

RESOLUTION NO. _____

A RESOLUTION APPROVING THE TERM SHEET FOR THE REDEVELOPMENT OF THE POTOMAC RIVER GENERATING STATION (PRGS) PROPERTY AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AGREEMENTS TO IMPLEMENT THE PROJECT

WHEREAS, the former Potomac River Generating Station (“PRGS”) property located at 1300 North Royal Street in Alexandria, Virginia (the “City”) consists of approximately 18.87 acres of waterfront property, which has remained vacant since the closure of a coal-fired power plant in 2012 (the “PRGS Property”);

WHEREAS, redevelopment of the PRGS Property has been contemplated through the Old Town North Small Area Plan adopted by the City Council in 2017 and through subsequent land use approvals adopted by the City Council following acquisition of the PRGS Property by HRP Group (the “Developer”);

WHEREAS, the redevelopment of the PRGS Property is anticipated to include demolition of the former power plant, environmental remediation, and construction of a mixed-use neighborhood containing approximately 2.5 million square feet of residential and commercial development (the “Project”);

WHEREAS, the Project is anticipated to include substantial public infrastructure improvements, including approximately five acres of publicly accessible open space, public roadway and street improvements, utilities, pedestrian and bicycle facilities, and related site infrastructure improvements necessary to support redevelopment of the PRGS Property;

WHEREAS, the Project is anticipated to generate approximately \$2 billion in private investment, approximately \$290 million in public infrastructure improvements, and substantial long-term tax revenues for the City;

WHEREAS, due to the extraordinary costs associated with demolition of the former power plant, environmental remediation, site preparation, and construction of public infrastructure necessary to facilitate redevelopment of the PRGS Property, the Developer requested City participation through a tax increment financing (“TIF”) structure, implemented in two phases, and supported by a future Community Development Authority (“CDA”);

WHEREAS, the proposed financing structure contemplates the issuance of CDA revenue bonds to support eligible public infrastructure improvements, with such bonds expected to be repaid from a portion of eligible tax increment revenues generated by the Project;

WHEREAS, the City and Developer have negotiated a Term Sheet setting forth the principal business terms, financing structure, performance requirements, public benefits, developer obligations, and enforcement mechanisms applicable to the Project, which is attached as Attachment 1 (the “Term Sheet”);

WHEREAS, the Term Sheet contemplates substantial Developer investment, phased public infrastructure financing, required Developer performance milestones, affordable housing and workforce development commitments, environmental remediation, and other public benefits intended to advance the City's economic development objectives;

WHEREAS, the City Council has reviewed the Term Sheet and finds that approval of the Term Sheet and negotiation of definitive agreements consistent with the Term Sheet are in the best interests of the City and its residents; and

WHEREAS, the City Council finds that adoption of the Term Sheet promotes the general welfare of Alexandrians and is consistent with the City's strategic priorities.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ALEXANDRIA, VIRGINIA:

1. The Term Sheet attached as Attachment 1 is hereby approved.
2. The City Manager is authorized to negotiate and execute, after approval as to form by the City Attorney, a Performance Agreement and any other related agreements, financing documents, and other instruments necessary or appropriate to implement the Project and the terms of the Term Sheet.
3. A future Performance Agreement and any other related agreements, documents, and other instruments shall be substantially consistent with the terms set forth in Attachment 1, together with such modifications, additions, clarifications, and refinements as the City Manager determines are necessary or appropriate to implement the Project, provided that such agreements remain substantially consistent with Attachment 1.
4. The City Manager is authorized and directed, subject to the receipt of a landowner petition and compliance with other legal requirements, to bring forward for City Council consideration and first reading at a future legislative meeting, an ordinance creating a Community Development Authority for the Project.
5. The City Manager is further authorized to take all such actions and execute such additional documents as may be necessary and appropriate to carry out the intent of this Resolution and implement the Project, in consultation with the City Attorney.
6. Nothing in this Resolution shall obligate the City Council to approve any future appropriation, bond issuance or financing transaction, land use approval, or other governmental action that may be required. Any such approval shall remain subject to all applicable legal requirements and any further action required by the City Council.
7. This Resolution shall be effective immediately upon adoption.

APPROVED BY:

ALYIA GASKINS, MAYOR

ATTEST:

GLORIA SITTON, CITY CLERK

Adopted: _____, 2026