

Minutes of the 936th Meeting  
AlexRenew Board of Directors  
6:00 p.m., Tuesday, January 20, 2026

On Tuesday, January 20, 2026, the AlexRenew Board of Directors held its regular meeting in the Ed Semonian Board Room at 1800 Limerick Street, and broadcast via Microsoft Teams, with the following present:

Members: Mr. John Hill, Chair  
Mr. James Beall, Vice Chair  
Ms. Becky Hammer, Secretary-Treasurer  
Mr. Mark Jinks, Member  
Dr. Moussa Wone, Member

Staff: Mr. Justin Carl, General Manager/CEO  
Ms. Amanda Waters, General Counsel/Deputy GM  
Ms. Allison Deines, Chief Water Quality Officer  
Ms. Caitlin Feehan, Chief Administrative Officer  
Ms. Felicia Glapion, Chief Engineering Officer  
Mr. Lake Akinkugbe, Director of Finance  
Mr. Matt Robertson, Director of Communications  
Mr. Kevin Pilong, Engineering Manager  
Mr. Ronald Flowers, Desktop Support Manager  
Ms. Lorna Huff, Executive Assistant to the Board and CEO

Fairfax County Representative: Mr. Bill Barrack, Director  
Wastewater Planning and Monitoring Division

City Representatives: Ms. Erin Bevis-Carver, Division Chief  
T&ES/Sanitary Infrastructure Division

Consultants: Mr. Lloyd Winchell, Brown and Caldwell

1. Call to Order

The Chair called the meeting to order at 6:00 p.m.

2. Approval of Agenda

Motion by Ms. Hammer/Second by Mr. Jinks to approve the agenda. Passed unanimously.

3. Public Comment Period

No public speakers. Comment period is closed.

4. Consent Agenda

Minutes: December 16, 2025

Motion by Ms. Hammer/Second by Mr. Hill. Passed unanimously

5. Board Administrative Items

a. Board Calendar

The Eisenhower Partnership's City Manager's Breakfast will be hosted at AlexRenew on March

18, 2026.

- b. Green Folder  
Mr. Carl noted an updated Board Calendar and a revised Monthly Report with a detailed listing of bills introduced in the General Assembly.  
  
Staff will present the FY2027 Draft Budget at the March meeting.
- c. Utility Management Conference – March 24-27, 2026  
Nothing to report.
- d. Finance and Audit Committee – March 3, 2026  
Mr. Jinks will preview the upcoming FY2027 Draft Budget.
- e. Governance Committee  
Nothing to report.
- f. Statement of Economic Interest  
Due to the City Clerk's office by February 2, 2026.
- g. Board Retreat – February 20-21, 2026

## 6. Unfinished Business

- a. Approval of Revisions to Payment Assistance Program  
Mr. Robertson reviewed two approaches developed by staff to assist multi-family units with the proposed increase to the base charge. Option 1 provides a percentage of LEAP assistance to all customers in multi-family residential units, and Option 2 provides a percentage of LEAP assistance to customers providing affordable housing and having a base charge increase. Members opted for Option 2 with 50% coverage of the base charge through LEAP. Landlords will certify that funds from LEAP will pass directly to customers. Members discussed methods of enforcement and accountability.

The Chair requested a motion to approve Option 2. Mr. Jinks moved that the Board adopt the revised Payment Assistance Program policy with a provision requiring verification that benefits are passed through to eligible tenants and authorizing AlexRenew to recoup assistance if those benefits are not provided as attested.

## 7. New Business

- a. PhaseForward Schedule and Capital Cost Update  
Mr. Pilon reviewed the projects involved in the PhaseForward program (Biosolids Diversification Project, Headworks Renewal, Process Optimization, and Nutrient Reduction) including the schedule, status, project highlights, estimated costs for FY2027, and project capital spending through 2032. PhaseForward capital costs align with the FY2026 budget except for an expected 13% increase in the Biosolids Diversification Project due to reconstruction of Building C to accommodate a solids dryer. Members discussed resident engineer services, number of bids received, and the impact on the rate model. Mr. Barrack asked about the advantages of spreading out the year of the highest spending over a longer period.
- b. Review and Approve a Contract Award to Kokosing Industrial for the Nutrient Reduction Project (Progressive Design-Build)

Members reviewed the memo which included a description of the project and an overview of the procurement process and the selected progressive design-build delivery method. There being no questions or comments, the Chair requested a motion to approve.

Motion by Mr. Beall/Second by Mr. Jinks to approve award of contract to Kokosing Industrial and authorize the CEO to execute a contract in the amount of \$4,402,848 which includes the CEO's delegated change order authority. Passed unanimously.

c. Review and Approve Amendment No. 4 to Contract 24-001 with PC Construction for preconstruction services associated with the solids thermal dryer as part of the Biosolids Diversification Project

This amendment to the contract includes preconstruction services supporting design input and constructability reviews, maintaining plant operations during construction, schedule and cost management and procurement strategy.

Motion by Mr. Jinks/Second by Ms. Hammer to approve award of Amendment No. 4 to Contract 24-001 with PC Construction for preconstruction services associated with the solids thermal dryer and authorize the CEO to execute a contract not to exceed \$2,551,846 which includes the CEO's delegated change order authority. Passed unanimously.

d. Presentation on PFAS Sampling and Thermal Technologies for Biosolids Management

Ms. Deines reviewed AlexRenew's biosolids PFAS sampling program. Members asked questions about AlexRenew sampling, frequency, and anomalies in the testing data.

Mr. Winchell reviewed emerging biosolids technologies noting that thermal treatment is currently the only established method for PFAS destruction, with incineration being the sole thermal option with a proven operational track record. He also discussed other thermal approaches, including heat-based biosolids treatment for energy generation.

8. Monthly Outcomes Update

General Assembly Update.

Ms. Waters reported on several PFAS bills that have a direct impact on AlexRenew's pretreatment program, land applied biosolids and wastewater plant sampling. It is anticipated that all bills related to PFAS in biosolids will be consolidated and reviewed through Committee where staff will work through details. Other bills introduced apply to apprentice labor hours, utilities rate increases, and discount rates for income eligible customers.

Ms. Hammer asked the AlexRenew position on bills so far. Mr. Carl reported that AlexRenew is aligned with the Virginia Association of Municipal Wastewater Agencies (VAMWA) and Virginia Water and Waste Authorities Association (VWWAA); these associations are advocating to protect AlexRenew's interests in Richmond. Mr. Carl took the opportunity to thank Ms. Bevis-Carver and Ms. Ginsburg, the City's Legislative Director, for a cooperative approach to monitoring and working with the General Assembly.

The CEO recognized Mr. Akinkugbe who provided a report on the financial conditions at AlexRenew for FY2026 from July 2025 to December 2025, noting that staff received a clean, unmodified opinion on both the financial audit and single audit. Staff also met compliance targets with debt service and days of cash on hand.

Delinquencies and LEAP Dashboard

Mr. Robertson reported a decrease in delinquencies of 23 accounts month over month. He also provided an update on LEAP:

\$8,000 was distributed to eight (8) customers.

RiverRenew Dashboard

Mr. Carl referenced the photo of the superstructure façade on page 8.

PhaseForward Dashboard

Construction trailer complex installation on Payne Street will be the PhaseForward trailer for several years.

There being no additional business; the Chair requested a motion to adjourn.

Motion by Mr. Beall/Second by Ms. Hammer. Passed unanimously.

The meeting adjourned at 8:28 p.m.

**Approved:**

  
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Becky Hammer  
Secretary-Treasurer