

# **Agenda and Meeting Materials**

**for the**

**ARHA Board of Commissioners Regular Meeting**

**May 18, 2026**



Alexandria Redevelopment and Housing Authority

---

## Table of Contents

I. MEETING AGENDA.....	3
II. DRAFT MEETING MINUTES.....	4
III. SECRETARY-TREASURER REPORT.....	12
IV. CONSENT DOCKET ITEMS.....	14
V. COMMITTEE REPORT.....	15
VI. ACTION DOCKET ITEM.....	16
VII. NEW BUSINESS.....	31

# Alexandria Redevelopment and Housing Authority

## Regular Meeting of the Board of Commissioners

401 Wythe Street, Alexandria VA 22314

Monday, May 18, 2026, at 7:00PM

- 1) Call to Order
- 2) Reading and Approval of the Minutes from April 27, 2026
- 3) Public Discussion Period for Resident Association
- 4) Public Discussion Period – 3 minutes per speaker
- 5) Secretary-Treasurer Report
- 6) Committee Reports
- 7) Consent Docket Items
- 8) Action Docket Items
  - a) Vote To Approve Resolution No. 798 – 2026 To Award The Contract For RFP No P-060325 Real Estate Brokerage Services
  - b) Vote to Approve Resolution No. 801 - 2026 The Negotiated Term Sheet with Fairstead for the Development of the Madden South Parcel
  - c) Vote to Approve Resolution No. 802 – 2026 the Master Development Agreement with Winn Companies and IBF Development for the Ladrey High-Rise Building
- 9) New Business
  - a) Vote to Approve Resolution No 800 - 2026. To Appoint Michael Butler to the Alexandria Affordable Housing Advisory Committee (AHAAC)
  - b) Discussion of ARHA CEO Recruitment Process and Approval of draft CEO Position Summary and CEO Essential Functions text for public comment
- 10) Announcements
- 11) Executive Session (closed)
- 12) Resume Regular Meeting
- 13) Adjournment



Alexandria Redevelopment and Housing Authority

---

## MEETING MINUTES

**MINUTES OF THE ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY  
REGULARLY SCHEDULED BOARD MEETING  
Monday, April 27, 2026, at 7:00PM**

**THOSE PRESENT:**

**Mark Jinks, Chair  
Dr. Darnella McGuire-Nelson, Vice-Chairwoman  
Kristen Weber  
Theresa Peterson  
Nathan Macek  
Anna Gray  
Cassandra Lewis  
Michael Butler  
Annette Santiago  
Steven Mikulic, Attorney**

**RECORDER:**

**Neal Gross**

**ITEM I: CALL TO ORDER AND ROLL CALL**

Chair Jinks called the meeting to order at 7:01 p.m.

The meeting opened with a formal welcome to Annette Santiago, who attended her first Board meeting as a newly appointed Commissioner by the City Council. Ms. Santiago introduced herself and shared her history as an ARHA resident since 2018 and her prior resident leadership roles.

Chair Jinks announced adjustments to the meeting agenda, moving two consent items to New Business to allow for discussion and voting.

Chair Jinks also introduced a new format for Board meeting materials intended to improve organization and accessibility. The revised format separates the agenda materials from the performance reports and statistical data. Appreciation was extended to Ms. Brown for assisting with implementing the updated process.

The Board acknowledged that Ms. Maddox was absent due to illness and expressed well wishes for her recovery.

**ITEM 2: APPROVAL OF THE MINUTES FROM MARCH 23, 2026:**

Chair Jinks presented the minutes for March 23, 2026.

Commissioner Macek made a motion to approve the March 23, 2026, meeting minutes, which was seconded by Commissioner Lewis.

The motion was approved with (9) Yeas, and (0) Nay.

**ITEM 3: PUBLIC DISCUSSION PERIOD FOR RESIDENT ASSOCIATION**

Kevin Harris, President of Resident Association introduced the newly elected Resident Association leadership team and announced the transition of leadership to Ms. Santiago. The new leadership team includes:

- Annette Santiago – President
- Cassandra Lewis – Vice President
- Ricky Jefferson – Sergeant-at-Arms
- Shirra Manning – Secretary
- Cathy Driver – Treasurer

Mr. Harris reported that the transition process is progressing smoothly, including the transfer of organizational materials and administrative responsibilities. He expressed confidence in the new leadership team and praised their early engagement and accomplishments with residents. The Board and attendees recognized the new leadership team with applause as the transition of leadership was formally acknowledged.

Commissioner Santiago provided an update on the progress of organizing and strengthening the Resident Association.

Key updates included:

- The association is actively establishing its operations, including launching social media platforms and setting up a TD Bank account, which was completed by Ms. Santiago and the Treasurer.
- The leadership team plans to begin holding association-wide meetings, followed by regular resident meetings conducted via Zoom to improve accessibility for residents who may be unable to attend in person.
- Ms. Santiago noted that the association is still working to secure a consistent meeting location and build the organization’s infrastructure.
- The Resident Association also plans to increase resident engagement through outreach efforts, including door-to-door visits, to inform residents about the association’s role in advocacy, support, and community assistance.
- Ms. Santiago emphasized the team’s commitment to supporting residents and strengthening communication throughout the community.

**ITEM 4: PUBLIC DISCUSSION PERIOD**

No speakers

**ITEM 5: SECRETARY-TREASURER EXECUTIVE SUMMARY REPORT**

Due to the absence of Ms. Maddox, Chair Jinks provided a brief overview of key items from the Secretary-Treasurer’s Report.

The Board discussed the ongoing unit inspection process, noting that inspections are expected to be completed by the end of June, after which identified maintenance items will be addressed. Additional updates are expected at the next Board meeting.

Chair Jinks announced that Melina Nelson has been appointed as the new Finance Director. He noted her strong qualifications, including ten years of finance experience with the nonprofit Wesley Housing Development Corporation, where she served as Finance Director. While experienced in affordable housing, it was acknowledged that she will continue learning the public housing sector.

Significant recognition was given to Alfred Street Baptist Church for its donation of approximately \$1.1 million to eliminate outstanding resident balances. The donation benefited 318 households and 863 residents, including 379 children and 100 elderly residents.

Chair Jinks also thanked ARHA staff for their efforts in correcting resident ledgers, meeting with residents, and supporting the implementation of the assistance initiative. He credited the collaboration between staff, city leadership, and the Mayor for helping facilitate the partnership with Alfred Street Baptist Church.

Commissioner Webber raised concerns regarding occupancy rates falling below HUD standards and requested additional context behind the reported data. Specifically, she requested more detailed explanations regarding vacancies, occupancy challenges, and efforts to improve compliance.

Chair Jinks agreed that additional narrative and context behind performance metrics would be beneficial. Discussion included concerns about recurring vacancies at Hopkins and the need for more comprehensive reporting on outstanding work orders, trends over time, and cumulative maintenance data.

The Board agreed that future reports should provide clearer explanations and more detailed performance analysis to help Board members better understand operational challenges and progress.

## **ITEM 6: COMMITTEE REPORTS:**

### **Finance, Audit, and Administration Committee**

- Chair Jinks reported that the committee held its first meeting and focused on unresolved budget questions that still require answers, clarification and supporting information.
- Melina Nelson is working with staff to address the outstanding budget items, some of which may take additional time to resolve.
- The committee also agreed to use future meetings as educational opportunities to help Board members better understand ARHA's financial systems, accounts, and operational processes as Ms. Nelson continues onboarding.
- Upcoming committee meetings were scheduled for May 14, June 11, and July 15, August TBD.

### **Planning and Development Committee**

- Commissioner Macek announced that the committee's first meeting is scheduled for May 14 at ARHA headquarters.
- Planned discussion topics include development-related matters involving Sam Madden, Ladrey, and Cameron Valley projects.
- The committee has not yet finalized a recurring meeting schedule but plans to establish one during its first session.

### **Operations and Resident Engagement Committee**

- Vice Chair McGuire-Nelson stated that the committee is currently coordinating schedules to arrange its first meeting.
- Board members acknowledged ongoing efforts to organize and launch committee activities.

### **Committee Communication and Transparency**

- Commissioner Macek requested that Board members receive notifications and agendas for all committee meetings, regardless of committee assignment, to allow attendance and awareness of ongoing discussions.
- Chair Jinks agreed and stated that ARHA staff, including Ms. Brown, will work on distributing meeting notices and agendas via email.
- It was also noted that committee meetings must comply with open meeting requirements, including public notices, posted agendas, and meeting minutes. Upcoming committee meetings will be posted on the ARHA website.

### **ITEM 7: CONSENT DOCKET ITEMS:**

#### **RESOLUTION 798 - 2026**

The Board discussed Resolution 798, which proposed awarding a contract for real estate brokerage services.

Commissioner Macek formally recused himself from discussion and consideration of the item due to his employer, HDR, having a business relationship with the finalist vendor, JLL. His recusal was noted for inclusion in the official meeting record.

Chair Jinks raised concerns regarding the procurement process and requested additional information about whether local real estate firms within the city had been notified or included in the solicitation process. He noted that the proposal referenced a “narrow national vendor list,” which may not adequately include firms with local market expertise. He further stated that there was no immediate urgency to approve the contract because ARHA currently has no active real estate transaction requiring brokerage services. Discussion referenced the potential future consideration of the maintenance facility property near Duke and Roth Street, though zoning and development plans for the area remain unresolved as the City continues work on the Duke Street planning process.

Due to the lack of urgency and unanswered procurement questions, Chair Jinks recommended tabling the resolution and referring it to the Planning and Development Committee for further review.

Vice Chair McGuire-Nelson made a motion to table the item, which was seconded by Commissioner Peterson.

During discussion, Commissioner Butler sought clarification regarding the nature of the proposed contract. Chair Jinks explained that the agreement appeared to function as a professional retainer rather than being tied to any specific real estate transaction.

The Board agreed that additional review and clarification were necessary before moving forward with the proposed contract.

The motion was approved with (9) Yeas, and (0) Nay.

**RESOLUTION 799 - 2026**

The Board reviewed Resolution 799, authorizing a pre-development loan from Virginia Housing related to the Ladrey redevelopment project.

Chair Jinks explained that the item was added late to the agenda due to a misunderstanding in the internal submission process between development staff and administration. He emphasized the need for a formal scheduling and submission timeline to ensure future Board items are submitted and distributed on time.

Chair Jinks noted that, unlike prior complex financing approvals, this request was relatively straightforward and time-sensitive due to funding and competitive considerations.

Mike Graff, serving as bond counsel for the Authority, presented the details of the proposed loan. He explained that:

- The loan is a forgivable pre-development loan from Virginia Housing.
- The maximum loan amount is \$650,000.
- The loan carries a 0% interest rate.
- No principal repayment is required for up to three years.
- Funds will reimburse expenses incurred during the pre-development phase of the Ladrey redevelopment project.

Mr. Graff further explained that repayment is expected once permanent project financing is secured. However, if the redevelopment project ultimately proves infeasible, Virginia Housing has the authority to forgive the loan. He stated that, based on prior experience with similar projects, forgiveness would likely be granted under such circumstances.

The proposed resolution would authorize ARHA officers to execute the loan documents provided by Virginia Housing and formally accept the financing under the outlined terms.

Mr. Graff concluded by offering to answer any additional questions from the Board regarding the financing arrangement.

Commissioner Macek made a motion to approve Resolution 799, which was seconded by Vice-Chairwoman Dr. McGuire-Nelson.

The motion was approved with (9) Yeas, and (0) Nay.

**ITEM 8: ACTION DOCKET ITEMS:**

No items submitted

**ITEM 9: NEW BUSINESS:**

**ITEM 10: ANNOUNCEMENTS:**

Commissioner Macek reminded Board members that the next Board meeting is scheduled for May 18 rather than the fourth Monday in May, which would conflict with the Memorial Day

holiday.

Chair Jinks explained that the Board historically has not met during Memorial Day week due to the timing outlined in the bylaws. However, because of the Board's current workload and ongoing initiatives, members agreed it was necessary to hold a May meeting.

As a result, the regular meeting date was adjusted one week earlier to May 18 to accommodate the holiday schedule while ensuring continued Board operations and progress on pending matters.

**ITEM 11: EXECUTIVE SESSION (CLOSED):**

Commissioner Macek moved that the that the board convene in a closed session following purposes, pursuant to Section 2.2-3711A1 of the Code of Virginia for the purpose of discussion and consideration of the assignment, appointment, and performance of a public officer of the authority, and pursuant to Code of Virginia Section 2.2-3711A7 for consultation with legal counsel and briefings by staff pertaining to pending litigation involving the authority where discussion in an open session would adversely affect the authority's litigating posture. This was seconded by Vice-Chairwoman Dr. McGuire-Nelson.

The motion was approved with (9) Yeas, and (0) Nay.

(The executive session started at 7:34p.m., the above-entitled matter went off the record at 7:34p.m.)

**ITEM 12: RESUME REGULAR MEETING**

At 9:24 p.m., in accordance with the state open meetings law, Vice-Chairwoman Dr. McGuire-Nelson made a motion, seconded by Commissioner Macek.

The meeting focused on discussing voting procedures for an executive session, with Commissioner Gray confirming her location in Alexandria and being allowed to vote electronically, which counts toward her annual virtual participation limit. The Board legal counsel Steve Mikulic, explained that state law requires individual roll calls and specific voting (aye or nay) to confirm the session's purpose, noting they discussed personnel matters, the pandemic, and litigation.

The Board members were polled: Commissioner Lewis, Commissioner Santiago, Commissioner Butler, Commissioner Peterson, Vice-Chairwoman Dr. McGuire-Nelson, Chair Jinks, Commissioner Macek, Commissioner Gray, (8) Yeas and (0) Nays with Commissioner Lewis departing the meeting earlier.

The board discussed initiating a CEO search process, with the search firm already under contract. They outlined a process involving job description development, stakeholder feedback, candidate review by a search committee, and final board interviews. The board agreed to gather input from residents and employees through meetings and surveys before proceeding and decided to draft a written process for review at their next meeting in three

weeks. A motion was made and seconded to proceed with the search process, though no formal vote was taken as the search firm was already contracted.

**ITEM 13: ADJOURNMENT**

Commissioner Macek made a motion to adjourn, and it was seconded by Vice-Chairwoman Dr. McGuire-Nelson, and it was unanimously approved at 9:50pm.



Alexandria Redevelopment and Housing Authority

---

## **SECRETARY-TREASURER REPORT**

## **Secretary-Treasurer Report**

- We are continuing to conduct 100% unit inspections for all units, including Alexandria Redevelopment and Housing Authority-owned units and Housing Choice Voucher (HCV) units. These inspections are being performed by a third-party inspection vendor. Estimated completion is expected by the end of the second quarter. Once the inspections are completed, we will begin addressing deferred maintenance deficiencies, provided there are no budget restrictions.
- We have 5 scheduled HUD NSPIRE/REAC Inspections for Public Housing; Braddock Whiting & Reynolds (48 units); Andrew Adkins (90 units); James Bland IV (44 units); Scattered Sites I, II, III (121 units) and West Glebe (48 units).
- We had total of 15 HUD audits and 4 audits remaining.
- All payments for the Fresh Start Initiative have been posted. All ledgers and receipts have been quality controlled and verified by Compliance.
- Occupancy for April 2026 was 96% for Public Housing; 94% MOD Rehab; 99% for Market Affordable.
- A total of 289 work orders were created; 144 were completed and 45 remain open as of 4/30/2026.



Alexandria Redevelopment and Housing Authority

---

## **CONSENT DOCKET ITEM**



Alexandria Redevelopment and Housing Authority

---

## COMMITTEE REPORTS



Alexandria Redevelopment and Housing Authority

---

## **ACTION DOCKET ITEMS**

**DATE:** April 27, 2026

**TO:** Mark Jinks, Chairman, ARHA Board of Commissioners

**FROM:** Rickie Maddox, Secretary/Treasurer

**SUBJECT: VOTE TO APPROVE RESOLUTION NO. 798 – 2026 TO AWARD THE CONTRACT FOR RFP NO P-060325 REAL ESTATE BROKERAGE SERVICES**

---

**ISSUE:**

The Alexandria Redevelopment and Housing Authority (ARHA) completed the procurement process for **RFP No. P-060325, Real Estate Brokerage Services, in August 2025**. The RFP was subsequently canceled until further notice by Ms. Rickie C. Maddox, Interim CEO, due to the departure of Mr. Eric C. Johnson.

Due to the continued need for real estate brokerage services, Ms. Rickie C. Maddox approved the reinstatement of the RFP on **January 27, 2026**, in order to proceed with the contract award based on the previously completed evaluation.

Because the anticipated cost is expected to exceed \$200,000, ARHA's Procurement Policy (March 2024), Section 1.31, Delegation of Contracting Authority, Subsection 1.31.2.2, requires approval by the Board of Commissioners.

**DISCUSSION:**

The RFP was advertised on the NAHRO eProcurement platform on June 3, 2025, in *The Alexandria Times* on June 5, 2025, and on ARHA's website. Four addenda were issued to address questions and provide clarifications:

- Addendum No. 1 (June 20, 2025): Pre-proposal attendance sheet, correction to RFP number, and responses to questions
- Addendum No. 2 (June 20, 2025): Responses to questions and scope clarifications
- Addendum No. 3 (June 26, 2025): Corrections to Sections 3.1.4.2 and 3.1.4.3 and additional responses
- Addendum No. 4 (July 2, 2025): Extension of proposal due date to July 7, 2025, due to a technical issue with the eProcurement platform

A total of 954 firms were notified through the NAHRO platform, and 11 firms accessed the solicitation. In addition, ARHA identified and directly notified six additional firms.

By the submission deadline of July 7, 2025, three (3) proposals were received. Proposals were evaluated for responsiveness and then scored and ranked based on organizational capacity, relevant experience, past performance, technical approach, and cost.

Following reinstatement, all responsive and responsible firms were notified on **January 27, 2026**, that the procurement would proceed based on the original solicitation and completed evaluation.

No changes were made to the scope, evaluation criteria, or contract terms, and no new or revised proposals were accepted.

During the evaluation process, two firms, Cushman & Wakefield and Jones Lang LaSalle (JLL), received equal scores.

Ranking Sheet

Evaluator	Evaluator #1	Evaluator #2	Evaluator #3	Average
Rankings	Total Points	Total Points	Total Points	Total Evaluation
Cushman Wakefield	95.00	95.00	95.00	95.00
Jones Land LaSalle (JLL)	85.00	100.00	100.00	95.00
CPG Realty	80.00	85.00	95.00	86.67

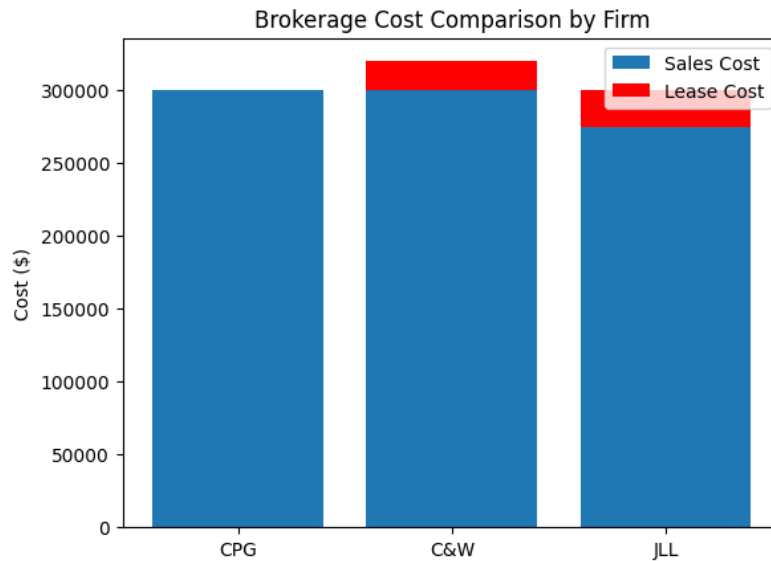
Both firms were invited to participate in negotiations and presentations to support final ranking. Cushman & Wakefield did not respond to the request for scheduling. As a result, ARHA proceeded with negotiations with JLL on **February 19, 2026**.

Following negotiations, JLL was requested to submit a Best and Final Offer (BAFO), which was received on March 16, 2026 (see **Exhibit A attached separately**).

**RECOMMENDATION:**

Based on the evaluation results and the BAFO submission, **Jones Lang LaSalle (JLL)** is determined to provide the best overall value to ARHA. JLL’s proposal reflects competitive commission rates, a flexible fee structure, and demonstrates expertise in real estate brokerage services.

Firm	Sales / Disposition Fee	Estimated Sales Cost	Leasing Fee	Estimated Lease Cost
<b>CPG</b>	6% with cooperating broker, 5% without	\$5,000,000 % = <b>\$300,000</b>	Not specified	N/A
<b>C&amp;W</b>	Greater of \$300,000 or 1% of sale; also 1% of loan if financing arranged	\$5,000,000 % = \$50,000 → floor applies → <b>\$300,000</b>	Tenant: 4%	\$500,000 % = <b>\$20,000</b> (Office tenant) + tenant broker if applicable
<b>JLL</b>	Office: 5	\$5,000,000 × 5.5% = <b>\$275,000</b>	Office: New lease 5%	\$500,000 × 5% = <b>\$25,000</b>



Accordingly, staff recommend that the Board of Commissioners approve the selection of **JLL** to provide Real Estate Brokerage Services.

**FISCAL IMPACT:**

Total expenditure is anticipated to exceed **\$200,000.00** as the fiscal impact will depend on the volume and nature of real estate transactions. Compensation will be based on agreed-upon commission rates.

**THE ARHA BOARD OF COMMISSIONERS  
VOTE TO APPROVE APPROVAL TO AWARD THE CONTRACT FOR  
RFP N P-060325 REAL ESTATE BROKERAGE SERVICES  
RESOLUTION NO. 798 – 2026**

**WHEREAS:** the Alexandria Redevelopment and Housing Authority (ARHA) is required to obtain Board approval to enter into an agreement for purchases over \$200,000.00; and

**WHEREAS:** ARHA is seeking qualified professional firms to provide Real Estate and brokerage services; and

**WHEREAS:** if approved, ARHA will execute a contract with the company recommended to carry out Real Estate and Brokerage Services.

**NOW, THEREFORE, BE IT RESOLVED:** by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority (“ARHA”), pursuant to the laws of the Commonwealth of Virginia and in accordance with the federal procurement standards set forth in **2 CFR Part 200**, that the Board hereby authorizes the Interim Chief Executive Officer to enter into a **Real Estate Brokerage Services Contract** with the following company:

➤ **Jones Lang LaSalle (JLL)**

The contract shall provide for commission-based compensation, calculated as a percentage of the final transaction value, in accordance with the negotiated fee schedule. Commissions shall be earned and payable solely upon the successful closing of each transaction. No compensation shall be due unless and until a transaction is completed.

Commission rates may vary depending on the type of transaction, including leasing, disposition, acquisition, or investment sales, as outlined in the agreed-upon pricing structure.

**BE IT FURTHER RESOLVED:** The undersigned Chair of the Alexandria Redevelopment and Housing Authority attest that the Alexandria Redevelopment & Housing Authority adopt the foregoing resolution.

Adopted this 27<sup>th</sup> day of April 2026

**ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY**



Alexandria Redevelopment and Housing Authority

---

Mark Jinks, Chairman \_\_\_\_\_

Date \_\_\_\_\_

\_\_\_\_\_  
Rickie Maddox, Interim Chief Executive Officer

\_\_\_\_\_  
Date

**DATE:** May 18, 2026

**TO:** Mark Jinks, Chairman, ARHA Board of Commissioners

**FROM:** Rickie Maddox, Secretary/Treasurer

**SUBJECT: VOTE RESOLUTION NO. 801 – 2026 TO ACCEPT THE TERM SHEET  
NEGOTIATED WITH FAIRSTEAD FOR THE DEVELOPMENT OF THE MADDEN SOUTH  
PARCEL**

---

**ISSUE:**

At a special meeting of March 23, 2022, the ARHA Board of Commissioners approved the selection of the team comprised of Fairstead, Mill Creek and TCG as the development partner for the redevelopment of the Samuel Madden Homes public housing community into a mixed-income/mixed-use development. Per Board Resolution 706-2022, the Board also approved the Master Development Agreement (MDA) between ARHA and the Samuel Madden Developer, LLC (the procured Joint Venture Development Entity).

On February 24, 2025, pursuant to Resolution 760-2025, the ARHA Board of Commissioners extended the above referenced MDA through June 26, 2026, and consistent with the referenced MDA accepted the replacement of the lead developer for the south parcel. The Board accepted the alternative JV partner, Fairstead, as the lead developer to redevelop the South parcel consistent with the city-approved DSUP.

Since acceptance of Fairstead as the replacement lead developer, ARHA staff have negotiated a term sheet consistent with the terms of the approved DSUP and seek authorization to negotiate a legally binding MDA with the Fairstead team.

I recommend that the Board of Commissioners accept the negotiated term sheet with Fairstead for the redevelopment of the South parcel of the Madden community. I also recommend that the Board authorizes a 90-day period from the date of this Resolution to return to the Board with a negotiated MDA reflecting the terms of the approved term sheet.

**DISCUSSION:**

After acceptance of Fairstead as the JV lead developer for the development of the Madden South component, the parties have negotiated a term sheet consistent with the terms of the previously negotiated MDA and the approved DSUP.

The term sheet outlines roles, responsibilities, and relationship among the parties. Consistent with the approved DSUP, the term sheet calls for the creation of a 325-unit multifamily building on the South parcel. Given the complex financial markets and the inability of the previous JV lead developer to secure private equity financing for the South Parcel, Fairstead has proposed to finance the South Parcel in part with 4% Low Income Housing Tax Credits and with rents affordable to households with incomes up to 80% AMI. The term sheet also calls for the creation of a number of community amenities, underground parking, and a home for Hopkins House, a long-established daycare provided in the city of Alexandria. The amenities created on the South



Alexandria Redevelopment and Housing Authority

---

Parcel will be available for use by the residents of the North and

South Parcels. The term sheet also calls for the development of up to 16,000 SF of ground floor retail and other community improvements. In all respects, the mixed use program outlined in the term sheet is consistent with the approved DSUP for the Madden parcel.

Pursuant to the term sheet, ARHA will own 51% of the project being entitled to 51% of the developer fee, cash flow and all benefits from the transaction. ARHA has negotiated a Right of First Refusal where after the tax credit compliance period, ARHA will be entitled to repurchase the improvements from the limited partners at a price to be negotiated with the investors. Moreover, ARHA will ground lease the parcel to the owner entity for a nominal amount per year.

Fairstead has agreed to secure a tax credit commitment from Virginia Housing for this project and to work with other financial partners to structure a financeable deal. Recognizing the challenging environment in the capital markets, the term sheet also calls for up to two one-year extensions to close on the financing for this project. Despite previous DSUP approval by the City Council, the team will be required to share the new proposal with the community and secure City approval of the site plan for the South parcel.

**RECOMMENDATION:**

I recommend that the Board of Commissioners accept the negotiated term sheet and authorize staff to negotiate a legally binding Master Development Agreement with the Fairstead team within 90-days after approval of this resolution. At such time the Board of Commissioners will review and approve the deal structure and terms for the development of the Madde South Parcel.

**FISCAL IMPACT:**

None.

**THE ARHA BOARD OF COMMISSIONERS  
VOTE TO ACCEPT THE TERM SHEET NEGOTIATED WITH FAIRSTEAD FOR  
THE DEVELOPMENT OF THE MADDEN SOUTH PARCEL**

**RESOLUTION NO. 801 – 2026**

**WHEREAS:** on March 23, 2022 the Alexandria Redevelopment and Housing Authority (“ARHA”) approved Resolution 706-2022 approving the Master Development Agreement (“MDA”) to redevelop the existing sixty-six (66) unit public housing site known as Samuel Madden Public Housing Community and located along North Henry and Patrick Streets between Madison and First Streets in the City of Alexandria, Virginia, and the surrounding area (“Madden”) into a new mixed-income, mixed-use community (the “Redevelopment”);and

**WHEREAS:** Resolution 706-2022 approved the MDA with Samuel Madden Developers, LLC, a Joint Venture comprised of Fairstead Acquisitions, LLC, a Delaware limited liability company (“Fairstead”), The Communities Group, Inc. (“TCG”), a District of Columbia Corporation, and MCRT Investments LLC (“Mill Creek”), a Delaware limited liability company (collectively, “Developer Members”) for the Redevelopment; and;

**WHEREAS:** on February 24, 2025 (Resolution 760-2025), ARHA accepted Fairstead as the lead JV developer of the South Parcel at Madden to carry out the City Council approved DSPU, and extended the terms of the MDA to June 26, 2026; and

**WHEREAS:** ARHA and Fairstead have negotiated a term sheet whose purpose is to implement the terms of the previously approved City approved DSUP; and

**WHEREAS:** Fairstead intends to complete the requirements for obtaining the city approvals and pursue low-income housing tax credits with Virginia Housing to build the 325-units approved in the DSUP and other components of this mixed-use site; and

**WHEREAS:** ARHA it is in the best interest of ARHA and its residents to expeditiously pursue the completion of the South parcel for the total redevelopment of the Madden site.

**NOW, THEREFORE, BE IT RESOLVED:** that on this 18th day of May 2026, at a duly noticed Meeting of the ARHA Board of Commissioners, the Board (“Board”) approves the Term Sheet for the development of the South parcel of the Madden site; and

**BE IT FURTHER RESOLVED:** that the Board authorizes extension of the current MDA beyond its expiration through and including September 26, 2026, to allow ARHA and Fairstead to negotiate the revised MDA.

Adopted this 18<sup>th</sup> day of May 2026.

**ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY**

\_\_\_\_\_  
Mark Jinks, Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Rickie Maddox, Interim Chief Executive Officer

\_\_\_\_\_  
Date



Alexandria Redevelopment and Housing Authority

---

**DATE:** May 18, 2026

**TO:** Mark Jinks, Chairman, ARHA Board of Commissioners

**FROM:** Rickie Maddox, Secretary/Treasurer

**SUBJECT: VOTE RESOLUTION NO. 801 – 2026 TO ACCEPT THE MASTER DEVELOPMENT AGREEMENT FOR THE LADREY HIGH RISE BUILDING**

---

**ISSUE:**

On or about March 1, 2023, at a duly noticed Special Meeting of the ARHA Board of Commissioners, pursuant to Resolution 720-2023, the Board authorized the CEO to execute the negotiated Master Development Agreement (MDA) between ARHA and the selected development team of Winn Companies and IBF Development Company.

On February 24, 2025, pursuant to Resolution 762-2025, the ARHA Board of Commissioners voted to terminate the MDA and cease all activities outlined in the previously approved agreement dated March 2, 2023.

Following this action, the CEO entered into negotiations with the Winn/IBF team to revise the development program for the Ladrey building in order to achieve an economically feasible project. On September 22, 2025, through Resolution 785-2025, the Board of Commissioners approved the Term Sheet negotiated between ARHA and the Winn/IBF team for the comprehensive renovation of the existing Ladrey building and established a ninety (90) day period to negotiate a revised MDA.

On March 23, 2026, pursuant to Resolution 760-2026, the Board of Commissioners extended the MDA negotiation period through June 21, 2026.

The remaining outstanding negotiation items were reviewed with the full Board of Commissioners during Executive Session at the March 23, 2026 Board meeting.

ARHA recommends that the Board of Commissioners approve the MDA with Winn Companies and IBF Development Company for the redevelopment of the Ladrey High-Rise senior building. ARHA further recommends that the Board authorize the CEO to proceed with the negotiation of major contracts with the development partner and to finalize all documents necessary to advance the project through financing, closing, construction, and stabilization

**DISCUSSION:**

Following acceptance of the changes to the development program, the parties proceeded in good faith to advance the development plan. During the negotiation extension period, ARHA staff, along with legal counsel, and Winn Companies and IBF Development Company, continued to negotiate the Master Development Agreement (MDA).

The MDA outlines the roles, responsibilities, and relationships among the parties. Consistent with the approved Term Sheet, the project contemplates the creation of at least a 140-unit

renovated building.

Given current complexities in the financial markets and the inability of the previous deal structure to advance, the development team has restructured the project to incorporate private equity financing, utilizing 4% Low-Income Housing Tax Credits, with rents affordable to households earning up to 80% of Area Median Income (AMI).

The MDA envisions approximately 14,000 square feet of amenity space on the ground floor, which will be subdivided to create individual offerings based on the ARHA's and residents' feedback during master planning. Contemplated uses include a multipurpose room with community kitchen, fitness center with restrooms, mailroom, leasing/management office, break room for health care aides and library-style sitting room. The Redevelopment Plan will also include, subject to feasibility, at least 3,000 square feet of outdoor rooftop amenity space and approximately 9,200 square feet of open green space in a rear courtyard.

Pursuant to the MDA sheet, ARHA will own 51% of the project being entitled to 50% of the developer fee, cash flow and all benefits from the transaction. ARHA has negotiated a Right of First Refusal where after the tax credit compliance period, ARHA will be entitled to repurchase the improvements from the limited partners at a price to be negotiated with the investors. Moreover, ARHA will enter into a capitalized land lease with the owner entity.

The development team has secured a tax credit commitment from Virginia Housing for the project and is working with additional financial partners to structure a financeable deal. The MDA also anticipates a project closing in 2026.

**RECOMMENDATION:**

ARHA recommends that the Board of Commissioners approve the negotiated Master Development Agreement and authorize the CEO to execute a legally binding agreement with Winn Companies and IBF Development Company, and to proceed with financing, closing, and construction.

**FISCAL IMPACT:**

ARHA shares in 50% of the Project costs which are currently estimated to be close to \$1.8 million. In addition, ARHA has been awarded a \$650,000 predevelopment loan from Virginia Housing. In addition, ARHA will receive an upfront and annual ground lease payment, 50% of the developer's fee, 50% of cash flow, a share of the property management fee, and of any other fees or income generated from the operation of the property.

**THE ARHA BOARD OF COMMISSIONERS  
VOTE TO ACCEPT THE MASTER DEVELOPMENT AGREEMENT FOR THE  
LADREY HIGH RISE BUILDING**

**RESOLUTION NO. 802 – 2026**

**WHEREAS:** the Alexandria Redevelopment and Housing Authority (“**ARHA**”) desires to renovate the existing one hundred seventy (170) unit public housing site known as Ladrey Public Housing Community; and

**WHEREAS:** on March 1, 2023 the ARHA Board of Commissioners approved Resolution Number 720-2023 to enter into a Master Development Agreement with the procured team comprised of Winn Companies, LLC, a Delaware limited liability company (“**Winn**”), and The IBF Development company, (“**Developer Members**”) to redevelop the Ladrey public housing community into a 270-unit mid-rise building with underground parking and including the adjacent former ARHA administrative offices; and

**WHEREAS:** on February 24, 2025, pursuant to Board Resolution 762-2025 the Board of Commissioners canceled the MDA for failure by the development team to present an economically feasible development project within the timetable established in the MDA and a failure to timely extend the MDA; and

**WHEREAS:** On September 22, 2025, pursuant to Board Resolution 785-2025 the Board of Commissioners approved the Term Sheet for the renovation of the Ladrey public housing community and established a ninety-day negotiation period; and

**WHEREAS:** on March 23, 2026, pursuant to Board Resolution 795-2026 the Board of Commissioners approved the to Extend the Term Sheet entered into with the WINN/IBF Development Team for the Renovation of the Ladrey Public Housing Community for an Additional 90 Days

**NOW, THEREFORE, BE IT RESOLVED:** that on this 18<sup>th</sup> day of May 2026, at a duly noticed Meeting of the ARHA Board of Commissioners, the Board (“**Board**”) Herby Authorizes the ARHA Interim Chief Executive Officer, or her authorized Designee, directly on behalf of ARHA, and on behalf of ARHA to approve the Master Development Agreement for the development of the Ladrey Senior High Rise building; and

**BE IT RESOLVED:** that the Board authorizes ARHA staff to negotiate Closing Documents and Achieve Closing and start construction with Winn Companies and IBF Development Company; and

**BE IT FURTHER RESOLVED:** that the Board authorizes the execution of the current Master Development Agreement with Winn Companies and IBF development company and any and all documents required to effectuate this transaction.

Adopted this 18<sup>th</sup> day of May 2026.

**ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY**

\_\_\_\_\_  
Mark Jinks, Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Rickie Maddox, Interim Chief Executive Officer

\_\_\_\_\_  
Date



Alexandria Redevelopment and Housing Authority

---

## **NEW BUSINESS**

**DATE:** May 18, 2026

**TO:** Mark Jinks, Chairman, ARHA Board of Commissioners

**FROM:** Rickie Maddox, Secretary/Treasurer

**SUBJECT:** **VOTE RESOLUTION NO. 800 – 2026 TO APPOINT MICHAEL BUTLER TO THE ALEXANDRIA AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAAC)**

---

**ISSUE:**

The Alexandria Housing Affordability Advisory Committee (AHAAC) has, by a long standing City Council policy, a designated seat for an ARHA Commissioner. City staff have requested that ARHA’s Board adopt a formal resolution appointing an ARHA Board Commissioner to AHAAC.

**DISCUSSION:**

AHACC is the primary body that advises City Council on housing affordability in the City and the various affordable housing projects that come before City Council for approval and funding (if City funds have been requested). ARHA has one seat on AHAAC and that seat prior to last October was filled by a former ARHA Board member. With the change in ARHA’s Board membership that seat has become vacant and needs to be filled. It is in ARHA’s interest to have a seat on AHAAC, in that ARHA’s issues and interests can be articulated to the primary advisory body that City Council looks to for housing affordability policy and affordable housing funding advice.

Commissioner Butler has been a member of AHAAC (representing the development community) since 20XX and wishes to continue serving on AHACC. City Housing staff have also expressed to me that Mr. Butler is a valuable contributor to AHAAC discussions and its recommendation development. His experience and credibility on AHAAC coupled with his new service on the ARHA Board will help AHAAC members understand ARHA’s policies, initiatives, issues, development strategies and plans, as well as bring to AHAAC knowledge and an understanding of ARHA’s challenges.

**RECOMMENDATION:**

That the ARHA Board of Commissioners appoint Michael Butler to the AHAAC Board for a 2 year term by adopting the attached resolution.

**FISCAL IMPACT:**

None.

**THE ARHA BOARD OF COMMISSIONERS  
VOTE TO APPOINT MICHAEL BUTLER TO THE ALEXANDRIA AFFORDABLE  
HOUSING ADVISORY COMMITTEE (AHAAC)**

**RESOLUTION NO. 800 – 2026**

**WHEREAS:** the Alexandria Redevelopment and Housing Authority (ARHA) is committed to advancing affordable housing initiatives and supporting community engagement in housing-related matters; and

**WHEREAS:** the Alexandria Affordable Housing Advisory Committee (AHAAC) provides guidance, recommendations, and support to further the City’s affordable housing goals; and;

**WHEREAS:** the Alexandria Affordable Housing Advisory Committee (AHAAC) provides guidance, recommendations, and support to further the City’s affordable housing goals; and

**WHEREAS:** it is the responsibility of the Board of Commissioners to appoint qualified individuals to serve on advisory committees that support ARHA’s mission; and

**WHEREAS:** Michael Butler has expressed interest in serving on the Alexandria Affordable Housing Advisory Committee (AHAAC) and possesses the qualifications and experience necessary to contribute meaningfully to its work.

**NOW, THEREFORE, BE IT RESOLVED** the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that Michael Butler is hereby appointed to serve on the Alexandria Affordable Housing Advisory Committee (AHAAC) for a term of 2 years effective May 18, 2026.

**BE IT FURTHER RESOLVED:** The undersigned Chair of the Alexandria Redevelopment and Housing Authority attest that the Alexandria Redevelopment & Housing Authority adopt the foregoing resolution.

Adopted this 18<sup>th</sup> day of May 2026.

**ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY**

\_\_\_\_\_  
Mark Jinks, Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Rickie Maddox, Interim Chief Executive Officer

\_\_\_\_\_  
Date