - b. Progress Update
 - i. PM Andrew Wilson gave updates on building construction and "as of today's request for payment they are at 91%"
- 9. **EDA Budget Update**
 - a. Accounting Support Specialist Vy Tran presented an overview of EDA's financial procedure
 - i. More funds in EDA Operating account than EDA Checking account for better returns in terms of bank interest
 - ii. EDA recent payments
 - 1. \$150,000 for Nova Lab grant agreements
 - 2. \$110,315 issues to Wildwood Offices for MEC's security deposit and first month's rent
 - 3. \$150,000 check for MEC this fiscal year

10. ARPA Funds Discussion

- a. Chair Paley decides to push the discussion of this topic to a later date due to time constraints

11. EDO Office Update Director Bruno/ Asst. Director Nguyen

- a. Programs
 - i. Restaurant Week Update by Consultant Heather Menis
 - 1. Committee made up of EDA, Central Fairfax Chamber, and two restaurant owners
 - 2. This year there will be winter (March 7-14) and summer (tentatively August 8-14) restaurant weeks with various price tiers and option of to go orders
 - 3. Fee for enrollment is \$200 for one event or \$325 for full year

12. Public Comment

- a. Public comment made by Central Fairfax Chamber of Commerce
 - i. Question posed to Chair Paley about the EDA's position on storm water utility
 - ii. Discussion ensued about what businesses face and what the EDA can do
 - iii. Chamber members invite Commissioners to Chamber's holiday mixer and offer to forward resources on the storm water utility issue to the EDA

13. Adjourn

Next Meeting: Wednesday January 5, 2022***

THIS WILL BE AN IN PERSON MEETING

CITY HALL - MEETING ROOM 111