



Virtually held via ZOOM
City of Fairfax, Virginia
Minutes

Members

Randy Barnett
Angela Rawie
Steve Paul
Jinson Chan
Tony Fraga
Lyn Adam
Brian Stone
Richard Dixon
Wendy Wong
Dempsey Hamilton
Chad Dukes
Rebecca Hendershot

Boyd Harrison
Joshua Alexander
Dawn McGruder
Robert Golden
Bryan Wright
Craig Smith
Jim Folliard
Danette Nguyen
Dominick Keane
Michael DeMarco
Jennifer Rose
Michelle Bacini

Guests

Fairfax City Mayor and
Council
City Manager, Rob Stalzer
Fairfax City Economic
Development Authority

Staff

Shannon Duffy, Executive
Director

Ms. Shannon Duffy, Executive Director welcomed everyone to the Annual Meeting of Membership of the Old Town Fairfax Business Association.

I. **Order of Business**

Mr. Joshua Alexander, Chair of the OTFBA, **called the meeting to order 8:37am.**

Mr. Alexander welcomed guests to the Annual Meeting of Membership via Zoom. Expressing thanks for those who made the call or submitted their proxy ballots, Mr. Alexander remarked he hopes to have more in person events and meetings in 2021. Mr. Alexander thanked the OTFBA board of directors and staff for their dedication of time and commitment. He also thanked the City of Fairfax for their partnership, and our

founding sponsors: Main Street Bank, The Dickson Company, JCW Co., and Capstone Development.

- II. Mr. Alexander introduced board member, Robert Golden to present the **motion to approve the Inaugural Annual Meeting draft minutes**. The motion was seconded by Jinson Chan and **unanimously passed** by voice and proxy vote.

- III. Mr. Alexander introduced **Fairfax City Manager, Robert Stalzer for remarks**.

Mr. Stalzer stated that Old Town Fairfax is known as the heartbeat of our city. That the City's Comprehensive Plan with the Mayor and City Council 2020-2022 goals comport with sustainable economic development, redevelopment, neighborhoods, transportation, and governance. The OTFBA and our business community are partners in manifesting these goals, and with shared investment, trust-based partnerships, and active participation, the goals are achieved incrementally.

Mr. Stalzer spoke about the EDA working for recovery, financial aid programs, and support. The OTFBA was instrumental in coordinating the access to funding and partnering with recovery programs.

Community building is part of what the OTFBA does with social media presence and recognition of our partners such as residents, city businesses, GMU, and our local schools. The city has cut from the "pre-COVID" budget and placed a portion of the budget in reserves to monitor the economic response and recovery. The City's FY21 budget exceeds our cautious projection by \$2.4 million and will ask the city to release some reserves. The city's leadership team will remain cautious, but optimistic as we continue to recover.

Mr. Stalzer stated the city adopted two Small Area Plans in June 2020, one of which was the Old Town Fairfax Small Area Plan. This is a blueprint to guide development and redevelopment needs, provide clarity, consistency in policy, and tracking implementation of the plans.

Private and Community Development are on the horizon, with an arts venue potential in partnership with GMU and the city. It will include Fairfax County involvement by proximity and advancement of the Massy Complex redevelopment. There will be discussion of the Sherwood Willard Community Center plans, incorporating county health and social services with community use by the city.

Capstone development is soon to break ground and is important in placing GMU students in Old Town Fairfax.

- IV. Mr. Alexander invited **statements from Mayor and City Councilmembers**.

Mayor Meyer remarked the downtown is a remarkable legacy, as we have a gridded transportation network unlike other downtowns. That with the completion of Capstone's project, we will likely see potential adjacent properties with proposals, increasing opportunities to enhance the vibrancy downtown.

Mayor Meyer thanked the business community for their dedication over the last year, stating that times are difficult, but to take advantage of the unique period of low interest rates. The Old Town Service District structure is in place, but the tax was zeroed out due to response to Covid-19. The structure will position the downtown for public investment in necessary infrastructure for when the economy shows some recovery from the pandemic. Mayor and City Council are here as partners to help that all are successful.

Councilmember Janice Miller stated she is a resident and neighbor of Old Town Fairfax and is happy to live close by for the last seven years. Ms. Miller congratulated the OTFBA board and staff for their successful collaborations and partnerships this past year and thanked our Chair and Executive Director for their commitment to assisting the business and for continued success.

Councilmember Sang Yi greeted the OTFBA, seeing friendly and familiar faces. Mr. Yi stated many of our city's business owners are also city residents, and truly the backbone of our local economy and community. Noting the downtown and OTFBA have been visible and character-filled, and representative of our businesses is a community-minded focus. Our business community's success is everyone's success.

Councilmember Tom Ross thanked the OTFBA for the meeting, and happy to see and meet with businesses directly and in person as we recover from the pandemic. Mr. Ross stated he was pleased the Old Town businesses participated in the grants provided from the federal relief funding and was vocal in businesses getting those resources expeditiously. Mr. Ross asks that we hold our city council accountable, that they all are needed to support the downtown efforts.

Councilmember Jon Stehle thanked the OTFBA for allowing him to say a few words. Mr. Stehle stated that while wondering what the next 18-36 months may look like, to be aware of the city's Engage Fairfax program for connecting Fairfax City's past and present, fostering an equitable and inclusive future.

- V. Mr. Alexander introduced **Capstone Development, Angela Rawie and Amanda Wallis** for an update on Capstone project.

Ms. Rawie and Ms. Wallis presented the timeline for the Capstone Development project has 267 planned units, or a maximum of 825 residents. Sitework is underway, and Bozzuto is the construction partner. The 24-month construction/build timeline is intact, and will be move-in ready by Fall of 2022. A leasing office will be located nearby at a retail space and community outreach can be managed from there, closer to delivery. The leasing office is expected to be open this summer.

VI. Nominating Committee Report & Election of Directors

Robert Golden, Board Director and Nominating Committee Chair presented the nominating committee report to the membership. The slate of board candidates for the 2021 term were read and motion made for membership to vote. Michael DeMarco seconded the motion. The vote was taken electronically, and with proxy ballots the slate of directors were voted by a majority.

VII. Jinson Chan, Secretary of the Board, stated the election votes have been recorded. They are binding but will be reviewed. **Congratulations to the 2021 Board of Directors:**

Joshua Alexander
Robert Golden
Jinson Chan
Dawn McGruder
Bryan Wright
Fairfax City, Office of Economic Development

VII. Jinson Chan introduced Jim Foliard of Gearshift.TV to view a video demonstration. The video program will be offered to 15 members for digital marketing and support, courtesy of a grant awarded to the OTFBA from federal COVID-19 relief.

VIII. Shannon Duffy, Executive Director, presented the business report

Ms. Duffy encouraged the membership to review the annual report, available under the member benefits tab on the OTFBA website. Topics of Businesses with Hope, Business Champions, Community Partners, and Responding to the Pandemic were presented. Noted: Twins Ace Hardware leading the small business community in safety, creative sourcing, and excellent supply chain management. Music on Main was a partnership with Earp's Ordinary and over 15 other business member partners, providing a summer concert series with all COVID-19 protocols. Each of the 17 events were sold out. More than 25 businesses celebrated the class of 2020 from Fairfax High School by displaying large signs for the graduates and offering promotions for the families. Incremental steps were made to host outdoor events and accommodate businesses limitations concerning operating profitably or operating at all. We assisted over 30 applicants for COVID-19 funding relief.

IX. Dawn McGruder, Treasurer of the Board presented the OTFBA treasurer's report.

“We are good stewards of your dollars” as we operate with volunteer and part time help and controlled spending when planning new ideas while having a maximum impact.

Motion was made to accept the treasurer’s report, record, and file for future audit by Josh Alexander, and seconded by Robert Golden. The motion passed unanimously.

- X. Mr. Alexander invited **Christopher Bruno, Director of the Office of Economic Development**, to offer remarks.

Mr. Bruno stated he appreciated the OTFBA staff and board for work within the business community. With Assistant Director, Danette Nguyen, the OTFBA was a strong partner in connecting assistance to the City for COVID-19 relief. He thanked the collaboration of the OTFBA with the City’s EDA, commenting this is critical to the city.

Danette Nguyen, Assistant Director of the Office of Economic Development, thanked the OTFBA and staff for the last year of work, and stated she is looking forward to a successful 2021.

- XI. **Chairman Joshua Alexander delivered closing remarks.** Thanking all colleagues and attendees for their attendance, businesses and residents who make the city a great place to live and work. We look forward to holding the next meeting in person, and seeing everyone at safe, large, open events in the future.

- XII. **Adjournment.**

The Chair entertained a motion to adjourn by Rob Golden, seconded by Jinson Chan, and unanimously approved. The meeting was adjourned at 9:57am.