



Economic Development Meeting Minutes

Tuesday, February 1st, 2022 ❖ 7:00 pm

NOTICE: This virtual meeting of the Economic Development Authority was held pursuant to and in compliance with the Virginia Freedom of Information Act, Section 2.2-3708.2 and state and local legislation adopted to allow for continued government operation during the COVID-19 declared emergency.

All participating members of the Economic Development Authority were present at this meeting through electronic means. All members of the public may view this video of this meeting on the City's website at www.fallschurchva.gov.

1. **Call to Order**
2. **Reading of Virtual Meeting Notice**
3. **Roll Call:**

EDA Members Present: Jim Coyle, Sandra Kiersz, Chair Bob Young, Vice Chair Brian Williams, Matthew Quinn, Edward Saltzberg, Ross Litkenhous

Student Liaisons Present: Rex Crespin,

Student Liaisons Absent: Miles Pierre, Alex Lacroix

City Staff Present: Jim Snyder, Val Weiner, Becky Witsman, Cindy Mester, Wyatt Shields

Public attendees: Letty Hardi, Phil Duncan, Nick Benton, Debbie Hiscott, Phil Duncan

4. **Approval of January 2022 Meeting Minutes:**

<https://www.fallschurchva.gov/DocumentCenter/View/15701/Draft-January-2022-Economic-Development-Meeting-Minutes>

Jim Coyle motioned to approve the minutes, seconded by Brian Williams, Unanimous approval.

5. **West Falls Church Land Transfer—City Manager Wyatt Shields**

City Manager Wyatt Shields presented the EDA with a preliminary overview of the 99-year ground lease land transfer from the City to the EDA. The City Manager will attend next month's meeting to discuss a DRAFT Memorandum Of Understanding between the City and the EDA. It is anticipated that there will be further discussion on this topic at a special EDA meeting before the April EDA meeting or at the April EDA meeting. Ultimately, the EDA will be asked to authorize the EDA Chair to sign the closing documents on the land transfer. EDA members also expressed interest in seeing the language citing the EDA's authority to maintain a ground lease. The EDA would also like the to better understand the EDA's responsibilities (staffing? management?) per the ground lease and would like to be considered to receipt of a reasonable fee for assuming the ground lease responsibilities.

6. Presentation on Atlantic's One City Center project

<https://www.fallschurchva.gov/2075/One-City-Center>

The Economic Development Authority would like to express support for Atlantic Realty's Third Submission for the One City Center Project, with the following notes:

1. The facades of the existing George Mason buildings should be given more design attention, to better match the design of the newer buildings. Expanding windows and/or replacing brick could help to make the building feel cohesive with the rest of the project.
2. An adequate temporary parking plan needs to be in place prior to the construction of the project, to enable existing businesses to continue to successfully support the public.
3. The mid-block crossing across W. Broad Street may be a good idea if adequate pedestrian safety measures are provided.
4. The potential traffic circle Annandale could conflict with traffic in and out of the western garage entrance, out to South Maple Ave. Traffic controls should be put in place to protect drivers exiting that garage.
5. The park at W. Annandale Rd and S. Maple Ave might be considered as a dog park location but only if an adequate maintenance plan is possible.
6. The exact locations and type of City-approved wayfinding signs should be included on the One City Center plans for compatibility with the existing signage program.
7. The current George Mason Square public parking area was not included in the original wayfinding signage system, so it's especially important that well located signs to this facility be included. Public parking wayfinding signs should be placed both internally and externally to the building. The signs should be placed at all the parking garage entrances and internally to direct the public to the public spaces.
8. Per number 7 above, the developers should work with a City-approved wayfinding consulting firm, to make sure that all proposed wayfinding signage locations are appropriate within the design of the City's existing wayfinding program.
9. Trash disposal areas should be as screened and hidden as possible.

7. Virginia Village Update

Staff presented a quick update on the EDA Virginia Village properties discussions, with more detail to be presented to the EDA at the March EDA retreat and after the Monday, February 7th City Council Closed Session. Chair Bob Young requested and was approved by consensus of the EDA to create a special committee on this matter, along with Ross Litkenhous, to participate in affordable housing/Virginia Village discussions with the City.

8. Election of Officers

Jim Coyle nominated Bob Young for Chair, seconded by Ross Litkenhous. Unanimous approval. Chair Bob Young nominated Brian Williams for Vice Chair, seconded by Jim Coyle. Unanimous approval.

Chair Bob Young nominated CPEDS Director Jim Snyder for Executive Director of the EDA, seconded by Jim Coyle. Unanimous approval.

9. EDA retreat update and discussion in re: location/virtual/in person/hybrid

The EDA decided to host the retreat in person, with the option for members to participate virtually. Rapid COVID tests will be provided to all attendees, to test before the meeting. The retreat will be held at Viget Labs at 105 W. Broad Street on March 1.

10. ARPA update

City staff provided an update on the ARPA small business assistance projects, including the grant program. The grant program is moving along, though has been met with delays working with other City departments.

11. EDA budget update

City staff gave an overview presentation on the current status of funds within all accounts.

12. 302 Shirley financial report –postponed until March 1

13. Wayfinding

City staff updated the EDA on the status of the installation of the Wayfinding signage project. Installation is expected to begin in early Spring.

14. Adjournment: 9:00 pm