



**THRESHOLD**  
**Lexington's Housing Commission**  
**Wednesday, July 24, 2024 - 4:00 P.M**  
**Second Floor Conference Room, City Hall**  
**300 E. Washington Street, Lexington, VA**

**AGENDA**

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Approval of Minutes**
  - A. Approval of June 26, 2024 minutes\*
- 4. New Business**
  - A. Elect Chairperson
    - 1) Nominations
    - 2) Motion & Vote
  - B. Elect Vice-Chair
    - 1) Nominations
    - 2) Motion & Vote
  - C. Housing assessment/Windshield survey and public meeting update
  - D. Regional housing study update
  - E. Update concerning Threshold's presence on the city website
  - F. HLF rehabilitation program update
- 5. Adjournment**

\*indicates attachment

## MINUTES

### THRESHOLD

Lexington's Housing Commission  
 Wednesday, June 26, 2024 – 4:00 p.m.  
 Second Floor Conference Room, City Hall

#### Threshold:

Present: Shadrey Sands, Chair  
 Fred Kirchner, Vice-Chair  
 Marylin Alexander, Council Liaison  
 Nicholas Betts, Council Liaison

#### City Staff:

Arne Glaeser, Planning Director  
 Kate Beard, Administrative Assistant  
 Tom Carroll, City Manager

Absent: Marisa Charley  
 Nadine Craney

#### CALL TO ORDER:

Chair Sands called the meeting to order at 4:05 p.m.

#### AGENDA

S. Sands suggested adding a discussion about recruitment of new Threshold Commissioners to the agenda. M. Alexander suggested also adding an update on her conversation with the new TAP Executive Director. F. Kirchner suggested adding an acknowledgment of the new City Manager, Tom Carroll. **N. Betts moved to approve the agenda with those additions, M. Alexander seconded, and the amended agenda was approved unanimously.** Following a series of observations about the March 27<sup>th</sup> meeting, **N. Betts moved to add a discussion of a possible new program at Historic Lexington Foundation to the amended agenda. M. Alexander seconded, and the motion passed unanimously. (4-0)**

#### MINUTES:

The minutes from the March 27, 2024 meeting were unanimously approved as presented. (F. Kirchner / M. Alexander)

#### NEW BUSINESS:

**A. Welcome to City Manager, Tom Carroll** – City Manager Carroll thanked Threshold for the welcome and said, as a person for whom affordable and workforce housing was a passion, he wanted to better understand Threshold's role and how he could help. Chair Sands offered an overview of Threshold's current and possible future activities, and Commissioners Kirchner and Alexander provided a more comprehensive history of Threshold's successes and pitfalls. Responding to discussion about Threshold's recent survey of underutilized properties, Mr. Carroll briefly recounted his experience with the use of a land bank as a tool to quiet title and repurpose vacant properties. He acknowledged his familiarity was with the Maryland statute governing such entities but suggested it could be worth researching the Virginia statute and the potential utility of a land bank locally. S. Sands suggested the Commission consider what type of programmatic needs should be put in place ahead of the results of the windshield housing assessment. His comment was followed by a discussion of how to address the issue of properties with delinquent taxes.

- B. Housing assessment/Windshield survey update** – Director Glaeser reported that city staff and staff from the CSPDC had reviewed the four proposals submitted in response to the advertised RFP. Staff met with the CSPDC staff representative last week and chose Summitt Design and Engineering Services to conduct the survey for Lexington. He reminded the Commission that Summit was the organization responsible for the Martinsville survey which had been provided as an example of what could be expected. He said the contract with Summit would be finalized soon and the survey results could be expected by early next year. He added that the results of the regional housing study would be available soon. S. Sands remarked that, per the planning grant, the city would need to hold at least one public meeting with the survey team. A. Glaeser confirmed this was the case and pledged to keep Threshold updated so the meetings could be planned accordingly.
- C. Recruitment of Threshold Commissioners** – M. Alexander pointed out that the Commission would have two vacancies at the end of the month. She said she had made a pitch for new members during recent City Council meetings but had received no takers. S. Sands said he was reluctant to look for new members at RARA, given the recent addition to its Board of Commissioners Betts and Craney, but offered to reach out to his contacts at Habitat and The Community Table to see if they had any recommendations. A comment from T. Carroll led to conversation about the Commission’s name and branding. Staff agreed to update the website to better highlight Threshold’s housing role.
- D. Update on new Executive Director of TAP** – M. Alexander reported she recently met with Angela Penn, the new Executive Director of TAP in Roanoke, who was familiar with Lexington from the time there was a local TAP advisory board. She indicated Ms. Penn was interested in TAP having a broader regional presence and said she was putting together a list of local stakeholders to assist Ms. Penn in that effort.
- E. New program at Historic Lexington Foundation** – N. Betts said he had heard that Historic Lexington Foundation was developing a new program to assist with rehabilitation of existing buildings. He suggested staff determine if this was the case and suggested inviting an HLF representative to discuss the program at a future meeting.

**ADJOURN:**

The meeting was adjourned at 5:05 p.m. (N. Betts / S. Sands)

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S. Sands, Chair  
Threshold Housing Commission