

CITY OF FAIRFAX RENAISSANCE HOUSING CORPORATION
Minutes of the Board of Directors Meeting
February 10, 2026, at 11:00 a.m.
MainStreet Bank HQ Branch – 10089 Fairfax Boulevard, Fairfax Virginia, 22030
3rd Floor Conference Room

CALL TO ORDER

Mr. Cunningham called the meeting to order.

DIRECTORS PRESENT: Paul Cunningham, President; Doug Ross, Vice-President and Treasurer; Jim Shipp, Secretary; Adam Humphreys, Director; and Janet Jaworski, Director.

OTHERS PRESENT: Tina Gillian, Executive Director; and Mr. Dale Lestina, prior FRHC president.

ABSENT: Chris Johnston, MSB Representative; and John Carter, Board Counsel.

ATTENDING ELECTRONICALLY: None.

APPROVAL OF THE AGENDA

Motion: Mr. Ross made a motion to approve the agenda as presented, seconded by Mr. Shipp.

Action: Motion carried 5:0.

APPROVAL OF THE MEETING MINUTES

Ms. Gillian informed the directors of additional updates needed for the November 18, 2025 meeting minutes:

- Addition of Loan Operations Discussion – Tabled for the next meeting.
- Baribeau project update status date from 0/20/25 to 10/20/25.

Motion: Mr. Shipp made a motion to reapprove the November 28, 2025 minutes with the modifications listed above.

Motion was seconded by Mr. Ross.

Action: Motion carried 5:0.

Motion: Mr. Shipp made a motion to approve the January 13, 2026, minutes as presented.

Motion was seconded by Mr. Ross.

Action: Motion carried 5:0.

ESTABLISH NEXT MEETING SITE, DATE & TIME

The next meeting will be held on Tuesday, March 10, 2026. All meetings start at 11:00 a.m. at the MainStreet Bank HQ Branch, 10089 Fairfax Boulevard, Fairfax, Virginia, 22030, in the 3rd floor conference room, unless otherwise specified.

LOAN / BANK ISSUES

Mr. Johnston was not in attendance. There is no status update at this time.

BUDGET REVIEW

Mr. Ross presented the Treasurer's report to the Board. He said there was an additional \$13,000 of recaptured escrow added since last month.

He said that he and Ms. Gillian had met with MainStreet Bank representatives to discuss the ICS account and he determined it would be best to close the ICS account at that time. MainStreet Bank has since closed the account.

The board discussed audit options for the next fiscal year and a copy of the latest FRHC tax return was provided to each of the directors.

CORRESPONDENCE REVIEW/UPDATE ON PROCESS & OUTSTANDING ISSUES

Project Update Forms:

3411 Spring Lake Terrace, Mike & Lislle Cullen, Status Date 12/31/25 (received 2/2/26), Status: Project is in the process of receiving permitting. Estimated completion is TBD.

3624 Embassy Lane, James & Ashleigh Rich, Status Date 01/02/26, Status: Project is complete.

STATUS OF CORPORATION

Mr. Carter was not in attendance. There is no status update at this time.

LOAN APPROVAL REVIEW

There are no issues with the Loan Program Update report; a copy of which will be attached to these minutes.

ADDITIONAL ITEMS

The directors discussed creating an article to promote the program. Ms. Jaworski and Mr. Lestina will work on a draft article for the board's consideration.

LOAN PROGRAM OPERATIONS – DISCUSSION

Tabled to the next meeting to be held in March.

ADJOURNMENT

The formal meeting was adjourned by consensus at 12:55 p.m. No homes to tour.

President

ATTEST:

Jim Shipp, Secretary