



Economic Development Authority Meeting Agenda

Tuesday September 6th, 2022 ❖ 7:00 pm

Laurel Room

City Hall 300 Park Ave City of Falls Church, VA

1. Call to Order

2. Roll Call:

3. Approval of August Minutes:

<https://www.fallschurchva.gov/DocumentCenter/View/16646/Economic-Development-Authority-Meeting-August-22-Minutes-Draft>

Motion to approve by Jim Coyle, seconded by Ross Litkenhous. Unanimous approval.

4. Tinner Hill Banner Little City Logo Usage Request

Jim Coyle motioned to approve the use of the Little City Logo for the Tinner Hill banners as proposed, seconded by Ross Litkenhous. Unanimous approval.

5. Founders Row 1 Theater Subsidy Agreement:

a. Staff Report and Resolution:

<https://www.fallschurchva.gov/DocumentCenter/View/16644/10b1-TR22-36--0-Theater-EDA-Staff-Report-and-Resolution>

b. Draft Agreement:

c. <https://www.fallschurchva.gov/DocumentCenter/View/16643/10b1-TR22-36--1-Theater-EDA-Draft>

Jim Coyle motioned to approve the Theater Subsidy Agreement as is, pending approval by the City Attorney, City Manager, and City Council. Sandy Kiersz seconded. Approval by the EDA board with Ross Litkenhous abstaining.

6. Founders Row 1 Special Exception Voluntary Concession modification

Jim Coyle motioned to accept the referral as presented, seconded by Matt Quinn. Approval by the EDA board with Ross Litkenhous abstaining. The request included:

- To reduce the minimum number of Theater seats from “750 to 850 persons” to “550 to 850 persons.”
- Add arcades as a permissible accessory use to a permitted use, but not as a prohibited principal use.
- Strengthen securities to the City that the commercial theater component of the project will be delivered, by increasing the number of residential Certificates of Occupancy (CO) that can be held until completion of the commercial components and theater lease execution.

7. Wesley Memorandum of Understanding – presentation by HHS Director, Dana Jones

1. Sandy Kiersz motioned to approve the DRAFT Memorandum of Understanding by and between the City of Falls Church, the Falls Church Economic Development Authority, and Wesley Housing Development Corporation of Northern Virginia. The MOU includes the conveyance of 208 Gibson Street (RPC: 52-309-005), 302 Shirley Street (RPC: 52-309-008), 310 Shirley Street (RPC: 52-309-012), 312 Shirley Street (RPC: 52-309-013), and 310 S. Maple Avenue (RPC: 52-309-022) to Wesley Housing or its designee. Jim Coyle seconded. Unanimous approval.



2. Sandy Kiersz motioned to Approve Restrictive Covenants to be recorded against the Affordable Parcels as specified in the MOU, Approve an Access, License, and Development Agreement to allow Wesley Housing to enter the properties to perform certain due diligence and rehabilitative work prior to conveyance. Seconded by Jim Coyle. Unanimous approval.
3. Sandy Kiersz motioned to Authorize the EDA Chair to modify the MOU; Restrictive Covenants; or Access, License, and Development Agreement to the betterment of the EDA as well as to make grammatical corrections, and Authorize the EDA Chair to sign any necessary documents subsequent to City Council and Wesley Housing Board approval and to review and execute the deed. Seconded by Ross Litkenhous. Unanimous approval.

EDA member Matt Quinn expressed that while supportive of this project in concept, he has reservations about the possibility of the eventual redevelopment project becoming 100% affordable. He wants to ensure there is a strong likelihood that the future redevelopment project includes mixed use and mixed income components.

Council members present provided their reassurance that the eventual redevelopment project would have to go through Council approvals and that those concepts would be encouraged if not required.

8. Parklet Update

CPEDS director Jim Snyder presented the update on the ARPA parklet project. EDA and Council members were supportive, and wanted staff to focus efforts on the South Washington locations.

9. Request to shift ARPA money/ARPA budget amendment

Matt Quinn motioned to approve the updated ARPA budget submission as presented (shifting more funding to parklets and removing a few programs due to lack of staffing resources), seconded by Jim Coyle. Unanimous approval. The EDA budget amendment submission will now go to City Council for final approval in November.

10. ARPA Project Updates

EDO staff presented an update on the Yiftee giftcard program. EDA members were supportive of the project and excited to see it move forward.

11. Storm Drain Mural Report

Vice Mayor Letty Hardi presented photos of the completed EDA-funded storm drain mural project.

12. EDA FY2023 Budget approval

This item was pushed until next month.

13. Tree Lighting Update

EDO staff updated the EDA that the Tree Lighting contract has been signed and new lights will be installed in time for a Monday, November 28th ceremony/event.

14. Adjournment – the meeting was adjourned at 9:30 PM

