

Minutes of the 843rd Meeting
“Celebrating Over 60 Years of Continuous Environmental Excellence”
Alexandria Renew Enterprises
6:00 p.m., Tuesday, April 18th, 2017

On Tuesday, April 18th, at 6:00 p.m., the regular meeting of the Alexandria Renew Enterprises (AlexRenew) Board of Directors was held at Alexandria Renew Enterprises in the Ed Semonian Board Room at 1800 Limerick Street with the following present:

Members: Mr. John Hill, Chair
Mr. Bruce Johnson, Vice Chair
Mr. William Dickinson, Secretary-Treasurer
Mr. James Beall, Member
Ms. Patricia Turner, Member

Staff: Ms. Karen Pallansch, Chief Executive Officer
Mr. Charlie Logue, Chief of Production
Mr. Stephen Schemmel, Chief of Finance and Administration
Ms. Lisa Van Riper, Director of Enterprise Communications
Mr. Sean Stephan, Director of Sustainability
Ms. Lisa Reynolds, Director of Engineering and Planning
Mr. Robert Oshode, Controller
Mr. Hans Bailey, Senior Customer Service Manager
Ms. Lorna Huff, Secretary to the Board

Counsel: Mr. Jonathan Rak
McGuireWoods, LLP

Fairfax County Representative: Mr. Shahram Mohsenin, Branch Chief
Fairfax County Wastewater Planning & Monitoring Division

City Representative: Mr. Lalit Sharma
Office of Environmental Quality

Education Discussion: Ms. Stephanie Landrum, President and CEO
Alexandria Economic Development Partnership (AEDP)

Fairfax County Representative: Mr. Juan Reyes
Fairfax County Wastewater Planning & Monitoring Division

Call to Order

The Chairman called the meeting to order at 6:02 p.m.

Approval of the Agenda

The Chairman reviewed changes to the mailed agenda which included closed session language under new business. The Chairman requested a motion to approve. Mr. Dickinson moved approval and Mr. Beall seconded. The Board unanimously approved the Agenda.

Public Comment

There were no members of the public in attendance and the Chairman closed the public comment period.

Educational Discussion – Alexandria Economic Development Partnership

The Chairman recognized Ms. Stephanie Landrum, the President and CEO of the Alexandria Economic Development Partnership (AEDP). Ms. Landrum reviewed AEDP's mission and vision to expand the City's tax base, diversify its economy, attract new business and retain established businesses. Their Board of Directors is comprised of 18 members appointed by City Council.

She reviewed four major programs sponsored by the AEDP and each program's focus. The Alexandria Small Business Development Center promotes local small businesses by providing management consulting and education resources to owners. The Capital Post program mentors veterans in starting and growing a business. The Boost is a business acceleration program that assists more advanced start-ups in growing quickly and sustainably. The Industrial Development Authority (IDA) provides financial assistance to qualified regional and local business and organizations for investment in the City of Alexandria.

Ms. Landrum reviewed the net income generated by real estate type and AEDP's process for retaining established businesses and attracting new businesses. Alexandria's current infrastructure is more attractive to small associations and nonprofits which comprise most of the office space. Alexandria's office market is made up of about 23 million square feet in over 750 Buildings. The commercial vacancy rate is 16%. She reported traditional growth of 12% to 14% in professional business services.

Members inquired about projections for usage of empty buildings, and the difference between the role of the AEDP and the Chamber of Commerce. Ms. Landrum reported that the City could see conversions and mixed use projects for the empty buildings. She also reported on the need for school and local government infrastructure. She noted that the Chamber of Commerce focuses on lobbying and networking, and the AEDP focuses strictly on economic development.

There being no additional questions or comments, the Chairman thanked Ms. Landrum for her participation. The Chairman moved to the Board Reports.

Board Reports

A. Chairman's Report

The Chairman reported that he was the 2017 AlexRenew representative to the Ellen Pickering Award Selection Committee. He reviewed the nominated programs and reported that there were some good nominees.

The Chairman recognized Mr. Dickinson, who reported on his attendance at the National Watershed Protection Conference held in Baltimore. He reported that the conference was attended by water professionals and topics covered included CSO issues, biosolids, nutrient trading and storm water issues. He further reported that he would provide the link for the conference handouts to staff and the Board.

B. Vice Chairman's & Finance Committee Reports

Nothing to report.

There were no additional questions or comments, and the Chairman moved to the Governance Committee report.

C. Governance Committee

Nothing to report.

The Chairman moved to the CEO Reports and Recommendations.

CEO's Reports and Recommendations

A. Consideration of March 2017 Financial Report

It was reported that cash reserves are strong.

B. CEO Monthly Report (March)

Ms. Pallansch noted her CEO report and inquired if members had questions or comments. There being none, she introduced Mr. Stephen Schemmel, AlexRenew's new Chief of Finance and Administration. Mr. Schemmel begins in June.

Ms. Pallansch reviewed the Mid-Year Budget slide, which provides a snap shot of the current state of the FY 2017 budget. She reported that AlexRenew is under budget. The largest change is in the Joint CIP, which is under budget due to no expenditures toward the wet weather facility. In response to the Chairman's inquiry, Ms. Pallansch reported that the Revenue Stewardship line represents maintenance under \$10,000.

Consent Docket

Mr. Hill inquired whether members had questions or comments on the Minutes of the March meeting. The Board reviewed the Minutes with no questions or comments. Mr. Beall moved approval of the Consent Docket and Mr. Johnson provided the second. The Board unanimously approved the Consent Docket which contained:

A. Minutes of the March Board Meeting

There being no further questions, the Chairman moved to Unfinished Business.

Unfinished Business

A. None

There being no Unfinished Business, the Chairman moved to New Business.

New Business

A. Closed session to discuss agreements related to the disposition of publicly held real property pursuant to Virginia Code Section 2.2-3711.A.(3)

At 7:50 p.m., the Chairman convened a closed session to discuss agreements related to the disposition of

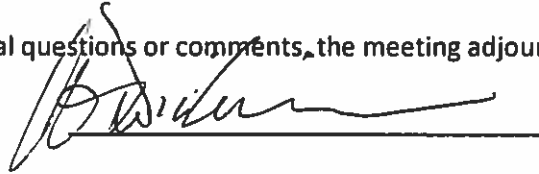
publicly held real property pursuant to Virginia Code Section 2.2-3711.A.(3)

At 8:45 p.m., the meeting returned to open session and the following certification was unanimously adopted by the members: "Pursuant to 2.2-3712(D) of the Virginia Freedom of Information Act, it is hereby certified that to the best of each Member's knowledge, (1) only public business matters lawfully exempted from the open meeting requirements of the Act, and (2) only public business matters identified in the motion by which this closed meeting was convened were heard, discussed or considered by the Alexandria Renew Enterprises." Motion was made by Mr. Beall and seconded by Mr. Dickinson. All Members present voted via roll call:

Mr. Hill	Aye
Mr. Johnson	Aye
Mr. Dickinson	Aye
Mr. Beall	Aye
Ms. Turner	Aye

There being no additional questions or comments, the meeting adjourned.

APPROVED:



Secretary-Treasurer