

**2020-2021 MCC Governing Board
Regular Meeting**

December 9, 2020 *virtual

ZOOM meeting ID: 968 4087 5707 Password: 716387

MINUTES

Board Members present: Raj Mehra; Terri Markwart; Maria Foderaro-Guertin; Suzanne Le Menestrel; Melanie Sletten; Ivy Chen; Tyler Jensen; Barbara Zamora-Appel; Bill Glikbarg; Carla Post

Board Member absent: Carole Herrick

MCC Staff present: George Sachs, Executive Director; Ashok Karra, Comptroller; Mike Fisher; Sarah Schallern Treff; Sabrina Anwah; Holly Novak; Valerie Sheridan Comer; Catherine Nesbitt

Guests: Supervisor John Foust; Camila Alfonzo Meza (Supervisor Foust's office); McLean residents: Diane Watkins; Jane Peterson; Marta Mondino; Barry Feil

CONVENE MEETING

The following motion by Chair Le Menestrel was spoken aloud to duly convene this meeting electronically:

Motion for Electronic Meeting

On 14 April 2020, the Board of Supervisors of Fairfax County issued an emergency ordinance pursuant to VA Code Section 15.2-1413. The ordinance permits county boards, including this board, to conduct fully remote meetings in order to continue the organization's essential services, so long as the following conditions are met:

(1) adequate notice is provided to the public and county; (2) the public is given a means to access the remote meeting; and (3) the purpose for the meeting is given in that notice, and that purpose serves to continue our essential services.

I believe those requirements have been satisfied. I therefore move that this board approve that the proposed agenda items are necessary to assure continuity of MCC's services, and that we are unable to meet in person per usual procedures due to the continuing state of emergency.

This meeting of the Governing Board of McLean Community Center was thus convened on December 9, 2020 at 7:32 p.m. using ZOOM meeting technology, which enabled Board members, MCC staff, and the public to participate virtually.

ADOPT AGENDA No changes were requested to the proposed Agenda; the Agenda was adopted by acclamation.

PUBLIC COMMENT

Barry Feil: He is a contractor who has been working with MCC for the past 5-6 months [to create the online virtual formats for MCC special events – Fall Scavenger Hunt, etc.]. Formerly he was CEO of “Celebrate Fairfax;” now he has his own business. He is attending tonight to learn more about MCC.

Jane Peterson: I, along with Marta Mondino and Diane Watkins are very interested in joining the downtown development committee; so we are very interested in what the goals are.

Marta Mondino: She is attending tonight with Diane Watkins and Jane Peterson (close friends) because they are interested in joining the committee, getting involved; they are listening to learn. Marta and her husband live in Evans Farm (she is a recently retired physician). She now has free time to be able to pay attention to the community where she has lived happily for so many years. As property owners on Cedars Lane, they are very interested in what is happening on the downtown development project. She has heard a lot about the good progress that is coming; but is always missing the prospective date of commencement of this enterprise. Is there a remote idea of when this is going to start? When are we going to see some changes so that we could plan what to do with this property that we have on Cedars Lane? Is there any possibility of knowing that?

Chair Le Menestrel recommended that Dr. Mondino's question be addressed to Supervisor Foust's office. MCC Governing Board does not have any jurisdiction over the downtown development planning. She also encouraged Dr. Mondino to run for the MCC Governing Board!

Response from Supervisor Foust's representative: Camila Alfonzo Meza will arrange for follow-up directly to Dr. Mondino. The CBC master plan is still being developed; it will take a while for the full plan to be implemented. Camila Alfonzo Meza will send Dr. Mondino a follow-up e-mail with information and initiate a connection with a staff member in Supervisor Foust's office who is focusing on the downtown development project.

APPROVE MINUTES: OCTOBER 28, 2020 REGULAR MEETING

Minutes of October 28, 2020 board meeting were distributed in advance for review. No changes were requested; the document was accepted as written.

MOTION: To approve Minutes of the Oct. 28, 2020 MCC Governing Board meeting. **Unanimously approved.**

BOARD DEVELOPMENT

Beginning tonight, Chair Le Menestrel initiated a new segment of Governing Board meetings: "Board Development." Purpose: 1. To offer substantive learning points relevant to collaborative decision-making; 2. For board members to gain a broader understanding, as well as personal growth and development - through their service on MCC Governing Board; 3. Facilitating direct connection with the community by hearing from various stakeholder groups; 4. An opportunity for timely updates about current things happening in McLean.

Chair Le Menestrel welcomed Dranesville district Supervisor John Foust to present an update about ongoing progress of the CBC Downtown McLean comprehensive plan. Several board members participated in the recent public meeting in November. We hope to learn where things are in the process... how it might impact MCC and OFC... and new opportunities for MCC resulting from downtown development. Following the remarks, there will be opportunity for Q&A.

Summary) Remarks by Supervisor Foust:

Since 1997, there has been ongoing effort to create a comprehensive vision for downtown McLean. It began with the idea of two villages (north/south) with a 'main street' concept near Giant shopping center. Public meetings were held in 2008 to gather input on a vision for a vibrant downtown McLean area (making it pedestrian-friendly; bicycle; ground-level restaurants and retail). A significant result was people expressing a willingness to accept greater density if that would incentivize property owners to re-develop and create the type of place envisioned – to give a 'sense of place' and community in McLean. Then economic downturn happened in 2009-2010, resulting in no real market for anything. In the years since, some progress has been made in the downtown area: undergrounding of utilities; construction of brick sidewalks; installation of attractive streetlights at Old Dominion Drive and Chain Bridge Road. Median work was completed. In late 2017, consultants were retained to come up with a master "vision statement" for downtown McLean that could be converted to a comprehensive plan to include adequate incentives to encourage developers to act. Starting in summer 2018, huge public meetings were held (200 people attending). Based on input from the community, the consultants came back with an excellent vision statement. **It hadn't changed much over the years: a vibrant, walkable community downtown – while still preserving as much of the convenience of downtown McLean as possible.** The consultants advised separating the thought process: 1. focus on a core center in downtown McLean (greater density to incentivize greater contributions by developers, such as: parks; better sidewalks; more 'urban' feel); 2. surrounding 'donut' of mild general development; 3. around all of that, maintain an 'edge' zone as a buffer to preserve the surrounding neighborhoods and also, to retain as much of the convenience of downtown McLean as possible. A task force of community participants was formed which drafted language for a comprehensive plan; it is almost done! This is an amazing effort by 15-16 residents on the task force and many others, working with Fairfax Co. staff to draft the language that will implement: CORE: taller buildings (maximum will be one building that will be 12 stories high). Most buildings will be a maximum of seven stories. Mild GENERAL development: maximum building height will be five stories. EDGE: what exists today, in terms of what would be allowed.

This is a smart way to satisfy a lot of people who don't necessarily have identical interests. Significantly, being a comprehensive plan means that it will be *implemented* - not just happen overnight. It will probably take 20 years to fully implement (perhaps longer). **The key is that, as implementation progresses, we will constantly, as a community, be comparing the infrastructure available to serve the development... to the development that is being proposed. To support new development, you have to keep these two aspects moving together: planning + infrastructure must**

proceed together (matching effort). The comprehensive plan will make clear that there will be a matching effort going along, to ensure that infrastructure is adequate to serve what is being proposed.

*Current process sequence: another community meeting is being planned because there are still more questions out there; the public is invited to participate and give comments. Then they will finalize it and take it to the Fairfax County Planning Commission. The Planning Commission will hold a formal public hearing >> then will vote as to whether they will recommend the comprehensive plan to the BoS. BoS will conduct another public hearing and then vote on whether to accept what is proposed... or to modify it... but eventually, to approve a new comprehensive plan for downtown McLean.

Two critical aspects of this plan: 1. Re-vitalize the community in the manner that residents want.

2. Figure out the right balance of incentives to make sure the landowners deliver what we're looking for.

Supervisor Foust is pleased with how the Task Force, county staff and the community have come together on a good plan.

Q&A from MCC Governing Board members:

Question: Regarding MCC wanting to have a presence in downtown (previously); but then that was diverted so that the resources could be used for the renovation of the current MCC building. Given that the comprehensive plan is not final yet, where do you see the role of MCC in terms of connecting to the new downtown area, given that this re-development will occur over a two-decade period?

Supervisor Foust would like MCC to have some interest in it. A big concern (about a previous offer a few years ago for MCC to have a presence downtown) was the Operating costs of two facilities. Supervisor Foust believes having MCC and OFC being located downtown in the future as a really active site would bring a lot of life to the downtown area. Perhaps a small 'black box' theater and nearby dining options – all in same vicinity. He hopes MCC Governing Board will keep eyes open for opportunities... and he will alert MCC if such an opportunity comes up.

Question: I'm enthused by the thought of having a second facility for MCC. Assuming that this development happens, are there implications toward the tax revenues that MCC gets from this, as well? So, the revenue to MCC would go up >>enabling us to support such an additional facility? Is that likely in this plan?

Yes – unless the tax rate were reduced, that's exactly what would happen. Assessed value of real estate in downtown McLean is definitely going to go up. Some people will be redeveloping in downtown McLean and getting an abatement from their property taxes; but it's unclear whether [the abatement] would apply to the MCC sub-tax. It is a 'revitalization' support that the county is doing, on top of the density allowance – to give a financial incentive for a few years (where taxes would be fixed at whatever they were paying before they redeveloped; then at the end of that period, the normal tax rate would revert back to tax the entire value of the property).

Question: Everyone is excited about this potential and (speaking more as a resident of McLean) I want to put in a plug for really considering sustainability of all these plans. Just the ground water runoff and parks are definitely not enough. Based on when the planning started and how things have progressed in the county, a lot more needs to be done. There are things that can be put in place that we really need to be addressing. Sustainability is something I have brought up to the MCC Governing Board a lot (renewable energy; GHG emissions; traffic; school over-crowding; affordable housing) – taken comprehensively to a 'sustainable community,' we have a lot of opportunities here.

I know we are pushing forward; but I just hope that you [Supervisor Foust] and others will step back and think about this from a broader perspective. That's my main concern; I have voiced that at the November public meeting that was held.

It is a very legit issue. We have come a very long way since we first got started. In 2008, the BoS vision statement didn't even mention climate change; two years ago, we had to almost fight to get that incorporated. With the new people that came on BoS this past January, and some of us who were already committed, sustainability and environmental issues are very, very critical. Supervisor Foust is very sensitive to stormwater issue because McLean was built without stormwater infrastructure. Superimposing a stormwater infrastructure on a built-out community is tough! But we're trying to do it.

Question: I don't know if you have addressed this, but diversity and inclusion are so integrated in sustainability now. I'm not sure how our new community is going to encourage more diverse perspectives... more diverse socio-economic participation... but those are considerations.

Yes – there is some of that. In the development plan, we are addressing it through workforce development units (WDU).

We are in the process of reducing the area median income that qualifies for the WDU's that are expected to be produced as a percentage of total units in a project. Currently, they are available to people earning between 80%-120% of AMI. We are going to adopt an amendment to that policy to reduce it to 40%-60-80% of AMI. This will be a major improvement in terms of trying to diversify our communities.

TENTATIVE SCHEDULE: Task Force final meeting - December 14, 2020. An open community meeting will be held in late January 2021. Then the comprehensive plan will go to the Fairfax County Planning Commission. Planning Commission hearing will be sometime in March 2021. They want to get this before the BoS in early April 2021— public hearing and vote. *Chair Le Menestrel thanked Supervisor Foust for his remarks, noting that this gives MCC Board many topics to consider for the future.*

CHAIR'S REPORT / EXECUTIVE COMMITTEE

Executive Director search process: Job description will be posted after Christmas holidays – January 9 – 23, 2021. MCC board will not be able to access the county's platform for HR training. Mr. Sachs and Ms. McAfee will arrange for a special training so that board members understand the responsibilities inherent in Fairfax County HR policies and procedures.

Congratulations to MCC staff for all the special holiday efforts! McLean Uncorked2 (sourced through The Wine Outlet) is an excellent partnership to support a local business. Kudos to MCC staff for coming up with all these creative ideas! Chair Le Menestrel has been promoting MCC events on social media and she encouraged everyone to do so.

Future "Board Development" segments: If there are specific people in the community you would like to hear from, please inform Chair Le Menestrel. In consultation with Mr. Sachs and Vice-Chair Post, we will invite the Director of Reston Community Center to join us at a future meeting.

MCC staff/Board social gathering: Though in-person holiday gatherings must be cancelled for this year, we would still like an opportunity to enjoy a virtual social event after the holidays. Anyone interested in helping on a small committee to facilitate this, please inform Chair Le Menestrel, Mr. Sachs and Ms. Novak.

EXECUTIVE DIRECTOR'S REPORT

Advertising for the Executive Director position will be posted on January 2 (duration of ad posting = 3 weeks). Applications will be received and reviewed; interviews will start in February. The goal is to have someone in place by mid-March. Since board members are not allowed access to Fairfax Co. HR training platform, a PowerPoint presentation may be available. Mr. Sachs and Ms. McAfee are looking into this option and will inform the board.

Internal Alignment: * Interviews for OFC General Manager position are completed (panel: Mike Fisher, Christian Hayes, George Sachs). Hopefully, a selection will be made next week.

*We are in the process of selecting a new custodial contracted service. There was a lot of interest; several bids received. Comptroller Karra and Mr. McGovern are working on final evaluations of the competitive bids – with a new awarded contract to commence in January 2021.

*Bid for Alden Theatre flooring replacement has been awarded; work is being scheduled; completion date is Jan. 31, 2021.

* Winter/Spring 2021 Program Guide should arrive at peoples' homes this weekend.

External Alignment: *Winter lights are up in McLean Central Park – in addition to the pole lights, there are lights around the gazebo. The plan is to expand each year – eventually offering caroling, bonfires, trackless train.

*Holiday Craft Show took place on Dec. 4-5 (virtual): approx. 2000+ views; 237 actual registrations.

*Fantastic Fall Scavenger Hunt: 523 active participants! Positive comments were received – one prizewinner of a \$50 Giant gift card decided to donate it to S.H.A.R.E. This is the level of participation and generosity we have in this community.

Many positive comments were received: 'Thank you for hosting the Fall Scavenger Hunt. We had so much fun as a family working together and completing the missions.' 'It was fun and gave us a sense of purpose during this time of uncertainty.'

*OFC Learning Connection: (5 registered participants) To help expand public outreach, Ms. Novak compiled an updated list of local faith-based organizations (30+) as a targeted effort to reach out to local families whose children may benefit from the educational support being offered at OFC. We sent a letter to each leader/pastor (along with a one-page flier about OFC Learning Connection) to explain availability of this program and encouraging them to inform their congregations.

*Snack-and-Paint: 6 participants (ages 10-16); safely-socializing and expressing creativity. They all enjoyed it!

*OFC "test your knowledge" Virtual Trivial Night: 12 participating families. Very positive public comments were received, especially about having family-oriented events that can appeal to entire households that have wide age gaps.

*Holiday Gingerbread decorating: all 50 people who registered picked-up their supplies curbside.

*Santa in a Snow Globe will happen this weekend!

*Toys for Tots has received very generous response by the community. Three large bags of gift items have been received so far and we are still receiving many items daily (donation drop-off continues through Saturday, December 12).

*Drive-Thru Drama: over 2,000 attendees (while staying in their cars) enjoyed this truly unique theater offering!

Financial Stewardship: With the board having ratified the FY22 Budget proposal at Oct. 28 meeting, it was submitted to Fairfax County on October 30, 2020. The contracted service with Purifi (sanitization treatment in MCC interior) is being submitted for reimbursement through Fairfax County COVID-19 Relief Fund – which is justified because of being an unexpected, unbudgeted expense caused by COVID-19. The next upcoming follow-up Purifi sanitization treatment of MCC interior will be completed soon.

Chair Le Menestrel mentioned that everyone received the committee reports; respective Chairs will now highlight any outstanding issues.

PROGRAMS AND OUTREACH COMMITTEE

The ‘out-of-the-box’ program ideas that MCC staff has developed are amazing! The wrap sheet about Drive-Thru Drama showed the many outlets where MCC received public visibility – which is excellent! MCC will maintain the emphasis on virtual programming, although staff is planning for possible in-person offerings beginning in Spring 2021 (though everything is still tentative). A new idea is perhaps looking at a new partnership with Creative Cauldron; initial ideas were discussed at the Nov. 12 committee meeting. Follow-up conversations have been happening since, and we are now in an ‘investigative mode’ to determine what may or may not be possible. This would bring another perspective of theater to partner with MCC. Not many details yet and nothing is firm; but things are moving along. Next meeting: Thursday, Jan. 14 7:00 p.m.

AD HOC COVID-19 RESPONSE COMMITTEE

No updates since the last meeting. Efforts are continuing in advertising OFC Learning Connection program. In January, this committee will re-engage to discuss some other programs that would be geared toward the senior citizen segment of our community. It is clear that virtual learning (online education) will be continuing for a while longer in Fairfax County.

CAPITAL FACILITIES COMMITTEE

There was no meeting this month.

Next meeting: Thursday, February 4 6:00 p.m.

FINANCE COMMITTEE

The FY22 Budget was submitted by the required date (end of October 2020); therefore, no meeting in November.

Clarification by Mr. Sachs: A chart of FY20 Annual Report numbers was sent to Treasurer Zamora-Appel. There is a request to develop a narrative-style report with visuals and explanatory highlights. This type of annual report hasn’t been issued to the public since 2015. It is now underway. The PIO staff is designing a pictorial version to make it a nice report out to the community with visual explanations to support the numbers.

Summary by Chair Zamora-Appel: **Anyone who is interested in knowing how the MCC funding is being utilized will benefit from seeing it. Reports from other organizations typically have an introduction explaining things that happened... things that didn’t happen... and why it happened. The narrative is just as important as the numbers to give it a better understanding.** Pie charts are not effective; they lose meaning and people don’t actually see what you want to convey. The goal is to show people what MCC is doing, and for the public to be able to understand those numbers.

Chair Zamora-Appel really appreciates the complete financial information that was prepared by Comptroller Karra. Chair Zamora-Appel always advocates for ‘plain language’ in financial explanations - so that even the casual reader can get what you are trying to convey and they will understand what is being presented. Next meeting: Tuesday, Jan. 19 7:00 p.m.

ELECTIONS & NOMINATIONS COMMITTEE

2021 Election schedule: last year it was called “Absentee Voting” because McLean Day was summarily cancelled because of COVID-19. In 2021, we are referring to everything as “Open Voting” (60-Days/8 weeks duration: March 17 – May 15).

Some beneficial changes are being instituted in 2021:

1. Link on MCC website to request ballots for your household. We will also accept e-mail requests; walk-in; phone requests for ballots. The ballots + Affidavits will be verified on the backend by LWV on McLean Day.

2. Candidate packet labels: ENC Chair Markwart and Executive Director Sachs' contact information will be listed on the Candidate Packet labels if people have questions.
3. Individual greeting/point-of-contact when they pick up a packet: every effort will be made to introduce people to Mr. Sachs or Ms. Novak at the time they come-in to pick up a packet, to create a more welcoming situation.
4. Follow-up phone calls will be made to everyone who picked-up a Candidate Packet (by ENC Chair or Mr. Sachs). Especially for any packets that have not been returned, the purpose of a follow-up phone call will be to encourage them and to address any questions the person may have or allay any concerns.
5. Ms. Zamora-Appel and Ms. Foderaro-Guertin will work on developing a FAQ sheet for ADULT candidates. This is to clarify what you can do... what is allowed... and even some suggestions of what to do in campaigning. Ms. Chen and Mr. Jensen will work together on coming up with a FAQ sheet for YOUTH candidates. They have reached out to their respective high schools to receive the SGA student government officer election guidelines, which will become a template to develop ideas & suggestions.
6. A separate youth Candidate Orientation makes sense (it will be virtual). The reason for a separate orientation is because their election has different boundaries; specific age requirements; a one-year term. Mr. Jensen and Ms. Chen will work together on something to present as suggestions for a little more structure for the Youth campaigns.

McLean Day details: (Clarification by Mr. Sachs) This year's concept is having dispersed locations throughout downtown McLean - ending-up at MCC, with "drive-up" Open Voting in the parking lot. People stay in their cars and may pick up a ballot(s); fill it out, drop completed Affidavit + Ballot in the drop box. At 5:00 p.m., voting will be closed down. LWV will work on-site that evening: opening the envelopes; verifying all Affidavits for validated residency; and counting the votes.

Question: Will various community groups (such as LWV) that normally have a booth presence at McLean Day have such drive-thru stations at MCC where they can talk to the public? Or are the booths at MCC parking lot purely entertainment-based?

Clarification by Special Events Manager Nesbitt: We will offer booth space for Small District 1A-Dranesville businesses and organizations only. It is intentionally limited because we are trying to avoid large crowds. Next meeting: Jan. 11 7 p.m.

OLD / NEW BUSINESS *Such discussion is permitted in the context of COVID-19 emergency.

Question: Perhaps at the next Finance meeting we should discuss the FY22 budget in light of Fairfax County releasing a preliminary FY22 budget that reflects a big deficit. With COVID-19 as ongoing reality, we need to reconsider some assumptions that were made in the FY22 budget: the central assumption being that 'business will be back to normal' in FY22. I don't know if that will be the case.

Finance Chair Zamora-Appel agreed: It is something we must consider. The FY22 budget was voted on and developed from previous numbers; but we really don't know what FY21 is going to bring, as of yet. We will indeed look at this issue.

No other topics were mentioned for discussion this evening.

ADJOURNMENT

Chair Le Menestrel wished everyone a happy holiday season! We look forward to seeing one another again in the new year – and we have a lot of work coming up! With no further business, Chair Le Menestrel adjourned the meeting at 8:44 p.m.

Respectfully submitted – Holly Novak, Executive Assistant to the Governing Board