



MEETING SUMMARY

Ad Hoc Joint City-Schools Facility Investment Task Force

Alternative Project Delivery Methods Subcommittee

Thursday, September 14, 2017 | 9:00 – 10:30 am

City Hall – Chet & Sabra Avery Conference Room

1 Task Force Members Present

- Mignon Anthony, Chair
- Dwight Dunton
- Dave Millard

2 COA and ACPS Project Staff

- Karl Moritz, Director, Department of Planning and Zoning
- Katherine Carraway, Urban Planner, Department of Planning and Zoning
- Jeremy McPike, Director, Department of General Services
- Morgan Routt, Director, Office of Management and Budget
- Arthur Wicks, Budget/Management Analyst, Office of Management and Budget
- Dr. Lois Berlin, Superintendent, ACPS
- Mike Herbstman, Chief Financial Officer, ACPS
- Erika Gulick, Facilities Planner / GIS Specialist, ACPS
- Sharon Lewis, Director of Procurement and General Services, ACPS

3 Consultants & Guest Presenters

- Brailsford and Dunlavey Staff: Beth Penfield, Kayla Anthony, and Stacy Kaplowitz
- Alexandria Economic Development Partnership: Stephanie Landrum, Ryan Touhill, and Christina Mindrup

4 Community Comment Period

- There were no comments submitted to the Subcommittee by community members.

5 Alexandria Economic Development Partnership (AEDP)

- Stephanie Landrum, President and CEO of AEDP, introduced AEDP and their theme of growing Alexandria. AEDP is focused on growing the number of businesses in the City, growing current businesses in the City, and growing the real estate portfolio.
- Ms. Landrum outlined the reporting structure of AEDP and how they work with the City. Ms. Landrum believes AEDP can play a role in helping the subcommittee explore alternative delivery models.

- AEDP manages the Industrial Development Authority (“IDA”) program at a local level. The IDA is used as a pass-thru entity for securing bond funding. IDA bonds have been utilized for parking decks, hospitals, schools, breweries, and a printing press, and present an opportunity for consideration by the Joint Task Force.
- AEDP recently completed an Office Competitiveness and Conversion study for City Council in 2017. Ms. Landrum informed the Subcommittee that the major takeaway from the report is that converting commercial buildings to residential buildings is beneficial to the city. The value of converted buildings has increased and diverted demand to allow newer Class A office buildings to be constructed.
- AEDP connects opportunities with needs and serves as a conduit for information.
- Ms. Landrum discussed the Public Wealth of Cities, a book that explores alternatives to the way public land has traditionally been managed. In the model, a city maintains ownership of the land, but leases to a private entity or allows a private entity to operate on the land.
- Subcommittee members discussed other aspects tangential to AEDP’s mission, including how quality of local schools and availability of affordable housing impact businesses’ willingness to relocate to Alexandria.
- Subcommittee members discussed availability of child care and daycare facilities. Dwight Dunton suggested that the current density bonus in zoning does not provide enough incentive for day care to be built and would like to see regulatory inducements explored as part of this subcommittee.
- The Subcommittee requested that AEDP continue to liaise with the Joint Task Force to link projects and opportunities throughout the City.

6 Discussion / Indicators for Alternative Delivery Exploration

- Subcommittee members indicated the importance of defining the characteristics that make a project ripe for alternative delivery quickly.
- During discussions, the Subcommittee requested the following additional information:
 - Zip codes where City employees live and where ACPS administrative staff live
 - Buildings within the project list owned by the City vs. buildings that have outstanding debt, if the debt is connected to the asset
 - Ownership of Torpedo Factory
 - Ownership of Victory Center
 - Finalization of the map of current projects in the city and forthcoming projects to identify potential synergies

7 Next Steps

- Mignon Anthony indicated that the next meeting will focus on physical location and which project types can collocate with others. Additionally, the Subcommittee will continue to work with AEDP to determine synergies within the City.
- The next Subcommittee meeting will be Thursday, October 5. Ms. Anthony concluded the meeting.