

ARLINGTON ECONOMIC DEVELOPMENT COMMISSION

Meeting Minutes
 Regular Meeting
 Tuesday, April 9, 2024

Member Name	Present	Virtual	Absent
Amal, Tommy			X
Bates, Kate	X		
Boyd, Ryaan	X		
Brewer, Janetta			X
Burchard, Anthony			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		
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		
Weinstein, Matthew			X

1. WELCOME AND CALL TOGETHER

The April EDC meeting was held at the Arlington Economic Development office. The meeting was called to order at 8:01 a.m. by Chair Bill Dunn.

2. APPROVAL OF MINUTES

Chair Dunn opened the floor for comments and corrections to February's meeting minutes. Chair Dunn requested a motion to approve the Feb. 12, 2024, meeting minutes. The motion was moved, seconded, opened for vote, then carried.

3. CHAIR'S REPORT — BILL DUNN

Chair Dunn briefly addressed the Commission, focusing on open Commission seats in the near future. Report highlights:

- Four Commission seats will “term out” by the end of the year.
- The EDC needs to fill gaps and diversify membership to ensure myriad industries are represented.
- Before concluding his report, Chair Dunn encouraged those present to consider possible candidates and encourage them to apply or to notify him and Jennifer Aguilar if they had a candidate in mind for an open seat on the commission.

4. AED DIRECTOR'S REPORT — RYAN TOUHILL

Director Touhill opened his report by sharing AED highlights from the past month, including:

- BizLaunch Pitch Event at Amazon
- Launch of the Cultural Affairs division's new series, *Arts+Professional*
- The Arlington Convention and Visitors Service division's *All In Arlington* campaign continues
- Innovation Fund: Round two is in the due diligence phase, and the third round is open and closes April 14

Director Touhill also shared a few Commercial Market Resiliency Initiative (CMRI) updates:

- May County Board Hearing items
 - i. Shared and offsite parking workstream
 - ii. Large media screens
- Other active workstreams:
 - i. Adaptive reuse RTA in April, hearing likely in September
 - ii. Same for signage
 - iii. Similar to CMRI 1.0, many items will be put forth from May to October
 - iv. No specific timeline on major/minor admin process at this time

5. INFORMATION AND DISCUSSION — BUDGET PRESENTATION, COUNTY MANAGER MARK SCHWARTZ

County Manager Schwartz provided a high-level overview of the County budget for FY 2025. Highlights include:

- The County Manager originally proposed a balanced budget with no tax rate increase and about \$10 million in cuts – some of which were from AED – and cuts from all departments
- Arlington is likely going through a four-year period where leases roll off, and the commercial market continues to face challenges
- The County is down 11 percent on as-built commercial properties

- The County is spending a significant amount to provide better after-school programs to prevent teen/child drug use (Fentanyl)
- Hiring challenges:
 - i. 18% vacancy rate in police department
 - ii. About 26% of the Arlington government workforce lives in Arlington, 74% lives outside Arlington's borders
 - iii. For our Police Department, 30% live within the County
- The County Manager also proposed a tax rate increase because he thought it was appropriate given the amount of money the County has been spending on housing grants, eviction prevention and the environment. He wanted to ensure the County gets on a firm footing because those costs have increased.

County Manager Schwartz opened the floor for questions where a discussion occurred on several important, budget-related topics.

6. GUEST SPEAKER — DEREK DUBBÉ & TEAM, DEPARTMENT OF REAL ESTATE ASSESSMENTS

Members of the Department of Real Estate Assessments team joined the EDC meeting and presented the following:

- Real estate assessments cycle and parcels
 - i. Total parcels: 66,907
- Residential property update
 - i. The average value of single-family properties increased by 3.3% from 2023 to 2024
 - ii. 790 single-family detached property sales in 2023, down 16.31% from 2022
- Commercial property update and trends
 - i. The total commercial tax base increased by 1.6% from 2023 to 2024
 - ii. Overall office values decreased 8.5%
 - iii. Base office values decreased by 11% since 2023
 - iv. Office vacancy is now above 22% with negative overall absorption
 - v. Capitalization rates increasing
- Appeals
 - i. There are three steps in the Assessment Appeals Process:
 1. Request for Department of Real Estate Assessments review
 2. Appeal to the Board of Equalization
 3. File suit in the Circuit Court

7. WORKING GROUP UPDATES —

- Office Vacancy Working Group: Met last month and engaged in discussion around the shared parking component of CMRI.

8. OLD BUSINESS —

- One correction to the March minutes: one abstention to the working group updates last month.

9. NEW BUSINESS — None