

Minutes of the 938th Meeting  
AlexRenew Board of Directors  
6:00 p.m., Tuesday, March 17, 2026

On Tuesday, March 17, 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. James Beall, Vice Chair  
Ms. Becky Hammer, Secretary-Treasurer  
Mr. Mark Jinks, Member  
Dr. Moussa Wone, Member

Absent: Mr. John Hill, Chair

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  
Mr. Lake Akinkugbe, Director of Finance  
Mr. Matt Robertson, Director of Communications  
Ms. Mallory Orme, Sustainability and Resilience Manager  
Mr. Kevin Pulong, Engineering Manager  
Mr. Antwann Holt, Information Systems Security Officer  
Ms. Lorna Huff, Executive Assistant to the Board and CEO

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

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

Consultants: Mr. Rick Vincent, Schnabel Engineering

1. Call to Order

In the absence of the Chair, the Vice Chair called the meeting to order at 6:00 p.m.

2. Approval of Agenda

Motion by Mr. Jinks. Second by: Dr. Wone. Passed unanimously.

3. Public Comment Period

No public speakers. Comment period is closed.

4. Consent Agenda

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Motion by Dr. Wone. Second, by Ms. Hammer. Passed unanimously.

5. Board Administrative Items

Staff Introductions – Mr. Antwann Holt, Information Systems Security Officer, AlexRenew

a. Board Calendar

Wednesday, March 18 – Eisenhower Partnership's City Manager's Breakfast

Thursday, March 19 – Alexandria Chamber General Assembly Breakfast

Thursday, March 19 – City of Alexandria Town Hall on DC Water's Potomac Interceptor – Staff from AlexRenew and City of Alexandria Health Department will attend.

b. Finance and Audit Committee – March 3, 2026

The Committee reviewed the Fiscal Year 2027 (FY2027) Operating and Capital Budget and Capital Improvement Program (CIP) and Rate Recommendation.

i. Recommend FY2027 Preliminary Draft Budget and Rate Recommendation

Mr. Jinks moved to recommend the FY2027 Preliminary Draft Budget and Rate Recommendation for the Board's consideration in advance of the anticipated public hearing on May 16, 2026, and adoption on June 16, 2026. Second Dr. Wone. Passed unanimously.

ii. Review and approve updates to the Rate-setting Policy

Mr. Carl reported that the Rate-setting policy was amended to realign with the new winter quarter average months of January, February, and March.

Motion by Mr. Jinks. Second by Dr. Wone. Passed unanimously.

c. Governance Committee – April 13, 2026

6. New Business

a. Review and Approve Contract No. 26-005 for the Low-Pressure Steam System Improvements

Mr. Pilong provided an overview of the contract for construction of the Low-Pressure Steam System improvements from the prior meeting. The Low-Pressure Steam System Improvements project is critical for building heating, solids processing, scum collection as well as lab and Building G cooling. The project was procured under a design-bid-build contract with an amount not-to-exceed \$15,781,117 including the CEO's delegation of authority.

There being no further discussion, Ms. Hammer moved to approve. Mr. Beall seconded. The Board passed unanimously.

b. Presentation of FY2026 Digital Annual Report.

Mr. Robertson provided an overview of the draft digital FY2026 Annual Report. The digital format is being adopted to better engage customers for use on tablets and cell phones. This format is more dynamic and ADA compliant with web and PDFs.

c. Draft Presentation for Upcoming Public Meetings for Rate Structure Change

Mr. Robertson reviewed the presentation on proposed base charge changes for customers who will experience a rate increase. Mr. Robertson discussed the reasons for the increase and how this results in more equitable billing across customer classes. Single-family residential customers and 75% of commercial, industrial, and other public agencies will see a decrease in the base charge. Members provided feedback to improve the presentation and provide clarity.

d. Environmental Sustainability Updates

Ms. Orme provided an overview of AlexRenew sustainability goals included in the capital

improvement program (CIP), and the development of organization wide standards for sustainability.

Major initiatives will be in LEED and Envision Projects and certifications, a solar feasibility study for Buildings C and F during roof replacements. Electric vehicle charging stations have been installed for use at cost by AlexRenew, Board members and City staff, to encourage electric vehicle purchases. Dr. Wone asked about the status of the AlexRenew fleet. Mr. Carl reported that the cars are new but will be replaced with electric vehicles as they age out.

Staff is also working to optimize the use and reliability of reclaimed water on site and with outside customers along the Eisenhower corridor to Reworld.

Next steps through 2028 include a sustainability month for the first time in April 2026.

e. Review and Approve Amendment to Contract 20-013 for RiverRenew Resident Engineering and Inspection

Mr. Carl recognized Ms. Feehan who explained that the contract with EPC for Resident Engineering and Inspection (REI) services was originally executed in April 2020 and extended until March 31, 2026. AlexRenew requires a one-year extension, March 31, 2027, to continue REI support to complete the RiverRenew Project.

Ms. Feehan noted that EPC's scope includes on-site owner representative services, schedule review for contract compliance, review of monthly payment applications, oversight of safety programs, tracking of construction permits, and project closeout support. Ms. Waters added that outside counsel had confirmed the proposed extension process complies with applicable law. Mr. Jinks requested that the memo include the anticipated contract amount of \$4 million.

Motion by Mr. Jinks for the Board to authorize the CEO to execute an amendment to Contract No. 20-013 with EPC, extending the term through March 31, 2027.

Second by Mr. Beall. Passed unanimously.

7. AlexRenew Monthly Report

Mr. Carl referenced page 2 for additional capital projects, re-expansion of the financial and procurement enterprise resource planning (ERP) software. The current system will no longer be available and supported by the vendor. Staff have issued a Request for Information (RFI) and have contacted the City, Prince William Water, and Loudoun Water on their systems.

General Assembly Update.

Ms. Waters reported that the General Assembly has adjourned and will reconvene on April 22 to consider the Governor's amendments. The budget session begins April 23. Eight bills impacting AlexRenew advanced, including three labor and employment bills.

Ms. Waters briefly reviewed the collective bargaining bill, which establishes a statewide framework for public employee unionization and bargaining, with an effective date of July 1, 2028, and noted its applicability to the City and Fairfax County.

Paid family and medical leave and paid sick leave legislation passed and are expected to be signed by the Governor. Apprenticeship mandates were removed from the VPPA bills. The PFAS bill requiring monthly sampling and establishing limits also passed; AlexRenew has no anticipated compliance issues in the near-term.

Finance Update

There was nothing to report

Delinquencies and LEAP Dashboard

Mr. Robertson reported a decrease of 72 delinquent accounts month over month and a decrease of \$13,000.

Twenty-seven accounts were disconnected for non-payment in February. Staff distributed \$6,500 in LEAP disbursements to 9 customers.

Community Engagement

AlexRenew hosted several STEM events over the month. Staff also participated in two family night events and a science fair at Virginia Tech.

RiverRenew Dashboard

Stairs to the green roof were installed. Functional testing should be completed by the end of May.

PhaseForward Dashboard

Mr. Carl reviewed ongoing progress.

AlexRenew staff is holding a stream cleanup on April 2. Members will be invited to participate from 9:00 a.m. to 1:00 p.m. with lunch provided.

For the next board meeting, Ms. Anna Kilius from the Chesapeake Bay Commission will attend and present. Staff will provide an update on the RiverRenew Service Agreement.

Adjourn:

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

The meeting adjourned at 7:35 p.m.

**Approved:**

  
Becky Hammer  
Secretary-Treasurer