

FY2019 3Q Crystal City BID Board Meeting
Consumer Technology Association, 1919 S Eads St
January 24, 2019

Minutes

Members Present: Glenda MacMullin (Chair), Nora Dweck-McMullen (Vice-Chair), Andy VanHorn (Vice-Chair), Derrick Morrow (Treasurer), Doug Abbott (Secretary), Christer Ahl, Jay Corbalis, Brian Grant, Alan Haskel, Josh Lustig, Freddie Lutz, Mark Rivers, Suzie Sabatier, Steve Taylor, Harmar Thompson

Ex-Officio Members Present: Shannon Flanagan-Watson, Natalie Monkou, Pamela Van Hine

Members Absent: Kara Alter, Robin Burke, Mark Fallon, Kingdon Gould III, Dave Greenberg, Regan Linke, Jim Woods, Todd Yeatts

Staff Present: Tracy Gabriel, Kyle Easter, Cassie Hurley, Robert Mandle

Others Present: Vikki Kayne (JBG SMITH), Steve Hartell (Amazon)

Welcome & Introductions

- Board Chair, Glenda MacMullin, called the meeting to order at 11:35 a.m. and a quorum was established.

Chair's Report

- Glenda MacMullin welcomed board members.
- MacMullin introduced Steve Hartell from Amazon. Hartell spoke briefly about Amazon's selection of Crystal City and the company's short-term plans.
- A motion was made, seconded, and accepted to approve the minutes from the second quarter board meeting.

Treasurer's Report

- Treasurer Derrick Morrow provided the financial update. Morrow reviewed the first quarter budget narrative, second quarter budget vs actuals, and FY 2019 YTD budget vs actuals.
- Morrow reported the BID is looking at hiring new bookkeepers who can produce more industry-standard reports.
- Morrow reported that the BID has notified the County of its intent to spend surplus funds. Details on how funds will be spent are in binder provided to the board.
- Rob Mandle provided update on BID FY2020 workplan. New property assessments were just received from the County. Crystal City assessments were up 7% from the previous year. BID revised FY2020 work plan budget with guidance from Natalie Monkou. New work plan budget needs approval from board.
- MacMullin called for a motion to approve. Motion was seconded and accepted to approve the revised FY2020 work plan budget.

Member Updates

- Harmar Thompson provided update on The Altaire. Leasing is going well. LCOR has submitted 4.1 to County for neighboring Verizon property.

- Alan Haskel provided update that PBS is staying in Crystal City. The company just signed a fifteen-year lease at 1225 S Clark St.
- Nora Dweck-McMullen provided update on leasing at The Gramercy. Leasing was slow in December but has picked up in January.
- Andy VanHorn provided update on JBG SMITH developments. Demolition of 1851 Crystal Dr. is underway. Will be complete in the fall. Gutting of 1800 S Bell St has begun. Amazon will occupy by end of 2019.
- Shannon Flanagan-Watson said that County has put together a resource page for those effected by government shutdown. Asked for BID and committee members to share with small businesses.

Area-Wide BID Update

- Tracy Gabriel thanked Nora Dweck-McMullen and Brian Grant for serving as co-chairs for the Coordinating Committee and for their help with BID expansion effort.
- Gabriel reviewed status of gathering petitions from property owners.
- Gabriel provided an update on Potomac Yard stakeholders and their interest in rationalizing the work of a potential expanded BID with that of the Potomac Yard Owner's Association (POA). Board members have a resolution in front of them that states that the BID will explore taking on POA responsibilities that align with the BID service agreement. BID is asking for board approval of the resolution.
- MacMullin called for a motion to approve. Motion was seconded and accepted to approve to approve the resolution.

Strategic Planning Framework and Implementation

- Gabriel provided update on strategic planning framework. BID had two very successful public meetings in December 2018. Will bring the process to a conclusion with a final document. BID is looking to start implementation of strategic plan ideas in Q3.

Amazon

- Gabriel reviewed draft statement on Amazon. Wants the board to approve the draft statement with the recognition that some numbers and statements may be adjusted slightly.
- Board members discussed public perception of the Amazon announcement, need for the statement, and changing some numbers and facts in the statement.
- MacMullin asked for board consensus on the statement with revisions per the comments discussed. Board was unanimous in consent. MacMullin asked board members to send any feedback they had to Gabriel.

Other BID Updates

- Gabriel provided update on upcoming hires. BID is looking to hire a communications director and a planning/operations associate by the end of FY2019.

The meeting adjourned at 1:10 p.m.