

Woodley Park Community Association
Regular WPCA Executive Committee Meeting – January 9, 2024

Members Present:

- *Executive Committee:* John Goodman (President), Barbara Ioanes (Vice President), Jeff Myers (Secretary), Glenn Marcus, Stephanie Zobay, Zach Messitte, Danielle Ojeda, Linda Raphael (all At Large), and Courtney Tolbert (Past President)
- ANC representatives: Adam Prinzo, Janell Pagats
- Robert Meins (Woodley Park Main Street)
- Ellen Carnevale, Karen Doyne, Kathryn Oberly, Ray Willson, Renate Wallenberg, Cliff Majersik, Caren Kaston, Nicholas DellaDonne, Joanne Howes, Joseph and Jean McCarthy
- Carmel representatives: Jamie Kiley, Ronnie Gibbons, Marcel Pean

Agenda:

1. Establish quorum/confirm everyone can hear/see
2. Introductory items:
 - a. Approval of agenda
 - b. Approval of minutes
3. Wardman Park construction update – Carmel Partners
4. Financial stuff
 - a. Acceptance of Treasurer's report
 - b. Annual review of books
 - c. Budget and big ticket items for 2024
5. Grocery garbage enclosure
6. Benin
7. Updates from Mayor's office, Council, ANC
8. Good of the order
9. Adjourn

Minutes:

1. A quorum was present (9 members were present)
2. Carmel – construction on the site of the former Marriott Hotel
 - a. Carmel stated that they have obtained all required permits
 - b. Building A (near Woodley Tower) will have concrete complete/top out in July, finish in 2025.
 - c. Building B (on Calvert) it will top out in October 2024, finish by 2026.
 - d. Asked about the sink holes, Ronnie Gibbons of Carmel said that some (mostly around the park) were there since 2021, before Carmel took possession. Carmel is studying their cause. They've roped them off, marked them, and warned local schools of the danger.
 - e. Average unit size in building A is 1,100 square feet 38% 1BR, 44% 2BR and 18% 3BR. 290 units in total.
 - f. In building B the average is about 800 square feet, with 34% efficiency units, 35% 1BR, 32% 2BR – total of 577 units
 - g. There are no DHS-defined hazardous chemicals on-site.
 - h. There is some intermittent jackhammering to remove rock in footing of B building basement. Carmel has tried to drill, rather than pile drive in order to reduce noise. The

jackhammering should be completed by the end of this month. There will be some noise (likely less) from constructing the building until October.

- i. A neighbor noted that work for the construction seems to have occurred after 7PM. Carmel said loud noises may only be produced between 7AM and 7PM. Other non-noisy activities can take place from 6AM to 10PM (e.g., to get deliveries, staging, safety meetings, etc. After 7PM the concrete batch plant is cleaned, and there may also be some concrete finishing work after 7PM.
 - j. Nicholas DellaDonne indicated that an appeal has been filed by Wardman Vision with the Board of Zoning Adjustments seeking revoke two Carmel building permits. Interested parties can contact him at WardmanVision
 - k. There will be 883 parking spaces provided – more than one per unit (more than required by City zoning – which is approximately 300 spaces). They will be rented separately from the residential units. No decision yet on whether there will be visitor spaces.
 - l. All of the units will be rental apartments (not condominiums)
 - m. Carmel does not have a charitable foundation, but as projects reach completion, it often does make some sort of contribution
 - n. Adam Prinzo offered to accept input from his ANC district, which includes the Carmel site
3. Financial stuff
- a. Treasurer's report was accepted
 - b. Annual review of books will be done by Danielle Leone and Nico Ojeda
 - c. Budget and big ticket items for 2024 – shred day, picnic, and holiday party (we could ask Carmel to contribute by sponsoring our holiday party through 2035, for example)
 - d. For the holiday party, we paid Lillie's \$2,400; received \$121 via Square, \$560 in cash (\$80 from attendees, plus \$80 in membership contributions). Every attendee contributed the \$10 requested, except maybe 2.
4. The grocery garbage enclosure should be on the Public Space Committee's agenda for their January meeting. Adam Prinzo shared an artist's rendering, which showed the enclosure extending 4 feet out from the building, and 29 feet from the building entrance awning, which falls short of abutting Elsa's Restaurant. A question was raised to ask Adam to see if he can identify the building material that is planned to be used. (i.e., will it be steel to keep rats out?)
5. Zach Messitte will schedule a meeting with the Ambassador from Benin when he returns in late January to present a proposal for Benin-US friendship park in the vacant lot that was formerly the site of the Benin Chancery from 1960 to 2007. Zach estimates that refurbishment/prep of the site to serve as a park, dog walking area, possible community garden, could be accomplished for about \$50k – but that Benin is unlikely to pay. Potential other funding sources are being identified.
6. Boundaries for Oyster & Eaton elementary schools – several WPCA Executive Committee Members expressed opposition to the proposed change in attendance boundaries for Oyster that affect Woodley Park residents – but wanted more information about how many families/kids would be affected. Janell Pagats will work to create a task force to consider and provide input/advocacy on the school boundary issue
7. Morning drop off at Aidan Montessori school has become chaotic. Cars back up on 27th Street, wait for drop-off blocking the street. Parents exit their cars to walk their kids into school. Aidan's community is perceived not to be following the school's traffic management plan agreed to by the ANC, the Woodley park Community and Aidan.
8. Adjourned at 9:30PM

Woodley Park Community Association					
Treasurer Report For the Period of Dec 1, 2023 - Dec 31, 2023					
Account	Balance as of 12/31/2023	Balance as of 12/01/2023	Net Change	Major Notes	
Bank of America Checking - 2797 (Main)	11848.02	11082.25	765.77		
Bank of America Savings - 8372	13505.31	13505.08	0.23	Includes mural restoration funds	
PayPal	1,641.08	1,427.78	213.30		
CD	10292.99	10259.99	32.95		
Total Balances	37,287.40	36,275.10	1,012.30		
Account Debits:	Date Cleared	Amount	Acct	Check #	Purpose
Paypal Fees	31-Dec	\$15.77	Paypal		
Zoom Fee	19-Dec	\$16.95	Paypal		
2D CAC Banquet	21-Dec	\$260.00		1336	
GoDaddy SSL Renewal	17-Dec	\$199.98	Paypal		2-year renewal
Total Debits		\$492.70			
Account Credits:	Date Cleared	Amount	Acct	Balance	Purpose
Membership donations (Checking)	31-Dec	\$350.00	*2797		
Membership donations (PayPal)	31-Dec	\$446.00	Paypal		
Interest (Saving + CD)	31-Dec	\$0.23	*8372		
Call Box Revenue Balance				\$33.18	
Square Deposits		\$115.77			
Main Streets - Rajan mural restoratiion			*8372	2000	
Main Streets - New mural			*8372	3000	
Total Credits		\$912.00			
Net Revenue		\$419.30			
Donations + Interest		\$912.00			
Donations + Interest received 2023 YTD (R)		\$5,398.34			
Total Received 2022 YTD (P)		\$5,708.68			
Total Received 2021 YTD (N)		\$3,435.53			
Change vs 2022		-5%			
Change vs 2021		57%			