



SEMINARY RIDGE CIVIC ASSOCIATION, INC.

MINUTES

SRCA BOARD MEETING

January 4, 2024 – 7:00-7:30 PM by Zoom Conference Call

In attendance:

Michael Resnick, President; Michael Souza, Second Vice President; Karen Meade, Secretary; David Pritzker, Parliamentarian; Mike Brookbank, Historian; Jeanne Jacob, Beatification Committee Chair; Beth Chase, SSSAS Liaison; Residents: Harriett McCune; Patricia Evan, Cookie Balcha

1. Welcome and President's Report – Mike Resnick

1.1. Welcome to SRCA Board Members and SR Residents Joining Meeting: Resnick called the meeting to order at 7:05 pm.

1.1.1. Questions/Concerns from SR Residents – “Open Mic”: No questions or concerns were raised.

1.2. Priority Areas for Tonight's Meeting:

1.2.1. SRCA Winter Party Planning & Budget: The date for the winter party is Saturday, February 10, 2024 from 6:00-9:00 pm at the Goodhart residence. Souza looked at the budget from last year which was just under \$3,000. Almost \$2,000 was for Bittersweet catering and other odds and ends. He requested a budget of \$3,500 this year to take into account inflation and the increased cost of food. Jacob will talk to Souza offline to inform him about what food was left over last year so we can adjust this year's order accordingly. Reed provides the wine every year; Souza will reach out to find out if he's available on February 10. Next steps are that we need to send out a 'Save the Date' to the neighborhood via email and/or flyer, and we also need someone to collect the RSVPs. Resnick suggested sending an Evite instead of just an email since we can collect RSVPs automatically that way. Jacob recommended that we still pass around printed flyers since this is our biggest event and not everyone has an email address. She offered to list her name and phone number on the flyer for RSVPs (in addition to the Evite RSVP option).

The group discussed whether it might make sense to choose a theme for the party, and all agreed that Mardi Gras was a good theme since Mardi Gras falls the week after on February, 13. Costumes will not be required but we can order a bunch of beads.

2. Secretary's Report – Karen Meade

2.1. Approve meeting minutes from the December 7, 2023 Board Meeting: Souza moved to approve the December 7, 2023 meeting minutes; Resnick seconded and the minutes were unanimously approved.

3. Treasurer's Report – Scott Sutherland: Sutherland was not able to attend but provided the following reports via email.

3.1. Status of Dues: Burke and Herbert bank balance is \$13,416.92. No checks have cleared since last month. Deposits \$47.76 from PayPal - one member paid.

3.2. Updates on any Outstanding Reimbursements: No updates.

4. First Vice President's Report – Key Updates from Partner Associations/Coalitions – Lyn

Allen: Lyn was unable to attend the meeting but provided the following updates from the Seminary Hill Association and West End Coalition meetings to Resnick to report on her behalf:

4.1. King Street/Bradlee Road Diet: City personnel said concerns are as follows:

- Pedestrian safety
- Buses
- Bicycles
- Sidewalks
- Better treatment and environmental improvements for stormwater

A FOIA was requested and showed that safety is not a problem and the public should insist that the City does not fudge on accidents and injuries like they did on Seminary Road. They should have to prove to the public that there is a safety area on/in Bradlee area. Watch for community engagement opportunities. It was suggested by someone that a Dash bus pick up Minnie Howard students near the school instead of at Bradlee Center. The City indicated perhaps an intent to pursue this new bus stop idea.

It was noted that the Metro from Potomac Yard was not our issue.

4.2. Alexandria West Planning Update to City Personnel: Said intent was to redevelop properties that will:

- Keep people in the area
- Make it affordable to stay
- Will try not to displace many of the units
- Keep existing parks

- Plan new parks
- Lower lots of height restrictions
- Have more design controls
- 10% has to be affordable, which means 40-60% of Area Median Income (AMI)
- The “population growth” is still trying to be calculated

4.3. Zoning for Housing/Housing for All: Keep your eyes open for Phase II.

4.4. Potomac Yard Arena Development: As most are probably already aware, there are plans for a public-private partnership to create a \$2 billion Entertainment District in Potomac Yard that will house the NHL’s Washington Capitals and the Washington Wizards of the NBA. President and CEO of Alexandria’s Economic Development Partnerships gave some details in the Alexandria Times December 21, 2023 issue. She said Monumental’s campus will only encapsulate about 15% of the project and the remaining 85% is for retail, hotels and housing.

Things to perhaps watch for are environmental issues, especially flooding and unstable soils in the area, impacts to quality of life to neighboring areas especially because of limited car parking being planned for.

4.5. Strawberry Run: Regarding the camera with the solar panel that was recently installed in Strawberry Run, it’s not part of the “King Street – Bradlee Safety and Mobility Enhancement” project. City stormwater personnel said it is part of a stormwater monitoring system that was being deployed around the City with cameras that are directed towards the various pipes/culverts where they are installed.

5. Second Vice President’s Report – SRCA Events – Mike Souza

5.1. SRCA Winter Party Planning & Budget: Refer to 1.2.1. above.

6. Communications Report – Stephanie Karner: Karner was not able to attend, but Meade shared that Karner reached out to Michael Woodward at Squarespace to inquire about the cost and availability of scheduling a more in-depth website clean-up/training for us sometime in February.

7. City of Alexandria Projects – Jeanne Jacob:

Jacob shared that Weiblinger was successful in working with the City (Parks & Rec and T&ES) to clear the leaves off of the medians from Seminary Rd. all the way down to Duke St. which will really help our grass growth in the Spring. However, they did not clear the island across from Souza’s home yet, so Jacob will follow-up with Weiblinger to find out if he can follow-up with the City again to have them complete that area.

8. Parliamentarian Report – David Pritzker: Pritzker offered to review the latest updates that Meade made to the SRCA community directory. Pritzker sent his findings to Meade and

Meade completed all but some that require additional discussion/consideration. Pritzker will respond. In the meantime, Meade has also collected contact information for four of the six new homeowners in Seminary Ridge from Sue Goodhart. Goodhart's team is helping Meade obtain those that remain.

Meade has not yet heard back from ASAP Printing regarding a reduced-price estimate for printing the directories; she will follow-up. Brookbank noted that we should remind them to add a gutter (a wider margin on the left-hand side) so that none of the text gets cut off on the left side that is bound.

A group discussion followed regarding the possibility of offering an electronic copy of the directory moving forward as the 'default' to save money and make it easier to maintain updates in the future, while making a printed version available only to those who would request one. Souza noted we can lock down the PDF so that it's not downloadable to make it more protected; Meade noted it can also be posted behind a password-protected page on our website. Souza added that there may be a volume discount for printing several hundred copies vs. significantly less; Meade will inquire about this. Jacob also noted that we should only provide a hard-copy directory to members who request it and have paid their dues. For this year, we'll continue to move forward with printing a directory for all households, but the Board will seriously consider moving to electronic as the new 'standard' moving forward.

9. St. Stephens & St. Agnes School (SSSAS) Liaison – Beth Chase: The girls invitational basketball tournament is this weekend.

10. Beth El Hebrew Congregation (BEHC) Update – Jeremy Flachs: Flachs was not able to attend.

11. Home Sales in Seminary Ridge – Kate Hennigan: Hennigan was not able to attend but shared the following report via email after the meeting:

There have been four properties listed/sold in the neighborhood over the last 60 days. 4001 Moss Place sold in 4 days for \$1.49M, 37705 Ft. Worth Ave sold in 33 days for \$1.41M and 900 St. Stephens Road just went under contract after being on the market for just one weekend. 4012 N. Garland has expired (12/31) but I expect it to be relisted at a lower price (we will see).

Interest rates dropped to below 7% last week, so the Spring market has started a bit earlier than expected. Homes in Seminary Ridge remain desirable and prices are still elevated. As rates stabilize, we expect more buyers to enter the market and competition to increase.

12. Welcome Committee for New Residents – Kate Hennigan: Hennigan was not able to attend but shared the following report via email after the meeting:

I am dropping a welcome package to Moss Place this week, but the new owners of Fort

Worth have not moved in yet.

13. Continued “Open Mic” for SRCA Community – Mike Resnick: No updates.

Jacob shared that the George Washington Legacy Foundation is sponsoring an essay contest for 7th & 8th graders on the topic of George Washington and his relationship with the City of Alexandria. The deadline to enter is January 31. The winner will be awarded \$500 and included in the George Washington birthday celebration parade on February 19 and the Friendship Fire House’s 250th anniversary on February 19.

14. Adjournment of SRCA Board Meeting – Mike Resnick: Brookbank moved to adjourn the meeting at 7:58 pm; it was seconded by Jacob and unanimously approved.