

**ADVISORY NEIGHBOURHOOD COMMISSION 1B**  
**Government of the District of Columbia**

**Minutes**

**Thursday, May 2<sup>nd</sup>, 2013,**  
**7:00 PM, Reeves Center, 2000 14<sup>th</sup> Street N.W.**

The regular monthly meeting of the Advisory Neighborhood Commission 1B occurred on Thursday, May 2<sup>nd</sup>, 2013, at 7:00 pm in the Reeves Center, Commissioner Tony Norman being present as chair. Other commissioners present during the meeting: Dyana Forester, E. Gail Anderson Holness, Zahra Jilani, Juan Lopez, Sedrick Muhammad, Ricardo Reinoso, James Turner and Emily Washington. Commissioners Jeremy Leffler, Marc Morgan and Deborah Thomas were not present.

Chairperson Tony Norman observed the presence of a quorum and called the meeting to order at 7:00 PM.

**Presentations**

A project is up for competitive bid at the address of 965 Florida Avenue by the Deputy Mayor's Office for Economic Development, who may or may not be making a selection at the end of the month depending on feedback. The two developers are Ellis Development and JBG Gragg.

Ellis Development made a presentation. What follows are the major points of the presentation.

- One of the developers competing for the 965 Florida Avenue location.
- Same developer who worked on Progression Place and working with Howard Theatre.
- Believes that the project will bring jobs and economic development to the location.
- Says that their plan will include a community benefits package, which will allow community organization to get competitive grants for affordable housing and parking.
- Plan is for mixed used with approximately 380,000 square feet with a market.
- The planned market is similar to Union Market and is primarily geared toward small business people. The developers say it will not conflict with a planned supermarket only 100 yards away. Will serve as a gathering place, around the Shaw and Pleasant Plains community. Will include an incubator that will assist small business development. The developers are teaming with the Howard Business School to implement such a project. Market will have 20' high ceilings. 24,000 square feet. The site is called Griffith Market as an homage to Griffith Stadium. Skylight will provide natural lighting. Market space will be leased, but Ellis Development claims this would be more reasonable than any other commercial rate.
- 7500 square feet of open space that would work in conjunction with the market.
- 12,000 square feet of retail space.
- 360 units that are oriented around a large courtyard. 16% of housing units will be affordable for incomes of 60-80% AMI.
- Approximately 3 parking spaces per 1000 square feet of retail for 300 parking spaces with 2 floors of underground parking. Residents would get dedicated residential parking at an estimated ratio of 35 residential parking spaces to 65 retail.
- Planned to be a LEED-qualified building, with solar panels, green roofs and water reclamation

systems. Hope to achieve Silver rating.

- Howard University issued a letter of support for the project.
- Street will run through the property, which will eventually connect to another planned street.
- Is going through a PUD process which means the project will go through major community input.
- They are not planning to max out the site.
- Plan to work with Fundrise, who do crowd sourcing with mixed real estate development. Public individuals can invest in the project in increments of \$100. Plan to initiate a testing campaign, the goal of which is to get \$300,000 from crowd source funding. Hope to get approval from the district shortly.
- No public subsidies asked for.
- Has letter of support from LaDroit Park Civic Association.

Commissioner Holness wanted to specify that this project takes place in her district 1B11.

### **Community Events, Announcements, Comments and Concerns**

Tony Norman opens community comments as the competing developer for the 965 Florida Avenue location sets up.

Bryan Card from the U Street Neighborhood Association announced that they'd be doing the Harrison Recreation Center movie series every 3<sup>rd</sup> Wednesday June, July, August and September. They are looking to integrate some events for children during the day. He represents the Friends of Harrison, who need to renew their partnership with Harrison Recreation Center and need a letter of support from the ANC. He concluded by saying that a restaurant had come to their neighborhood association and they had voted to support them.

Commissioner Holness moved to submit a letter of support for the Friends of Harrison. Commissioner Turner seconded. There was no objection and the motion passed.

Ben Linebury from the U-Street project wanted to give an update that the project was working nights to get finished quicker.

John Cardin from Level 2 Development, who are working on 1919 14<sup>th</sup> street, gave an update on their project about the planned retail spaces, and also that the sidewalk by their development will be forced to close for six weeks.

### **Presentations (cont'd)**

The presentations are continued regarding the prior discussion on the 965 Florida Avenue development.

JBG Gragg made a presentation on their plans for the Florida Avenue Project. What follows is a summary of their presentation.

- JBG Gragg is a D.C. based company working in the area for the past 53 years.
- Developer is approaching this as a public-private partnership.
- The location is made up of 2 parcels with 835 feet of road frontage which the developers

describe as a “Superblock”. The developer proposes to break the superblock by allowing W street to meet with Georgia Avenue. It would be extended to 9<sup>th</sup> street. This extension would break up the “Superblock” into three ideal city blocks of 750 feet. The developer believes that this would create a “great street”, with Howard Town Center and 965 making each end.

- 470 parking space underground.
- Street level grocery and retail spaces.
- Above is work space and incubator space.
- Upper level would include apartments, condominium units, micro-units and a hotel. There would be a total of 600 units. Micro-units would range in size from 465 square feet to 525. These would not be studios but full units.
- JBG Gragg has developed retail strategy. This would include “vibrant, pedestrian friendly activity”. Wants to also utilize community assets, including cultural heritage. The retail strategy includes setting up “necessity retail”, which means services needed by the community, in particular groceries. Other retail would be geared towards smaller stores. These retail units would be facing each other, which JBG Gragg believes enlivens the shopping experience.
- Working with Johnathan Butler, an expert in small businesses, who will assist setting up an indoor market.
- Also wants to include artisan studios.
- Is working with the 9:30 club.
- Is looking to incorporate community input.
- 70 units will be affordable to those making %30-80 of AMI, but JBG Gragg wishes to do more. Micro-units will be renting for an average of 25% less than in the area.
- If JBG Gragg is awarded the project, they will start a summer-long community input process.
- The developer prefers to call its community benefits program “supporting excellence”, and cites incubators and the U-street connection. Wants to work with Howard University.

Jilani asked about the amount of affordable housing provided by this project over Ellis Development's. JBG Gragg responds that while only 11% compared to Ellis Development's 16% affordable housing rate it will have more available housing units and thus will actually be providing more affordable housing. JBG Gragg also specified this doesn't include workforce housing.

During community comment, JBG Gragg was asked what it would do with the plot of land it owns at 945 Florida Avenue if the development is awarded to Ellis. JBG Gragg says it plans to move forward with the site it owns, which would be a multi-family building.

JBG Gragg thanked Commissioner Holness for her letter of support.

Darren Jones of the Georgia Avenue Community Development Taskforce presented its survey findings on the resident's preferences for the two developers. There were 220 responses, 93% of whom said they lived within 1 mile of the proposed development. Darren Jones said that the taskforce was unable to do much outreach with Howard University. There was also no written component for the survey. The Taskforce believes the ANC should put a special premium on those in Howard University since the development is adjacent to the proposed Howard Town Center.

Holness asked what the outcome was of the responses of the survey. Jones answered out of 193 responses, 119 favored JBG Gragg, 35 said both were equally acceptable, 33 favored Ellis

Development, and 6 said neither developer. Jones reiterated that it did not include Howard University.

Tony Norman asked if there was anyone from the Deputy Mayor's Office. There was no one.

Tony Norman asked that any public comments be submitted to the Deputy Mayor's Office of Economic Development. He also said the ANC would be preparing a document listing pros and cons of both proposals and asked for commissioners to send comments to the ANC.

Commissioner Muhammad asked what the purpose was of holding a public meeting when the commission was not intending to make a recommendation. Commissioner Norman responded that the purpose was to gather public comments to make a report to the deputy as was the recommendation of the Design Review Committee.

Commissioner Holness asked that the survey conducted by the Georgia Avenue Community Development Taskforce be taken into account when composing the final report to the Deputy Mayor's Office. She also noted that, since the D.C. government was likely to make a decision on the project prior to ANC meeting again, it would be prudent to make a recommendation to support one developer over the other. Commissioner Norman said in response it was possible the Deputy Mayor's office might not even make a decision.

Commissioner Holness made a motion to vote on which of the two projects that have been submitted that night that the commission would support. Commissioner Muhammed seconds.

Commission Norman said that the Deputy Mayor's Office was looking for an analysis of both projects and that he believed that the community would be better served if each developer gave competing proposals in an evolving process.

Commission Muhammed said that it would be a waste of time if the commission did not make a decision on which project they would support, saying that the developers could come back later and revise their proposals.

Commissioner Turner suggests that as part of the recommendation they should include an analysis of what they looked at to reach that decision.

Commissioner Jilani said that, considering the survey, it appeared the community supported the JBG Gragg project. Patrick Nelson, a member of the Design Review Committee and someone involved with the survey, said that the survey went online only and was not necessarily representative of everyone in the community.

Commissioner Holness said that, even though JBG Gragg and Ellis Development both were both outreaching to her district, it was the feedback from her constituents that eventually prompted her to write a letter of support in favor of JBG Gragg. She says that she has not talked to Ellis Development about this project.

Laughlin, director of real estate for Howard University, said they met with both parties and provided input on both projects. The CFO wrote a letter of support in favor of Ellis Development.

Commissioner Holness emphasized that, while LaDroit Park wrote a letter of support for Ellis, they were not located in 1B11 and doesn't represent the position of the immediate local community.

Commissioner Forester said that her concern with the JBG Gragg project is that it was trying to create a community within a community instead of engaging with the community currently located in the area. She added that, with possibly three groceries in the location it might create a lot of congestion. She also said that JBG Gragg has created condos in the area that have made neighborhoods unaffordable.

Norman called a roll-call vote on the motion. Forester votes yes. Holness votes yes. Jilani abstains. Lopez votes no. Muhammad votes yes. Norman abstains. Reinoso yes. Turner votes yes. Washington votes no. Motions passes 5 yes, 2 no, 2 abstentions.

Commissioner Muhammad makes a motion to support the JBG Gragg design since they received 61.7% of the online vote of the survey drafted by the Georgia Avenue Taskforce, pending any revisions that the community will make and that the deputy mayor's office for economic development will make in addition to the core constituents. Holness seconds the motion.

Forester votes no. Holness votes yes. Jilani abstains. Lopez votes no. Muhammad votes yes. Norman abstains. Reinoso abstains. Turner votes yes. Washington votes no. Motion fails with three yeses, three nos, and three abstentions.

Commissioner Holness votes to table the decision. Lopez seconds. Holness withdraws the motion.

Vision McMillan Partners made a presentation on their revised plans for their proposed development at the McMillan sand filtration site. What follows are the major points of their presentation including information from public questions and comments.

- Vision McMillan Partners has an exclusive right agreement with the District of Columbia to plan a development and to negotiate a land disposition agreement to purchase the McMillan Sand Filtration site.
- This process has been going on since 2007.
- Stated mission is to preserve McMillan's "unique sense of place."
- Area bounded by North Capitol, Michigan, 1<sup>st</sup> Street and Channing, and is located in ANC 5E09, but much of the landmark is located in ANC 1B10, which is Tony Norman's single-member district.
- Historically was first source of DC's potable water in 1905.
- Last fall the developers were instructed to accommodate a flood management project on the McMillan project.
- The new plan was presented April 4<sup>th</sup> at the HPRB, the record was held open for comments from 1B but none were received.
- In response to public pressure, McMillan development expanded the park to 6.2 acres from 3.8 acres, the plinth was expanded, the building footprint is 10% smaller. There were some changes in the setbacks.

During the presentation, commissioner Muhammad made a motion to table the presentation until June in the interests of time, and because McMillan is a Ward 5 project and not a Ward 1 project. Commissioner Lopez seconds.

In respect to the motion, Commissioner Norman says that the reason for the presentation is because their ANC is part of the MAG process, and that the ANC had been delaying this presentation for the past two months.

The motion is called to a vote. Two are in favor, the remainder oppose, motion fails.

After the presentation, Commissioner Norman asked, without objection, to move the alcohol license suspension of the Islander restaurant to the next agenda item. No objection was given.

### **Community Events, Announcements, Comments and Concerns (cont'd)**

A woman from Garrison Parent Teacher's Association thanked everyone for keeping Garrison open but asked the ANC to pass a resolution to move Garrison up on the congressional budget.

A woman who represents PEPCO customers invited public participation in advocacy for PEPCO customers.

Juan Barrigan, a representative from the mayor's office, announced that the following Saturday there would be a panel including the mayor, and that on May 30<sup>th</sup> the mayor would be kicking off Asian and Pacific Islander month at the Lincoln Theater. He encouraged residents to contact their city council members for their input on the proposed budget.

Commissioner Holness announced that 1B11 meets every second Thursday of the month at the Kelly Miller LaDroit building at 4<sup>th</sup> and W streets. Meetings are 1 hour between 7 and 8. She announced that council member David Gross would be present.

Commissioner Lopez announced that this Saturday the 14<sup>th</sup> and U farmer's market would be starting each Saturday.

Commissioner Muhammad announced his district would be meeting at Wednesday, June 5<sup>th</sup> at 7:00, and that meeting would take place the first Wednesday of every month.

Commissioner Jilani asked that residents interested in helping people convert to wind energy email her.

A man named Kevin Hart from a local church stating his organization had a performing arts program prepared for this summer.

### **Grants Committee Report**

Commissioner Holness says that the Grants Committee has nothing to report. She invited application for grants. The Grants Committee meets every second Monday of the month from 6pm to 7pm in the downstairs office of the ANC.

### **Presentations (cont'd)**

The Friends of McMillan presented their counter proposal for the McMillan project to what is

presented by the city. The following is a summary of their presentation.

- McMillan is a historic national landmark.
- The plan by the current developer would tear down 90% of the underground facilities. The Friends of McMillan plan would preserve and integrate more of the historic facilities.
- The plan would include more open space.
- The presenters invited attendees to fill out a petition to convince the city to hold off on the current plans.
- The presenters claimed that only the southeast corner of the property is damaged.

Commissioner Muhammad said that, because the project is not located in 1B, further discussion on the project would be a waste of time. Commissioner Norman countered that 2/3 of the historic portion of the project was in 1B.

### **Officer Report**

#### **Approval of Minutes**

Commissioner Holness moved to adopt the minutes with any immediate corrections. Commissioner Turner seconded. There was no objection.

#### **Treasurer's Report**

Commissioner Turner gave the treasurer's report. The balance is \$42,222. Three charges were cleared: Thurgood Marshall for \$225, a reimbursement to Marc Morgan for various expenses, and a service charge for industrial bank. There were no deposits.

Commissioner Turner moved to adopt the treasurer's report. Commissioner Holness seconded. There was no objection.

Commissioner Turner said that the 4<sup>th</sup> quarter allotment payment would be \$6,108, \$600 being deducted for incomplete receipts for the U street association which have since been provided. He said a claim had also been filed to TGS for water-damaged office furniture and equipment.

Commissioner Turner asked for approval to go ahead with a new lease agreement for FY 2013. It was seconded by Commissioner Lopez. There was no objection.

Commissioner Turner discussed the adoption of a contractor to support the ANC. The contractor would work for \$800/month and the contract would go from May 1<sup>st</sup> and expire December 31<sup>st</sup>. Commissioner Turner moved for a reprogramming of the line items and the authority to execute the contract. Commissioner Norman seconded. There was no objection. Motion approved.

### **ABC Committee**

Jilani said at the last ABC committee the committee voted to protest the liquor license renewal of an establishment known as the Islander. Jilani read aloud a quote she had given to a Washington Post reporter on the same subject.

A representative of the Islander establishment, Curtis Green, said he didn't see any reason why the liquor license was being protested. He says that he had never been approached.

Holness said she was in support of not protesting the Islander. She said that the Islander had permission to be outside and that there was no information about the decibel level of the establishment.

Jilani was asked about the recent violations by the Islander. She said that there were four noise violations, only one of which resulted in a fine. But she said that she didn't think this was enough to protest the establishment. There had been 12 violations total in the establishment's history.

There was an exchange about whether or not the Islander had a voluntary agreement. The representative of the establishment, Curtis Green, said no. He said that when the Islander first opened there was no one to have a voluntary agreement with.

Jilani said she had a copy of the voluntary agreement. It was decided not to be read aloud.

Sedrick Muhammad asked Jilani which reporter she had spoken to about the protest. The reporter introduced himself as Clint Yates of the Washington Post.

Commissioner Muhammad moved to support the Islander to renew their liquor license. Commissioner Holness seconds. Tony Norman said that they first had to hear from the public before the motion could be considered.

Commissioner Holness said that this was a moot issue as there are not enough violations to protest the liquor license. She asked the ANC to move forward on the motion in the interest of time.

A complainant said that he'd called the police in response to a squealing noise from the rooftop of the establishment that had been present for 3-4 years. The resident said that the establishment would oil the squealing machinery prior to a decibel meter reading. He asked for the opportunity to meet with the Islander.

Another resident said there was a lot of noise from the rooftop. She also complained about drunks leaving the premises.

Another residents asked for the establishment to adjust their hours.

A representative of a nearby apartment said that he has be spurned every time he has tried working with the Islander. He complained of rooftop noise and rats in the alleyway.

A supporter of the Islander that complainants should not have moved right next to the nightlife if they did not want to be bothered by noise.

A woman from LaDroit Park said that the Islander was a good establishment and that people shouldn't move next to nightlife and complain about noise.

A man said that the Islander is historically and socially a fixture in the neighborhood and used to feed

local students for free if they brought their homework to the establishment.

A woman asked where the Islander was.

Another woman spoke in favor of the Islander.

A woman expressed hope that the Islander and the complainants would come together but thought that it was extreme to protest the liquor license.

A woman said that the purpose of protesting the alcohol renewal is to help the businesses and the residents to work together, not to destroy the business itself.

Another man said that the Islander has fed local students and been good for the community. He said that complaints aren't necessarily violations until they are acted on by the police.

A man said he was willing to open his church to the Islander and the complainants to come together and negotiate.

A man on the ABC committee who own a nightclub said that local establishments are often unfairly blamed for things and urged the commission to work with the parties. He said the protest of the liquor license wasn't even necessary.

Commissioner Holness said she had received a call from Marion Barry who she says is against the protest of the alcohol license of the Islander.

Commissioner Lopez said that he was going to vote to protest in the hopes that everyone would come together to work out a solution.

Commissioner Jilani said that she was glad that it seemed that everyone was on the same page.

Addy Green, the owner of the Islander, said that the vents causing the previously described rooftop noise had been fixed and the one time where a violation had been cited was for a voter registration drive taking place on the premises.

Commissioner Muhammad restated the motion which was to support the Islander in their application for renewal of the liquor license. Commissioner Holness votes yes. Commissioner Jilani votes no. Commissioner Lopez votes no. Commissioner Muhammad votes yes. Commissioner Norman votes yes. Commissioner Reinoso votes yes. Commissioner Washington abstains. Motion passes.

### **Design Committee**

Meredith Goldenhower, a representative of the residents and owners of 939 T street, presented to the ANC. The request was for a special exception to 223. The property is located on a triangular lot, which creates a challenge for the owners to expand the lot. The residents plan to build a kitchen on the first floor, which would extend into an alleyway. They have received letters of support from the Design Review Committee.

There were no community comments.

Turner moved approval. Lopez seconded. There was no objection.

Julianne Johnson made a presentation. She represents a resident, Mr. Thomas who lives in and owns the 1328 U street property. JBG Gragg is developing the property adjacent to the resident. She wants the commission's support for party status for Mr. Thomas. The building contains what she believes is a historically significant mural. She's asking for the mural to be restored and preserved. The new development would destroy the mural. She claims that the building owner was never notified of the new development. Johnson requests a letter from the commission supporting party status to the zoning commission for the resident.

A representative from JBG Gragg said that all this information has already been presented to the zoning commission and that there was no point in reopening the record.

Commissioner Jilani said she met with both parties, and she underlined that a lot of community input had been put into this project. She thinks postponing the project would be detrimental to the community but that she could see Mrs. Johnson's point.

Johnson said that JBG Gragg had not gone to enough length to inform Mr. Thomas about the project, saying JBG Gragg could have used certified mail. She also said that outreach to local businesses was insufficient.

Tony Norman pointed out the vote at the design committee in favor of Mrs. Johnson was a very divided vote. He expressed his reservations about reopening the record.

Mrs. Johnson asked the commission to support her client getting party status even if the ANC still chooses to support JBG Gragg.

Jilani underlined that this issue had gone through years of discussion.

Mrs. Johnson said that it was critical for her client to get party status to have their grievances be heard.

A member of the design committee, Patrick Nelson, said that he had asked JBG Gragg about how they could compromise on these issues. He claims that JBG Gragg told him they had not even thought about it.

A man told the commission that the history represented by the mural was important.

A person who works for JBG Gragg said that they had done extensive outreach to the community.

Commissioner Jilani motioned for the ANC to take no action in regards to this case. Lopez seconds. Jilani votes yes. Lopez votes yes. Muhammad votes no. Norman votes yes. Reinoso votes yes. Turner votes no. Washington votes yes. Motion passes 6-2.

### **ABC Committee (cont'd)**

Commissioner Jilani suggested that, in the interests of time, she read off the list of establishments seeking to renew their alcohol license and the resolution the ABC committee passed regarding it, and that if anyone wanted to stop and debate a particular establishment, they could do so. Silence would be taken to mean an approval of ABC committee's recommendation. There was no objection.

There was a discussion on license renewal of the U-Street Music hall, which the ABC committee voted to protest the renewal. A resident who shared a wall with the establishment complained of a shaking wall. The resident said that while U Street Music Hall was cooperating he asked for the ANC to affirm the protest in the meantime.

Commissioner Lopez said that the commission had made a bad precedent by previously voting down the protest of the Islander's liquor license, which he thought would prevent other protests on other establishments without citations.

An attendee said that if the Islander hadn't had its case moved forward in the agenda, they might have made a different decision.

Jilani moved that they protest the license for U-street music hall until there is some change in the settlement agreement, in which case they will lift the protest. Commissioner Lopez seconds.

Commissioner Muhammad said that there were significant differences between the Islander's protest and that of the U-Street Music Hall. Motion passes with 4 ayes, no nays and the remainder of the commissioners abstained.

There was discussion on Vinoteca, on which the ABC commission chose to take no action. One of the audience members said that there had been complaints about the establishment and that the owner was unreceptive.

There was discussion on 1905, which the ABC commission chose to take no action. A neighbor said that she'd asked the owner would amend their settlement agreement and he said no.

There was no motion made in relation to Vinoteca.

Tony Norman asked if some of these establishments had their licenses protested over one complaint. Commissioner Jilani complained that there was a lack of objective measures to whether an establishment should be protested or not. Commissioner Norman suggested a retreat to determine the policy for protesting licenses.

There was discussion on Masa 14. The owner complained that they had received no complaints from any residents until their license had been protested.

Commissioner Jilani motioned to protest Masa 14 on the grounds of peace, order and quiet. There were no seconds.

Jilani says that the ABC commission voted to protest based on three complaints sent by email.

Commissioner Muhammad said that voting to protest an establishment with no complaints would be

arbitrary.

Commissioner Muhammad made a motion to support the renewal of the license of Masa 14. Commissioner Washington seconds. There was no objection.

Commissioner Jilani motioned to support of the renewal of the license for El Centro. Norman seconds. There was no objection.

There was discussion on HN Pizza on its petition for a stipulated license. Commissioner Muhammad complained that the establishment hadn't sent anyone to introduce themselves to the community. Commissioner Jilani said the establishment had come to the ABC committee but she told them it was not necessary to attend the ANC meeting. There was no objection to HN Pizza's stipulated license.

### **Public Safety Committee**

Commissioner Muhammad gave the crime data report for the ANC for the last 30 days. There was no homicides, 1 report of sexual abuse, 24 robberies with no gun, several robberies with gun, 3 assaults with a dangerous weapon excluding a gun, 2 assaults with a dangerous weapon, with a total of 33 reports of violent crime, and 9 burglaries, 44 thefts, 98 thefts from auto, 6 thefts of autos, 0 reports of arson, 157 reports of property crime, and 197 reports of crime total.

Commissioner Muhammad warned people to be more security conscious.

### **Transportation Committee**

Klemens, chair of the Transportation Committee, reported that he had talked with Keith Cross who is the head of parking enforcement, regarding greater enforcement of parking in ANC 1B. He said that parking enforcement was understaffed and can't fulfill their current obligations, but that the parking enforcement take 311 calls seriously. They recommend for residents to call 311 to report on residential parking violations.

Jilani asked whether they could talk to D-Dot about changing hours for parking. Klemens answered that residents can do it themselves by petition. He said if 50% of residents petition for a residential parking permit it will be set up.

### **New Business**

Commissioner Reinoso made a brief presentation about setting up a new committee. It would look into what businesses are needed in the community, manage the proportion liquor licensed businesses to non-liquor licensed businesses. The committee would also do research to evaluate the business climate of ANC 1B.

Commissioner Turner made a motion to approve the concept and to come back with revisions based on community input. Reinoso seconded. There was no objection.

## **Adjourn**

Jilani made a motion to adjourn. Reinoso seconded. There was no objection. Meeting adjourned at 11:30 pm.