Transcript of ANC 3B Meeting of October 08, 2026

Edited for Clarity and Readability

Timestamp	Agenda Items
0:00:00	Call to Order
0:01:47	Approval of Agenda
0:03:33	Police Report
	Old Business
0:09:05	New Business
0:09:05	• Presentation on Conversion of 2201 Wisconsin Avenue NW to Condominiums
0:31:30	Updates and Information
0:31:30	• Update on New Restaurants
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Call to Order [0:00:00]

Approval of Agenda [0:01:47]

Turmail: All right. Evening, everyone. We'll give it a couple seconds to see if folks are still

logging in, and then we'll get started.

Lane: They're in.

Turmail: All right. Well, we'll give it no time. We're going to go ahead and get started. Welcome to ANC 3B, our October meeting. First thing we need to do is approve the agenda. I do have one I think relatively significant--

Lane: Two. Two.

Turmail: I'm sorry?

Lane: You're going to have two changes.

Turmail: What I meant to say was we're going to have two changes. The first one I know about. The second one I'm about to learn about. The first one is that under the item listed for old business, we had been expecting representatives from Kahama West LLC to come and speak about their application to request a transfer for a medical marijuana license for an establishment that would be at 2208 Wisconsin Avenue. We did hear from them, yesterday I believe it was, that they would like to reschedule that appearance for November. So we are going to move that agenda item to November. And Melissa, our second agenda change?

Lane: You have to add the fourth quarter FY2026 report.

Turmail: And our other change is we're going to add that fourth quarter FY2026 financial report. Is that what you said?

Lane: Yes.

Turmail: To the agenda. With those two changes, should we approve the agenda? I'll make a motion that we approve the agenda. I see a second. All in favor raise your hand or say, "aye."

Lane: Aye.

Turmail: I'm showing all five of the commissioners present voting to approve the amended agenda. So, we'll get started.

Police Report [0:03:33]

Turmail: And I think the first item on the agenda is a report from the police. Lieutenant Johnson?

Johnson: Hello, everyone. How are you?

Turmail: How are you?

Johnson: How is everybody doing? It's Lieutenant Johnson from Second District, which includes ANC 3B, Glover Park. Hope everyone's doing well this autumn. This month we have ten crimes to report, so we're doing pretty good. We have four theft from autos and six thefts that occurred, that were reported in ANC 3B, Glover Park. Of those ten crimes, there were no arrests. We had, like I said, four theft from autos, six thefts. No part one offenses, no robberies, no serious assaults, no arson, no sexual assaults. So we're doing good in the part one offenses category. With that, any questions from anybody from commissioners or online?

Turmail: I had a question from a constituent who wanted to know how she should handle reporting an individual who has allegedly been panhandling outside of the CVS for quite some time.

Johnson: Well, she can always call--

Turmail: I don't know how often it's enforced, but I think panhandling is technically on the books as not something people are allowed to do.

Johnson: Aggressive panhandling, yes. Panhandling-- Aggressive is within a certain amount of feet of an ATM, in traffic, or when someone approaches you in an aggressive manner demanding money.

Turmail: One person's aggressive is another person's hustle.

Johnson: Yeah. But anytime you see any kind of crime occur, if you're not sure just call the police. We'll come by and we'll check it out. 911, sir.

Turmail: Okay. My advice to her was to contact the Second District, and no one's going to get in trouble. They know what to do and what kind of support to provide.

Johnson: Yep. Just call 911 and an officer will respond and assess the situation, and handle it appropriately.

Turmail: Okay. Since we're talking about aggressive, now that I understand the definition of aggressive panhandling, you may not be aware, but there are aggressive panhandlers at the Key Bridge every day. If you want to find them, they're there at rush hour. I've almost hit them like 16 times. At M and Key Bridge.

Johnson: Gotcha.

Turmail: All right. That was my one question. I don't know if my fellow commissioners have

questions for Lieutenant Johnson.

Pollock: I'll just say that I haven't encountered anyone washing my windshields as they do in New York, and then hand them money.

Turmail: This isn't Baltimore either.

Pollock: So I don't know if that's an improvement or not.

Turmail: I don't know.

Johnson: I think we're better than New York.

Turmail: There we go. Other questions from commissioners or from the community for Lieutenant Johnson? Could you give us a little flavor on the six, you said burglaries or thefts? I'm sorry. I think you said thefts.

Johnson: They were thefts. There were six thefts. And we had three from the CVS. And we had one scooter theft. And other than that, some package thefts.

Turmail: Gotcha.

Johnson: Yep.

Turmail: All right. We're getting into the package season with the holidays. Any advice for folks listening?

Johnson: Yes, sir. If you can, use our Amazon boxes we have at the Second District. Or we have them at I believe at the Whole Foods also. So if you have something that's very valuable, use one of the lock boxes that you can get your package shipped to. Also, take advantage of our camera program, Camera Connect. So if someone does steal your package, we might have a video image of the person. So that's also a good program to take part of. You can get a Camera Connect to your house, and we pay I think about $500 toward the camera.

Turmail: One last question, if I may, and then we'll let you get on with the evening. Is the Second District planning any activities for Halloween for the community?

Johnson: Oh, yes, sir. Always. And Kyi Branch is in charge of that, but always something going at the Second District station. You can come here on Halloween. We have candy. We've got officers in costumes passing out candy at the Second District on Halloween.

Turmail: Awesome. Well, she's welcome to send us information. We're happy to post it. I assume, Melissa, it's okay if we post it on her website. Yeah.

Johnson: I'll email her and have her send you something direct.

Turmail: Tell her I said hello.

Johnson: Yes, sir.

Turmail: All right. If no other questions or concerns from either commissioners of the community. Lieutenant, you're obviously welcome to stick around and you're welcome to get on with your evening, whichever is best for you.

Johnson: I'll be around for a while. I'll put myself on mute.

Turmail: All right. Well, I hope you and all your officers stay safe.

Johnson: You, too. You, as well. See you next month. Everybody, be safe.

Turmail: All right. With that, we're going to move on to a grant request. This is a grant request for the Miracle in the Alley. And we've got Dan. Dan, I should know how to say the last name. Theisen? If I mispronounced it, a thousand apologies.

Lane: I don't see him.

Turmail: Okay. We'll come back to Dan unless we have anyone else from the Miracle in the Alley group.

Lane: No, the other one would be Gupi, and Gupi would have to recuse.

Turmail: Gotcha. All right.

New Business [0:09:05]

Presentation on Conversion of 2201 Wisconsin Avenue NW to Condominiums [0:09:05]

Turmail: Well, tell you what, why don't we go to the presentation on the conversion of 2201 Wisconsin Avenue Northwest to condominiums. And it comes with, I think, a request for some support for holiday work. Kevin, how are you?

McCormick: I am good. How are you?

Turmail: Doing great.

McCormick: Can you see me?

Turmail: Yes, welcome.

McCormick: Okay. Well, thanks for-- Yeah, thanks for getting us on the agenda. And nice to meet you virtually.

Turmail: Likewise.

McCormick: So, yeah, our specific purpose was to request working on Monday or non-Monday DC federal holidays for which we our contracted we need after hours permits that need ANC approval. But then obviously thought it'd be a good opportunity to just give a general, you know, update. And if you weren't aware of it, let you know a little bit about the project.

Turmail: Wonderful. Why don't we-- Should we start high and then get specific and just start with an overview of the project And then we can obviously hear your request for the after-hours work and take a vote.

McCormick: Yeah, we'll do that. So I'm Kevin McCormick, by the way. I'm with Monument Realty. I lead construction and design there. We now own 2201 Wisconsin Ave., also known as the Meridian building. That's the one with the Chinese Visa office, Pannello Home Interiors, World of Wine. It's on the east side of Wisconsin. I'm sure you're familiar with it and drive by it every day. So we're excited about it. We own and manage it now. There's 50 existing apartment units, and then obviously the retail on level one, and the rear part of the first floor and then second and third floor are or were office. So we are taking it through an office-to-residential conversion of the office space. And that'll take place-- The visa office is still open. So, right now we've started on levels two and three. We just received our building permit. We got our demo permit in the summer, and have done that work. So our contractor is Donohoe Construction. They're on site and actively working. We've also been doing unit renovations on the existing units, the ones that were vacant and as they turned. So in the end it'll be about 82 new apartment units, for a total of a little over 130 apartment units. So that's the overall plan. The retail will stay as retail. And there will just be no more office on one, two or three. So, happy to answer any questions you have before we get into the after-hours request.

Turmail: Does the current retail stay in during the project, or do they leave and have to come back in? Or how does that work?

McCormick: They will stay in. We'll make whatever measures are necessary to keep them open and active. Obviously there will be some interruption that we're coordinating with them on, you know, core drilling above and things like that, to make sure we don't interrupt the business as much as we can, or make whatever accommodations necessary.

Turmail: Will there be changes to the exterior of the structure? And if you just said it, I'm sorry. I got maybe--

McCormick: Oh, no, I didn't. Not substantial, but more improvements. Because two and three will be residential, that comes with certain, you know, ventilation and natural requirements. So, there will be some window changes. And it'll look a little more uniform above, which is part of the design intent. So some infill areas of the existing windows, and then other changes in the window openings on two and three. We'll be doing just brick and facade repairs all the way around. So, that's stuff you wouldn't see. And then on the front, the existing brick is staying the same color and finish, but we'll be, you know, improving the entry canopy and adding like a vertical signage element. So, we're kind of playing and expanding like the mid-century modern style that it technically is. So, you know, I think some welcome improvements to that area of the street.

Turmail: Are you guys doing this through any of the, or taking advantage of any of the incentives that the District offers in terms of office-to-residential conversion?

McCormick: Yes, actually, we were approved for the Housing in Downtown program. So that comes with obviously the tax abatement. But then part of that is the CBE participation. So that's, you know, we have to have 35% of consultants or subcontractors that are qualified CBEs in the District.

Turmail: Gotcha. And just for those who may not be familiar with the phrase CBE, occupationally I happen to be, but for others CBE stands for?

McCormick: Certified Business Enterprise. And there's a couple like subcategories. SBE, small business enterprise. Women-owned business enterprise, things like that. But essentially, you know, it's small DC. Not necessarily small, or they qualify that one a certain way, but DC businesses. And there's certain qualifications. You have to be headquartered or have an office in DC. A certain amount of, I think, DC residents, things like that.

Turmail: Gotcha. All right. I've asked many questions. Forgive me, Kevin. And we will get to your request. But let me first, if you don't mind, open up and see if my fellow commissioners have questions for you about the project, and then open up to the community, if you can indulge us. Commissioner Lane?

Lane: Could you give us some examples of other commercial-to-residential conversions that your company's done?

McCormick: We have an active one right now at 2401 Pennsylvania Ave. And that had some press, and that one started in March. Donohoe is also doing that one. And it's actually a very similar building in that it's office and residential, which I think was more typical when these buildings were built in the market in the 1980s. So there it's, you know, there's ground floor retail. Levels two through four were office, and there's apartments on five through eight. So it's a very similar project, which naturally has been good for any lessons learned or things like that. But we have a great design team and contractor. So that's a very similar one that is ongoing and

a couple months ahead of it down the road.

Lane: So that's due to be completed when?

McCormick: That'll be completed in the springtime, about April.

Lane: Thanks. And when would this one be completed?

McCormick: This will be in about a year. So they go pretty quick when you're working within the existing structure.

Lane: Thank you.

McCormick: Yep.

Turmail: Commissioner Pollock, do you have some questions?

Pollock: Yes. How many of these units are one, two or three-bedroom units, or maybe penthouses? Can you describe them, please?

McCormick: Yeah, I would say, and I don't have an exact count for you, but I know most of them we have a mix of studios, junior one-bedrooms, one-bedrooms and two-bedrooms. So, that's the overall mix. And I think about 50% of them are the studios and junior ones.

Pollock: And what will be the general price point for these units?

McCormick: That I do not know off the top of my head, and that's kind of another one of my colleagues' wheelhouses. So, I couldn't give you numbers off the top of my head right now. I'd be happy to connect you with our leasing team if you're interested in learning more.

Turmail: Go ahead. I'm sorry. Forgive me for interrupting, Kevin. Go ahead.

McCormick: I was going to add in the existing, 50 units are quite large. And those are a mix of like one and two bedrooms. And so that was part of the consideration with the size of the new ones.

Turmail: These will be rental or condo? And I see your hand.

McCormick: All rental.

Turmail: Gotcha. Melissa, I'm sorry, you had your hand up. You were much more polite than me.

Lane: No, that was my question, if they were rental or condo.

Turmail: Great minds. Other questions from commissioners? Or Richard, I'm sorry, you had more questions?

Pollock: Yeah. So in some new apartment buildings there is a provision for people at certain income levels to qualify for these buildings. Do you have any information about how many will qualify that are in sort of the lower income bracket? Can you explain, can you tell us anything about your thoughts or plans about that?

McCormick: From what I understand, there are currently tenants in the building that are a part of the DC voucher program. And that's a qualification process that's through DC. So, we play no part in allowing or especially, obviously, disallowing those residents. So, you know, anyone can apply for that program as far as I understand. And they have to meet certain qualifications of, like you said, income threshold, and things like that to qualify. And anyone can-- But part of that is it's only based on a certain percentage of like the market. Typical like rent of comparable units. So they can get qualified for a certain amount with DC. And if with that amount they can afford the rent of a unit, they can live in whichever building they can. So that's a DC program that people are in. Voucher tenants are in a variety of our buildings.

Pollock: So in Chevy Chase there is a commitment, apparently by some of the developers there, that a certain percentage of the apartments would be set asides for people who are low-income people. Is there a percentage that you guys have come up with? I don't know what kind of--

McCormick: So that may be-- Unless that's an elective thing they've done, there's a separate, you know, in certain projects there's an Inclusionary Zoning requirement. Which I think we have a certain allotment of IZ units that are a part of the Housing in Downtown program. So aside from the voucher program, there is that IZ requirement that we have to fulfill with the city for just that reason. So those are two separate things. But, yes, I think it's-- Is it 15%? But there's some, there is some set allocation of IZ units that we have designated and have to fulfill with the city.

Turmail: That's part of the tax incentives you're receiving.

McCormick: Yeah.

Turmail: Other questions from commissioners or the community? I think there were some written ones. Maybe I'll just, I'll play MC for a second. Rent or purchase was already asked. Will you take vouchers, I think you've addressed. Just to double check, you said that you qualified for the Housing in Downtown program. Was that the name of the DC, the residential conversion program?

McCormick: Yeah. Shortened for HID.

Turmail: HID. All right. And Kate Dean, who among many other things runs our Business

Improvement District mentions that-- Or excellent Business Improvement District, I might add, Kate. She says it's 10-plus percent I think is what you wrote. So on the, I assume that you're referring to the Inclusionary Zoning requirement.

McCormick: Okay. Yeah, that's probably right.

Turmail: Please, please unmute yourself. You said you had a-- Kate Dean has a question.

Dean: I did. Sorry. Thank you for letting me butt in. Thanks, Brian.

Turmail: You're welcome. You're always welcome.

Dean: Thanks for letting me storm the meeting. So, Kevin, it's nice to hear from you. I'm glad you're on this call. You probably don't know this, but-- So my name is Kate Dean. I run the Main Street for Glover Park.

Turmail: I called it a BID. I'm sorry.

Dean: Yeah, that's okay. We have two Main Streets, actually. We have Glover Park and Woodley Park. But for over six-and-a-half years, we were tenants at 2201. That was our address. So, we're very familiar with the building and the process of leaving the building, and the loss of the small business community that called that address home for quite some time. So I'm just, I'm wondering. I've tried to contact your company a number of times. Do you all have a plan, or are you interested in investing in the existing small business community in Glover Park? Do you have a plan for that, during or after the construction?

McCormick: I'll talk about it with our team. I can't personally speak to that if you've had discussions or inquired, but if you send me information, we'll certainly look into it. I mean, we're going to own-- Like I said, we manage the building, so we're going to be there a while. And obviously we want to be a strong part of the community. I mean, I personally love Glover Park, and I'm excited to be a part of its resurgence and making it a special home for people. So, yeah, pass it along and we'll review it.

Dean: Great. Because, I mean, there were probably more than 85 to 100 small businesses, nonprofits, individuals who worked out of that space. And one of the main things that we are challenged with across the city, not just in Glover Park right now, is foot traffic, especially in the neighborhood commercial corridors. So, we want density. We welcome these new units. We want to see more people living and walking around and enjoying Glover Park. But during the construction, and as you build up, you probably want to have a lot of vibrancy in the corridor. You want to be able to attract people who can afford to pay for these units. And want to come and like live a great life in the neighborhood. And we want to help do that too, but we want to make sure that we're activating the space, that everybody feels safe and welcome, and it's walkable during the construction and all of those things. So, we'd love to engage with Monument and Donohoe on that.

McCormick: Yeah, that's a great point. And specifically for the building too, it has, again, popular in the time, that deep arcade on the ground level. And we really want to brighten that up and make it inviting, for not just the residential lobby, but the retail. For those that are there, or if it becomes a new user. Because there's going to be-- Well, they're occupied now. But we're actively working and in communication with those users for renewals. Or if that doesn't happen then we want to make it the best space it can for new retail tenants.

Dean: Okay, great.

Turmail: Other questions from the community? Thank you, Kate.

Dean: Thanks.

Pollock: I have one more question, Mr. Chair.

Turmail: Go for it.

Pollock: So what's the price point that you're thinking of as a rental unit? What will be the range for the rental fees for this entire building?

Turmail: I think that's another department, right?

McCormick: Yeah. Again, I would just be-- I mean, I have a general idea of like market rents, but I don't want to give you something that's incorrect, whether low or high.

Pollock: Okay.

McCormick: I mean, you could probably go on our website or call our leasing office for units. There's units available now for the existing vacant ones. Those obviously would be priced a little different than the new ones, but you know, there's give and take. They're different. Some are bigger and obviously existing, but really nice, nicely renovated. And the other ones, again, are new but smaller. And then come next year, there's obviously going to be new amenities. So, that's a whole different attraction that'll make it appealing.

Turmail: Richard wants to get in early on the new build. I'm just kidding.

McCormick: Yeah, please. There's also-- We're excited about this too, if it's of interest. We have a-- There's a lower concourse level that obviously would be very challenging and not really possible to lease out to an office user, and really not feasible for residential. So, we actually, it's now a self-storage facility with a group called Local Locker. And they have areas all over multiple areas in the city. They're out of New York and they're, you know, pretty national now. But that's open to anyone, not just residents of the building. So, it's self-storage units of varying sizes. If anyone on the call or that you hear about has a need for storage, that is also available

in the building.

Turmail: Good to know. I was not aware. Let's transition, since there are no other questions, to your request for after hours. Oh, I'm sorry, Rob. Forgive me.

Rodriguez: I was curious. Does this building have parking to support that changeover?

McCormick: Yeah, it is technically overparked, which is a great problem to have. So, there's two levels below the concourse level.

Rodriguez: Okay, great.

Turmail: Sorry, Rob. Forgive me.

Rodriguez: No problem.

Turmail: Any other questions? Wait, let me see. There were two comments written. And then I do want to give you an opportunity to come here with-- Okay, there was just a back and forth on what is the website for the building. Tell us a little bit about the after hours. What are you looking for, please?

McCormick: Yeah. So, now it's a little bit anticlimactic because they don't need to work Monday.

Turmail: Oh, okay. They get Indigenous People's Day off. That's excellent.

McCormick: Exactly. But I'm glad I was able to present anyway. And, you know, that would be short notice anyway. But now we can just set the precedent for Veterans Day, MLK day. You know, typically contractors will try to work on those Mondays that maybe their workers wouldn't normally have off and would rather work. So, yeah, if no one opposes, it would typically be interior work on a project like this within normal work hours. I can send you an email specifically leading up to those holidays saying they want to work. Or Donohoe can. You know, "We want to work on MLK day. Here's the work that'll be happening." And then with the ANC approval, they can go apply for the after-hours permit with DOB.

Turmail: Do you need a blanket letter of approval or do you need a specific one for each pending holiday?

Lane: You can do a blanket.

Turmail: I'm sorry. Go ahead, Melissa.

Turmail: All right, there we go.

McCormick: That's helpful. I know Donohoe has a template that they've used in other ANCs, so

we can send you a draft.

Turmail: Sure. I would just, since we're here and we're assembled-- Let me ask, are there any questions from the commissioners about the request for, let's just call it a blanket permission or approval to work on holidays if it so fits Donohoe's schedule?

Lane: No, but you don't have to get a vote on that. You can just write a letter since it's your district.

Turmail: All right. Oh, okay. Well, how about that? Well, I'll just-- Send me the template and we'll get it, Kevin. We're going to make this as easy as possible.

McCormick: Thank you so much.

Turmail: Yes. All right. You guys don't get to say anything. Haha. All right. I'm just kidding. Any other questions? Sorry, it's been a long day. Well, thank you for spending time with us, Kevin. I'm sure you've got other things as well, but we do appreciate the information and obviously wish you guys success, and hope you get a chance to connect with Kate and see if we can make the revised building or refurbished building as much of a success as possible.

McCormick: Absolutely. Well, I appreciate it. Feel free to connect me with Kate or send me her email.

Turmail: I'll send you an email introducing the two of you afterwards.

McCormick: Okay.

Updates And Information [0:31:30]

Update on New Restaurants [0:31:30]

Turmail: And then perhaps since we I think are a little bit ahead of schedule on our agenda. Kate, if you're still there, could we call on you to maybe like give us the latest on perhaps some new dining establishments people might be able to take advantage of when they move into the new building?

Dean: Yes, actually, I do have an update for you on that. I do. Thank you for asking. We reached out to the new Thai place that is in the old town hall, and they will be opening, fingers crossed, on October 19th.

Turmail: Ooh, that's soon.

Dean: So, ready yourselves. It's very soon. And we're so excited about it. And I know it's been a long time since any of us have been in that property, but remember they have that back outdoor space. They have balconies out the back. It's a huge space. They also have long-lasting endorsements from you all in prior phases. So hopefully over time we can really activate that space and get people in there and really have it as a great location. I know it's so beloved by so many people with so many long memories in Glover Park. Whatever it is you all used to do at that address. So please come back and go to dinner. The owners are great. They plan on having a lot of classes on the upper floors. They want to do like flower arranging and like all kinds of really cool stuff. So, they want to be open from the morning through the evening.

Turmail: Awesome. All right. Well, I already told Mrs. Turmail we're going to go when it opens. And everyone else should support our local businesses, please. So, we're excited. Thank you.

Dean: Thank you.

Turmail: And thanks for being a good support, Kate. Appreciate it.

Dean: Hey, of course. Thanks for having me.

Turmail: You bet. All right. Any other updates and information? I kind of segued without announcing into updates and information. Any other updates and information from folks? Like, how can anyone top that restaurant opening October 19th?

Open Forum [0:33:30]

Ward 3 Councilmember Frumin's Office [0:0:33:30]

Turmail: Open forum. Residents and other interested parties, anything that folks want to share? I don't know. This is usually where folks from various councilmembers' offices chime in. Anything?

DeGood: Hey, everybody. My name is Kevin DeGood. I'm the Legislative Director for Councilmember Frumin. This is my first time joining the 3B meeting.

Turmail: Glad to have you.

DeGood: I'm also a resident of Glover Park. I live over on 39th Street.
Two bills that I wanted to mention that we have recently introduced. On September 21st, we introduced the Green Workforce Pilot Amendment Act. This is a bill that is in response to changes that the current administration has made to add work requirements back into certain benefit programs. In particular, SNAP and Medicaid coverage. So, in order to try to give folks an

opportunity to get the minimum work hours that they need in order to maintain their benefits, we've got, it's really a pilot for up to 250 residents to do work maintaining green infrastructure and part of the storm sewer system. So, this will be done with District dollars. And again, trying to keep people from losing their benefits. And then the second bill worth mentioning is one that we introduced on October 16th. This is our Pied-à-terre Property Tax Amendment Act. So, this is something that we introduced with an eye to an upcoming hearing that's going to happen on the Committee of the Whole on October 16th. So if you guys have followed at all the last couple years, there have been quite a bit of debate around raising additional District revenues. We were basically able to make it through the FY27 budget cycle without doing a major revenue raiser. There were a couple of small fee increases, but otherwise we sort of stayed within the the current bounds. But with sort of continuing challenging economic circumstances, the shortfall is looking worse for FY28, and so the council is sort of putting everything on the table. A couple years back there was the tax revision commission. Nothing came out of that in terms of new taxes changes, but there were lots of proposals. So this hearing on the 16th will revive some of those ideas as well as look at some new ones, including our pied-à-terre tax bill. Just real quick on the pied-à-terre tax bill. It would increase the property tax rate for residential homes with two or fewer units that have an assessed value above $2.558 million and, crucially, where the owner of that home is not taking the homestead deduction. So the pied-à-terre tax is targeted towards folks who own a home in the District, but who are residents of another state, meaning they are not domiciled for income tax purposes. So if you own a home, if you're domiciled in DC, meaning you're paying District income taxes and the property is your principal residence, you qualify for the homestead deduction, the increased pied-à-terre tax rate will not apply to you. So, this was our contribution to that broader conversation around revenue raisers. And happy to answer any questions you guys might have.

Turmail: So this could theoretically apply to someone who owns a building with two or fewer units that's renting it out, would have to pay additional tax rate to own said building?

DeGood: No. And I'm glad you asked that question. If the building is under construction, if it is up for sale, if it has a long-term tenant, all of those conditions would exempt you from the pied-à-terre tax. So, if you have a rental property that currently has a long-term tenant, you are exempt from the pied-à-terre tax. This is for properties that are sitting vacant for at least half of the year.

Turmail: What's the sense of how big that universe is?

DeGood: According to the Office of Revenue Analysis, which is part of the CFO, there are, gosh, I want to say 600 properties maybe districtwide. It's not a huge number. And maybe 1,200 total, and 600 that they think would not qualify for an exemption. I think that's what it is. So, they estimate something like 600 properties.

Turmail: Interesting. And how much? It's a percentage increase? I'm sorry. Me and math never got along.

DeGood: Yeah. If you are up to 2.558 million, it's the standard rate of 85 cents per $100 of assessed value. I think if you are in the property and you get the homestead deduction, and you're above 2.558 million, that triggers the mansion tax, and that property rate goes from 85 cents per $100 of assessed value to $1 per $100 of assessed value. The pied-à-terre tax that we've introduced would kick that up to $2.50 per $100 of assessed value.

Turmail: So you're increasing their tax rate by 150%?

DeGood. It depends which base you're starting at. But, yeah. And the theory is that, in the District, if a home is categorized as vacant, their property tax rate jumps to $5 per $100 of assessed value. And these homes are vacant roughly half the year. So we're taxing them at roughly half the vacant property rate.

Turmail: Got it. Thank you for answering my questions. I don't know if other folks have questions.

Rodriguez: I have a question for you, but not on this specific topic, if that's okay. I was just curious if you happen to have knowledge of the pending Grid Act, which is bill 602, if it's going be passing through before the end of the year?

DeGood: Yes. So the last time, and it's been a couple of months since I brought this up with the folks on the T&E committee, but I know that they are pretty serious about that bill. It is our expectation that that will pass before the end of this council period. But as a quick kind of reminder of the weird procedural world that we live in here in DC, every piece of legislation has to go up to Congress for a 30-day period of congressional review. And a review day only happens when both the House and the Senate are in session. And eventually a little bit later this year, the Secretary of the Council will stop transmitting legislation, because there's no way that it can actually get all 30 days review done before the end of Congress. So what'll happen is things that have their second reading, second vote in council before the end of the year, the secretary will hold those bills. And then at the start of 2027 when the new Congress starts, then she'll transmit them. And then the 30-day review period will run. So, I expect the Grid Act to pass in council before the end of this calendar year. It will not become effective law until several months into 2028.

Rodriguez: All right. I was interested in several portions of this Grid Act, because I just don't want it to die before the end of the year. So, it's good that there's a possibility this would be taken up and transferred to 2027.

DeGood: Yeah. And the other quick procedural note I'll make about that is every single piece of permanent legislation has to have a hearing before it can be marked up and voted on by council. But the good news is a hearing can count over two council periods. So the Grid Act has already had a hearing in council period '26. And if for whatever reason it wasn't able to get across the finish line this year, that hearing would still be good at the start of the next council period, which means procedurally it should be able to move more quickly.

Rodriguez: And for those that don't know the Grid Act, do you want to just like give a real quick, brief introduction or synopsis of what it contains?

DeGood: It's been a while since I looked at that one. So, no, I don't-- I'm a little too far out over my skis, but I can do that at the next meeting if folks would like.

Turmail: According to the AI machine, and who knows if it's true, it's basically the Guiding Renewable Interconnection and Distribution Amendment Act of 2026. Hopefully that's the right one.

Rodriguez: Yes.

Turmail: Which allows balcony and plug-in solar Pepco interconnection reform, and creates a dedicated ombudsman with the Public Service Commission to guide customers through the interconnection process and resolve delays. I'm sure we're missing stuff, but that's just what the Google thing said.

Rodriguez: Yeah, California passed something very similar to this, and it allows residents that have apartments and condos, balconies, patios, whatever, to actually install a certain size of solar panel. And they plug it into just a regular outlet outside, and then they interconnect automatically to Pepco and they get a rebate for power that they are collecting on their solar panels into the system, which averages about $50 if you're the maximum capacity, which equals pretty much a large appliance in the home for a month.

Turmail: These are very popular in Germany, as I understand it. Among other places.

Rodriguez: Yes. The councilmembers support this also. So if it does go through for a vote, it will happen.

DeGood: I think we're a co-sponsor in that bill.

Rodriguez: You are.

Turmail: Okay. All right. Go ahead, Richard.

Pollock: I want to go back to the 600 properties that are vacant half the year. Why would a proprietor keep his property vacant for 6 months out of a 12-month year?

DeGood: I mean, there are some people for whom it's just a second home. It's not a rental property.

Pollock: So, this is a second home issue. So, when you say six months, what does that mean? That they have to occupy, they have to be present for six months and a day? What's the

understanding here?

DeGood: No, the trigger is whether or not you as the homeowner are receiving the homestead deduction. So if you qualify for the homestead deduction, you are exempt from being classified as a property 1C or a pied-a-terre.

Turmail: And to qualify for the homestead deduction, you have to live in the house six months and a day?

DeGood: It's two tests. It's two tests. You have to be domiciled for income tax purposes, meaning you have to be subject to the District of Columbia for income tax purposes. And the residence in question has to be your primary residence.

Turmail: Gotcha.

Pollock: So, if people have a second home here and they're here only for a few months, then this would trigger this new tax. Is that what you're saying?

DeGood: Correct.

Pollock: Okay. I guess one other question I have as a followup. You know, in New York, they tried to impose some new taxation on apartments in which people were not living there full-time. And some of them, some people are dumping their apartments or selling them. Is it possible that in response to this that there might be people who will actually try to sell the properties and leave the District?

DeGood: I suppose. Yeah.

Pollock: Do we have any-- We don't have any sense of how many of those 600 properties might no longer be, or would be abandoned or put up for sale?

Turmail: I doubt they'd be abandoned, but they'd probably be put up for sale.

Pollock: They'd be put up for sale.

DeGood: No, I mean, can't speak to what those 600 owners might do.

Turmail: Gotcha. Interesting. Any other questions or comments? Thank you, by the way. By the way, I completely forgot to see, circle back and see, unless you had more from Councilmember Frumin's office. Thank you for the update. And thank you for being in the right neighborhood, too. We appreciate that. We're biased. But we can be biased, because this is what we represent. I don't know if Dan from the Miracle in the Alley is with us.

Lane: I don't see him.

Turmail: Can't even give money away. What are things coming to? He's currently making sure he has a homestead exemption on his property. Sorry, too soon.

Rodriguez: We have to give money away. Robert White's coming for us.

Turmail: Anything else? Any other updates? Open forums? We've got some administrative business. Well, I guess I should wait and see if anyone answers my question before I keep going. All right. There were some comments in the chat box.

Lane: Gupi's looking for him.

Turmail: Okay.

Lane: If he doesn't get here in the next ten minutes, he gets kicked to next month.

Turmail: Okay, fair enough.

Administrative Matters [0:46:46]

Turmail: In the meantime, we will filibuster by taking care of our administrative activities, which we're required to do. The first thing we need to do is approve the September ANC meeting minutes. Melissa always does a great job putting them together and send them to all of the commissioners, and we've all had a chance to review and provide feedback. So, I would make a motion that we approve the minutes. I don't know if there's any discussion or concern. If not, I'm taking Rob's hand sign as a signal that we're seconding it. All in favor say, "aye," or raise your hand.

Pollock: Aye.

Turmail: I'm showing five votes in support. That's all the commissioners present. And then I don't think we need-- I can never remember, but I think we just need the monthly financial report. We don't need to vote on it. Right, Kevin? One of these days, by the time I'm done being a commissioner I'll remember this.

Lavezzo: That is the only thing we don't have to vote on. I have three other things we do need to vote on though.

Turmail: Okay.

Lavezzo: So I'll start, I have to do a small correction to August, because we had a check post. So that month there was a check for $86.63 that we wrote to the gentleman that does our

transcripts. So we started the month with $53,489.76. We ended with $53,403.13. For September, the only change was our District allotment came in, which was $3,985.21. So we opened with $53,403.13 and we closed with $57,338.34. The other stuff I will go in order of importance, I suppose. So the first thing I need to do is we need to do a simple budget adjustment for the FY26 budget. Our budget had a line item that was, or several line items that were incorrect, and we butted up against our budget for grants. Unfortunately, let me get into the FY26 budget, I apologize. Within grants, the budget that was submitted to OANC had $20,000 budgeted for direct expenditures for public purposes, and only $5,000 in grants for public purchase, or public purpose, rather. And given we raised our grant amount to $5,000, we exceeded that amount substantially over the year. We're at $7,500. So, we have to do a simple budget adjustment. What we're going to do, or I'm going to do for this line item, is move $10,000 from direct expenditures for public purpose to grants for public purpose. So, we're not putting any more money into the budget. We're simply moving it back and forth. Additionally, I believe this is a transcription error on behalf of OANC. The quarter 1 and quarter 2 District allotment amounts were incorrect. So, it's showing that we had more money coming in than we should have. Which shows that we are at a deficit, which is not accurate. So, this is just an adjustment to bring quarter 1 and quarter 2 to $3,985.21 per quarter. At present, quarter 1 is at $5,822.07, which is not accurate. And quarter 2 is $3,756.13, which is not accurate. So, this is something we do have to bring to a vote.

Turmail: Well, I would make a motion that we adjust our 2026 budget according to what Kevin just laid out.

Lane: Second.

Turmail: All in favor say, "aye," or raise your hand. I'm showing five commissioners in support, and that's all the commissioners here.

Lavezzo: All right. Next item is going to be our FY26 Q4 quarterly financial report. The balance forward we had from quarter 3 to quarter 4 was $53,489.76. We have a total fund available, or the ending balance rather was $57,338.34. The only expenditure we had in the entirety of quarter 4 was $86.63 for meeting transcripts. We had no grants. We had no technology services. It was simply that. So it wasn't a particularly expensive quarter. And our only receipt was $3,985.21 for our District allotment. This also needs a vote to approve.

Turmail: Make a motion that we approve. I see a second. Do I see a second? All in favor say, "aye," or raise your hand. I see five. Four? Kevin, did you vote? Are you a yes?

Lavezzo: There you go.

Turmail: Yes. Five commissioners in support, and that represents all the commissioners here.

Lavezzo: All right. And the last exciting piece of information, I know everyone loves a treasurer's report. So this will be-- Last meeting we presented our FY27 budget. It was given for

public comment. We received no questions on any of the allotments. Our budget for FY27 will remain virtually the same as FY26. The only different line item is miscellaneous. That went from $50 to $0, and that was due to the ANC legal fund going away. So we no longer need to contribute to that on an annual basis. Within that, we are going to get the same District allotment we had for FY26, which is $15,940.84. I'm predicting we'll have a balance forward of $57,475. This means we'll have $3,985.21 per quarter of District allotment, which has not changed. Our total receipts, if we were to spend everything we've got, would be $73,415.84 for the forward and the District allotment next year. The budget that we've proposed would run a deficit. We would spend more than we are bringing in for the allotment, and much of that is grants. The main categories, we have a budget of zero for personnel because we don't have any employees. Direct office costs we have $5,000 that is allotted to durable goods. And that is in the event we want to buy anything for the ANC. Communication is also $5,000, with $1,000 for telecommunication, $2,000 for website hosting, and $1,000 for business management software. Office supplies is also zero. We don't really engage in any supplies, or purchases, or printing. Grants is $25,000, with all $25,000 being allotted to grants for public purpose. Purchase of service is $10,000, and $5,000 of that goes to office support consultants or meeting support consultants if we choose to go down that road in FY27. So that would be $45,000 of total disbursements, or 11,250 per quarter. Some of these amounts will likely go unspent. We maintain a budget in some of these categories in the event that we do want to start doing more as far as purchasing service and equipment. In all likelihood, it will probably be zero in FY27, but we like to have some flexibility. And this also requires a vote. Any questions?

Turmail: Yeah. Any questions? About the budget? I would make a motion that we approve the draft FY2027 ANC 3B budget. I see a second. All in favor, raise your hand or say, "aye." I see five votes in support. I see six votes in support with Commissioner Howie joining us. Hello.

Lavezzo: That's it for me. Thanks

Turmail: All right. Thank you, Kevin. We appreciate all your work. And thank you for being the numbers guy. Among many other things. We have--I don't know what we're doing with the agenda here. Do we have someone–

New Business [0:54:55]

Grant Request for $2,500 for “Miracle in the Alley” on December 5th, 2026 [0:54:55]

Turmail: How are we handling the Miracle in the Alley request?

Lane: Kevin, Gupi's here. She has recused from the vote. Can she give the request?

Lavezzo: Yes. Yeah, she can describe it and then recuse.

Turmail: All right. Well, we're going to have Gupi in her role as a community member give us a presentation on the request for $2,500 grant from Miracle in the Alley. Gupi, if you're available.

Howie: Yeah. So, this request is similar to the request we made last year to have a professional installation of the overhanging lights across the alley of 3800 W Street. We have not yet set a date for Miracle in the Alley, but generally it's usually the first weekend in December. I believe we submitted all the receipts last year, and there were no issues with how the money was spent, and so we'd like to do it again this year.

Turmail: Are there any questions for Goopy about Miracle in the Alley and her request for a $2,500 grant?

Lavezzo: Just one quick clarification. Commissioner Howie, I believe you submitted this along with the request. Will you be using GPCA as the agent again for this year?

Howie: Yes.

Lavezzo: Okay, perfect.

Turmail: How awesome is Miracle in the Alley, Gupi?

Howie: It's awesome. Everyone should come. It's a lot of fun.

Turmail: There you go. It is. We take the dog through the miracle every December. So, even Archie likes it. All right. Are there other questions? Thank you for the fan note. All right. If there are no questions, I would make a motion that we approve the grant request for $2,500 for Miracle in the Alley. I'm sorry, Melissa. Is there a question?

Lane: Yeah, just Gupi will be recused from this vote.

Turmail: Yes, fair point. Gupi will not be able to vote on this. So, I would make a motion that we approve the grant request. Is there a second? I see a second. All in favor, excluding Gupi, raise your hand. I see five commissioners voting in favor of it. None of them are Commissioner Howie.

Howie: All right. Thanks, guys.

Turmail: Thank you.

Howie: Going to go back to work.

Turmail: All right. Have fun. All right. And I believe that is it. So with that, I would make a motion that we adjourn tonight's meeting. Oh, Kevin, did you have something else?

Lavezzo: Nope, I was just seconding it.

Turmail: Oh, okay. I mean, if you want to keep going, keep going. I'm out of here, though. But like, anyway, all in favor of adjourning tonight's meeting now that we've had a second from Kevin? All right. May everyone be safe out there. We will see you at the new Thai place, which is opening hopefully October 19th. And see you next month. Thanks, all.

Lane: Thanks.

Turmail: Cheers.

Pollock: Thank you.

Turmail: Bye, Melissa.

Lane: See you.