

ARLINGTON ECONOMIC DEVELOPMENT COMMISSION

Meeting Minutes
 Regular Meeting
 Tuesday, November 14, 2023

| Member Name | Present | Virtual | Absent |
|---------------------------|---------|---------|--------|
| Amal, Tommy | | X | |
| Bates, Kate | X | | |
| Boyd, Ryaan | X | | |
| Brewer, Janetta | X | | |
| Cooper, Steve | X | | |
| Dunn, Bill | X | | |
| Fedorchak, Stephen | X | | |
| Garthwaite, Ben | X | | |
| Gregorios, Nick | X | | |
| Lynch, Catherine | | | X |
| Mansur, Sid | X | | |
| Mason, Brad | | | X |
| Meyyan, Praveen | X | | |
| Oyler, Joseph | X | | |
| Pedowitz, Scott | X | | |
| Rosales, Karen | X | | |
| Sampaio, Flavia | X | | |
| Schoenfeld, Mary Margaret | X | | |
| Sisk, Avril Ussery | X | | |
| Sorrell, Paula | X | | |
| Tate, Jordan | X | | |
| Van Horn, Andy | X | | |
| Virasingh, Vicky | X | | |
| Yam, Kevin | | X | |

1. WELCOME AND CALL TOGETHER

The meeting was called to order at 8:01 a.m. by Chair Dunn

2. APPROVAL OF MINUTES

Motion made by Commissioner Pedowitz and seconded by Commissioner Gregorio to approve the Oct. 10, 2023, meeting minutes. The motion carried unanimously.

3. **CHAIR’S REPORT – BILL DUNN**

Chair Dunn introduced a new Economic Development Commission member, Ben Garthwaite, CEO, Fors Marsh, a defense consulting company. Mr. Garthwaite greeted the commission and gave a brief overview of the “Arlington-born” company, which has grown to 500 employees, since 2001.

Chair Dunn represented the EDC at the County’s Fire Department Strategic planning session. Attendance was light. 18 members from various commissions attended, one fiscal affairs and some other community members. Attendees ranked the priorities of the services the fire department provides. Dunn discussed the presentation to the County Board of the CMRI recommendations.

4. **AED DIRECTOR’S REPORT**

AED Director Ryan Touhill, who was not present, gave his report remotely. He gave updates on the Arlington Innovation Fund (AIF) which launched the Catalyst Grant Program with 22 applications from Arlington-based businesses. After initial review, 11 applicants were deemed eligible to proceed. AIF will grant Individual awardees \$25 – \$50K, for a total of \$250 – \$500K in awards. AIF is moving forward with sponsorships, including George Mason University’s Entrepreneur in Residence program.

AED launched another cohort of the Arlington Talent, which now offers the program to Alexandria residents, due to additional funding for the January – April cohort.

Director Touhill gave an update on one of the Cultural Affairs Division’s major projects, which is the consolidation of arts programming and services. The adjacent property at 2700 Nelson is now under demolition. The programming from LAC is moving to 3700, with projected completion by this time next year. And ready for programming in 2025.

Lastly, Director Touhill updated the commission on AED’s ongoing strategic plan is ongoing. Through dynamic discussions with the business community, AED identified 4–5 major themes. The goal is to finalize the plan by mid-January.

5. **INFORMATION AND DISCUSSION**

Commercial Market Resiliency Initiative (CMRI) 2.0 — Staff Presentation by AED’s Marc McCauley (Director, Real Estate Development) and CPHD’s Jill Hunger (Assistant Director) The presentation focused on the CMRI guiding principles, strategic goals and approach to workstreams. Staff discussed what is going on in the market; the risk of increased commercial vacancy, higher cap rates and lower value and the impact of vacancy and valuation on the commercial market. Staff talked about the structural changes to be made, related to the use of our office space. Speed to market will determine who is successful and how the County needs to be out in front of where the market is going. The County is currently experiencing a 55-45% residential to commercial tax base. A decrease in commercial taxes will place more burden on the homeowner.

Staff reiterated CMRI 1.0, looked at existing uses and how that initiative modernized regulations, practices and processes and then explained how CMRI 2.0 goes from the demand side and focuses on the major process changes, which include an incremental approach to addressing regulatory processes with a tactical approach. In addition, CMRI 2.0 enhances placemaking efforts, so people want to come to work.

6. **OLD BUSINESS**

Commissioner Pedowitz gave an update on the presentation to the County Board on the EDC's adopted recommendations on CMRI 2.0. The recommendations were well received by the Board. Commissioner Pedowitz and Chair Dunn spoke for 15–20 minutes, framed the issue around the fiscal pieces and then went through the EDC recommendations and highlighted the efforts of the EDC working group. Following the presentation, they spent 20 minutes, taking questions from Board members on the recommendations.

7. **NEW BUSINESS**

None.

8. **ADJOURNMENT**

Commissioner Van Horn made a motion to adjourn. The meeting adjourned at 9:26 a.m.

Upcoming Meetings: Regular Commission Meeting, 8:00 a.m., Tuesday, Jan. 9, 2023
1100 N. Glebe Rd., First Floor Conference Center