

**City of Falls Church  
Economic Development Authority  
Minutes - TENTATIVE  
Tuesday, February 2, 2010 – 6:30 p.m.  
Falls Church City Hall – Training Room  
300 Park Avenue, Falls Church, VA 22046**

**I. Call to Order** – The meeting was called to order at 6:39 p.m.

**EDA Board Members Present:** David Tarter (chairman), Ed Saltzberg, Bob Butchko, Ira Kaylin, Michael Novotny, Andy Rankin, Phil Duncan (arrives 7:00pm)

**ED Staff:** Rick Goff, Becky Witsman, Tatyana Schum

**Public Attendees:** Tom Clinton, Commissioner of the Revenue; Melissa Teates, Planning Commission; Lindy Hockenberry, Planning Commission; Tim Stevens, Environmental Services Council; Cindy Mester, Assistant City Manager; Donna Englander, Falls Church Education Foundation; Johannah Barry, Galapagos Foundation; Carol Jackson, Falls Church Housing Corporation; Bob Young, Jefferson One Development; Sue Cotellessa, Office of Planning; Jim Snyder, EDA Consultant; Jerry Barrett, Chairman of Run For The Schools; Dave Lasso, Attorney for Falls Church Housing Corporation.

**II. Petitions from the Public** – none.

**III. Petitions from the Board** – none.

**IV. Approval of January 5, 2010 Minutes:**

Mike Novotny moves to approve the January minutes pending their alteration to include award presentation to Bruce Swenson therein. Motion is seconded by Andy Rankin and the Board approves Minutes by vote of six members. Phil Duncan was not present for the vote.

## **V. New Business**

### **a. Falls Church Education Foundation Grant Request**

Donna Englander, Executive Director for the Falls Church Education Foundation (FCEF), and Jerry Barrett, Chairman of Run For The Schools, spoke on behalf of FCEF, the applicant, giving an overview of the Foundation, its mission, and of the fall “Run For The Schools” in particular. The request was made for \$1,050 to help promote the race and its visibility to those outside of the City. The race last year raised \$13,000. Donna explains that the requested grant money will be used for promotional yard signs and to help defray the cost of advertising in the Washington Post Weekend section.

Chairman Dave Tarter moves to grant the request for \$1,050 and Bob Butchko seconds. Ed Saltzberg amends the motion to approve the grant with the understanding that FCEF should use the money for marketing at its discretion. Chairman Tarter agrees, Bob Butchko seconds, and the request for the grant is approved with all attending members voting yes. Phil Duncan had not yet arrived and so was not present for the vote.

**b. Ordinance Amendment for Special Exceptions in Business District (Parking)** – Sue Cotellessa, City of Falls Church General Manager of Development Services, gives an overview of the City’s parking condition, how parking is considered in the City, how new developments affect parking, and who makes the determination about adequate parking. Following an extensive question and answer session, Chairman Tarter suggests that the EDA will submit its comments to City Council before Thursday, February 4, so that Council may have them to consider for its Monday, February 8 meeting. Rick Goff suggests that EDA members submit comments via e-mail to him so that he may consolidate them and send them along to Council. Chairman Tarter and other members agree.

**c. The Wilden (Falls Church Housing Corp.)**

**i. Project Review**

**ii. Board Discussion**

**iii. Board Recommendation**

Cindy Mester, Assistant City Manager, gives a status update on the project, explaining that its scope has changed and it is still being augmented. Because of the ongoing changes, she believes that the EDA would have a clearer picture of scope to consider at its next meeting on March 2 and asks for a deferral of the Board's recommendation until that time. She states that although the scope of the project has changed, the applicant (Falls Church Housing Corp.) is still asking for the \$2M loan from the City since it is needed for the pro forma. Dave Lasso, attorney for the applicant, spoke to the history of the project.

Board Member Mike Novotny gives a prepared PowerPoint presentation on the Wilden project and the site use for the adjacent properties; 350, 360, and 370 S. Washington Street. The presentation features different development scenarios and how they would be situated on the site(s) as well as how the different scenarios affect the City's revenue possibilities. Mr. Novotny's PowerPoint and related background information can be found on the EDA's web page at: [www.fallschurchva.gov](http://www.fallschurchva.gov)

Following a question and answer session, the EDA agreed to table further discussion and recommendations to its March 2010 meeting.

**d. Setting of Date for Joint Session with Planning Commission (March 1, 2010)**

Consideration of a date will be done via e-mail to allow members an opportunity to review their schedules for available date(s).

**VI. Old Business – none.**

**VII. Staff Reports**

- a. **Development Reports** — none.
- b. **Business Report** — none.

**VIII. EDA Member and Subcommittee Reports** – none.

**IX. Other Business** – Jim Snyder, consultant to the EDA, reports that the Virginia Tech class that worked on the Eastern Gateway project for the City, is gathering its findings and will have a formal report to the Economic Development Office for distribution shortly. (Update: Jim Snyder sent the report to the EDO on the Thursday following this meeting, February 4, 2010, and it is now posted on the EDA's page of the City's web site).

**X. Adjournment** – Chairman Tarter motioned to adjourn and the motion carried unanimously. The meeting adjourned at approximately 9:08 p.m.