

ECKINGTON CIVIC ASSOCIATION MEETING

CARING FOR THE COMMUNITY WE LIVE IN

MEETING MINUTES - MONDAY, MAY 2, 2016

UPCOMING EVENTS:

Historic Designation Town Hall: Monday, May 9, 2016

Next Eckington Civic Association Meeting: Monday, June 6, 2016

ECA Spring Happy Hour – Wicked Bloom, Thurs May 19, 6-8pm

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RANDY, ECA PRESIDENT OPENS MEETING, ASKS FOR INTRODUCTIONS

1. PRESIDENT AND COMMITTEE REPORTS.

ECA PRESIDENT: RANDY –

- Announces upcoming events.
- Update on Historic Designation process: Had planned to send out a survey this week. Instead, we decided the process was moving too fast; at June ECA meeting, the ECA will have vote on whether to move forward with considering HD status. Will send more info, would have survey after that if we move forward.

ECA TREASURER: LANA –

- Raised point of absentee vote. For people who would be members but could not attend June 6 vote: as dues paying member, you can have an absentee vote. Easiest way would be to send Lana email with how to vote. Email is on website. Hannah will distribute information.
- Question – would have to send someone instead of you? No, would email vote.
- Question: When would people need to pay to vote? Do not have deadline or waiting period, if you pay dues, you are a voting member, and you can pay online.
- Randy: Exception to bylaws, so need a vote.
 - o Lana motions to allow proxy on June 6 meeting.
 - o Mike Mann seconds
 - o **Yes: 18**
 - o **No: 0**

COMMITTEE REPORTS:

- SOCIAL COMMITTEE: ADAM
 - o Happy hour Thursday May 19 at Wicked Bloom;
 - o Will start planning July or August picnic bbq, looking for house(s) to host.
Adambduffy@gmail.com

- **ORAL HISTORY COMMITTEE: LANA**
 - have met twice, making list of residents to interview, working on filling out grant. No further progress. Will meet with Peter from QED who will help with first round of interviews.
 - Q – how many seniors have you identified? Seven people so far, and Sylvia has a list of names also.
- **BEAUTIFICATION COMMITTEE: VERNON**
 - Commissioner Sylvia Pinkney – ANC Commissioner reports on plan for small pocket park by NY Pizza – Comm Pinkney has very well-known landscaper who offered to design space because must submit design to DDOT public space in order to do this.
 - 3 birch trees are on the lot, so design will include 6-7 more birch trees. Will put additional plants in as well (e.g., coneflower, bluebells, greenery). Also looking for someone to turn the soil to make it easier to plant.

DATE: MAY 14 – BEAUTIFICATION DAY

- Vernon – Introduces DGS about public art project at Penn Center (3rd & R st – old National Geographic Project). Farah Albani and Sandy B from DGS. (Department of General Services)
 - Invited artists nationally to submit proposals & portfolios for Penn Center to create sense of place on Capitol Bike Trail side to replace graffiti. Want to contribute to other murals popping up around Capital Bike Trail.
 - First round – national call to request portfolios; panel of stakeholders met to select top qualified artists – DC artist Kelly TOIs, Hamilton Glass, Garin Baker, John Pugh.
 - Now creating site-specific proposals Committee will meet on May 13 to select winner.
 - Once winner is selected, will plan work of art. May have community come help with large fields of color, other opportunities for community engagement.
 - to Kelly – working on doing 900 feet of wall that abuts metro line, so will have artwork from Brookland all the way down to complete art landscape.
 - Q – Directly west on Trail?
 - Yes – hoping to go high since can see wall from Route 50 and red line.
 - Q - Will we be able to see artwork online?
 - Probably can – will talk to comms team.
 - Q – Panel of stakeholders? Who from Eckington community?
 - Vernon is on panel. If anyone else is interested, next round is site-specific design – let Vernon know.
 - Q – Calendar of any type?
 - Meeting to select finalist will be May 13, and then will work with winning artist to work with their schedule. Also depends on weather.

2. REPORTS FROM ELECTED OFFICIALS.

ANC COMMISSIONER PINKNEY

- ANC5e is formulating criteria for communities seeking HD to follow prior to submitting application. Want to make sure that all communities are uniform in what they're doing.
 - Q – How would that affect the process underway in Eckington?
 - It doesn't as far as she knows.
 - Q – If we have concerns about bias in process, what can we do?
 - Sylvia: Let's wait and see what ANC comes up with. Will probably be Thursday of this week.
- McMillan development: Moved onto next step, where the park and rec center have to be approved; hearing will be in May (date TBD).
- North Capitol Main Street – Still working on beautifying, bringing restaurants and other businesses to North Capital; bringing pharmacy in. Location is next to Uncle Chips at 1516 North Capitol.
- Eckington Baseball Team – word is, everyone likes baseball. If you're interested in joining a team, we can challenge Edgewood, Bates, Truxton Circle – and Councilmember McDuffie want to be a part of the team. If you're interested, let Comm Pinkney know.
- Not everyone can come to community meeting. Have begun to have block meetings –I contact people 2 days beforehand, meet on corner.

RONAN FROM COUNCILMEMBER MCDUFFIE

- Bills out of committee, should be hitting community as a whole agenda:
- Motor Vehicle Collision Act – in DC, contributory negligence law – one of only 5 places in country that still has it – if someone is involved in an accident and you're the plaintiff, if you're partially at fault in accident, you're barred from recovery as a matter of law (have last-chance doctrine, a few other avenues to redress), generally means that if pedestrian or vehicle is hit, insurance company for car owner will deny claim due to contributory negligence law, puts pedestrian/bicyclist has to decide if they will challenge at court (low chance of winning), or will pay own bills. Bill changes to "comparative negligence standard" – as long as you are less than 50 liable for accident, you can recover according to proportion of your fault (e.g., if 20% at fault, can recover 80% of cost of injury). Confident it will pass committee as whole, go to full legislative meeting.
- Financial Exploitation of Vulnerable and Elderly Amendment Act – creates specific crime of taking advantage of elderly or vulnerable adults – crime exists in 35 other states, not in DC. If someone now were to take advantage of vulnerable adult, prosecutor attempts to charge person with theft, but it's hard to prove b/c of relationship between caregiver and vulnerable adult. Adds in element of "undue influence" – if someone has special relationship w/ vulnerable adult and influences their decision that they would not have otherwise made that is financially detrimental, prosecutors can go after them. Also adds civil penalty that allows attorney general to seek civil fines against perpetrators when cannot pursue criminal case
- Just introduced: "Ban the box" for housing – a lot of returning citizens are becoming homeless because they have to check box showing they have criminal history, getting denied for housing. Before you can ask about criminal history, would have had to make conditional housing offer, and then can consider criminal history, and then have to explain reasoning. Exception for 3-units or less and owner-occupied buildings; doesn't apply. Bill was introduced recently, hope to have vote soon.
- Budget going on right now. Councilmember marking up our budget on Thursday. Whole council – May 17 will be first vote on budget request & support Act. May 31 will be 2nd vote on Budget Request act. Request – Numbers for budget; Support – legislative parts. Prior to 17th – committee markups, proposal from chairman for council budget – after that, will have better sense of allocations and will be in touch.

3. DC CITIZEN FAIR ELECTION PROGRAM

SHELLEY VINYARD, ECKINGTON RESIDENT

Works with US Public Interest Research Group, wanted to announce DC Fair Elections program, which is in councilman's committee right now. Part of broad coalition to est. donor empowerment program in DC – unfortunate reality is that people need deep-pocketed donors to run campaign; would establish program to make it easier for ordinary citizens to run for office by creating a matching funds program. Cities like Seattle and NY have done this with success. Wants to ask civic association to support measure by voting in favor of resolution, but only have a couple of copies

The ECA board will post resolution online, vote at next meeting.

- Q – at what level of office? As far down as ANCs?
 - Don't think it goes to the level of ANCs, but will find out.
- Q – Does councilmember McDuffie support the bill?
 - Councilmember McDuffie's representative: Some issues with as drafted – incentives to participate only 3 people that would qualify to participate (as drafted) – e.g., McDuffie's campaign, they would have brought in more donations without program than with it, so as drafted, may not incentivize people to participate but are taking a look at. He supported similar measure in last session, working to improve language of bill.

4. RAZE PERMIT AT 8 P ST NE – NEZA YOUSEFI

- We are planning to develop 8 P st NE. Have some pictures if anyone's interested, some drawings for anyone who is interested.
- Randy notes: Not in Eckington, but is in Sylvia Pinkney's ANC.
- Planning to create 13 condos, 8 studios, 5 1br, small retail on first floor (350 sq '). Would demolish warehouse – 6 P st is 4 story building with party wall, would keep party wall intact, foundation is not strong enough so have to do underpinning for 2 walls, have to do micropiling, 5 stories on top. Micropiling – you make hole and build foundation. Reason is sandwiched between 2 buildings, to support whole foundation, has to go down. Costly, but will not impact any building right or left. 10 P st opposes no matter what; 6 P st said don't object but cannot get in touch to come to meeting.
- Q – how much taller is this than building next to it? 5 story building with ventilation.
 - That ventilation unit will be in middle so you don't see it from outside. Will be 5 stories, with stairs to go up. Unit 6P that is 4 stories, unit is 8 ' each, but theres will be 9'.
- Comm Pinkney: You are here for support for project for raze permit. ANC and ECA is not involved for raze permits – those don't come before us.
 - Neza – said I have to present to ANC
 - Comm Pinkney called Zoning, discussed project, they understand that when it comes to Raze project, that's with HPRB, they do not send anything to ANC. ANC did not support project. Assume received letter from zoning, Zoning has not approved b/c there's issue – it's under review. We don't need to approve anything for you. You can proceed after you meet with HPRB, after Zoning approves project, but you have to approve first.

5. EXPANSION OF THE WASHINGTON GATEWAY (ELEVATION) DEVELOPMENT

FREDERIC , MRP REALTY

- Project is in Comm Lewis's Single Member district – Right on border of Eckington Triangular property bounded by NY Ave, Florida Ave, MBT.
- First phase has been built – apartment building called Elevation. Plaza has been built to serve 3 buildings – grand stairs leading up to plaza to NY Ave As part of PUD, put all sidewalks in, widened sidewalk, have restaurant Union Social, 2 remaining phases left: Originally planned as 2 office buildings In the middle of 2 buildings was bike lobby – PUD incorporates entrance off MBT into Bike Lobby w/ opportunity to store bikes, pump tires, concessions, ability to come from lobby into plaza. Stairs and elevators in there.
- Want to amend PUD on office building – with Apartment Building proposing, will have more light and air, 1 story buildout in inner part, and then rest of building is pulled back from original office building. 2nd office building was geared toward GSA tenants, now want to gear toward “creative” spaces like tech tenants, one office space is like WeWork, where you have collaborative space. More buildings are geared toward that.
- Q – Wasn't there a hotel in plan?
 - Originally had hotel (Marriott Residence Inn), had agreement to get franchise, almost worked out, and then Residence Inn owner was not ok w/ giving franchise to this project. Changed to residential units.
- Q – would this develop over dog park?
 - Yes, dog park was an interim amenity

- Q – are you going to put in another dog park?
 - A – No, will have dog amenities in building for residents. NoMa Bid has bought park to North.
- Q – Condo or Apartmnets?
 - A- rental, 370 units. 400 are now in Elevation.
- Q – What is vacancy rate?
 - A – totally leased up, about 5% churn.
- Q – same height as Elevation?
 - A – yes, stays in same envelope, takes up less space.

Shares renderings, plan for bike lobby.

- Q – Would bike lobby be open overnight? What is it?
 - A – it allows you to pass through, with automatic sliding doors. Will be open til about 9 or 10pm, so past typical business hours. Believe it's open on weekends too.
- Q – but you can get through 24-7 now, so cutting down access. Better if it's dark, night, so good to get off trail earlier, and you're in boxed-in area. Building will block light.
 - A – Northern half has units that front on the trail, helps put more eyes on the street.
- Q – You have approved PUD, but have to go back to zoning. Have you submitted an application? What are you proffering as far as affordability?
 - A – Right now, 6000 density with no affordable unit, so proposing to take 8% at 80% AMI.
- Q – Just to be clear, that's the requirement by the IZ regs. What date are you having your hearing vs proposed amendment, what could we expect as far as conforming with new regulations?
 - A – Haven't submitted yet, wanted to bring to this group and full ANC for May meeting to have more discussion, get more input. Don't know what tming is. Hope to have project modification approved before end of year.
- Q – Have you thought about what impact of setting aside units at 60% would be on project?
 - A – Haven't looked at economics of it yet.
- Q – Could you talk about lighting along the trail?
 - A – We did pilot project w/ DDOT to test solar lights; proposing to light up frontage from bridge to overpass by FL ave, so it's lit.
- Q – Which ANC do you go through?
 - A – 5 – Renee Lewis's district.
- Q- You are cutting off connectivity; you're doing a disservice to people from north and to residents. Don't have pitchfork, and acknowledge nice benefit, but if there's a way to keep access going through design.
- Q – If remember original PUD, alluded to seating along trail, retail along trail – that was a benefit to get more people on trail, but doesn't look like room for that.
 - A – Building is pulled back a little from original proposal; original plan was that path would swerve around a little – still intent but working out details as to how to get areas to gather. Just talking w/ landscape architect, way to create area to slow people down make sure people know about bike lobby.
 - Also pedestrians on trail. Lobby would be for anyone using trail.
- Q – Does property abut to NY overpass?
 - A – Extreme corner of property is behind pylon for artwork sculpture; have to figure out tie-in for where sidewalk will tie in to bridge.
- Q – How many bike spaces are there?

- o A – Don't know exactly how many, but storage on 2 levels. Residents and office will have own bike storage, this is just for public to use.
- Q – Elevator or stairs?
 - o A – Yes elevator – open elevator like in old industrial buildings with see-through doors.
- Q – DO you plan to come back to ECA later with project?
 - o A – Yes Wanted to get info to us, hear some issues and what's on ECA's mind.
- Q – Retail on first floor?
 - o A – Retail in office building. About 4000 sq'.
- Q – Calendar?
 - o A – hope to get approved before end of year, and another year for drawings & permits, start construction 2018.

6. ECKINGTON YARDS PUD

DISCUSSION AND VOTE ON SUPPORT OF THE COMMUNITY BENEFITS AGREEMENT.

BRIAN MOLL, HEATHER HOWARD FOR JBG.

- Third or 4th meeting with ECA, have gotten a lot of feedback, made a lot of project modifications, and have assembled a comprehensive CBA. Here to ask for support from ECA on CBA. Will focus on items we've changed but feel free to interrupt with questions.
- Calling project Eckington Yards. 4 buildings across 2 sites (currently Flower Mart and State Farm) – mix of rental and for-sale, 2 underground parking. 50-70k sq' on retail.
- Have been working w/ Gale to combine loading, parking docks so don't have to create an additional curb cut – ore pleasant experience for pedestrians. Entrance for parking garage will come through Existing Gale parking entrance. Done same on East side of site, sharing loading dock w/ Gale on east side as well.
- Created pedestrian connection so that people came come from Q st into plaza; added other connection if CubeSmart is ever developed, putting passageway through property.
- Working w/ R st owners on public alley behind NE building. Original design had parking/loading in back have moved both further east to entrance off Harry Thomas Way to limit traffic & congestion in alley. DDOT is requiring to use public alleyway instead of adding another curb cut onto street, so trying to make best of situation.
- Pulled building back 2' from property line to make alley wider for cars; and loading dock is set back 9' from property line to reduce congestion. Also made so trucks can pull all the way in, doors can shut while they're taking care of trash. Working with Gale on their trash situation – taking out an hour before pickup and bring back immediately, rather than leaving out trash all day.
- Other changes based on R st – made some massing changes, so building is under by-right allowable massing, but also adjusted massing to bring additional air & light to R st residents.
- Have larger family style 2-3 br units for sale and rent
- Retail – JBG has developed projects in Shaw & 14th st, brought a lot of retail to neighborhoods that didn't have it; look to curate right types of retail, brought local Compass Coffee, Glen's Garden Market, fashion retail to Shay, some restaurants. We're looking to bring unique local or regional retailers into projects, shying away from big national brands that make places feel like sterile shopping malls. This development is unique – it's not a typical retail location. This is prime location in Eckington, but not a main retail location. It's an exciting component of the foundation for retail, gives opportunity to subsidize retail and bring right type of retail.
- Dedicating at least 10k sq' subsidized at least \$10 below market rent, dedicated to maker users – focusing on food/beverage makers but not limiting to that (e.g., coffee roasteries,

distillery/brewery, making leather goods, etc). Wouldn't just have tenant making and not selling there – they would be open during business hours, selling stuff, creates activity. Up to 70k sq' of retail – significant amount. Already gotten a lot of input on what community would like to see. As part of CBA, are committing to working w/ community as project takes shape.

- To give idea of timing, went to ANC on April 19, received approval from ANC, have first zoning hearing on May 12, so here seeking support before meeting on May 12. It's public so people can speak in support or opposition; zoning has secondary meeting called "proposed actin" and final meeting. Hope to have project approved by June/July, and then about a year for design permitting, hope to start construction next summer.
- At last meeting, went through CBA, have since made even more significant CBA. For market rate package, probably one of most significant affordability packages. Proud of that, retail subsidy, lots of others.

Benefits

- Will revisit community and do survey on retail
- Retail & subsidy to facilitate local entrepreneurs
- Neighborhood space where Eckington residents can request for meetings, etc
- Either contribute to NOMA BID for bikeshare station or will upsize one near 2nd if demand is there
- Affordable housing – 8% units at 60% AMI throughout entire project, all on site,
- Work w/ ANC, SMD< Eckington on street banner project to brand Eckington neighborhood
- \$25k to NoMa BID park (they need \$ to design park, hear community input, etc), will include dog park
 - o Would be open to earmarking \$
- Donate \$25k for security improvements on MBT trail, preference for North of R st
- Adopt a Block for 6 years (2 terms) w/in 5E03
- Contribute urban garden for community – still identifying location, in talks with other property owners, hoping to do as soon as possible. Looking at lot adjacent to Cube Smart, next to McKinley Tech, or in NoMa park, but open to other ideas
- Have public art – established up to \$20k for art at entrance of Quincy Place, one person has reached out w/ suggestion of Eckington artist

Outside of CBA

- Construction management plan w/ R st neighbors
- Sustainability – minimum of LEED Silver
- High ratio of green space on project, want to stay sustainable
- Contributing \$110 k to DDOT for livability study (e.g. for Dave Thomas Circle) – are contributing to work w/ DDOT, will impact changes along Eckington place even outside of property. Design is only 30% funded so will go toward that.

Questions

- How long is subsidized rent for retail?
 - o Haven't specified – for lifetime of space? Had previously said at least 1 lease cycle (10-15 yrs)
- Affordable housing – all different floors? Yes, and spread among buildings and different sizes. Do plan to do for-sale, but may change as market adjusts
- Where is extra land at McKinley, have you contacted DCPS?

- o Have not – great suggestion. Believe it’s across from R st – just got call about it. Will look into further. Also got suggestion about rec center.
 - o Rec center has garden, but only 12 plots
- Parking – how many units for housing, retail, what’s it going to mean for parking. Worried about what residents can afford, or if people don’t want to pay for parking
 - o 340 parking spaces below grade. Retail included.
 - o Are proposing – working w/ DDOT to restrict residential permit passes – DDOT has to approve, this is included and they have not identified any issues.
 - o Gale parking – 1 space per unit, about half spaces are vacant, so will physically connect to that parking garage, we will be able to use those excess spaces if needed – so another 200 available.
 - o On RPP – have done that a number of projects, DDOT has never denied it so don’t expect they will deny that tenants cannot get RPP passes.
 - o DDOT doesn’t allow to bundle parking w/ residential units, cannot give people free spaces – DDOT wants people to have to pay for spaces.
- Traffic study: have to put 4-way stop at Harry Thomas/Eckington Place, but no other significant impacts
- Asking people to vote here tonight, what is process with ANC?
 - o ANC signs off on it. They sign agreement, haven’t done that yet. Agreement hasn’t been signed, but do support project.
 - o Are you planning to have ANC meeting?
 - Community has given input.
 - o Commissioner is ANC Lewis, have been working on this, so wasn’t proposing to bring back to ANC.
- First time CBA has been presented in writing.
 - o Mike: Have been working w/ JBG and Boundary for a year, it’s been a good relationship, have been plenty of opportunities for community to weigh in.
 - o 4th meeting here, 3rd ANC meeting.
 - o Only new part of CBA – was final Affordable Housing proposal.
- Can you break down the \$20k in banners will buy?
 - o Was request from ECA – current banners are falling apart, want to replace. Got quote for 40 banners done in other neighborhoods, proposed 40 color banners - \$12k, so felt \$20k was significant, could design more banners or more design.
 - o That item has been negotiated w/ Commissioner Lewis.
- Want to raise concern with banners: Supports project and CBA, thinks it will be valuable, but is shocked at \$20k for decorative flags for branding. Live in diverse community, have many needs – transportation, safety, affordable housing, food, substance use, job rehabilitation services are a need. Don’t know that branding/decorative flags are a need in the same way. Hope you will think carefully about asking for this provision when there are other critical needs, and people working in community to provide meaningful services. Sent email to google group about organizations in Eckington, hope that we can find something better to do with \$ than put it toward branding.
 - o Haven’t heard much support for \$ to NoMa BID.
 - o Money for NoMa park – if that \$25k were our way to influence what happens in park, it’s valuable. If it’s just handing blank check to NoMa, have less support.
 - o NoMa bid is open to earmarking.
- JBG: Offers to do \$15K for banners, and then \$10k for an organization of ECA’s choosing, plus the difference in banners.

- Happy hear about livability, sculptural components, interest in Truxton circle fountain – is in Fort Washington park.
- Eckington is not branded, just came back from Portland & Seattle where neighborhood branding is key factor, vital that we have something. Banners sort of fade away – other places do incredible metal, don't have to replace every 10 years. Branding for this neighborhood is so important, helps people from outside city make their way to this neighborhood to shop, Branding is vital.
 - o JBG: Has anyone seen ghost of DC pic of Eckington Yards? Big Iron Sign that says Eckington Yards.
- Every neighborhood has flag someone has constructed that people fly in homes – that creates representation in neighborhood with minimal cost. Metal sign or other options could bring more recognizability to neighborhood.
- Seems like there are handful of things earmarked for NoMa Park, seems like good opportunity to pursue CubeSmart spot. As opposed to Bikeshare, Garden in other spots.
 - o That's our number one spot. We're talking to them, they may be open.
- Know you own Gale although didn't develop – some things in CBA didn't go through – Community Space, retail space, contribution to DDOT for access to MBT. I believe that \$ was transferred to DDOT, went into black hole. How do we make sure we get community space, retail space, something out of contribution?
 - o Community space – weren't aware it was provided, is now available – call property manager, state that you're an Eckington resident and want to reserve room. If any issues, call Heather Howard.
 - o Retail space – had issues attracting retailers, has some issues, so have been working w/ team, working on lease for coffee retailer, could open in early 2017 (not confirmed)
 - o MBT – working w/ DDOT to investigate where \$ went. Check was written, it's a matter of where it went. Not our PUD, but in conjunction w/ this effort trying to track that down.
 - o Do know that land dedicated for this was part of land that NoMa bought. For a while Pepco wouldn't allow construction is not problem.
 - o Ask Councilmember McDuffie's office to look into
 - Also light on 3rd (?) st.
 - That check has not been written, DDOT has not yet requested \$, when it is that will be funded.
- Second vote for doing something with more human impact. Would rather see lives directly improved – beautification is happening. Want to put aside \$
 - o Possible to have conditionally approved, discuss w/ Comm Lewis.
 - o Would like a full vote in full support, would impact May 12 meeting.
- Make motion – add \$10k, \$10k plus \$5k from banner pool - for \$30k total. \$15k from banner, \$15k for local Eckington charity that ECA will determine at future date. Any excess funding from banners will go toward charity.
 - o Seconded.
- Randy – concern about not including Comm Lewis
 - o Comm Pinkey: Would not want to vote without her involvement
- Concern – changing now would be a mistake. We do not want to keep delaying things on something ANC commissioner has agreed to.
- JBG: To avoid mess, we will do \$15k for charity of ECA's choice, \$20k for Banners.
 - o To be on agenda on future meeting.

- Can revisit about NoMa park at future date.
 - o More flexible contribution is friendlier to park.
- Part of CBA is an implementation committee – will come back quarterly to talk about issues.
- New Motion: JBG Will add \$15k for charity of Eckington’s choice, to be identified at a future meeting, and any remaining from banners will go toward charity as well.
 - o Yes: 25
 - o No: None
- RPP item – is in CBA, traffic study, but not be finalized until zoning is complete.

Move to approve CBA as amended

Second

All in favor

Yes – 26

Opposed: 0

Abstention: 0

Unanimous passage