

FY2020 4Q Crystal City BID Board Meeting

April 22, 2020, 11:00 am
Video-enabled Conference Call

Minutes

Members Present: Andy VanHorn (Chair), Christer Ahl, Robin Burke, Crystal Christmas, Jay Corbalis, Nora Dweck-McMullen, Brian Grant, Alan Haskel, Freddie Lutz, Glenda MacMullin, Kara Milkovich Alter, Suzie Sabatier, Harmar Thompson, Todd Yeatts

Ex-Officio Members Present: Shannon Flanagan-Watson (Arlington County), Jill Hunger (Arlington County - appointed temporary liaison), Pamela Van Hine

Staff Present: Tracy Sayegh Gabriel (Executive Director), Mai Abdelaziz, Jasmine Gipson, Robert Mandle

Others present: **Marc McCauley (Arlington County)**, Kedrick Whitmore (Counsel)

Members Absent: Doug Abbott, Derrick Morrow (Treasurer), Kingdon Gould III, Brian Moore, David Stern

Welcome & Introductions

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

Chair's Report

- Approval of minutes from FY2020 3Q Board Meeting, FY2020 Special Board Meeting, and minutes from March and April Executive Committee Meetings
 - Motion made by Chair VanHorn, seconded by Dweck-McMullen/Yeatts and approved
- Chair VanHorn presented proposed candidates for the FY2021 Executive Committee and Officers as follows:
 - Executive Committee
 - Andy VanHorn
 - Nora Dweck-McMullen
 - Glenda MacMullin
 - Brian Grant
 - Freddie Lutz
 - Officers
 - Andy VanHorn, Chair
 - Nora Dweck-McMullen, Vice-Chair
 - Glenda MacMullin, Treasurer
 - Brian Grant, Secretary
 - Chair VanHorn made motion, seconded by Burke and approved

Treasurer's Report

- Mandle provided overview of FY2020 4Q financial report
- Due to impacts of COVID-19, BID has cancelled, deferred, and/or reduced programs and priority projects
- BID proposing reallocation of approximately \$700k for two purposes:

- New programming oriented around interim COVID-19 goals (~\$247k)
- Establishment of FY2021 Reserve Funds (\$385k) in three buckets:
 - Staff Recruitment - \$95k
 - BID Operating Contingency - \$119k
 - COVID Continuity Reserve - \$170k
- Chair VanHorn presents draft letter to the County Manager offering transparency and requesting administrative approval for this reallocation of funding
 - Motion by Chair VanHorn to approve the new FY 2020 programmatic focus and carryover funds for FY 2021 reserves as outlined in the draft letter to the County Manager, seconded by Yeatts, and approved

COVID-Related Program Approach

- Gabriel outlined BID's pivot towards COVID-19 response via Priorities and Programs Memo with a focus on:
 - Communications
 - Business Assistance
 - Advocacy and Partnerships
 - Programming (Virtual)
 - Community Engagement
 - Neighborhood Spirit
 - Business Continuity
 - Core Services

County Small Business Grant Program and Proposed BID Contribution

- Chair VanHorn introduced the Arlington Small Business Emergency GRANT (Giving Resiliency Assets Near Term) Program, which provides immediate financial assistance to Arlington's small businesses impacted by the COVID-19 pandemic.
- Flannagon-Watson provided brief overview of the program
- Gabriel shared that BID participation in such programs represents a national place management organization COVID response best practice
- Lutz offered his thanks to the County and the BID for this program
 - Motion made by Chair VanHorn to approve a resolution permitted the BID to partner with Arlington County on the program with a sponsorship of \$100k, seconded by Grant, and approved

Emergency By-Laws and Annual Meeting

- Chair VanHorn outlines bylaws issues related to in-person versus virtual annual meeting for the June 22nd meeting date
- Current by-laws would have required an in-person vote for the annual meeting
- Therefore, BID counsel, Ked Whitmore, has prepared emergency by-laws language you to offer the BID some flexibility, in extenuating circumstances (such as the current COVID-19 pandemic) to allow for member voting that typically occurs during the annual members meeting to be conducted over the phone or remotely
- Draft Emergency By-Laws were vetted with the County and deemed appropriate to proceed
 - Motion made by Chair VanHorn to approve the Emergency By-Laws, seconded by Burke, and approved

Area-Wide BID Name Update

- Gabriel provided update on name change status
- BID Board approved the National Landing BID name by resolution in January

- County Board scheduled to vote on name change Saturday, April 25 via the consent agenda and expected to pass without further public comment
- The BID is modifying the launch of the new brand and campaign to fit with a #LoveNationalLanding campaign around our socially uplifting messages in murals, storefronts and social

Member updates

- Brian Grant, Equity
 - Equity's focus is employees and residents have issued press releases on how their dealing with rent relief, have been aggressive in offering relief for retail tenants, deferred 4 months, offered repayment interest free
- € Nora Dweck-McMullen, Dweck Property Company
 - Most retail tenants are not paying rents
 - Residential not hit as hard, paying everyone full salaries,
 - Leases acquired is outpaced by ppl moving out
 - Adapting to online virtual meetings
- € Robin Burke, Beacon
 - Spending a lot of time planning for Day 1 of opening
 - Virtual tours
- € Crystal Christmas, Marriott
 - Suspending services at least through end of March, essential staff only, furloughed 90% of team, preparing to reopen June 1
- € Shannon Flannagon-Watson, Arlington County
 - County budget – County manager proposed revised FY 2021 budget on April 6; previously proposed budget no longer relevant
 - Compressed budget process, public hearing tomorrow evening, virtual public testimony
 - Board scheduled to adopt budget on April 30 to be in place by July 1
 - Anticipate revising budget in coming months based on revenue and expenditure forecasts
 - Not proposing any layoffs or furloughs at this time, but has eliminated proposed salary increases
 - Deferring capital projects not deemed essential or not already underway
- € Glenda MacMullin, CTA
 - CTA focused on supporting members
- € Harmar Thompson, LCOR
 - Construction for 12th Street Apartments moving forward on scheduled utilizing COVID-19 aware construction practices
- € Todd Yeatts, Boeing
 - Not many employees physically present at Long bridge facility
 - Many other national Boeing facilities seeing a return to work
- € Pam Van Hine, Aurora Highlands
 - Drafting letter to county seeking the repurposing of street given increased demand for outdoor space and recreation in COVID era
 - Seeking to make 22202 a pilot
- € Freddie Lutz – Freddie's Beach Bar & Restaurant, Federico
 - Trying to get staff back to work slowly
 - Large focus on curbside or take out
- € Alan Haskel, PBS
 - Broadcast is continuing, kids program is still going
 - 1225 construction is continuing, cautiously optimistic about Aug move-in

- Some delays in delivery of materials
- ✉ Andy VanHorn – JBG SMITH
 - Moving forward with entitlement activities
 - Moving forward with residential projects in both Pentagon City and Crystal City
 - Amazon space at 1770 Crystal Drive and Central District on schedule
 - Seen impact in asset valuation, monitoring construction pricing

Other Business

- ANNUAL MEETING – Monday, June 22, 2020

The meeting adjourned at 12:52 p.m.