



CITY OF FALLS CHURCH

**City of Falls Church
Economic Development Authority Meeting
Tuesday, January 7, 2020; 7:00 PM
Dogwood Room, City Hall
300 Park Avenue
Falls Church, VA 22046**

I. Call to Order – at 7:07 PM by Chairman Bob Young

II. Roll Call:

EDA Board Members Present: Chairman Bob Young, Jim Coyle, John Sandoz, Brian Williams, Erik Pelton

EDA Board Members Absent: Mike Novotny, Edward Saltzberg

City Staff Present: Becky Witsman, Val Weiner

City Staff Absent: Jim Snyder

Student Representatives Absent: Cole Tarter, Evan Jones, George Hoak

Public Attendees: Letty Hardi, Phil Duncan, Nick Benton, Erin Messner, Tim Stevens

III. Approval of December 3, 2019 Minutes of EDA Meeting

a. A motion was made by John Sandoz, seconded by Jim Coyle, to approve EDA minutes of the December 3rd meeting. They were subsequently approved by the EDA, with Erik Pelton abstaining.

IV. Petitions from the Public (5 minutes per petitioner)

a. None

V. Petitions from the Board (5 minutes per petitioner)

- a. Jim Coyle asked City Staff to share copies of the Ring Road plans, as they pertain to truck traffic around Seven Corners. Letty Hardi noted that Council provided comments to Fairfax County on the Seven Corners Ring Road plans that included conditions like rerouting truck traffic off Route 50. Fairfax is still waiting on the funding, but she expects construction to start as soon as it is disbursed.
- b. Letty Hardi updated the EDA that staff has released comments on the Broad and Washington project. Becky Witsman noted that details remain internal for now, but will be able to update the EDA on specifics soon.
- c. Tim Stevens mentioned the Chamber of Commerce legislative committee will meet Thursday January 9th, 2020 to talk about the Broad and Washington project.

VI. Discussion/decision in re: funding Phase 2 of Frazier & Associates – Wayfinding signage contract

- a. Becky Witsman noted that while the EDA was going to vote on whether to move forward with Phase 2 of the Wayfinding study, the primary component of interest to the EDA (programming of the signs) is actually included in Phase 1. Programming was originally in Phase 2 based on the contract, but the consultants realized this mistake and notified the EDO that this step will be included in the funds already approved for Phase 1.
- b. Chairman Bob Young would like to gather information on the programming, cost, and sign design to provide to City Council. Jim Coyle mentioned there should be a discussion with Council on only the design, prior to providing information on cost or programming. Letty Hardi agreed but noted that it is budget season so cost is relevant. Erik Pelton mentioned it would be valuable to at least bring up the design early so that there aren't last minute changes once the EDA moves onto Phase 2. Chairman Bob Young moved to invite the public and interest groups to the next EDA meeting and add it to the agenda. Further discussion on Phase 2 will occur at a later date and after discussions with Council members have taken place.

VII. EDA Member and other Reports/Updates

- a. Becky Witsman updated the EDA on the parking study; staff and Edward Saltzberg will have an initial meeting with Walker Consultants January 16th at 1:00 pm.
- b. Chairman Bob Young recognized Edward Saltzberg for his over 40-year dedication to the EDA and the City of Falls Church.
- c. Jim Coyle noted the Housing Commission will talk about Merrill House and the cash-in-lieu consultant at their next meeting and will go as EDA representative. Chairman Bob Young mentioned he continues to have conversations with developers and relevant parties about affordable housing and the Fields. He is interested in continuing conversations around an affordable housing fund, in light of these two projects.
- d. Becky Witsman updated the group on AIMCO's interest in redeveloping the Merrill House site, though there are no new concepts and very restrictive zoning.
- e. Erik Pelton mentioned it may be useful to have a work session with Council on the EDA's affordable housing letter and the Wayfinding study. He also mentioned it would be a good opportunity to advocate for EDO budget and/or staff increase, as the EDO could possibly do more to support local businesses. Brian Williams mentioned specific business owners have mentioned they would like more support from the City, as specifically regards the processing of tenant improvement plans..
- f. John Sandoz, Letty Hardi, and Chairman Bob Young agreed it would be useful to identify the EDO and EDA's essential functions and goals for the future in order to champion a budget increase. Chairman Bob Young moved to schedule a meeting with Erik Pelton and city staff to start this conversation.
- g. Becky Witsman updated the EDA that there was a lease signed for the Mad Fox space, Jersey Mike's will open the second week of January in Falls Plaza, Plaka Grill is now open and Conte Bikes has just signed a lease to locate there. There will be a meeting in the coming week with a prospective developer to discuss the Rite Aid building.

VIII. Other Business

- a. None

Adjournment at 7:58

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