

# MINUTES

## Real Estate Committee Public Session

May 4, 2006

Mr. Deegan called the meeting to order at 10:45 A.M. Present were:

Committee Members

Mr. Charles Deegan  
Mr. Jim Graham  
Mr. Dana Kauffman  
Ms. Katherine Hudgins  
Mr. Gordon Linton  
Ms. Gladys W. Mack  
Mr. Robert Smith  
Mr. Marcell Solomon  
Mr. Christopher Zimmerman

Staff Members

Mr. Dan Tangherlini  
Mr. Takis Salpeas  
Mr. Gary Malasky  
Ms. Cynthia Jachles

Approval of Agenda:

The agenda was approved.

Approval of Minutes:

The Minutes of the May 4, 2006 Real Estate Committee (Public Session) were approved as submitted.

Approval to Issue an RFP for a Demonstration Program of Retail Uses in Metrorail Stations

Mr. Malasky requested approval of a Request for Proposal (RFP), for a Demonstration Program to Provide Retail Services at 12 Metrorail Stations, and to amend the "Regulation Concerning Use By Others of WMATA Property" to permit retail uses in both the free and paid areas of Metrorail stations, subject to Board approval of specific uses.

Mr. Malasky introduced Ms. Cynthia Jachles from the Office of Property Development and Management to give a PowerPoint presentation on the Proposed Retail Program. She described a project in which WMATA would solicit private sector proposals for retail uses in 12

stations. Proposers would be asked how their offers would differ if food uses were permitted.

Much of the discussion centered around the issue of possible food uses. Mr. Linton stated that while the program presented interesting opportunities, he was concerned about the challenges and financial implications if food were permitted. Mr. Deegan thought that a Take-Out Taxi type of use would provide a service WMATA patrons would value. Ms. Mack and Ms. Hudgins requested that the Staff investigate what has worked in the industry and report back with recommendations so that the Board could set parameters if food uses were to be included in a solicitation. Mr. Kauffman agreed.

Mr. Graham suggested that the Georgia Avenue/Petworth station be substituted for Columbia Heights because of the significant retail uses under construction in Columbia Heights. Ms. Mack agreed. The motion was amended by consent.

Mr. Deegan moved, seconded by Mr. Graham and Ms. Mack, approval of the motion to issue an RFP for a Demonstration Program of Retail Uses in Metrorail Stations, including the amended Regulation, and the substitution of Georgia Avenue/Petworth with the exclusion of food uses.

Mr. Deegan adjourned the meeting at 12:11pm.