

**Minutes**  
**Planning, Development and Real Estate Committee**  
**November 20, 2008**

The meeting was called to order at 9:20 a.m. Present were:

**Committee members:**

Mrs. Catherine Hudgins, Chair  
Mr. Christopher Zimmerman  
Mr. Jim Graham  
Mr. Peter Benjamin  
Ms. Elizabeth Hewlett  
Mr. William Euille  
Mr. Gordon Linton  
Mr. Anthony Giancola  
Mr. Marcell Solomon

The Committee meeting was called to order at 9:20 a.m. Mrs. Hudgins moved, seconded by Mr. Benjamin, that the Committee convene in Executive Session at 9:22 a.m. The Committee voted unanimously in favor of the motion.

The Committee meeting reconvened at 10:07 a.m.

**Certification**

Mrs. Hudgins moved that the Board certify that only such matters authorized for discussion and only those matters identified in the motion by which the Executive Session was convened were heard, discussed or considered by the Board. The motion was seconded by Mr. Benjamin. The Committee unanimously voted in favor of the motion.

**Approval of Agenda**

Mr. Graham moved, seconded by Mr. Giancola, that the Possible Relocation of WMATA's Headquarters item be postponed until the January 2009 Planning, Development and Real Estate Committee meeting. The Committee voted unanimously in favor of the motion.

**Approval of Minutes**

Mr. Benjamin moved, seconded by Mr. Zimmerman, to approve the September 25, 2008 minutes as modified. The Committee voted unanimously in favor of the motion.

Mr. Zimmerman moved, seconded by Mr. Solomon, to approve the October 16, 2008 minutes as modified by Mr. Benjamin. The Committee voted unanimously in favor of the motion.

## **Action Items**

### **A. Action on Matters Arising from Executive Session**

#### **A1. Amendment to Joint Development and Guidelines/Selection Criteria**

Board directed staff to develop a selection criterion for joint development offeror integrity and business ethics, and to request approval of that criteria.

Mr. Benjamin moved, seconded by Mr. Solomon, to approve the Resolution and attachments with recommended modifications from Mr. Benjamin. The Committee voted unanimously in favor of the motion.

#### **A2. Joint Development Small, Local and Minority Business Enterprise Policies and Guidelines**

This item will be brought back for discussion at a later time.

### **B. Shared Use by Marriott of WMATA's Parking Garage at Prince George's Plaza Metrorail Station**

Staff sought authorization to negotiate and execute an amendment to the joint development retail ground lease with Prince George's Station Retail, LLC to allow Courtyard Marriott at Belcrest Center guests non-exclusive use of 45 spaces in Metro's parking structure at Prince George's Plaza Metrorail station.

Marriott would pay Metro 1.5 times the Metro daily parking fee for up to 45 guests to have unlimited parking structure entry/exit in a 24-hour period. Access to the parking spaces would be non-exclusive; i.e., neither reserved nor held for Marriott guests, but available on a first come, first served basis.

Ms. Hewlett moved, seconded by Mr. Solomon, to authorize staff to negotiate an amendment to the joint development retail ground lease with Prince George's Station Retail, LLC to allow Courtyard Marriott at Belcrest Center guests non-exclusive use of 45 spaces in Metro's parking structure at Prince George's Plaza Metrorail station and to return to the Board for execution of the lease. Messrs. Benjamin, Euille and Zimmerman voted against the motion. The motion passed by majority vote.

### **C. Adoption of 7000 Series Rail Car Design**

Staff sought Board approval to adopt the 7000 Series design for railcar procurements for FY 2009-2020.

The timing of needs for renewal, rehabilitation and growth of the Metro railcar fleet with a five-year window has provided the opportunity to standardize a major portion of the fleet to a new design that will result in lower acquisition, operating and maintenance costs.

Mr. Zimmerman moved, seconded by Mr. Euille, to approve the adoption of the 7000 Series design for railcar procurements for FY 2009-2020. The Committee voted unanimously in favor of the motion.

The meeting adjourned at 11:28 a.m.