



**DRAFT MEETING MINUTES OF THE VIRTUAL
JOINT FACILITIES ADVISORY COMMISSION MEETING**

November 15, 2023

The Joint Facilities Advisory Commission (JFAC) convened its meeting at 7:00 p.m. on November 15, 2023.

PRESENT (VIRTUALLY)

Stacy Snyder, Chair
Wells Harrell, Vice Chair
Andy Greenwood
Brian Harner
Star Hy
Ben Malakoff
Claire Noakes
Diana Preston
Natalie Roy
Steve Young

ABSENT

None

STAFF

Matt Ladd, Arlington County
Robert Ruiz, Arlington Public Schools

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- [Link to Teams Recording](#)
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SUMMARY OF AGENDA ITEMS

Chair's Update

Chair Stacy Snyder introduced two new JFAC members, Star Hy and Natalie Roy. She also recognized Zach Larnard, the Advisory Council on School Facilities and Capital Programs (FAC) liaison to JFAC. The updated [JFAC charge](#) has been approved by both the County Board and School Board.

Approval of Meeting Minutes

Commissioner Preston moved approval of the meeting minutes for January, February, July, and September 2023. Wells Harrell seconded the motion, which passed unanimously.

APS FY 2025-2034 Capital Improvement Plan (CIP) Direction

APS will adopt its next 10-year CIP next year. The APS Superintendent presented his recommendations to the School Board on CIP Direction on November 9. Chair Snyder discussed some of the highlights of

this presentation and presented a few draft JFAC recommendations for JFAC discussion and feedback ([Chair's presentation](#)). The School Board will adopt its CIP Direction in December. Topics of discussion included commercial vacancy rates and impacts on APS's budget and debt capacity, APS's long range renovation plan, the appropriate number of deep-dive feasibility studies for school renovations, coordination between APS and the County on planning for the Trades Center, public engagement on the future use of the legacy Career Center building, and factoring climate resilience into school renovation plans.

Public Comment

Zach Larnard, the FAC liaison to JFAC, provided an update on the most recent FAC meeting, which also featured the proposed APS CIP Direction as an agenda topic.

JFAC Recommendations on APS CIP Direction

Commission Noakes moved approval of the Chair's recommendations, as amended during the discussion. Commissioner Young seconded the motion. The motion passed 9-0. Commissioner Greenwood was not present for the vote. Chair Snyder will share the recommendations in a [letter](#) to the School Board and County Board.

Meeting adjourned at 9:01 p.m.

Attachment: JFAC Virtual Meeting Comments, November 15, 2023

[7:36 PM] Natalie U. Roy (Guest)
that is the number I have too, 55% on residential

[7:38 PM] Natalie U. Roy (Guest)
that report would be great Matt!

[7:39 PM] Matthew Ladd
Commercial Market Resiliency Presentation:
https://meetings.arlingtonva.us/CountyBoard/Documents/ViewDocument/_%20-%20Item%20Attachment%20-%20STAFF%20PRESENTATION%20%20COUNTY%20BOARD%20DISCUSSION%20OF%20COMMER.pdf?meetingId=351&documentType=Agenda&itemId=32592&publishId=515&isSection=false

[7:40 PM] Matthew Ladd
Commercial Market Resiliency Work Session video:
https://www.youtube.com/watch?v=BuRxIZEYWW4&ab_channel=ArlingtonCountyGovernment

[8:08 PM] Natalie U. Roy (Guest)
definitely agree with 2-3 years.

[8:28 PM] Steve Young (Guest)
I think Stacy was thinking in broader terms on coordination language, and I agree. Not disagreeing about the H point though.

[9:00 PM] Natalie U. Roy (Guest)
thanks Stacy & Wells for the hard work!

[9:01 PM] Steve Young (Guest)
Thanks to everyone!!



**DRAFT MEETING MINUTES OF THE HYBRID
JOINT FACILITIES ADVISORY COMMISSION MEETING**

February 28, 2024

The Joint Facilities Advisory Commission (JFAC) convened its meeting at 7:00 p.m. on February 28, 2024.

PRESENT (IN-PERSON)

Stacy Snyder, Chair
Wells Harrell, Vice Chair
Andy Greenwood
Brian Harner
Star Hy
Claire Noakes
Diana Preston
Natalie Roy
Steve Young

ABSENT

None

STAFF

Emily Garrett, Arlington County
Matt Ladd, Arlington County
Elizabeth Hardy, Arlington County
Nicole Boling, Arlington County
Robert Ruiz, Arlington Public Schools

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- [Link to Teams Recording](#)
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SUMMARY OF AGENDA ITEMS

Chair's Update

Chair Snyder introduced Emily Garrett, the new County staff liaison replacing Matt Ladd. She updated the commission on attending the Arlington 2050 Initiative kick-off event.

Public Comment

None.

Update on Projections and Forecasts

Robert Ruiz, Principal Planner, APS Planning & Evaluation, presented on [APS Fall 2023 10-Year Projections](#). Elizabeth Hardy, Principal Planner, and Nicole Boling, Associate Planner, from Arlington

County's Research and Strategic Initiative Group, presented a [demographic update](#) on population estimates, births, and forecasts.

JFAC members asked questions on the budgeted PreK enrollment allocation, design capacity, incorporation of fertility rates, changes in private school enrollment, how building status is determined in the development tracking database, trends in Virginia and Northern Virginia, demographic trends for age cohorts, and data sharing between the County and APS.

Public Comment

None.

Meeting adjourned at 9:00 p.m.

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**DRAFT MEETING MINUTES OF THE HYBRID
JOINT FACILITIES ADVISORY COMMISSION MEETING**

April 24, 2024

The Joint Facilities Advisory Commission (JFAC) convened its meeting at 7:00 p.m. on April 24, 2024.

PRESENT (IN-PERSON) Stacy Snyder, Chair
 Wells Harrell, Vice Chair
 Andy Greenwood
 Star Hy
 Claire Noakes
 Diana Preston
 Natalie Roy

PRESENT (VIRTUAL) Steve Young participated virtually from home (via Teams) due to a medical condition that prevented his physical attendance.

ABSENT Brian Harner

STAFF Emily Garrett, Arlington County
 Robert Ruiz, Arlington Public Schools

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- [Link to Teams Recording](#)

SUMMARY OF AGENDA ITEMS

Chair's Update

Chair Snyder reminded JFAC of the requirements to meet an in-person quorum. She mentioned that she was invited to a commission chair's meeting on Arlington 2050 occurring the following week. Vice Chair Harrell gave an update on prevailing wage provisions. This led to discussion, and the decision to write a letter to the School Board.

Commissioner Noakes moved that JFAC write a letter to the School Board recommending to (1) adopt a resolution requiring contractors for significant construction projects to pay prevailing wages, aligning with the contracting practices of the federal government and Arlington County, and (2) reissue the solicitation to bid for the first phase of the Career Center project to include a prevailing wage requirement. Commissioner Greenwood seconded the motion. The Commissioners present approved the motion, 7-0 with one abstention.

- [JFAC Recommendations on Prevailing Wage Requirements](#)

Public Comment

None.

Discussion of Proposed School Capacity Review and Pre-K in APS Enrollment Projections

Chair Snyder reviewed material from the [Pre-CIP Report](#), [Fall 2023 Enrollment Projections Report](#), and [Capacity Utilization Tables](#) that JFAC had questions about at their previous meeting. JFAC discussed design capacity, needs of different programs and grade levels, opportunities with a surplus of seats county-wide, ed specs, how community centers that are part of schools are being used, and enrollment changes from the fall to spring.

Discussion on APS and ACG Debt Service and CIP Responses to Managing Student Enrollment and Demographic Changes

Chair Snyder gave a [presentation](#) on the Capital Improvement Plan (CIP), how it works, how the County Manager has written about past CIPs, and how CIPs have responded to demographic changes and county and school needs. She provided guiding questions from the November 2023 meeting on the CIP Direction as a baseline for discussion. JFAC discussed bond and interest rates, how other localities handle debt servicing, state funding, environmental sustainability, and other County and APS priorities.

Public Comment

None.

Meeting adjourned at 9:00 p.m.

Attachment: JFAC Virtual Meeting Comments, April 24, 2024

[7:20 PM] Steve Young (Guest)

I am not seeing a chart if they are being displayed
Got it!

[8:23 PM] Ruiz, Robert (Unverified)

Hi - for the guest who called in, could you please identify yourself. Thank you.

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**DRAFT MEETING MINUTES OF THE HYBRID
JOINT FACILITIES ADVISORY COMMISSION MEETING**

May 22, 2024

The Joint Facilities Advisory Commission (JFAC) convened its meeting at 7:00 p.m. on May 22, 2024.

PRESENT (IN-PERSON)

Stacy Snyder, Chair
Wells Harrell, Vice Chair
Andy Greenwood
Brian Harner
Claire Noakes
Diana Preston
Natalie Roy
Steve Young

ABSENT

Star Hy

STAFF

Emily Garrett, Arlington County
Robert Ruiz, Arlington Public Schools

- [Link to Teams Recording](#)
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SUMMARY OF AGENDA ITEMS

Chair's Update

Chair Snyder reminded JFAC that she will be attending CIP work sessions for the School Board on June 4, 2024 and the County Board on June 11, 2024.

Public Comment

Amy Newman, a member of Faith Alliance for Climate Solutions and former APS parent, spoke in-person about opportunities for APS to be more sustainable and reduce climate impacts. Kip Malinowski, a Douglas Park resident and teacher at Thomas Jefferson Middle School, spoke virtually about the need for a joint feasibility study for the Thomas Jefferson Middle School and Community Center and to jointly address needs. Michael Bruno, Montessori Public School of Arlington parent and officer on the Arlington Montessori Action Committee, spoke in support of the proposed CIP with either MSPA option 2 or 3.

Discussion on APS and County CIPs

Chair Snyder shared a draft letter with JFAC regarding support for the APS Proposed School Capacity Review. The Commission members present approved the motion, 8-0.

- JFAC Support for the Proposed School Capacity Review

The Superintendent's [Proposed 2025-34 CIP](#) was presented on May 16, 2024. Chair Snyder shared a [presentation](#) with relevant material to help commissioners make informed recommendations on the CIP. Members discussed their guiding questions, the APS Strategic Plan, deep dive studies, MSPA options, synthetic turf tradeoffs, debt servicing, prevailing wages, biophilia, libraries, joint uses, flexible spaces, and APS and demographic trends.

Public Comment

None.

Meeting adjourned at 9:35 p.m.

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Attachment: JFAC Virtual Meeting Comments, May 22, 2024

[7:19 PM] Bill

You've got a typo in third paragraph: "withing"

I think you mean "within"

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**DRAFT MEETING MINUTES OF THE VIRTUAL
JOINT FACILITIES ADVISORY COMMISSION MEETING**

May 29, 2024

The Joint Facilities Advisory Commission (JFAC) convened its meeting at 7:00 p.m. on May 29, 2024.

PRESENT (VIRTUALLY)

Stacy Snyder, Chair
Wells Harrell, Vice Chair
Andy Greenwood
Brian Harner
Claire Noakes (Phone)
Diana Preston
Steve Young

ABSENT

Star Hy
Natalie Roy

STAFF

Emily Garrett, Arlington County
Robert Ruiz, Arlington Public Schools

- [Link to Teams Recording](#)
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SUMMARY OF AGENDA ITEMS

Chair's Update

Chair Snyder gave an update on the timeline for providing input to the School Board and the County Board on their proposed CIPs. She will be attending work sessions for the School Board on June 4, 2024 and the County Board on June 11, 2024.

Public Comment

Catrina Tangchittsumran, band director and former student at Thomas Jefferson Middle School, spoke to the condition and needs of the school.

Discussion on APS and County CIPs

County Manager Mark Schwartz presented his [proposed FY2025-2034 CIP](#) to the County Board on May 28, 2024. Chair Snyder shared a document outlining her main takeaways.

Chair Snyder and Vice Chair Harrell shared draft potential recommendations they developed in advance of the meeting. Commissioners did not object to any of the following recommendations:

- Maintaining existing assets should be a priority.
- Bolstering financial sustainability, maintaining flexibility in rapidly changing circumstances, and taking a measured approach – being mindful of impacts of debt service on operation budget and uncertain external pressures (e.g. inflation/interest rates)
- Environmental resiliency and climate regarding government facilities
- Broad context collaborative planning – CIP decisions should not be made without understanding and acknowledging forthcoming information and new needs

Commissioners discussed existing assets, turf fields, public-private partnerships, operating funds, project timelines, deep dive studies, surplus of seats county-wide, boundary changes, co-location of programs, biophilia/biophilic design, and long-range planning for the Quincy Site, 601 S. Carlin Springs, and the Trades Center.

Public Comment

Michael Bruno, Montessori Public School of Arlington (MSPA) representative, spoke to the future for MPSA depending on JFAC's recommendation and Board decision. Cynthia Hilton, acting chair of FAC, spoke to disparities among neighborhoods, operating costs, and the Patrick Henry Building.

Meeting adjourned at 9:17 p.m.

Attachment: JFAC Virtual Meeting Comments, May 29, 2024

[7:36 PM] Steve Young (Guest)

Note that Parks and Recreation stuff is also included in the assets inventory. See presentation slides 27 and 28

[7:48 PM] Wells Harrell

Robert, the shared screen keeps shifting every few minutes from Teams to the draft document.

[7:52 PM] Ruiz, Robert (Guest)

Thanks for letting me, I'll look at the setting.

[8:36 PM] Andy Greenwood

should MPSA not go into the legacy career center site we acknowledge that this decision is to allow better allocation of scarce resources for other facilities while reducing excess capacity that prohibits funding to be used across the county. The Montessori program has equal consideration for a facility that serves its needs. While option programs are more easily moved, that does not mean this option program is optional to have a home for long term plans.