

**Minutes**  
**Board Planning, Development and Real Estate Committee**  
**June 14, 2007**  
**9 a.m.**

The meeting was called to order at 9:45 a.m. Present were:

**Committee Members:**

Mr. Christopher Zimmerman (Chair)  
Ms. Elizabeth Hewlett  
Mr. Jim Graham  
Mr. Peter Benjamin  
Mr. Dana Kauffman  
Mr. Emeka Moneme  
Mr. Marcell Solomon  
Mr. Gordon Linton  
Mrs. Catherine Hudgins  
Mr. Anthony Giancola

**Approval of Agenda**

Mr. Moneme moved to amend the agenda to add an action item to the agenda, a resolution on WMATA headquarters relocation, after the JGB Relocation Information Item.

Considerable discussion on the implications of adding this action item then followed. The agenda addition was approved.

A motion was made to remove the information item on WMATA headquarters relocation from the agenda. The motion failed.

**Approval of Minutes**

The minutes from the May 10, 2007 meeting were approved as submitted.

**Action Item**

**A. Approval of Sale of WMATA Property at Morgan Boulevard Station**

Mr. Solomon asked that this item be deferred to allow Prince George's County to study the affect of this sale on the County's joint solicitation for property near the station. Mr. Linton suggested that the Committee defer the decision to the June 28 Board meeting, and not

wait a full month for a decision. Mr. Zimmerman recommended that the Committee hear the presentation and hold the motion until the Board meeting.

The information was presented and a motion was made to move the action to the Board meeting for approval after County concurrence. The motion was approved and the item was moved forward to the Board without comment.

## **Information Item**

### **A. JGB Relocation Presentation**

Konrad Schlater, Project Coordinator in the Office of the Deputy Mayor for Planning and Economic Development, presented a proposal from the District of Columbia to provide a state of the art headquarters building at the Anacostia Metrorail station, valued at \$68 million, at no cost to WMATA; to make payments to WMATA totaling \$40 million toward the construction of a pedestrian tunnel between Gallery Place and Metro Center; to provide 100% of any additional net sales proceeds from the Jackson Graham building to WMATA; in sum, to create value for WMATA equaling \$108 million. The building's completion date is scheduled for January 2010.

Mr. Zimmerman asked if the \$40 million proposed to build the pedestrian tunnel could be applied to different WMATA capital projects; Mr. Schlater said no. Mr. Zimmerman asked about the disposition of the Operations Control Center on the B-1 level of the Jackson Graham Building. Mr. Schlater replied that if this function stayed in the current location, the value of the building would not be optimized and WMATA would receive fewer proceeds.

Mr. Kauffman then proposed amendments to the resolution, to remove all "WHEREAS" clauses, to add "the general public" to the first RESOLVED clause, and to both RESOLVED clauses specify that proposers have three months "from the adoption of criteria for relocation of the Jackson Graham Building at the July Board meeting" to submit proposals.

Mr. Benjamin asked that the amendment delete reference to the July Board meeting. Discussion followed.

Mr. Graham asked for a brief recess for a D.C. caucus and the meeting was recessed.

After re-adjourning, Mr. Moneme asked for a clarification from Counsel concerning whether or not the jurisdictions should be competing with private developers. Counsel suggested this would be inappropriate.

Mr. Graham then proposed changing Mr. Kauffman's amendment to delete "the general public" and restrict the competition to the funding jurisdictions. Mr. Graham stated that

he would be favorably inclined to accept Mr. Kauffman's amendment if no private developers were involved. Mr. Zimmerman reminded everyone that there was no official motion under consideration yet.

Mr. Linton noted that specifying "funding" jurisdictions would eliminate Prince George's County from submitting a proposal because Maryland funding comes through the state. Mr. Moneme assured him that this was not the intent and suggested that funding be changed to "Compact" jurisdictions.

Mr. Graham moved and Mr. Moneme seconded the resolution proposed by Mr. Kauffman.

Ms. Hewlett, seconded by Mr. Benjamin, made a substitute motion to amend the resolution to delete the reference to the July meeting and simply state that there would be three months after Board adoption of relocation criteria to submit proposals, whenever those criteria were adopted.

Considerable discussion followed concerning the merits and risks of setting a definitive timetable for WMATA headquarters.

Mr. Graham further suggested amending the resolution to provide five months for proposal submission after the adoption of criteria at the July meeting; this motion was not approved.

Ms. Hewlett and Mr. Benjamin restated the motion to amend the resolution; the motion was approved seven to three, with Messrs. Graham, Moneme, and Giancola voting against it.

More discussion followed, and a vote on the resolution, as amended, was taken. All members abstained.

Another vote was called, and the resolution, with the amendment proposed by Ms. Hewlett, passed unanimously.

The meeting was adjourned at 12:15 p.m.