

Samuel Madden Homes Downtown Redevelopment Working Group

October 9, 2002

Meeting Minutes

Working Group Members Present:

Mayor Kerry J. Donley
Councilman Bill Eulle
Councilman David Speck
A. Melvin Miller, Chairperson, ARHA Board
Carlyle Ring, Vice Chairperson, ARHA Board
Donna Fossum, Planning Commission

Working Group Staff Present:

Phil Sunderland, City Manager
Bill Dearman, CEO, ARHA
Mark Jinks, Assistant City Manager
Connie Lennox, Director of Development, ARHA

Other Staff and Consultants Present:

Mildrilyn Davis, Office of Housing
Jeff Farner, Planning and Zoning
Marye Ish, ARHA
Beverly Jett, City Clerk
Kimberley Johnson, Planning & Zoning
Rob McLeod, Planning & Zoning
Karen Snow, Assistant City Attorney

Others Present:

Linda Couture, Neighbor/Old Town Civic Association
Barbara Gilley, Alexandria Commission on Persons with Disabilities
Poul Hertel, Federation of Civic Associations
Thomas Pete Jones, Alexandria Resident Council
Harold Napper, Resident Advisory Board
"Van" Van Fleet, Citizen, Old Town

Mayor Donley called the meeting to order. The minutes were approved as submitted on a motion by Mr. Ring, seconded by Mr. Miller.

Planning and Zoning Division Chief Kimberley Johnson reported that Planning had received submissions for the on-site and the three off-site locations, and discussed the timing of staff comments back to ARHA. There was a brief discussion as to whether both the on-site and off-site applications would be ready for Planning Commission consideration in December. Ms.

Fossum expressed concern that the Planning Commission may want to defer one if the other is not there. Mr. Miller noted that he would hate to see them separated and wanted both to go forward in December if possible. After further discussion, Mr. Sunderland stated that the City would do its best to be ready for December, but may not make it given that some information is still outstanding. Ms. Johnson was to let ARHA know as soon as possible what information was still outstanding. Mayor Donley asked that this occur no later than Wednesday.

Mr. Dearman explained that an environmental review process must be completed before ARHA can obtain clearance for demolition of the site from HUD. He noted that ARHA was waiting for a response from the state historic office, and described the remaining process, which involves a City sign-off, an advertisement with a 15-day period, submission to the local HUD office and another 15-day period, then forwarding to Chicago for final HUD approval. He further stated that ARHA has been advised by HUD that, in order to expedite the process, ARHA should go ahead and demolish the structures pending HOPE VI demolition grant approval, and then be reimbursed. ARHA has budgeted \$700,000 in ARHA capital funds. The HUD Notice of Funding Availability (NOFA) for the Demolition Only Grant has not been issued yet, and he believes ARHA will probably be in a good position to submit an application. This grant is disbursed on a first come, first served basis.

In terms of the current status of the site, Mr. Miller reported that all families have been relocated. Mr. Dearman added that the property is being kept lit, and the grass is being cut. In response to a question from Mr. Euille about the interim status of the site between demolition and redevelopment, Ms. Lennox stated that the site would be graded for drainage, and hydro-seeded to prevent erosion, and that construction fencing would be placed around both blocks.

With regard to briefing the Planning Commission, Ms. Johnson reported the view of Planning Commission Chair Eric Wagner that a work session is not needed and that the issues are largely site plan related. Ms. Fossum agreed. Mr. Donley asked that Ms. Fossum talk to other Planning Commission members and assess their sentiments, and then let him know. [Subsequent to this meeting, a decision was made to hold a Planning Commission work session on the on-site and off-site development plans.]

Ms. Lennox reported that the Virginia Housing Development Authority had proposed 16 changes in the tax credit application process. Most significantly, the non-profit and Housing Authority pools would be eliminated, with special needs and community development pools added. HOPE VI projects are automatically eligible for the community development pool. ARHA and its consultants are working on two very strong 9% tax credit applications; if both are not approved, there will be a shortfall in funding for the project. Mayor Donley asked whether meetings with VHDA or the General Assembly would be helpful. There were differing opinions on this matter. Mr. Donley said he would ask Legislative Director Bernie Caton to develop a strategy. Mr. Miller commented that it could not hurt to make sure our own General Assembly delegates

understand the project and its importance. Ms. Davis noted that VHDA's changes are not final, and will be acted on in November, and noted that the City, ARHA and others had requested that VHDA delay implementation of the restructuring of the pools for one year.

Mr. Speck asked whether community concerns had been addressed or gotten worse, and whether any significant community opposition is anticipated. Ms. Lennox reported that three people attended the Braddock Road Task Force meeting and provided a positive response. The West End Task Force meeting, which was more difficult, was attended by two persons from the West End and two from the Alexandria Commission on Persons with Disabilities. Mr. Dearman stated that if requested, ARHA will meet with the West End group one more time. Ms. Johnson stated that Planning intends to hold community meetings, and is willing to hold them jointly with ARHA. Ms. Fossum suggested that it would be valuable to have a City map showing housing locations. Ms. Davis noted that such maps are available. Mr. Euille suggested that it might be useful to take civic association leaders on a bus tour of the existing scattered sites. Mr. Speck remarked that the more we know about community issues, the more time we have to work on them, with a goal of having this received positively. Ms. Fossum suggested trying to hit key meetings of umbrella groups, such as Holmes Run.

Councilman Euille moved that the Samuel Madden Homes Downtown Redevelopment Working Group convene in executive session at this time, pursuant to Section 2.2-3711(A)(3) of the Code of Virginia, for the purpose of discussing the disposition of real property and the acquisition of real property for a public use, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the City of Alexandria and ARHA. The motion was seconded by Ms. Fossum and approved unanimously.

Following the executive session, Councilman Euille made the following motions:

I move that the Samuel Madden Homes Downtown Redevelopment Working Group reconvene its meeting of this date which was recessed for the purpose of conducting an Executive Session. (The motion was seconded by Ms. Fossum and unanimously approved.)

I move that the Working Group adopt the following resolution:

WHEREAS, the Samuel Madden Homes Downtown Redevelopment Working Group has this 9th day of October 2002, recessed into executive session pursuant to a motion made and adopted in accordance with the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3712 of the Code of Virginia requires a certification by the Samuel Madden Homes Downtown Redevelopment Working group that such executive session was conducted in accordance with Virginia law;

NOW, THEREFORE, BE IT RESOLVED that the Samuel Madden Homes Downtown Redevelopment Working Group hereby certifies that, to the best of each member's knowledge, only public business matters that were identified in the motion by which the executive session was convened, and that are lawfully exempted by the Freedom of Information Act from the Act's open meeting requirements, were heard, discussed or considered by the Working Group during the executive session.

This resolution was unanimously adopted by roll-call vote.

The meeting was adjourned at 7:30 p.m.