ARLINGTON COUNTY, VIRGINIA

A County Board Recessed Meeting of Arlington County, Virginia, held at the Bozman Government Center 2100 Clarendon Boulevard, Room 307 Arlington, VA 22201 thereof on July 21, 2026 at 3:00 PM

PRESENT: Matt de Ferranti, Chair
Maureen Coffey, Vice-Chair
Susan Cunningham, Member
Julius D. "JD" Spain, Sr., Member
Takis Karantonis, Member

ALSO PRESENT: Mark Schwartz, County Manager
Ryan Samuel, County Attorney
Mason Kushnir, County Board Clerk
Jonathan Davis, County Board Deputy Clerk

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I. COUNTY BOARD BUSINESS AND REPORTS

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Affordable Housing Work Group Charge

On a motion by MAUREEN COFFEY, Vice-Chair, seconded by MATT DE FERRANTI, Chair, the County Board adopted the charge for the Affordable Housing Work Group.

The motion was adopted and carried by a vote of 5-0, the voting recorded as follows: Matt de Ferranti, Chair – Aye; Maureen Coffey, Vice-Chair – Aye; Susan Cunningham, Member – Aye; Julius D. "JD" Spain, Sr. – Aye; and Takis Karantonis, Member – Aye.

The adopted Charge reads as follows:

CHARGE ESTABLISHING A WORKING GROUP TO DEVELOP RECOMMENDATIONS TO AMEND THE ENABLING LEGISLATION FOR ARLINGTON COUNTY'S AFFORDABLE HOUSING ORDINANCE

Charge

Adopted July 21st, 2026

The Arlington County Board directs the County Manager and staff with convening a Working Group to develop recommendations for amending §15.2-735.1 of the Code of Virginia which provides the legislative authority for Arlington County's Affordable Housing Ordinance (ACZO §15.5.8 and §15.5.9). This Working Group shall include members appointed by the Arlington County Board. The purpose of the Working Group is to further refine proposed amendments to § 15.2-735.1 of the Code of Virginia with the following objectives:

- to enable the County Board to make adjustments to the formulas for affordable housing contributions in the zoning ordinance in response to changing community needs, economic considerations, financial conditions, and
- to establish the process and parameters for considering any future amendments to the local zoning ordinance.

Background
Arlington County's Affordable Housing Ordinance (ACZO § 15.5.8 and § 15.5.9) was adopted by the County Board in 2005 and subsequently codified in the Code of Virginia (§ 15.2-735.1) in 2006. In 2025 the Arlington County Housing Commission established a subcommittee in 2025 to review the Ordinance which resulted in the following recommendations;

- The County Board should work with the General Assembly to amend § 15.2-735.1 of the Code of Virginia to provide Arlington County with the authority to revise its affordable housing ordinance as needed to respond to evolving policy goals and community needs, and
- The County Board should convene a multi-sector working group to further develop options for amending § 15.5.8 (base density) of the Arlington County Code.

As a result, the County Board included amendments to § 15.2-735.1 of the Code of Virginia in their 2026 legislative agenda.

Legislation was introduced in both chambers during the Commonwealth's 2026 legislative session sponsored by Delegate Alfonso Lopez (HB922) and Senator Barbara Favola (SB296). Both bills have been continued to the 2027 session in order for more work to occur between the stakeholders. In advance of the 2027 Legislative Session, the County Board seeks to create a Working Group to formulate recommended changes to the Code of Virginia to inform legislation for the upcoming 2027 General Assembly Session.

Working Group Participants
County Board Liaison: Maureen Coffey
Working Group Chair: Tenley Peterson

Commissioners	**Real Estate Professionals**
Tony Striner, Planning Commission	Scott Pedowitz, Apartment and Office Building Association
Tenley Peterson, Planning Commission	John Musso, Arlington Chamber of Commerce
Bryan Coleman, Housing Commission	John Kusturiss, NAIOP
Danny Ross, Housing Commission	Cathy Puskar, NAIOP

The work group will be supported by relevant County staff, including but not limited to CPHD staff, the Board's policy manager, and the Manager's legislative staff. The County Attorney's office will provide support through the County Board liaison.

Meetings and Timeline
All meetings will be open to the public and subject to public meeting requirements. The Working Group will establish a schedule of meetings and will provide their recommendations in the form of a final report or presentation to the County Board no later than November 2026.

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- **Appointments**

On a motion by MATT DE FERRANTI, Chair, the County Board made the following appointments:

Affordable Housing Ordinance Work Group

Appoint	Brian Coleman
Appoint	John Kusturiss
Appoint	John Musso
Appoint	Scott Pedowitz
Appoint	Tenley Peterson
Appoint	Cathy Puskar
Appoint	Danny Ross
Appoint	Tony Striner

Commission on Aging

Appoint	Travis Reindl for a term ending July 31, 2029
Appoint	Patrick Carr for a term ending July 31, 2029

Crystal and Pentagon Cities Council
Appoint Dana Bres for a term ending July 31, 2028
Appoint Steve Maas for a term ending July 31, 2028

Fire Prevention Code Board of Appeals
Appoint Greg Jarl for a term ending July 31, 2030
Reappoint Karen White for a term ending July 31, 2030
Reappoint Katie Atwater for a term ending July 31, 2030
Reappoint Brian Frickie for a term ending July 31, 2028
Reappoint JD Martin for a term ending July 31, 2028

Fiscal Affairs Advisory Commission
Reappoint Tony Weaver for a term ending July 31, 2028

Forestry and Natural Resources Commission
Appoint Marissa Willson for a term ending July 31, 2029

National Innovation Quarter Board of Directors
Appoint Anna Nissinen as a non-voting representative for a term ending July 31, 2029

Neighborhood Complete Streets Commission
Appoint Nick Stokalyuk for a term ending July 31, 2029

Sports Commission
Reappoint Megan Sullivan for a term ending July 31, 2028

Transportation Commission
Reappoint Justin Fuhrmann for a term ending July 31, 2029

Trespass Towing Advisory Board
Appoint Peter Owen as a Voting Resident for a term ending July 31, 2029
Appoint Jason Harris as a Voting Towing Representative for a term ending July 31, 2029

The motion was adopted and carried by a vote of 5-0, the voting recorded as follows: Matt de Ferranti, Chair – Aye; Maureen Coffey, Vice-Chair – Aye; Susan Cunningham, Member – Aye; Julius D. "JD" Spain, Sr. – Aye; and Takis Karantonis, Member – Aye.

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- **County Board Reports**

Julius D. "JD" Spain, Sr. issued the below proclamation recognizing Disability Pride Month:

DISABILITY PRIDE MONTH

WHEREAS, July marks the anniversary of the signing of the Americans with Disabilities Act (ADA) on July 26, 1990, a landmark civil rights law that prohibits discrimination against individuals with disabilities and ensures their full participation in all aspects of society; and

WHEREAS, Disability Pride Month celebrates the identities, culture, contributions, and resilience of people with disabilities and affirms the belief that disability is a natural and valuable part of human diversity; and

WHEREAS, more than one in four adults in the United States reports having some type of disability, including many residents of Arlington County, and people with disabilities are an essential part of the fabric of our community; and

WHEREAS, Arlington County is committed to building a more inclusive, accessible, and equitable community for people with disabilities and recognizes that disability rights are civil rights; and

WHEREAS, Disability Pride Month provides an opportunity to promote awareness, challenge stigma, advocate for accessibility, and celebrate the achievements of the disability community, while recommitting to the removal of physical or systemic barriers that limit opportunity and participation; and

WHEREAS, local organizations including The Arc of Northern Virginia, SPARC, and The ENDependence Center of Northern Virginia (ECNV) provide critical support, advocacy, and leadership in advancing disability rights; and

WHEREAS, the County recognizes the intersectionality within the disability community and the importance of amplifying diverse voices in the fight for equity and justice;

NOW THEREFORE, the County Board of Arlington, Virginia, does hereby proclaim **July 2026**, as **Disability Pride Month** in Arlington County and encourages all residents, businesses, and organizations to join in celebrating the contributions of people with disabilities and continuing the work of making Arlington a community that is inclusive and accessible for all.

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Matt de Ferranti highlighted Resources for Federal Workers, including resume assistance, mental health support, food security, housing resources, health insurance resources and upcoming events dedicated to providing resources and assistance to recently separated federal workers.

Matt de Ferranti highlighted available Resources for Immigrants and Refugees, including information that is publicly available on linked websites where visitors can learn their rights, as well as information about the official path to citizenship.

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Board Structure and Performance Legal Analysis Waiver of Privilege

On a motion by Julius D. "JD" SPAIN, Sr., Member, seconded by SUSAN CUNNINGHAM, Member, the County Board approved a limited waiver of the attorney-client privilege and work product protection as follows:

1. The Board authorizes release of the County Attorney's Virginia Forms of Local Government report, substantially in the form presented to the Board today. The waiver extends only to the specific text approved for release and does not extend to: (a) any prior or subsequent drafts; (b) any underlying research, notes, internal communications, or analysis not incorporated into the released text; (c) any metadata, and (d) anything else not in the specific text approved for release.

2. Except as expressly waived, all attorney-client privilege and work product protections applicable to anything, including but not limited to other legal analysis, advice, or recommendations prepared by or at the direction of the County Attorney's Office concerning Arlington's form of government, are expressly preserved. This waiver shall not be construed as a subject-matter waiver, and the County Board does not consent to disclosure of any information beyond the specific content released pursuant to this motion.

3. The County Manager and County Attorney are authorized to take all actions necessary to effectuate the release of the Public Report consistent with the terms of this motion.

It was further moved that this limited waiver is granted solely for the purpose of public release of the County Attorney's Virginia Forms of Local Government report and shall not be deemed a general waiver of

privilege for any other purpose, including but not limited to litigation, administrative proceedings, or future public records requests for the Report or related legal analysis.

The motion was adopted and carried by a vote of 5-0, the voting recorded as follows: Matt de Ferranti, Chair – Aye; Maureen Coffey, Vice-Chair – Aye; Susan Cunningham, Member – Aye; Julius D. "JD" Spain, Sr. – Aye; and Takis Karantonis, Member – Aye.

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Susan Cunningham, Julius D. "JD" Spain, Sr., and Ryan Samuel presented the County Attorney's legal analysis of the Board Structure and Performance initiative.

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Maureen Coffey provided an overview of the initial results of the Legislative Package public feedback form soliciting the Public's input on the County's 2027 Legislative Priorities.

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Susan Cunningham shared a report regarding the Ayers Hardware Farewell Celebration.

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Takis Karantonis and Monica Backmon presented the Northern Virginia Transportation Authority's Bus Rapid Transit Action Plan for Northern Virginia.

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- **County Manager Reports**

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Mark Schwartz and staff provided an update on recent and planned customer-service enhancements to Permit Arlington.

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Mark Schwartz provided an update on County preparations to implement new state requirements for qualifying affordable housing development by nonprofit organizations.

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Mark Schwartz and staff reviewed the County's response to the January winter storm and outlined planned improvements to snow response operations and community coordination.

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Mark Schwartz provided an update on private towing compliance and ongoing staff review of towing fees and County regulations.

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- **Closed Meeting**

On a motion by MATT DE FERRANTI, Chair, seconded by SUSAN CUNNINGHAM, Member, the County Board convened a closed meeting, as authorized by Virginia Code sections 2.2-3711.A.1, 7, and 8 for the following

purposes:

Discussions regarding the performance of two Board appointees;

Consultation with and legal advice from the County Attorney regarding:

1. County's legal authority regarding collective bargaining agreements;

2. One active matter in litigation and one matter that will result in probable litigation where such consultation or briefing in an open meeting would adversely affect the litigating posture of the County Board; and

3. The County's legal authority and options to comment on and participate in review of a pending federal project that may impact the County's transportation network, emergency response, airspace, certain infrastructure, and historic preservation efforts.

The motion was adopted and carried by a vote of 5-0, the voting recorded as follows: Matt de Ferranti, Chair – Aye; Maureen Coffey, Vice-Chair – Aye; Susan Cunningham, Member – Aye; Julius D. "JD" Spain, Sr. – Aye; and Takis Karantonis, Member – Aye.

Certification of Closed Session Discussions

On a motion by MAUREEN COFFEY, Vice-Chair, seconded by JULIUS D. "JD" SPAIN, SR., Member, by a roll call vote of 5 to 0, the voting recorded as follows:

MEMBER – VOTE
Mr. de Ferranti – Aye
Ms. Coffey – Aye
Ms. Cunningham – Aye
Mr. Spain, Sr. – Aye
Mr. Karantonis – Aye

the County Board certified that, at the just concluded closed session: (1) only public business matters lawfully exempted from open meeting requirements under Chapter 37, Title 2.2 of the Code of Virginia; and (2) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered by the Board.

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II. REGULAR HEARING ITEMS

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39. Fiscal Year (FY) 2027-2036 Capital Improvement Plan Adoption.

On a motion by MATT DE FERRANTI, Chair, seconded by MAUREEN COFFEY, Vice-Chair, the County Board:

1. Adopted the Fiscal Year 2027- FY 2036 Capital Improvement Plan, with changes as set forth in the document titled FY2027-2036 CIP Guidance, as displayed onscreen;

2. Adopted the FY 2027 County Bond Funds Appropriations Resolution (shown as Attachment A of the staff report);

3. Appropriated $1,000,000 to PAYG Capital (313.4034002) funded by unallocated bond premium revenue (313.491102) to support accelerated investments in public facilities including lighting retrofits, retro commissioning, and roof upgrades;

4. Adopted the revised language to the Transportation Capital section of the Financial & Debt Management Policies; and

5. Appropriated $850,541 to the Transit Bureau (101.4022002) funded by an anticipated increase in ART revenue $44,695 (101.443113) and a transfer in from the Transportation Capital Fund $805,846 (101.481138) to increase frequency to improve on-time performance and service for the ART 75 & 77, as well as provide additional service for the ART 55.

The motion was adopted and carried by a vote of 5-0, the voting recorded as follows: Matt de Ferranti, Chair – Aye; Maureen Coffey, Vice-Chair – Aye; Susan Cunningham, Member – Aye; Julius D. "JD" Spain, Sr. – Aye; and Takis Karantonis, Member – Aye.

The adopted Appropriations Resolution reads as follows:

FISCAL YEAR 2027 COUNTY APPROPRIATIONS RESOLUTION

Be it resolved by the County Board of Arlington County, Virginia, that the following appropriations of $175,145,000 are hereby made for the Fiscal Year 2027 for Authorized But Unissued Bonds; Be it further resolved that the following appropriations of $175,145,000 will be made only upon approval by voters at the November 3, 2026, ballot and after results have been certified and filed with the Circuit Court and the required thirty day period for contesting each bond referendum has expired:

COUNTY BOND FUNDS:	**Authorized But Unissued Bonds Appropriation**	**2026 Referenda[1] Appropriation**	**Total Appropriation**
Street and Highway Bond Fund (314)	-	7,420,000	7,420,000
Arlington Neighborhoods Bond Fund (316)	7,820,000	-	7,820,000
Government Facility Bond Fund (317)	4,850,000	16,340,000	21,190,000
Public Recreation Bond Fund (324)	-	16,210,000	16,210,000
Metro Bond Fund (333)	-	22,930,000	22,930,000
TOTAL COUNTY BOND FUNDS APPROPRIATIONS:	**12,670,000**	**62,900,000**	**75,570,000**
STORMWATER BOND FUND APPROPRIATIONS:	**13,735,000**	**-**	**13,735,000**
UTILITY BOND FUNDS:			
Water Bond Fund (525)	5,635,000	6,165,000	11,800,000
AWT Plant Bond Fund (530)	38,720,000		38,720,000
TOTAL UTILITY BOND FUNDS:	**44,355,000**	**6,165,000**	**50,520,000**
TOTAL APPROPRIATIONS: FOR COUNTY	**70,760,000**	**69,065,000**	**139,825,000**

[1] 2026 Referenda will be appropriated upon approval by voters at the November 3, 2026, ballot and after results have been certified and filed with the Circuit Court and the required thirty-day period for contesting the bonds has expired.

#39 - Board Report (Final)

#39 - Item Attachment - LETTERS FROM CIVIC ASSOCIATIONS

#39 - Item Attachment - LETTERS FROM ORGANIZATIONS

#39 - Item Attachment - LETTERS FROM COMMISSIONS

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40. Resolutions and Questions to be included in the 2026 Bond Referenda.

On a motion by MATT DE FERRANTI, Chair, seconded by MAUREEN COFFEY, Vice-Chair, the County Board:

1) Adopted the resolutions in Attachment A (of the staff report), as summarized here:

   a) Metro and Transportation, $ 69,745,000;
   b) Local Parks and Recreation, $34,945,000;
   c) Community Infrastructure, $58,825,000; and
   d) Utilities, $20,745,000

   totaling $184,260,000, and the explanation of the referendum questions to appear in publications, at voter registration sites, and polling places as detailed in Attachment B (of the staff report), in order to initiate and facilitate the November 3, 2026, bond referenda;

2) Adopted the Schools referendum resolution in Attachment C (of the staff report), as shown here:

   a) Arlington Public Schools, $ 80,000,000;

3) and the explanation of the referendum question to appear in publications, at voter registration sites, and polling places as detailed in Attachment D (of the staff report), in order to initiate and facilitate the November 3, 2026, bond referenda;

4) Requested that the Electoral Board list the referenda on the ballot in the order detailed in (the staff) report as shown in the Ballot Layout section on page 2 (of the staff report); and
5) Directed the County Manager to take all the steps necessary to ensure that the information provided to voters by the County is printed in both English and Spanish.

The motion was adopted and carried by a vote of 5-0, the voting recorded as follows: Matt de Ferranti, Chair – Aye; Maureen Coffey, Vice-Chair – Aye; Susan Cunningham, Member – Aye; Julius D. "JD" Spain, Sr. – Aye; and Takis Karantonis, Member – Aye.

The adopted Resolutions read as follows:

METRO AND TRANSPORTATION PROJECTS

WHEREAS, the County Board of Arlington County, Virginia, has determined that it is advisable to support construction, acquisition, and rehabilitation of facilities by the Washington Metropolitan Area Transit Authority (WMATA/Metro) and other transportation projects as described below at an estimated cost of $69,745,000; and

WHEREAS, it appears that such improvements cannot be financed from current revenues;

BE IT RESOLVED BY THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA:

1. It is hereby determined that it is advisable for Arlington County to contract a debt and issue its general obligation capital improvement bonds in the maximum principal amount of $69,745,000 pursuant to the Public Finance Act of 1991, as amended, to finance, together with other available funds, the cost of construction, acquisition, and rehabilitation of WMATA/Metro facilities by the Washington Metropolitan Area Transit Authority, and to pay the costs of other transit, transportation, paving, road and pedestrian enhancement projects across the County (the "Projects").

2. The Circuit Court of Arlington County is hereby requested to order an election to be held on November 3, 2026, provided that such date is at least 81 days after the date on which the Court enters its order upon the question of contracting such debt and issuing bonds for such purposes. The question on the ballot shall be in substantially the form shown in Attachment B.

3. The Clerk of this Board is hereby authorized and directed to cause a certified copy of this resolution to be presented to the Circuit Court of Arlington County.

4. The County Board adopts this declaration of official intent under the Treasury Regulations Section 1.150-2. The County Board reasonably expects to reimburse advances made or to be made by the County to pay the costs of the Projects from the proceeds of its bonds.

5. This resolution shall take effect immediately.

LOCAL PARKS & RECREATION

WHEREAS, the County Board of Arlington County, Virginia, has determined that it is advisable to undertake local parks & recreation projects as described below at an estimated cost of $34,945,000; and

WHEREAS, it appears that such improvements cannot be financed from current revenues;

BE IT RESOLVED BY THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA:

1. It is hereby determined that it is advisable for Arlington County to contract a debt and issue its general obligation capital improvement bonds in the maximum principal amount of $34,945,000 pursuant to the Public Finance Act of 1991, as amended, to finance, together with other available funds, the cost of public improvements for Arlington County local parks & recreation (the "Projects").

2. The Circuit Court of Arlington County is hereby requested to order an election to be held on November 3, 2026, provided that such date is at least 81 days after the date on which the Court enters its

order upon the question of contracting such debt and issuing bonds for such purposes. The question on the ballot shall be in substantially the form shown in Attachment B.

3. The Clerk of this Board is hereby authorized and directed to cause a certified copy of this resolution to be presented to the Circuit Court of Arlington County.

4. The County Board adopts this declaration of official intent under the Treasury Regulations Section 1.150-2. The County Board reasonably expects to reimburse advances made or to be made by the County to pay the costs of the Projects from the proceeds of its bonds.

5. This resolution shall take effect immediately.

COMMUNITY INFRASTRUCTURE

WHEREAS, the County Board of Arlington County, Virginia, has determined that it is advisable to undertake public facility improvements and other County infrastructure improvements, as described below, at an estimated cost of $58,825,000; and

WHEREAS, it appears that such improvements cannot be financed from current revenues;

BE IT RESOLVED BY THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA:

1. It is hereby determined that it is advisable for Arlington County to contract a debt and issue its general obligation capital improvement bonds in the maximum principal amount of $58,825,000 pursuant to the Public Finance Act of 1991, as amended, to finance, together with other available funds, the cost of public improvements for Arlington County facilities, including infrastructure and facilities maintenance capital projects (the "Projects").

2. The Circuit Court of Arlington County is hereby requested to order an election to be held on November 3, 2026, provided that such date is at least 81 days after the date on which the Court enters its order upon the question of contracting such debt and issuing bonds for such purposes. The question on the ballot shall be in substantially the form shown in Attachment B.

3. The Clerk of this Board is hereby authorized and directed to cause a certified copy of this resolution to be presented to the Circuit Court of Arlington County.

4. The County Board adopts this declaration of official intent under the Treasury Regulations Section 1.150-2. The County Board reasonably expects to reimburse advances made or to be made by the County to pay the costs of the Projects from the proceeds of its bonds.

5. This resolution shall take effect immediately.

UTILITIES

WHEREAS, the County Board of Arlington County, Virginia, has determined that it is advisable to undertake projects for the expanding, improving, and renovating Arlington County's Water Pollution Control Plant, and the water and sewer systems serving the County, at an estimated cost of $20,745,000; and

WHEREAS, it appears that such improvements cannot be financed from current revenues;

BE IT RESOLVED BY THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA:

1. It is hereby determined that it is advisable for Arlington County to contract a debt and issue its general obligation bonds in the maximum amount of $20,745,000 pursuant to the Public Finance Act of 1991, as amended, to finance, together with other available funds to expand, improve, and renovate Arlington County's Water Pollution Control Plant, and the water and sewer systems serving the County (the "Projects").

2. The Circuit Court of Arlington County is hereby requested to order an election to be held on November 3, 2026, provided that such date is at least 81 days after the date on which the Court enters its order upon the question of contracting such debt and issuing bonds for such purposes. The question on the ballot shall be in substantially the form shown in Attachment B.

3. The Clerk of this Board is hereby authorized and directed to cause a certified copy of this resolution to be presented to the Circuit Court of Arlington County.

4. The County Board adopts this declaration of official intent under the Treasury Regulations Section 1.150-2. The County Board reasonably expects to reimburse advances made or to be made by the County to pay the costs of the Projects from the proceeds of its bonds.

5. This resolution shall take effect immediately.

ARLINGTON PUBLIC SCHOOLS PROJECTS

WHEREAS, the County Board of Arlington County, Virginia, has determined that it is advisable to undertake certain capital projects for Arlington Public Schools, as described below; and

WHEREAS, it appears that $80,000,000 of such improvements cannot be financed from current revenues; and

WHEREAS, the Arlington County School Board has requested by resolution adopted June 18, 2026, that the County Board request the Circuit Court of Arlington County to order an election on the question of the proposed issuance of bonds to finance such projects;

BE IT RESOLVED BY THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA:

1. It is hereby determined that it is advisable for Arlington County to contract a debt and issue its general obligation bonds in the maximum principal amount of $80,000,000 pursuant to the Public Finance Act of 1991, as amended, to finance, together with other available funds, the design and construction costs for new schools, school facility additions and renovations, and various capital projects for Arlington Public Schools (the "Projects").

2. The Circuit Court of Arlington County is hereby requested to order an election to be held on November 3, 2026, provided that such date is at least 81 days after the date on which the Court enters its order, upon the question of contracting such debt and issuing bonds for such purposes. The question on the ballot shall be in substantially the form shown in Attachment B.

3. The Clerk of this Board is hereby authorized and directed to cause a certified copy of this resolution to be presented to the Circuit Court of Arlington County.

4. The County Board adopts this declaration of official intent under the Treasury Regulations Section 1.150-2. The County Board reasonably expects to reimburse advances made or to be made by the County to pay the costs of the Projects from the proceeds of its bonds.

5. This resolution shall take effect immediately.

#40 - Board Report (Final)

#40 - Item Attachment - ATT A - 2026 BOND REFERENDA RESOLUTIONS

#40 - Item Attachment - ATT B - 2026 REFERENDA QUESTIONS & EXPLANATIONS

#40 - Item Attachment - ATT C - 2026 APS REFERENDUM RESOLUTION

#40 - Item Attachment - ATT D - 2026 APS REFERENDUM QUESTION & EXPLANATION

#40 - Item Attachment - STAFF PRESENTATION

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41. Request to advertise public hearings on the County Board's "Own Motion" for the Planning Commission and the County Board to consider an amendment to the General Land Use Plan (GLUP) from "Low" Office-Apartment-Hotel, "Medium" Residential, and "Public" to all "Low" Office-Apartment-Hotel; for an area located at 1501 Langston Blvd. (RPC #16-005-001) (aka the Air and Space Force Association site), at future dates concurrent with consideration of associated site plan amendment and use permit applications (SPLA25-00018, SP #361, UPER25-00038).

After a duly advertised public hearing, at which there were speakers, a motion was made by SUSAN CUNNINGHAM, Member, seconded by JULIUS D. "JD" SPAIN, SR., Member, to adopt the resolution (Attachment 1 of the staff report) to authorize advertisement of public hearings on the County Board's "Own Motion" for the Planning Commission and County Board, to future dates concurrent with consideration of the Air and Space Force Association site plan amendment (SPLA25-00018 / SP #361) and use permit (UPER25-00038) applications, to consider and resolve to amend the GLUP from "Low" Office-Apartment-Hotel, "Medium" Residential, and "Public" to "Low" Office-Apartment-Hotel; for an area located at 1501 Langston Boulevard (RPC #16-005-001), as shown in Attachment 2 (of the staff report).

The motion was adopted and carried by a vote of 5-0, the voting recorded as follows: Matt de Ferranti, Chair – Aye; Maureen Coffey, Vice-Chair – Aye; Susan Cunningham, Member – Aye; Julius D. "JD" Spain, Sr. – Aye; and Takis Karantonis, Member – Aye.

The adopted Resolution reads as follows:

RESOLUTION TO AUTHORIZE ADVERTISEMENT OF PUBLIC HEARINGS ON THE COUNTY BOARD'S OWN MOTION BY THE PLANNING COMMISSION AND THE COUNTY BOARD TO DATES CONCURRENT WITH HEARINGS ON THE AIR AND SPACE FORCE ASSOCIATION SITE PLAN AMENDMENT (SPLN25-00018, SP #361) AND USE PERMIT (UPER25-00038) APPLICATIONS TO CONSIDER AND RESOLVE TO AMEND THE GENERAL LAND USE PLAN MAP FROM "LOW" OFFICE-APARTMENT-HOTEL, "MEDIUM" RESIDENTIAL, AND "PUBLIC" TO ALL "LOW" OFFICE-APARTMENT-HOTEL FOR AN AREA LOCATED AT 1501 LANGSTON BOULEVARD. (RPC #16-005-001), AS SHOWN IN ATTACHMENT 2.

The County Board of Arlington authorizes the advertisement of public hearings on the County Board's "Own Motion" by the Planning Commission and County Board to dates concurrent with hearings on the Air and Space Force Association site plan amendment (SPLA25-00018 / SP #361) *and use permit* (UPER25-00038) *applications to consider and resolve to amend the General Land Use Plan from "Low" Office-Apartment-Hotel, "Medium" Residential, and "Public" to all "Low" Office-Apartment-Hotel for an area located at 1501 Langston Boulevard (RPC* #16-005-001*), as shown in Attachment 2.*

#41 - Board Report (Final)

#41 - Item Attachment - STAFF PRESENTATION

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III. CONSENT ITEMS

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10. Tyndale Christian School, 712 and 716 N. Barton St.

A. UPER24-00005 Use Permit Review for a private school (Tyndale Christian School) for up to 40 students; located at 712 and 716 N. Barton St. (RPC#18-039-030, 031).

B. UPER24-00032 Use Permit Review for a private school (Tyndale Christian School) for up to 80 students; located at 712 and 716 N. Barton St. (RPC#18-039-030, 031).

After a duly advertised public hearing, at which there were speakers, a motion was made by JULIUS D. "JD" SPAIN, SR., Member, seconded by MATT DE FERRANTI, Chair, to:

A. Discontinue the use permit for a private school for up to 40 students; and

B. Renew the use permit for a private school (Tyndale Christian School) for up to 80 students, subject to the previously approved and amended conditions of the staff report and with an

administrative review in three (3) years (July 2029), and no further scheduled County Board review.

The motion was adopted and carried by a vote of 5-0, the voting recorded as follows: Matt de Ferranti, Chair – Aye; Maureen Coffey, Vice-Chair – Aye; Susan Cunningham, Member – Aye; Julius D. "JD" Spain, Sr. – Aye; and Takis Karantonis, Member – Aye.

The approved Use Permit conditions read as follows:

1. The applicant agrees to comply with all applicable requirements set forth in all applicable ordinances, codes, and regulations, including but not limited to the currently adopted editions of the Virginia Uniform Statewide Building Code, Parts I, II, and III, and its related regulations; the Virginia Fire Prevention Code; the Arlington County Zoning Ordinance; and Arlington County Health Regulations. Furthermore, the applicant agrees to actively and promptly pursue obtainment of all required associated building and operational permits and occupancy certificates from the various administrative and regulating agencies.

2. The applicant agrees that the private school's classroom hours of operation shall be 8:30 a.m. to 3:30 p.m. Monday through Friday. The applicant further agrees that the maximum permitted enrollment at any one time shall be 80 students, or such number as determined by the Certificate of Occupancy for the private school use, which may be fewer than the maximum noted above. The applicant further agrees that the maximum total occupant load, inclusive of children and adults, shall be as determined and designated by the Inspection Services Division in accordance with the Virginia Uniform Statewide Building Code, which may also be fewer than the maximum noted above. The applicant further agrees that they may not offer evening programs or weekend events for the private school.

3. The applicant agrees to improve the parking area on site in a manner consistent with the parking lot exhibit provided with UPER24-00032 and approved by the County Board on January 25, 2025, with such improvements consisting of a ten (10) foot wide landscape strip, one-way travel way, and angled parking spaces in a manner consistent with applicable provisions of the Arlington County Zoning Ordinance, Virginia Uniform Statewide Building Code, and other codes and ordinances as may be applicable for such site improvements. The applicant further agrees to ~~implement~~ maintain these site improvements throughout the use of the subject property as a private school for up to 80 students. ~~prior to issuance of a Certificate of Occupancy for a private school use of the property with an enrollment capacity in excess of 40 of 80 students as permitted by UPER24-00005 approved by the County Board on June 15, 2024~~.

4. The applicant agrees to designate a neighborhood liaison to communicate with nearby residents and neighbors to address concerns that may be related to this private school. The name, telephone number, and electronic mail address (if available) of the private school's community liaison shall be submitted by the applicant to the Zoning Administrator, the Arlington County Police Department, and the Lyon Park Citizens Association, and all adjacent property owners prior to issuance of a Certificate of Occupancy for the private school use.

5. The applicant agrees to subscribe to the Arlington Alert System prior to issuance of a Certificate of Occupancy for the private school use.

6. The applicant agrees to submit a parking management plan to the County, for review and approval depicting and/or explaining where staff members, parents, and visitors to the private school will park. Approval of the parking management plan by the County shall be obtained prior to issuance of a Certificate of Occupancy for the private school use of the property as permitted by UPER24-00005 approved by the County Board on June 15, 2024. The applicant further agrees to implement the parking management plan before commencement of operations and to provide information to all new student families about the parking management plan for the private school with specific information related to pick-up/drop-off procedures, parking opportunities and restrictions within the neighborhood. A copy of this information to be distributed to new student families shall be provided to the County prior to issuance of the Certificate of Occupancy for the private school use.

7. **Transportation Management Plan**

The applicant agrees to ensure that the School obtains approval from the County Manager of a Transportation Management Plan (TMP). Such approval shall be given if the County Manager finds that the TMP includes a schedule and description of implementation and continued operation, throughout the life of the Use Permit, of all elements outlined below under sub-sections A (Participation), B (Facilities and Improvements), and C (Promotions, Services, and Policies).

Upon approval of the TMP by the County Manager, the applicant agrees to ensure that the School implement all elements of the plan with assistance, when appropriate, by agencies of the County.

Unless otherwise specified, the applicant agrees that all individual elements of this TMP shall be operational prior to issuance of the Certificate of Occupancy for the private school use.

Unless otherwise specified, all dollar denominated rates shall be adjusted for inflation by the U.S. Department of Labor, Bureau of Labor Statistics Consumer Price Index (CPI) Inflation Calculator from the date of first approval of this condition.

a. **Participation**

i. Establish and maintain an active, ongoing relationship with Arlington Transportation Partners (ATP), or successor entity.

ii. Designate a member of the private school's management as Transportation Coordinator (TC) to be a primary point of contact with the County and undertake the responsibility for coordinating and completing all Transportation Management Plan (TMP) obligations. The private school's management will provide, and keep current, the name and contact information of the TC to Arlington County Commuter Services (ACCS) or successor. The TC shall be appropriately trained, to the satisfaction of
Arlington County Commuter Services (ACCS) or successor, to provide rideshare, transit, and other information provided by Arlington County or the Arlington County Commuter Services (ACCS) or successor intended to assist with transportation to and from the site.

b. **Facilities and Improvements**

i. Provide an information display, the number/content/design/location of which shall be approved by Arlington County Commuter Services (ACCS), to provide transportation-related information to students, staff, and visitors. The private school's management shall keep the display stocked with approved materials at all times.

c. **Promotions, Services, Policies**

i. Prepare, reproduce and distribute a welcome package, digital or hard copy, consisting of informational materials provided by Arlington County, which includes site-specific ridesharing and transit-related information, to each new school employee and to the parent/guardian of each new student, at the start of each school year.

ii. The applicant agrees to ensure that the private school provides, under a "transportation information" heading on the private school's website:
    1. Links to the most appropriate Arlington County Commuter Services web page(s). Obtain confirmation of most appropriate link from ACCS.
    2. A description of key transportation benefits and services provided at the building, pursuant to the Transportation Management Plan.

iii. The applicant agrees to ensure that the private school provides the following promotions, services, or policies:

1. The applicant agrees to ensure that the private school provides one time, to each new school employee, the choice of one of the following:

a. $65.00 Metro fare on a SmarTrip card or successor fare medium
b. A one-year bikeshare membership
c. The County's TDM Planning Program Manager may approve additions to, or substitution of one or more of these choices with a comparable transportation program incentive, as technology and service options change, if he/she finds that an incentive shall be designed to provide the individual with an option other than driving alone in a personal vehicle, either by removing a barrier to program entry, such as a membership cost, or by providing a similar level of subsidized access to a public or shared transportation system, program or service.

2. The applicant agrees to ensure that the private school provide, administer, or cause the provision of a sustainable commute benefit program for each school employee, which program shall include, at a minimum, a pre-tax transportation benefit, as defined by the IRS, or a subsidized/direct transportation benefit, as defined by the IRS.

8. The Applicant agrees to ensure that the private school will provide, during regular drop-off and pick-up hours for the private school, a staff member at the entrance to the building from North Barton Street and at the internal driveway entrance to the building to assist parents/caregivers in the arrival and departure of students from the building to their parent's and/or caretaker's vehicle.

9. The applicant agrees to lease at least four (4) off-site parking spaces for use by teachers of the school subject to this use permit. Prior to the issuance of a Certificate of Occupancy for enrollment greater than 40 students, the applicant shall provide evidence of such lease arrangement(s), which shall remain in place throughout the validity of this use permit.

~~10. The applicant agrees that an application for a Certificate of Occupancy for greater than 40 students can be applied for no earlier than July 1, 2025.~~

#10 - Board Report (Final)

#10 - Item Attachment - LOCATION MAP

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IV. ADDITIONAL ITEMS

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Appointment of the Independent Policing Auditor

On a motion by MATT DE FERRANTI, Chair, seconded by JULIUS D. "JD" SPAIN, SR., Member, the County Board deferred consideration of the employment agreement with the Independent Policing Auditor until a future meeting of the County Board.

The motion was adopted and carried by a vote of 5-0, the voting recorded as follows: Matt de Ferranti, Chair – Aye; Maureen Coffey, Vice-Chair – Aye; Susan Cunningham, Member – Aye; Julius D. "JD" Spain, Sr. – Aye; and Takis Karantonis, Member – Aye.

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Settlement Agreement

On a motion by MATT DE FERRANTI, Chair, seconded by MAUREEN COFFEY, Vice-Chair, the County Board authorized, in a final form approved by the County Attorney, settlements arising from the matter of Escarlett Ramirez Torres and Skarelth Ordonez Ramirez v. Ruth Maul, Case Nos. GV26-1304 and GV26-1305, now pending before the Arlington County General District Court, and authorized the County Attorney or his designee to execute any documents necessary to effectuate such settlement.

The motion was adopted and carried by a vote of 5-0, the voting recorded as follows: Matt de Ferranti, Chair – Aye; Maureen Coffey, Vice-Chair – Aye; Susan Cunningham, Member – Aye; Julius D. "JD" Spain, Sr. – Aye; and Takis Karantonis, Member – Aye.

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EHO Initiating Resolution

A motion was made by SUSAN CUNNINGHAM, Member, to add to its agenda at the September County Board meeting an action item on its own motion to consider an initiating resolution to consider zoning text amendments related to the annual limit on permits for Expanded Housing Option Development and specifically consider implementation data, comparison to other jurisdictions that have adopted similar housing diversification policies, including any permit caps or phasing mechanisms employed by such jurisdictions, and options for adjusting the permit cap levels.

The motion failed for lack of a second.

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Adjournment

Without objection, at 8:44 p.m., the July 21, 2026 Recessed County Board Meeting was adjourned.

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Matt de Ferranti, Chair

ATTEST:

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Mason Kushnir, Clerk
Approved: November 14th, 2026