



**Reston Community Center  
Board of Governors  
May 6, 2013**

**8:00 p.m. or following conclusion of Long Range Planning Committee Meeting  
Meeting Agenda**

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| 8:00 – Call to Order   | Beverly Cosham, Chair                        |
| 8:02 – Approval of Agenda  | Beverly Cosham, Chair                        |
| 8:03 – Approval of Minutes and Board Actions   | Beverly Cosham, Chair                        |
| <ul style="list-style-type: none"> <li>• Approval of April 1, 2013 Board Minutes<br/>(As Reviewed and Approved by the Board Secretary)</li> <li>• Approval of April 1, 2013 Board Actions<br/>(As Reviewed and Approved by the Board Secretary)</li> </ul> |  |
| 8:05 – Chair’s Remarks   | Beverly Cosham, Chair                        |
| 8:10 – Introduction of Visitors  |  |
| 8:15 – Citizen Input   |  |
| 8:40 – Committee Reports   |  |
| <ul style="list-style-type: none"> <li>• April 8 Finance Committee Report (Pending Treasurer Review)</li> <li>• April 15 Long Range Planning Committee Report</li> </ul>   | Cathy Vivona, Chair<br><br>Bill Bouie, Chair |
| 8:50 – Approval of Committee Reports   | Beverly Cosham, Chair                        |
| 8:55 – Board Member Input on Activities Attended   |  |
| 9:00 – Executive Director’s Report   | Leila Gordon, Executive Director             |
| 9:05 – Old Business  | Beverly Cosham, Chair                        |
| 9:10 – New Business  | Beverly Cosham, Chair                        |
| 9:15 – Adjournment   |  |

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**Reminders:**

<b>Event</b>	<b>Date</b>	<b>Time</b>
Fairfax County Park Authority Baron Cameron Park Meeting	May 7	7:00 p.m.
Northern Virginia Fine Arts Festival Opening Night	May 17	6:00 p.m.
June Monthly Meeting	June 3	8:00 p.m.
Annual Public Hearing for Programs and Budget	June 17	6:30 p.m.



**SUMMARY OF MINUTES  
RESTON COMMUNITY CENTER  
BOARD OF GOVERNORS MEETING  
April 1, 2013**

**Present:**

- Beverly Cosham, Chair
- Bill Bouie
- Bill Penniman
- Vicky Wingert
- Roger Lowen
- Gerald Zavala
- Lisa Ehrhardt
- Bill Keefe
- Cathy Vivona

**Attending from the RCC Staff:**

- Leila Gordon, Executive Director
- Cristin Bratt, Public Information Officer

The Chair called the meeting to order at 8:03 p.m.

**MOTION #1:**

**Approval of the Agenda:**

Bill B. moved that the Agenda be approved as written. Cathy seconded the motion. The motion passed unanimously.

**MOTION #2:**

**Approval of the March 4, 2013 Board Minutes:**

Bill B. moved that the Board approve the March 4, 2013 Board Minutes. Cathy seconded the motion. The motion passed unanimously.

**MOTION #3:**

**Approval of the March 4, 2013 Board March Actions:**

Roger moved that the Board approve the March 4, 2013 Board Actions. Bill B. seconded the motion. The motion passed unanimously.

**Chair's Remarks**

Bev thanked everyone joining us in person. She said she hoped everyone enjoyed the 68-degree weather today because the temperatures are dropping back to 28 degrees this evening.

**Introduction of Visitors**

Bev introduced Robert E. Simon, Reston founder and resident and invited him to sit with the Board so he could better hear the conversation.

**Citizen Input**

**Marsha Parkinson, Herndon resident,** changed her mind and decided not to speak.

**Jane Auker, Reston resident,** lives on Old Quincy Lane in close proximity to Baron Cameron Park. She is just now learning of the placement of a possible RCC facility at the park. As a park neighbor, she has concerns about traffic, which she believes will get worse when metro comes. It became worse when the dog park was added. She wants to be sure her objections to the park project are heard.

**Carrie Sawicki, Reston resident,** said she had the opportunity to speak at the March 25 Board meeting, but not all Board members were present. She thanked the Board for the opportunity to speak to all Board members. She said she lives in the same neighborhood as Jane Auker and shares Jane's traffic concerns. She has concerns on two levels. She is a longtime Restonian and said she has seen Reston

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change drastically. She's lived here 19 years and it is always changing. She said she has concerns about traffic. It's an area that been impacted when the road was extended from Wiehle to Fairfax County Parkway. She said their neighborhood was impacted when the dog park went in because most dog park users drive. They are there very early and very late, usually during busy commuting times (before and after work). She said they are going to see an impact from the Silver Line as well. Up and until the Leesburg portion of the metro line is open, there will be an influx of both cars and buses on Wiehle. She also stated that the Baron Cameron Parkway and Wiehle Avenue intersection is the site of frequent accidents. Nobody has been killed yet, but a woman was badly maimed there. She said that the only entrance to the park requires a U-turn if you're entering from a certain direction. She stated these are legitimate traffic concerns and understands that a traffic study is not part of the process that is required in order to assess an area – a fact that concerns her entire neighborhood. She doesn't think that Baron Cameron is the appropriate place for this facility due to traffic and because it is a sleepy neighborhood. She said she sees the recreation center as a business. She said that when you put something in or take something away, there is a lasting effect on that neighborhood. Traffic, lights, additional swim/soccer meetings, slamming doors, people conversing in parking lots, and the building itself, if built, would infringe upon her personal quality of life as a resident of the neighborhood. She implores everyone to consider the impact on the neighborhood.

**Robert Simon, Reston resident and founder**, said that he is working with Reston Association and they are getting ready to borrow money in order to be able to afford an indoor tennis facility. He thinks it would be wonderful if any plans that RCC makes would leave open the possibility for indoor tennis at the location as well. He thinks this is a very real possibility if RA is paying the capital cost and for maintenance.

### **Committee Reports:**

#### **March 11 Community Relations & Program/Policy**

Roger said all except Bill P. (who was excused) were present at the March 11 meeting. There was a large public contingent as this was an opportunity for the public and RCC partners to get feedback on RCC programs and activities. He recapped the meeting report that was distributed and recommended everyone read it in detail. The agenda included staff recommendations and strategies in response to the February 11 Joint Committee Meeting, presentations from RCLCO and from Brailsford & Dunlavey, and opportunity for public input. Of those who voiced their opinions, there were people in favor of building a facility, those who were concerned with its impact, and others who wanted to explore alternative locations. More details are available in the meeting report.

#### **March 18 Finance Committee Report**

Cathy said the meeting started as a typical financial committee meeting. Leila reviewed the financials with the Board and answered a few Board questions – the details of which can be found in the meeting report. She also indicated that RCC Staff is working on recommendations for possible fee increases and hope to present that at the next Finance Committee meeting. Most new pricing would be effective in September 2013. Regarding the fee waiver program, she said that the amount actually spent is quite modest in terms of overall revenue. She also indicated that they received public comment from Bill Morrisette and Marsha Parkinson (Ms. Parkinson has also joined us here tonight). After receiving their comments, there was general discussion about a potential recreation facility, which is detailed in the report. Following the general discussion, the Committee entered into closed session to discuss a real estate matter.

#### **March 25 Long Range Planning Committee Report**

Bill B. said the Long Range Planning Committee was similar to the March 11 meeting in terms of public input. The beginning of the meeting was dedicated to citizen input on the recreation center. There were pros and cons expressed by quite a few people. It was good to see the community come out and provide their input. After that, Mr. Jung from Brailsford & Dunlavey led a visioning session with participants to envision what they'd like to see in a center which is detailed in the report. Roger added he made a brief statement during the meeting which was inadvertently excluded from the report. He read his comment and requested that it be added to the meeting report.

#### **March 25 Personnel Committee Report**

Bill B. said the Personnel Committee met on March 25 to discuss a personnel issue in closed session. He will request a move into closed session later this evening in order to resolve that particular issue.

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**MOTION #4:**

**Approval of the March Committee Reports**

Subject to adding Roger's statement to the March 25, 2013 Long Range Planning Committee Report, Cathy moved that the Board approve all committee reports. Bill B. seconded the motion. The motion passed unanimously.

**Board Member Input on Activities Attended**

Roger saw Reston Community Players' production of *Next to Normal* which he thought was "next to wonderful." He thought it was an incredible performance and is always impressed by the caliber of RCP performances. He also saw *Alice in Wonderland* in Reston and attended a vigil. He volunteered for the first annual Reston Marathon. He had the opportunity to swim a bit and attended all Board meetings. He also visited a few recreation facilities to get a better idea of other facilities' amenities and programming, including Lifetime Fitness on Pickens Rd. Bill Keefe added the Reston Lifetime Fitness will be much like their facility in Loudoun County.

Cathy attended all March Board meetings and had two difficult nights of bridge.

Bill B. attended meetings for the Park Authority, IPAR and the RCC Board, many of which discussed the same topics.

Bill P. attended meetings for the RCC Board and the Reston Master Plan Task Force, in addition to working in the RCC woodshop.

Bill K. also attended Reston Master Plan Task Force Meetings and helped at the marathon. He was impressed with the fact that the top three runners ran sub 7-minute miles.

Vicky attended many meetings and ran after her grandchild a bit. It makes her appreciate open space and plazas even more.

Lisa attended the Youth Art Reception at RCC Lake Anne, where her niece's art was displayed. She also visited GRACE's art exhibit to see artwork by someone at her church. She had a chance to visit the skate park on a sunny Saturday a few weeks ago. She said the youth there were well-behaved and taking turns doing impressive tricks. She's happy that the skate park is there for our community. Bill B. added that the park is a good example of responding to community input in order to put the skaters at that location. Lisa also attended Lúnasa, and loved the different instruments. She touched based with Kim Retzer, SLHS principal, to let her know she is committed to working collaboratively with the high school. Kim said she'd like to see a bulletin board in the high school for RCC announcements so students can learn what's happening at RCC. Lisa said she also learned that many students are Fox Mill residents, though that area is not a part of Small District 5. Many of them are interested in RCC and the students are the first line of information to their families at home. Lisa hopes to visit Southgate again soon. Leila invited her to an April 8 meeting to discuss out of school and after school youth activities. Other expected attendees include Richard Cabellos, Jane Dreyfuss, Bob Simon, Reston Association and the YMCA in addition to RCC staff.

Bev attended the Lúnasa performance and the Youth Art Reception. Reston Community Orchestra also had a March concert. She attended a March 22<sup>nd</sup> ceremony at the Government Center at which Mark Brutsché was recognized by Fairfax County Government for his work at RCC. She also attended the ACME performance at the CenterStage. She said that it's new classical music, which scares a lot of people. However, she thought this group was excellent. The final piece was exhilarating. She was a little worried about the Steinway piano as it became a percussive instrument but that proved fine and interesting to hear. She also said that ensemble members shredded their bows and the audience was screaming in excitement. She thinks it's wonderful for someone to be able to experience a performance and then say "gosh, I've never seen that before." She thinks people need to be adventuresome and not remain in their artistic comfort zones. Bev said she also gave her own *Meet the Artists* concert in March. Her pianist had injured himself two nights earlier and she had to call Howard Breitbart at the last minute. He's one of the five members of Capitol Steps. It was a wonderful concert because they didn't rehearse. Bob Simon agreed that Bev and the pianist were fantastic.

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**Executive Director's Report**

Leila said it's been a busy month. She attended a Reston Citizens Association meeting at Reston Association to discuss RCC's proposed indoor recreation center. It was informational and included a robust comment period. She will also be speaking about these efforts at an April 10 Rotary Club meeting in Reston. There will be plenty of additional opportunities for the community to engage on this subject.

**Old Business**

There was no old business.

**New Business:**

**MOTION #5:**

**To Enter Into Closed Session to Discuss a Personnel Matter**

Bill B. moved to enter into closed session pursuant to the Virginia Freedom of Information Act, chapter 2.2-3705, Section 1, to discuss a personnel matter. Cathy seconded the motion. The motion passed unanimously.

All guests left the room for the closed session.

**MOTION #6:**

**To Reconvene in Open Session**

Bill B. moved to reconvene in open session. Cathy seconded the motion. All Board Members reconvened in open session to certify that to the best of each member's knowledge (i) only public business matters lawfully exempted from open meeting requirements under the aforementioned chapter and (ii) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the meeting by the public body.

**MOTION #7:**

**To Proceed with the Personnel Matter Agreed Upon in Closed Session**

Cathy moved to proceed with the personnel matter regarding a contract that was agreed upon in closed session. Bill B. seconded the motion. The motion passed unanimously.

Bill P. asked when we would hear from Brailsford & Dunlavey again. Leila responded that Craig Levin will be presenting at the May 6 meeting. He also offered to be available April 15 at 6:30 p.m. The Board indicated they would like to meet with him to talk about the market analysis. Leila scheduled a Long Range Planning Committee Meeting for April 15 at 6:30 p.m.

The Board members had an informal conversation regarding community input on the proposed recreation center. Bill P. said that he's heard a lot of support for building a recreation center, but has also heard suggestions that it should be placed in a different location. He questioned whether another location exists that would have less impact than this location. He thinks the available space and buffer afforded at Baron Cameron Park makes it unlike any other location in Reston. He is sympathetic to the concerns of the folks that live in that neighborhood, but unless we can figure out a way to build at North Town Center, he believes Baron Cameron Park is the best available option.

Leila said that that the April 8 Finance Committee Meeting, RCLCO will provide a report on land value range. Once we see the variability (which will include land value for properties within a mile range of metro station, such as North Town Center), we will be able to know more about that location's feasibility.

Vicky added that Baron Cameron Park was always planned as a school site or a park site.

Leila said that prior to this meeting, she talked to Longwood Grove residents Kay Schmid and Carrie Sawicki about the relative value of having an RCC facility at Baron Cameron Park. She indicated that if swim teams wanted to host meets in the proposed facility, there is the potential to build ancillary costs into the rental fees. Those costs could include costs related to shuttle parking, traffic direction and a security presence to monitor nearby neighborhood entrances during any meets larger than those hosted by Reston schools or Reston Masters Swim Team. She said that Reston Community Center has the ability to create user policies that protect the tranquility of the neighborhood, as opposed to less responsive, non-Reston based organizations that would not be as concerned with Baron Cameron Park neighbors. Leila said that the Longwood Grove residents have valid concerns that we need to consider.

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Bill B. met with a representative of a nearby neighborhood cluster association. They had a good civil conversation. He said that a significant element that Restonians need to understand is that if RCC and the Park Authority partner to build a recreation center, Reston retains local control of that facility. If that partnership does not come to fruition, Reston loses local control and the Park Authority will move forward without RCC to master plan the property as an active recreation district park.

Lisa asked Bill B. to confirm that he's stating that if there's not a partnership with RCC, potentially larger or a different operator or operators could come in and function without necessarily paying regard to Reston concerns or interests.

Bill B. responded that if Baron Cameron is master planned without RCC's partnership, there are no dollars allocated in the Capital Improvement Plan to carry out the results of the master plan revision. The Park Authority would need to look for non-county funds for the master plan revision.

Bill P. said that he thinks it's important to get proffer dollars to support a substantial share of costs. He thinks RCC will have trouble funding this project without capital infusion from other sources. He also suggested working with Supervisor Hudgins to identify revenue sources. Bill P. responded to Bob Simon's earlier request for tennis at Baron Cameron Park. He thinks the RCC Board needs to remain focused on our mission, which does not include tennis as a priority. However, if RA can come up with funding, then he is open to including tennis in a recreation facility.

Regarding space at Baron Cameron Park, Bill B. responded that another option for Baron Cameron Park is to build a large sports/fields complex to serve tournament and field users' needs. That would include multiple outdoor fields and lights.

The Board had a conversation on possible revenue sources and debt recovery. Following up on a remark made by a member of the public at the March 25 Board meeting, Lisa asked if the Hunters Woods facility has been paid off. Bill B. said that Leila corrected that remark at the same meeting. Leila confirmed that the Hunters Woods facility is paid off.

Bill K. asked about the possibility of converting RCC Hunters Woods to a therapy pool. Leila said that is a possibility and before arriving at a figure for the bond, the Board should consider costs to convert the pool at RCC Hunters Woods into a warm-water pool for therapy and very young children.

Bev made note of the upcoming March meetings and indicated that there are fundraisers coming up for Reston Interfaith, Reston Community Orchestra and FISH.

**MOTION #8:**

**To Adjourn the Meeting**

Bill B. moved to adjourn the meeting at 8:50 p.m. Cathy seconded the motion. The motion passed unanimously.



William Penniman,  
Board Secretary

5-3-2013 \_\_\_\_\_  
Date

**BOARD ACTIONS TAKEN AT BOARD OF GOVERNORS MEETING ON MARCH 4, 2013**

- 13-0401-1 Bd That the Board approve the Agenda**
- 13-0401-2 Bd That the Board approve the March 4, 2013 Board Minutes**
- 13-0401-3 Bd That the Board approve the March 4, 2013 Board Actions**
- 13-0401-4 Bd That the Board approve the March committee reports**
- 13-0401-5 Bd That the Board Enter Into Closed Session to Discuss a Personnel Matter**
- 13-0401-6 Bd That the Board Reconvene in Open Session**
- 13-0401-7 Bd That the Board Proceed with the Personnel Matter Regarding a Contract Agreed Upon in Closed Session**
- 13-0401-8 Bd That the meeting be adjourned.**



William Penniman,  
Board Secretary

\_\_\_\_5-3-2013\_\_\_\_\_  
Date



## SUMMARY OF MINUTES RESTON COMMUNITY CENTER BOARD OF GOVERNORS FINANCE COMMITTEE REPORT April 8, 2013

The Finance Committee met on Monday, April 8, 2013.

### **Present were:**

- Cathy Vivona, Finance Committee Chair
- Beverly Cosham, RCC Board Chair
- Bill Bouie
- Roger Lowen
- Gerald Zavala

### **Absent and Excused:**

- Bill Penniman

### **Attending from the RCC Staff:**

- Leila Gordon, Executive Director
- Cristin Bratt, Public Information Officer
- Renata Wojcicki, Finance Director
- Pam Leary, Customer Service Manager

Cathy called the meeting to order at 6:33 p.m.

### **Financial Review**

Leila explained the format of the monthly Finance Committee Meeting for guests and pointed out that in the monthly budget report, numbers in red represent good news, not bad news because it indicates revenue is above projections. She said we are tracking similar to last month, and that tax revenue is higher than in February. Facility revenue is also performing better than projected. Interest revenue is performing below expectations, due largely to low interest rates. All other categories are performing as expected. She indicated that teens, youth and arts/education revenue numbers for the month will be substantially reversed because February revenue represents summer camp enrollment that will be reassigned to 2014.

Bill B. asked if we had an idea of the additional tax collections that might come between now and June 30. Leila said it would be a small amount but that the tax revenue has largely been collected for the year.

Regarding Personnel, Leila said expenditures are tracking where we expect them to be. She reminded the Board that this is the first year that Fitness was separated from Adult programming and said we need to experience a full year before they shake out to normative levels from which we can project the next fiscal year's performance. We do anticipate coming in on target in other areas. Private aquatics lessons started in February so there are extra personnel expenditures in Aquatics, but it is offset and exceeded by revenue from that program.

Cathy asked if the administration budget is significantly less than projected. Leila said that is where we budget for contingencies and other post-employment benefits (OPEB) costs. We are conservative about that item to ensure we cover any contingencies that we may have to confront.

Regarding Operating expenses, Leila said we do not anticipate exceeding our budget and that there's nothing that's particularly unusual this month. She did point out that costs for studies are included in the administration line. They represent actual costs and encumbrances for studies not yet delivered or complete, such as the Brailsford & Dunlavey market survey and financial information.

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Roger asked if IT was low because of problems with the registration system. Leila said no and that that budget was based on a replacement schedule for computers and software. We're just doing well in that area. She noted the current license for our business systems software is included in the budget. Unless we choose a different product for registration, she does not anticipate an impact in that category.

Regarding Capital Project expenses, Leila said that the budget is stable and no changes are expected. The balance exists to accomplish ADA restroom compliance after summer camps end, which will be carried over in the FY14 budget. The final layer of the community room enhancements project is the chandeliers' refurbishment, which will be deferred until the August maintenance break so as not to interrupt programming. The white roof/green roof project has been delayed until the roof is replaced.

### **Review of staff research and patron focus group results**

Leila explained that we're reviewing subsidies and pricing to determine an approach to bring them into better alignment with pricing at other local public facilities.

She said she recently held several focus groups to discuss pricing with patrons. She said that in general, patrons understand that there have been very few fee adjustments (only one in the pool in the past 30 years). There is a pretty universal preference that we phase the pricing increases in over time, and that we establish a predictable review period so people can know with some certainty how long a fee will be in place and when it will be reviewed and possibly adjusted. In general, people are understanding and appreciate the value that RCC delivers. She added that Reston patrons feel their prices should remain below what a county facility would charge for similar programming.

Leila indicated that swimming entry fees, drop-in fitness fees at Lake Anne, drop-in Aquatics aerobics fees, ceramics studio fees, and room rental rates are being considered for price adjustments. She said the staff has a little more work to do before we can present the Board with different scenarios for schedules for increases.

Cathy asked if there were non-Reston patrons in the focus groups?

Leila said yes, there were some present. They indicated that they're happy that we have low prices, because it makes RCC programming affordable for non-Reston participants. She said non-Reston patrons were former Reston residents who hoped the new fees would be affordable, but they understand that the increases are necessary.

Cathy asked if there was a suggested timeline for phasing in price increases. Leila said the logical suggestion would be to align it with FY14, FY15 and FY16 budgets since those would be the budgets impacted if we are pursuing a new facility. She reiterated that patrons wanted predictability in terms of review.

Roger asked if we have a mechanism to ensure that people in Reston have first call on most activities. Leila responded that there is a priority registration period for classes and theatre tickets. For drop-in programs, it's more of a challenge because you can't establish a priority timeframe for that type of use. However, it seems that the drop-in programs are attended by more Reston qualified patrons, than not as a function of practicality and convenience. She explained that drop-in programming requires a fiscal commitment, but not a schedule commitment. The attendance can fluctuate in drop-in programs more dramatically than in a registered program.

Leila told the Board that she will present a pricing proposal at the May 13 Finance Committee Meeting. The presentation will include options to phase in increases at both a moderate and accelerated pace. She added that although we're looking at percentage increases (and different percentages applied each year), she has told patrons that we're not going to observe that rigidly in order to avoid odd prices. We will therefore round up to the nearest quarter in order to keep ease and simplicity in pricing.

Cathy asked how often the Park Authority recreation centers such as Cub Run increase their rates?

Bill B. replied that the Park Authority increases rates as needed, typically once a year. Sometimes there is a mid-year adjustment, but it is typically once a year. Bill B. said in some demand areas, they don't

## April 8, 2013 Board of Governors Finance Committee Meeting Report

increase it as much. For example, the Park Authority wanted to increase equestrian fees a few years ago. After receiving patron feedback, they compromised on a lower number.

Leila said that we've let drop-in programs go too long without any review unless there was a glaring error. In performing the research needed for the March 11 report, it was startling to see how far we lagged behind other facilities.

### **RCLCO Land Values Report**

Leila said that we have received significant feedback in the past few months from people that wanted RCC to look at what other locations might cost, particularly as it relates to Baron Cameron Park. The Board therefore asked RCLCO to provide estimates for the following possible location options:

- areas in proximity to Silver Line stations
- Baron Cameron Park land value
- Tall Oaks village center (or similarly semi-vacant shopping center)

Len Bogorad of RCLCO introduced himself and said RCLCO was a national consulting real estate firm. He said the Board is asking challenging questions and he and his team came up with what he believes are reasonable answers. He explained the purpose of the analysis and the sources used, all of which is detailed in the report. He indicated that there are very few locations available in Reston that could accommodate a facility with a 50M pool. He said his team was limited in the number of sales that can be relied on to create valid estimates on future sites, or what Baron Cameron Park might be worth. However, his team obtained information on 30 sales in Reston from 2000 through March 2013. He also compiled data on the land portion of real property assessments for 200 buildings in the areas RCC asked about.

Len explained RCLCO's methodology and conclusions, also detailed on the attached report. He felt they came up with reasonable ranges of values for the locations in question. He added that the land value of the sites could be higher or lower depending on land conditions, seller motivation and forecast changes in the current value through 2017. He pointed out that there are a lot of potential costs and risks in acquiring a location other than Baron Cameron Park. Issues include costs such as re-zoning and demolition. There is also a good chance you may not find a willing seller. Land is scarce in Reston and most owners want to use it for something other than a straight sale. Value estimates for the below locations are detailed on Exhibit 1 of the attached RCLCO report.

- Within ½ mile of Silver Line Stations
- Within ½ mile to 1 mile of Silver Line Stations
- Baron Cameron Park (based on nearby areas)
- Village Center such as Tall Oaks

Cathy asked if this was conceptual based on real estate in the area. Len confirmed that it was.

Gerald asked how much zoning can impact the costs of the site. Len said it can affect it considerably; those closer to station are zoned for higher-density and commercial purposes and if you were allowing for something other than that, it could impact the value. Bill B. added that the demolition costs for somewhere such as Tall Oaks are unrealistically high, especially when you consider the environmental impact and related hidden costs.

Roger asked a hypothetical question: If we decided to purchase another site, wouldn't that naturally raise the value of potential sites? Len confirmed that and added that even doing a study like this could raise speculation.

Leila said that the other thing to keep in mind regarding rezoning is that the Commonwealth of Virginia has become much more conservative about taking property. It used to be the case that the government could take underperforming land and rezone it. However, recent changes in Virginia law have made it more difficult to do this. The government used to reimburse the land owner for existing value, but now law requires the buyer reimburse the land owner for its potential value. It is difficult to estimate the future value of something, so the practice of acquiring land for rezoning purposes is much more challenging.

Len added that there are numerous cases when the court is going to retrospectively change the dollar valuation on a piece of land which could really hurt budgets for the buyer. This is a major deterrent to taking property.

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Bill B. said that the government used to pursue projects with less disclosure and seize the land. That doesn't happen anymore because of different legal requirements mandating a more open process.

Len agreed that the mood of the country and courts is not friendly to taking land. Leila added that there are a lot of visionary ideas circulating describing the attractiveness of taking the village center and making it function more like what the Reston vision for the village center was, but that involves more than just dreaming it. Bill B. added that it would require multiple transactions and the Board of Supervisors would need to initiate the process which could take many years to execute and be extremely expensive.

Leila said that people have also suggested that this was the type of asset that should be included in proffer amenities for development of businesses in the Silver Line corridor. The problem is that the utilization occurs on a more sporadic and continuing schedule, as opposed to a facility like a theatre with a predictable evening and weekend schedule of events. A theatre can coexist with business and retail because they complement each other on parking, usage, etc. With a recreation center where parking is needed all day, that sort of arrangement is not as attractive to a mixed use property developer. She added that there are significant challenges with putting a large body of water in any part of a building. Those challenges become prohibitive barriers for such an idea, much more so than adding a fitness studio or similar space. The near term infrastructure demands on Silver Line corridor development are also substantial and likelier early targets for proffers. Bill B. said that the challenges are even more difficult than adding a ballpark or athletic field to a site.

In terms of development, Leila said the Board needs to consider what kinds of outcomes can be realized community-wide in Reston that the development of the Silver Line can contribute to as a way to mitigate the impact of their arrival in Reston. She thinks the Board needs to explore if that is something we can consider with respect to the long-term costs of building projects. She thinks that cash proffers down the line seem a more likely option than getting a single Silver Line developer to give up a certain area of mixed-use property. Len added that, from a value perspective, that giving up land would be far more expensive than making a monetary contribution to community needs.

Leila added that rooftop pools are contemplated for some of the multi-purpose and multi-use projects. However, those are considerably smaller pools, and not suitable for much more than a party or social gathering. There is information indicating the Reston Town Center Avant project will include a pet run on a terrace area of that facility. She noted that there are ways that builders can include moderately scaled recreational amenities, but they are intended to be for the users, not robust offerings accessible to the larger community. These inclusions are private commercial amenities, akin to a party room feature.

Cathy questioned the ranges provided on the RCLCO report. She indicated that the the lower values are growing at a faster rate than the upper values and asked why the overall percentage of change is different. Len said that is a reflection of the office market being overbuilt so the sites that have a larger percentage of office space won't be increasing as fast over the next few years. Residential potential is expected to grow faster in the near term.

Leila asked Len if these are conservative estimates. Len indicated that he tried to provide real numbers, but increases could be much more substantial than indicated. Silver Line corridor housing could push up values, if the condo market comes back more strongly, and so on through a variety of other scenarios; the report represents the best estimates that current data suggest.

### **Public Comment**

**Stephen Canner, Reston resident**, indicated that we wouldn't have to pay for land acquisition for Baron Cameron Park because we already paid for it through Fairfax County taxes. He said we shouldn't have to buy this land because we already paid for it. Stephen sees this as a wedge issue to drive people to the Baron Cameron side. He doesn't think that is a selling point. He said we've already paid for that land, we shouldn't have to pay again because the County juggled it around to new owners. He also said he's heard the new facility referred to by several names, and he asked what exactly is RCC proposing to build: an aquatics center, sports facility, new recreation center, fitness facility? He said there's a lot of information that's not on the table that would be helpful. He then asked Len if he could attach a confidence interval to any of his projections.

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Len replied that he doesn't want to debate statistics and its specific terms, because there's not an overly precise sample on which we can rely. He indicated that most forecasts of this type do not come with a very high confidence level. Stephen thanked him for stating that.

**Don Neuman, Reston resident**, said that he read in the Reston Patch that RCC was donating \$100,000 to the South Lakes High School turf field project. Leila said yes, and that the Board made that decision a year ago last December and deferred the contribution until the school gathered the remaining funding partners. Now that funding has been secured, she indicated that half will be given in FY13 and half in FY14. Don asked where he could find that item in the budget. Leila indicated that it's not allocated in the FY13 budget, but is allocated in community partnerships in FY14 in its entirety; if a transfer is made in FY13 it will come out of unspent funds.

Don indicated that he lived in Great Falls for 28 years and hasn't lived in Reston for very long, but wants to understand things better. He asked if the range of land value per acre provided in the RCLCO estimates were for FY13. Len indicated that these are actual forecasted values. Don followed up by asking why - over the next four years - the estimate only goes up five percent with metro line development. Finally, given the fact that much of Washington is talking about sequestration, he asked if there had been any thought to taking some of this money that exists and is paid for in our taxes and giving it the Park Authority to make up for their budget shortfalls? He read that the Park Authority planned to forego maintenance due to the effects of sequestration. Instead of going forward on a new big project, he asked the Board if they considered returning money to taxpayers or keeping it where it is and use it for things that are being postponed due to lack of funds?

Leila explained the history of the tax rate, which was \$.06 for most of RCC's history. When revenues from taxes exceeded the rational allocation for RCC's costs and reserve fund structure, the tax rate was lowered to \$.052 cents. It was then further reduced to \$.047 cents. Leila said that it's been suggested that we take revenues from Small Tax District 5 and contribute to infrastructure improvements or other costs such as Don outlined, but that exceeds the legal framework for which the tax district was developed. We can't redirect funds for other uses.

Don asked if a charter would have to be amended. Leila responded yes but that changing the purpose of a tax district is a complicated and lengthy process. The tax rate however we can and have adjusted if it exceeds the purposes for which it was designed.

Cathy pointed out that we operate in fiscal years and Len's numbers are calendar year numbers, so there is a disconnect there if one tries to compare fiscal year figures in our budget to the report figures. Len confirmed.

Cathy responded to Don and said that RCC and our summer camp program will benefit from the turf field project, which is why we contributed to it. Leila added that RCC's mission is to promote leisure, recreation and cultural activity for the entire community. The SLHS turf field project fulfills that mission. The arrangement is consistent with our mission and provides outlets for those who need sport fields. It allows us to do something for the well-being of our community.

Don clarified that he's not against it; he just wanted to understand where it was budgeted.

Bill B. indicated that the SLHS turf field project is probably one of the best kinds of partnership examples because it brings together multiple community organizations and booster clubs to realize a project. Bill B. also serves as chairman of the Park Authority and indicated that from a Park Authority perspective, they are looking to partner with more organizations in this fashion because they don't have the cash to build or improve their facilities without other resources. He said they are constrained because although the Park Authority received money in bonding, the cash flow from bond sales is limited by the rules the County follows to preserve the ratings on their bonds.

Leila responded to Stephen Canner's earlier question about the language for the new facility. She clarified that the Board is exploring an indoor recreation facility that meets aquatics and fitness needs. She indicated that the swimmers are focused on aquatics. Others are focused on fitness needs. "Indoor recreation facility" has become an all-encompassing term since we don't yet know what it would include.

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Stephen asked if the Board is comfortable with RCC paying for a sports facility which will compete with private fitness facilities. Leila indicated that we're looking for the Brailsford & Dunlavy market study to help us address that question. Roger added that we're not trying to compete with anyone, but rather are trying to meet the needs of the community. That includes children, seniors and those who can't afford membership at a private fitness club, or who desire a more flexible attendance situation than most private clubs allow.

Stephen said he understands RCC's mission, but thinks there are other ways to achieve it. He suggested subsidizing membership at other facilities. Leila said that we aggressively pursued a partnership with Lifetime Fitness. Lifetime Fitness did not respond to our inquiries because partnerships are not their goal or part of their business model. Stephen suggested that Lifetime Fitness is one facility, but there are a lot of other facilities that would like it if we said we were going to increase their membership by subsidizing membership fees.

**Nick Nobbe, Reston resident**, said he has lived in Reston for 40 years. He thinks RCC is a wonderful option for the entire family. All members of his family have enjoyed RCC's amenities and facilities and he thinks that is the point of Reston. He would like to submit that it's possible to provide these amenities at a very competitive price. Rather than subsidize memberships at other facilities, he thinks competition is good. He also suggested exploring source funding such as usage fees and sponsorship, which he thinks may be addressed in the Brailsford & Dunlavy report.

Leila clarified that we haven't asked Brailsford & Dunlavy to explore sponsorships. We've asked them to look at RCC's operational framework and costs and what those costs are at other facilities. We've asked them to show us similar fee structures so we know what the gap would be and options for pricing.

Nick suggested that RCC should consider event hosting as a possibility for funding. He believes that if we build a nice building with desirable amenities, it would be an attractive center for rentals. Leila responded that the Board is committed to assuring that any rental fees would cover not only the costs, but the "costs plus." "Costs plus" would include quality of life concerns that local residents are worried about, such as traffic, use of shuttles and security. She said if the demand is significant enough that groups are willing to pay whatever it costs to host an event, then we would want to ensure that those events don't just pay for themselves, but also consider the impact in the area as well as return money to the facility.

Nick raised a question about baby boomers and a lull in population growth. Leila responded that we have two members on the Reston Master Plan Task Force. The data that RCLCO used for projections is based on growth projection data that the Task Force is using. Those factors suggest that the population is going to grow. She said that what we're trying to address is that the existing population is not being sufficiently served by the facility features we have. We're behind the existing population. What's being considered isn't an answer for forever, it's an answer for now. Leila suspects that there will be other demand issues down the road.

There was general discussion about Reston growth, demand for recreation amenities, Reston's build-out process and the effect of the Silver Line corridor development. Leila indicated that the data suggested that in Reston's near future, there will be an increase in seniors, and young, single persons.

**Carrie Sawicki, Reston resident**, stated that earlier today Leila said that 16 percent of program budget is covered by participants and the rest is covered by the tax base. She asked if there is enough tax base to support two facilities. Leila said that's a great question and is why the Board asked RCLCO to tell us about what might happen to the tax base. If we want to keep the tax rate where it is, we will talk to the county budget planning and debt management staff to determine what resources might be available to support the new facility. If resources don't exist, we need to determine what it takes to support further facility growth. The RCC Board's policy is that up to a maximum of 25 percent of the overall RCC budget will be offset by user fees (cost recovery). Right now we're recovering about 16 percent, so there's room for growth in our own policy. Stephen Canner confirmed that Leila just stated that the user fee is not at the ceiling. Leila agreed.

**David Vurdelja, Reston resident**, thanked the Board for the opportunity to speak. He gave special thanks to Len of RCLCO and said that Len has his sympathies as he has done some modeling in his day. Speaking from the perspective of the people that will ultimately have to vote for this, he asked if the Board

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would be able to put this in context for Reston residents and provide incremental land costs, range of costs for risks and demolition costs. All of those would need consideration.

Bill B. clarified that the discussion that the Board is having is about the Park Authority site at Baron Cameron Park. Any other land value information was presented to provide comparative context. The RCC Board does not intend to go out and fully explore another site. We're seeking to obtain comparative data to assure that the focus is appropriate.

David thanked Bill B. for clarifying that other sites are being considered for comparison only. David thinks it would be useful to include the other land values as reference points when presenting Baron Cameron Park as the primary option. For example, if other options materialize, here is what they might incrementally cost and when projects in other locations might occur, given the hoops you have to jump through for each. He thinks people need to understand their options. As a swim team member, he chooses the soonest option. From a taxpayer perspective, he would like to know the costs involved, in addition to land cost. David thanked the Board for sharing the budget information. Leila said that it's always posted to RCC's website.

David requested that another column of numbers be added to the budget that explains "seasonalized" or "regular" figures. He also inquired as to who owns Tall Oaks or Isaac Newton Square? Leila responded that both are privately owned. As a point of reference, she indicated that when RCC renovated the Hunters Woods location, they needed to relocate staff. At that time, she attempted to work with the then-owner of Hunters Woods because there were four or five vacant storefronts. She indicated that Fairfax County Government and Reston Community Center are among the most fiscally stable units in the country. Even with that information, RCC endured a lengthy negotiation for a 5-year lease, even though they only needed it for a small fraction of that time. They negotiated a lengthy, multiple pages lease with a California-based investment trust. After a month, they finally had to walk away from the negotiations because the trust was not willing to compromise on key legal clauses. Twenty RCC staff members ended up moving to a turnkey office on Sunrise Valley. The Hunters Woods Plaza storefront that is now a laundry stayed vacant for four years. Leila indicated that this example illustrates that acquiring privately-owned property isn't a simple thing. It may sound elegant, but it's difficult and there are some stubborn realities that can stop a project or effort in its tracks.

David made one last request to make all of the information meaningful to voters by translating it into the tax rate change. Leila indicated that by the time we reach the June Programs and Budget meeting, the Board hopes to have synthesized all this input, data, options, etc. so it can make a case for whatever we think the right course of action should be.

Stephen asked the Board to consider the cost of losing the lost open space in Reston. Leila responded we're not contemplating loss of all the open space. Stephen replied that if residents want to use the facility in early morning or late at night, they will never be able to get there.

Speaking to Baron Cameron Park, Bill B. added that regardless of whether or not RCC pursues a partnership with the Park Authority, the Park Authority will still move forward with its master planning process for Baron Cameron Park, which begins May 7. That is a parallel process to the RCC process. The Park Authority process may include this facility or may not. He indicated that Baron Cameron Park will not be left in its current conditions. The park will be developed and improved, even if the funds come from other outside sources. He said that might include adding synthetic turf fields, lights or other amenities. He explained that one option might be to pursue a Public-Private Educational Facilities and Infrastructure Act (PPEA) process which allows a public-private partnership proposal to come to a government agency to realize mutually supporting goals. The government then considers the proposal and decides whether or not to accept it and negotiate a relationship. There is no public input on that process under the legal framework within which it occurs; the Comstock/Fairfax County parking garage at the Wiehle Station is such a project.

He said the community has input and control of how Baron Cameron Park serves Reston with the RCC proposal. Stephen clarified that the Park Authority has no money to develop Baron Cameron Park if RCC says "no." Bill B. said that the Park Authority could entertain proposals from other organizations that have compatible goals for the park. As an example, he described the effort made when McLean Youth Soccer wanted synthetic turf fields and didn't want to wait in line for funds to become available. McLean Youth

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Soccer took out a loan for 10 million dollars and gave the Park Authority a check to put the synthetic fields in. Bill B. said the Park Authority is enthusiastically partnering with MYS to help realize improved athletic facilities for the public. Stephen speculated that if Reston Soccer gave a 5 million dollar donation, that the Park Authority could improve the soccer fields for them. Bill B. said that Reston Soccer gave \$150,000 to the SLHS turf fields project and that it was not possible that they would give a large contribution for Baron Cameron Park, but that conceptually, yes, that is how something could be done to make the fields or other aspects of the park better. There could well be other entities with similar objectives.

Leila said that beginning on May 7, it's important to discuss with the Park Authority what the Reston community's priorities are, whether it be open space, fields, dogs, swimming or something else entirely.

Stephen asked for Bill B. to clarify that there's no recourse to the public as to what the Park Authority does at Baron Cameron Park. Bill B. said that is incorrect and what he is saying is that the public process for the master planning at Baron Cameron Park begins on May 7; that is the time for Reston to express its desires. RCC will make a decision on whether or not they want to make a proposal to the Park Authority to be a part of that master planning process. That decision will come sometime in June. The Park Authority will ultimately make a decision in November as to what that final footprint for Baron Cameron Park will look like for the next 40 years. Stephen asked if the Park Authority decided to put something there that is funded by an outside source, would it have to be put forth to the public? Bill B. confirmed that it is not required to be put forth to the public for input.

A guest asked about the potential for needing the Baron Cameron Park space for school expansion. Leila indicated that at the March 27 Reston Citizens Association meeting, former school board member Nancy Larson explained that the Fairfax County school board turned that land over to the County and it subsequently was managed by the Park Authority because of massive opposition from local residents to putting a middle/high school at that location. There was also at one time discussion about putting the FCPS administration offices there; that too met with opposition and led to the FCPS transfer of property to Fairfax County. Bill B. added that they transferred 60 other properties as well during that period.

David Vurdelja asked that consideration be given to diagramming what this would conceivably look like (possibly in 3D). He also hopes county would deal with traffic concerns appropriately.

Leila responded at some point she hopes people will look at pictures of comparable buildings that have been built that are aesthetically pleasing. She said that it is not within RCC's purview to develop a site plan until the Park Authority's master planning process concludes and the plan includes RCC. If we get to that point, then the community should be involved in envisioning such as a design.

Leila said there are a lot of questions that need to be answered before we have a clearer picture of what this building might look like, but it's a step-by-step process that the Board is committed to pursuing with public input. There was general conversation about amenities at potential recreation center. George Mason University's aquatic center and Cub Run Recreation Center were suggested as comparable aquatics facilities.

Leila concluded by saying that with respect to program priorities, it's particularly important to hear from people. It's important to know what the Board should be considering. That will help them filter through all the input and suggestions that have been made. We need the input to help determine the right size, the right program and the right approach for a potential center. At that point, we can figure out a price point for such a facility. Once that is determined, the discussion turns to whether or not the public is willing to pay for it and how.

Cathy adjourned the meeting at 8:14 p.m.

Reston Community Center  
 Budget vs Actuals Worksheet  
 31-Mar-13

<b>100%/12*9mo=74.97%</b>	
<b>Revised Beginning Fund Balance</b>	\$ 6,212,558
<b>Y-End Fund Balance</b>	\$ 4,198,085

	Budget FY13	Feb	Mar	ENCUMBR.	YTD	REMAINING BALANCE	YTD % actual
1 Administration	6,105,763	37,321	19,774		6,334,978	(229,215)	103.75%
2 Performing Arts-Theatre Admiss.	48,720	4,413	2,805		46,947	1,773	96.36%
3 PA Theatre Rental	24,527	8,059	0		9,145	15,382	37.29%
4 PA Cultural Activities/ Arts Org	0	(8,860)	12,930		18,002	(18,002)	0.00%
5 Aquatics Classes/drop-in	306,342	14,234	11,534		200,393	105,949	65.41%
6 Aquatics Rental	18,000	2,300			11,016	6,984	61.20%
7 L&L Fitness	109,355	4,473	4,620		94,622	14,733	86.53%
8 L&L Teens	81,324	34,801	386		87,649	(6,325)	107.78%
9 L&L Senior	57,608	2,000	660		43,560	14,048	75.61%
10 L&L Youth	111,094	76,714	3,978		186,424	(75,330)	167.81%
11 L&L Adult	90,972	2,121	2,521		44,530	46,442	48.95%
12 Community Events	0	0			960	(960)	0.00%
13 Arts Education	120,537	54,909	5,021		173,111	(52,574)	143.62%
<b>Total RCC Revenue</b>	<b>\$ 7,074,242</b>	<b>\$ 232,485</b>	<b>\$ 64,229</b>	<b>\$ -</b>	<b>\$ 7,251,337</b>	<b>\$ (177,095)</b>	<b>102.50%</b>

L&L - Leisure & Learning

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 31-Mar-13

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	<b>Personnel Expenses</b>	<b>Budget FY13</b>	<b>Feb</b>	<b>Mar</b>	<b>ENCUMBR.</b>	<b>YTD</b>	<b>REMAINING BALANCE</b>	<b>% Budget Used Ytd</b>
1	Administration	641,750	23,303	23,303		204,823	436,927	31.92%
2	Board OG	-				-	-	0.00%
3	Booking	175,283	13,848	13,509		119,886	55,397	68.40%
4	Comptroller	354,989	26,216	26,408		232,551	122,438	65.51%
5	Customer Service	453,322	33,899	33,207		295,221	158,101	65.12%
6	Facility Engineer	98,298	7,673	7,673		70,664	27,634	71.89%
7	Maintenance	400,391	28,086	29,252		269,045	131,346	67.20%
8	IT	119,353	8,454	8,454		74,578	44,775	62.49%
9	Media	316,007	25,427	30,641		228,517	87,490	72.31%
10	Performing Arts	508,171	36,395	39,278		326,144	182,027	64.18%
11	Aquatics	691,016	58,154	46,132		457,639	233,377	66.23%
12	Leisure & Learning (L&L) Programs	207,243	16,130	16,130		141,507	65,736	68.28%
13	L&L Fitness	157,822	14,309	14,203		113,060	44,762	71.64%
14	L&L Teens	125,714	6,105	6,765		78,896	46,818	62.76%
15	L&L Senior	114,927	8,237	8,353		71,809	43,118	62.48%
16	L&L Youth	189,213	9,563	8,569		171,461	17,752	90.62%
17	L&L Adult	166,634	11,481	11,587		94,177	72,457	56.52%
18	Community Events	118,815	9,406	8,029		77,898	40,917	65.56%
19	Arts Education	278,858	15,990	17,580		223,548	55,310	80.17%
	<b>Total Personnel Expenses</b>	<b>\$ 5,117,806</b>	<b>\$ 352,676</b>	<b>\$ 349,073</b>	<b>\$ -</b>	<b>\$ 3,251,424</b>	<b>\$ 1,866,382</b>	<b>63.53%</b>

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	<b>Operational Expenses</b>	<b>Budget FY13</b>	<b>Feb</b>	<b>Mar</b>	<b>ENCUMBR.</b>	<b>YTD</b>	<b>REMAINING BALANCE</b>	<b>% Budget Used Ytd</b>
1	Administration	222,100	9,160	6,894	46,226	100,029	122,071	45.04%
2	Board	59,300	1,579	757	4,950	39,958	19,342	67.38%
3	Booking	155,202	11,340	10,336	31,386	133,324	21,878	85.90%
4	Comptroller/Customer Service	550,125	17,950	23,882	52,627	496,786	53,339	90.30%
5	Facility Engineer	224,960	4,513	15,907	19,356	151,911	73,049	67.53%
6	Maintenance	351,029	14,664	11,436	90,154	239,868	111,161	68.33%
7	IT	115,724	1,650	0	1,280	45,856	69,868	39.63%
8	Media	478,840	12,232	13,917	47,596	374,274	104,566	78.16%
9	Community Partnerships	155,000	12,500	10,108	25,000	145,878	9,122	94.11%
10	Performing Arts	322,654	6,035	14,672	8,445	251,208	71,446	77.86%
11	Aquatics	95,509	5,992	7,335	1,830	57,752	37,757	60.47%
12	Leisure & Learning (L&L) Programs	6,850	287	128		4,937	1,913	72.08%
13	L&L Fitness	13,673	720	2,217	3,024	10,452	3,221	76.44%
14	L&L Teens	124,110	1,547	1,060	7,200	87,170	36,940	70.24%
15	L&L Senior	86,325	5,041	4,323	6,410	54,019	32,306	62.58%
16	L&L Youth	119,190	3,442	6,706	13,772	102,350	16,840	85.87%
17	L&L Adult	101,696	1,743	2,091	3,990	32,064	69,632	31.53%
18	Community Events	165,300	5,764	1,412		96,349	68,951	58.29%
19	Arts Education	89,341	778	2,610	11,700	37,931	51,410	42.46%
	<b>Total Operational Expenses</b>	<b>\$ 3,436,928</b>	<b>\$ 116,937</b>	<b>\$ 135,791</b>	<b>\$ 374,946</b>	<b>\$ 2,462,116</b>	<b>\$ 974,812</b>	<b>71.64%</b>



Reston Community Center  
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 31-Mar-13

<b>100%/12*9mo=74.97%</b>	
<b>Revised Beginning Fund Balance</b>	\$ 6,212,558
<b>Y-End Fund Balance</b>	\$ 4,198,085

	<b>Budget</b>			<b>Encumbr.</b>	<b>YTD</b>	<b>Remaining Balance</b>
Revenue	7,074,242	232,485	64,229	0	7,251,337	-177,095
Personnel	5,117,806	352,676	349,073	0	3,251,424	1,866,382
Operating	3,436,928	116,937	135,791	374,946	2,462,116	974,812
Capital Projects	533,982	5,455	0	12,530	25,668	508,314
Total Expenses	9,088,716	475,068	484,864	387,476	5,739,208	3,349,508
Revenue less Total Expenses	-2,014,474	-242,583	-420,635	-387,476	1,512,129	-3,526,603

## Revenue

**General Note:** Winter/Spring program registration started December 1<sup>st</sup>. New programs revenue amounts approved by RCC's BOG are included in the FY13 Budget column. The 2013 Summer Camp registration started February 1<sup>st</sup> and related revenue will be reversed for FY13 year-end-close and recorded as FY14 revenue.

1. **Administration:** The Administration revenue budget shows combined tax, interest and facility rental revenues. Facility rental revenue is combined T-Mobile antenna and room rental revenue. We have collected 103% of tax revenue, 160% of estimated Facility Rental revenue (which also includes T-Mobile antenna revenue) and 43% of the projected interest revenue.
2. **Performing Arts:** Revenue collection is very uneven depending on scheduled shows and their related box office revenue.
3. **Performing Arts Theatre Rental:** Theatre rental payments are typically made at the end of the fiscal year.
4. **Performing Arts Cultural Activities/Arts Organizations:** The community arts box office receipts and payments clearing line.
5. **Aquatics Classes/drop-in:** Year-to-date revenue represents daily gate fees and summer, fall, and initial winter/spring program registration revenue. Private Lesson program started in February.
6. **Aquatics Rental:** Year-to-date revenue represents a natatorium rental payment.
7. **Fitness:** Year-to-date amount includes summer, fall, and winter/spring program registration revenue.
8. **Teens:** Year-to-date amount includes summer, fall, and winter/spring program registration revenue and 2013 summer camp revenue; most of this cost center's revenue is realized during the summer.
9. **55+:** Year-to-date amount includes summer, fall, and winter/spring program registration revenue.
10. **Youth:** Year-to-date amount includes summer, fall, and winter/spring program registration revenue and 2013 summer camp revenue; most of this cost center's revenue is realized during the summer.
11. **Adult:** Year-to-date amount includes summer, fall, and winter/spring program registration revenue.
12. **Community Events:** No revenue budgeted. Year-to-date revenue is for Multicultural Festival book sale.
13. **Arts Education:** Year-to-date amount includes summer, fall, and winter/spring program registration revenue and 2013 summer camp revenue; summer revenues from LARK and YAT contribute significantly to this cost center's revenue.

**Personnel Expenses:**

**General Note:** Personnel costs for the new programs identified and approved by RCC's BOG were loaded in September and are included in the FY13 Budget column.

1. **Administration:** Administration's allocated budget is typically under-spent; funding provides for OPEB costs and contingencies such as increases in fringe benefit costs.
3. **Booking:** Personnel costs are at the expected level.
4. **Comptroller:** Personnel costs are at the expected level.
5. **Customer Service:** Personnel costs are at the expected level.
6. **Facility Engineer:** Personnel costs are at the expected level.
7. **Maintenance:** Personnel costs are at the expected level.
8. **Information Technology:** Personnel costs are at the expected level.
9. **Media:** Personnel costs are at the expected level.
10. **Performing Arts:** Personnel costs are at the expected level.
11. **Aquatics:** Personnel costs are at the expected level.
12. **Leisure and Learning Administration:** Personnel costs are at the expected level.
13. **Fitness:** Personnel costs are at the expected level.
14. **Teens:** Personnel costs include summer camps' labor costs which occurred in July/August 2012.
15. **55+:** Personnel costs are at the expected levels.
16. **Youth:** Personnel costs are higher than the benchmark and include summer camps' labor costs which occurred in July/August 2012.
17. **Adult:** Personnel expenditures are at the expected levels.
18. **Community Events:** Personnel expenditures are at the expected levels.
19. **Arts Education:** Personnel expenditures are higher than the benchmark and include LARK/YAT summer labor costs which occurred in July/August 2012.

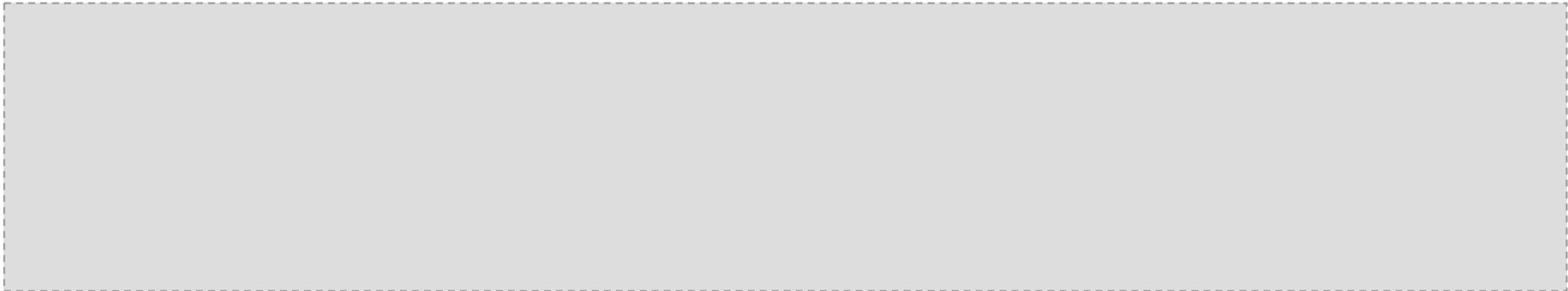
**Operating Expenses:**

**General Note:** Reservations for multiple months' expenses are made at the beginning of the year; funds are spent down from them. Operating costs for the new programs approved by RCC's BOG are included in the FY13 Budget column.

1. **Administration:** Current month expenses include microphones for LA Gallery and RCLCO studies' costs. Reservations are for SWSG consulting services, Wetland Studies RCC HW site survey, and B&D study costs.
2. **Board:** Current month expenses are for public meetings' hospitality. There is no open procurement/reservations balance.
3. **Booking:** Current month expenses are for upright piano purchase, storage facility rental, security, and supply costs. Reservations include piano tuning, storage facility rental, security monitoring, tables purchase, and supplies.
4. **Comptroller:** Current month expenses include bank fees, supply costs, copying costs, and utilities costs. Reservations are for utility costs.
5. **Facility Engineering:** Current month expenses include repair and maintenance costs. Reservations are for repair and maintenance costs and woodshop equipment purchase.
6. **Maintenance:** Current month expenses include custodial services, gas (heating), and supplies costs. Reservations are for custodial services, heating/gas and custodial services.
7. **IT:** No current month expenses recorded. Reservations are for cellular phones.
8. **Media:** Current month expenses include printing and advertisement costs. Reservations are for advertisement and web design.
10. **Community Partnerships:** Current month expense is for service delivery and hospitality costs. Reservations are for remaining program and service delivery.
11. **Performing Arts:** Current month expenses include performer contract payments and program operating costs. Reservations are for artist contract costs.
11. **Aquatics:** Current month expenses are for pool maintenance and supplies. Reservations are for pool supplies.
12. **Leisure and Learning Admin:** Current month expense is for training. No open reservations.
13. **Fitness:** Current month expenses are for program contract services. Reservations are for program contract service.
14. **Teens:** Current month expense is for transportation. Reservations are for program delivery costs and program transportation.
15. **55+:** Current month expenditures include program supplies, program transportation, and recreational activities costs. Reservations are for program transportation.
16. **Youth:** Current month expenditures are for program content delivery, recreational activities, and program supplies. Reservations are for program content delivery.
17. **Adult:** Current month expenditures include program supply costs. Reservations are for program content delivery and transportation.
18. **Community Events:** Current month expenditures are for program supply costs and program transportation. No open reservations.
19. **Arts Ed:** Current month expenditures are for program content delivery and supply costs. Reservations are for program contract services.

## Capital Project Expense

1. **RCC Improvements / 003716:** Includes ADA doors and restroom, motor control panel replacement, CenterStage Floor, and HW Loading Dock projects.
2. **Facility Enhancement Lake Anne / 003717.11:** Includes LA Expansion, LA Hallway Acoustics projects. Reservations are for design services.
3. **Community Room Hunters Woods Enhancements / 003717.12:** Community room lighting and sound upgrades (chandelier fixtures design and replacement pending.) Reservation is for SWSG electrical design services.
4. **White Roof:** 003717/13 Project postponed. Budget to be returned to the Fund.



# Land Value Estimates and Forecasts for Reston

Prepared for Reston Community Center | April 2013



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# LAND VALUE ESTIMATES AND FORECASTS FOR RESTON COMMUNITY CENTER

## Purpose of the Analysis

RCLCO (Robert Charles Lesser & Co), a national independent real estate consulting and economic analysis firm, was retained to prepare independent estimates of ranges of land value per acre for four categories of vacant land within Reston, currently and through 2017. We understand that these estimates will be used as inputs into decision-making regarding future expansion of the Reston Community Center, including the potential for building on a new site.

The four categories of land within Reston that were analyzed are:

- Land within one-half mile of Silver Line stations
- Land within one-half to one mile of Silver Line stations
- Acreage at Baron Cameron Park, assuming it were developable for uses similar to properties in the surrounding area
- Underutilized land, assuming it were vacant, at a Reston village center such as Tall Oaks Village Center

## Sources of Information

RCLCO compiled information from Costar on the approximately 30 sales in their database in Reston from 2000 through March 2013.

We also compiled data on land real property assessments for a sample of approximately 200 properties (mostly developed) in Reston that are within one mile of a Silver Line station or were deemed to be relevant to estimating land values at Baron Cameron Park and in a village center such as Tall Oaks Village Center.

We also took account of RCLCO's forecasts of changes in property values by category that we prepared for RCLCO's recently prepared Forecast of Tax Revenues for Reston Community Center.

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## Methodology and Conclusions

RCLCO undertook the following analysis. The results are shown in the attached Exhibit 1.

1. We compiled information from Costar on sales of undeveloped sites within Reston, and sales price per acre, and classified the sales by location (including distance from Silver Line stations), zoning, size, date of sale, proposed use, and other considerations.
2. Because of the limited number of comparable sales of undeveloped sites within Reston, we also compiled 2013 land assessment data, and calculated assessed land value per acre, for a sample of relevant, mostly developed, properties. These properties were also classified by location (including distance from Silver Line stations and from Baron Cameron Park and Tall Oaks Village Center), zoning, size, and other considerations.
3. Recognizing that assessments of land value are not necessarily equivalent to actual selling price of sites, we also analyzed the relationship of land assessment in effect at the time of sale to land sale price for sales of vacant sites in Reston since 2000.
4. We took account of all of the information and analysis in Steps 1-3 to estimate the range of current market values per acre for each of the four categories of vacant land. In general, we aimed to determine value ranges for sites in the range of five to eight acres. All things being equal, which they rarely are, values per acre are typically higher for smaller sites and lower for larger sites. Given that we were not estimating values for specific sites, and because of the wide range of sales prices and assessed land values per acre that we found in our research, the value ranges that we estimated are necessarily very wide. We do believe that they provide a reasonable range of values within which the value of a particular site in each of the four categories of land is likely to fall. However, despite these wide ranges, it is certainly possible that a particularly desirable site will have a higher value than the ranges we have provided. It is also possible that a less desirable site, or an owner with particular motivation to sell, might result in a lower value than the ranges we provided.
5. Finally, we forecasted changes in the current values through 2017, based primarily on RCLCO's forecasts of changes in property values by category that we prepared for our Forecast of Tax Revenues for Reston Community Center and our judgment as to the property types that would be most relevant to each land category that we were analyzing.

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6. In addition to the Critical Assumptions and General Limiting Conditions appended to this report, it is important to note that this analysis reflects RCLCO's estimates based on the information we compiled, and does not constitute a complete valuation analysis or appraisal.
  7. It is also important to note that these estimates do not include the considerable costs, challenges, and risks associated with obtaining rezoning approvals that would be necessary to build a facility on any site that were to be acquired.

\* \* \* \* \*

This engagement was conducted by Leonard Bogorad, Managing Director. If you have any questions regarding the conclusions and recommendations included herein, or wish to learn about other RCLCO advisory services, please call 240.644.1300.

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## **CRITICAL ASSUMPTIONS**

The conclusions and recommendations presented in this report are based on our analysis of the information available to us from public sources and from the client as of the date of this report. We assume that the information is correct, complete, and reliable.

Our conclusions and recommendations are based on certain assumptions about the future performance of the global, national, and/or local economy and real estate market, and on other factors similarly outside either our control or that of the client. We analyzed trends and the information available to us in drawing conclusions and making the appropriate recommendations. However, given the fluid and dynamic nature of the economy and real estate markets, it is critical to monitor the economy and markets continuously and to revisit the aforementioned conclusions and recommendations periodically to ensure that they stand the test of time.

We assume that, in the future, the economy and real estate markets will grow at a stable and moderate rate. However, history tells us that stable and moderate growth patterns are not sustainable over extended periods of time. Indeed, we find that the economy is cyclical and that the real estate markets are typically highly sensitive to business cycles. Our analysis does not necessarily take into account the potential impact of major economic "shocks" on the national and/or local economy and does not necessarily account for the potential benefits from a major "boom." Similarly, the analysis does not necessarily reflect the residual impact on the real estate market and the competitive environment of such a shock or boom. The future is always difficult to predict, particularly given changing consumer and market psychology. Therefore, we recommend the close monitoring of the economy and the marketplace. The project and investment economics should be "stress tested" to ensure that potential fluctuations in the economy and real estate market conditions will not cause failure.

In addition, we assume that economic, employment, and household growth will occur more or less in accordance with current expectations, along with other forecasts of trends and demographic and economic patterns. Along these lines, we are not taking into account any major shifts in the level of consumer confidence; in the cost of development and construction; in tax laws (i.e., property and income tax rates, deductibility of mortgage interest, and so forth); or in the availability and/or cost of capital and mortgage financing for real estate developers, owners, and buyers. Should any of the above change, this analysis should probably be updated, with the conclusions and recommendations summarized herein reviewed accordingly (and possibly revised).

We also assume that competitive projects will be developed as planned (active and future) and that a reasonable stream of supply offerings will satisfy real estate demand. Finally, we assume that major public works projects occur and are completed as planned.

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Reasonable efforts have been made to ensure that the data contained in this study were accurate and timely information and are believed to be reliable. **GENERAL LIMITING CONDITIONS** This study is based on estimates, assumptions, and other information developed by RCLCO from its independent research effort, general knowledge of the industry, and consultations with the client and its representatives. No responsibility is assumed for inaccuracies in reporting by the client, its agent, and representatives or in any other data source used in preparing or presenting this study. This report is based on information that to our knowledge was current as of the date of this report, and RCLCO has not undertaken any update of its research effort since such date.

Our report may contain prospective financial information, estimates, or opinions that represent our view of reasonable expectations at a particular time, but such information, estimates, or opinions are not offered as predictions or assurances that a particular level of income or profit will be achieved, that particular events will occur, or that a particular price will be offered or accepted. Actual results achieved during the period covered by our prospective financial analysis may vary from those described in our report, and the variations may be material. Therefore, no warranty or representation is made by RCLCO that any of the projected values or results contained in this study will be achieved.

Possession of this study does not carry with it the right of publication thereof or to use the name of "Robert Charles Lesser & Co." or "RCLCO" in any manner without first obtaining the prior written consent of RCLCO except as provided for in the Virginia Freedom of Information Act. No abstracting, excerpting, or summarization of this study may be made without first obtaining the prior written consent of RCLCO except as provided for in the Virginia Freedom of Information Act. This report is not to be used in conjunction with any public or private offering of securities or other similar purpose where it may be relied upon to any degree by any person other than the client without first obtaining the prior written consent of RCLCO. This study may not be used for any purpose other than that for which it is prepared or for which prior written consent has first been obtained from RCLCO.

# RESTON COMMUNITY CENTER

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*Exhibit 1*

**ESTIMATED RANGE OF LAND VALUES PER ACRE  
2013 - 2017**

	2013	2014	2015	2016	2017
Within 1/2 Mile of Silver Line Stations	\$600,000 - \$2,000,000	\$600,000 - \$2,010,000	\$600,000 - \$2,020,000	\$610,000 - \$2,060,000	\$630,000 - \$2,110,000
Within 1/2 to 1 Mile of Silver Line Stations	\$500,000 - \$1,200,000	\$500,000 - \$1,200,000	\$500,000 - \$1,200,000	\$510,000 - \$1,220,000	\$520,000 - \$1,250,000
Baron Cameron Park (Based on Nearby Areas)	\$300,000 - \$500,000	\$320,000 - \$530,000	\$340,000 - \$560,000	\$350,000 - \$580,000	\$360,000 - \$600,000
Village Center such as Tall Oaks	\$400,000 - \$500,000	\$410,000 - \$520,000	\$420,000 - \$540,000	\$430,000 - \$550,000	\$440,000 - \$570,000

SOURCE: RCLCO



**SUMMARY OF MINUTES  
RESTON COMMUNITY CENTER  
BOARD OF GOVERNORS LONG RANGE PLANNING COMMITTEE REPORT  
April 15, 2013**

The Long Range Planning Committee met on April 15, 2013.

**Present were**

- Beverly Cosham
- Bill Penniman, Committee Chair
- Roger Lowen
- Lisa Ehrhardt
- Cathy Vivona
- Vicky Wingert

**Absent and Excused**

- Bill Bouie
- Bill Keefe
- Gerald Zavala

**Attending from RCC Staff:**

- Leila Gordon, Executive Director
- BeBe Nguyen, Media Director

Bill P. called the meeting to order at 6:35 p.m.

**Public Comment**

**Donna Rostant, Reston resident**, thanked the Board for the opportunity to comment on the new recreation center. She believes that the new facility should be a state-of-the-art facility and will be of great benefit to the whole Reston community.

**David Vurdelja, Reston resident**, is a member of the Reston Masters Swim Team and indicated that he supports a new aquatics facility.

**Michelle Moyer, Reston resident**, said that swimming is her passion but believes that this facility needs to serve the entire community.

**Gordon Gerson, Reston resident**, stated that he has lived in Reston for 38 years. He has brought up his children up in the Reston community and feels that we will be shortchanging the kids if we don't have a facility like this one. He stated that Reston currently has no indoor sports amenities. He stressed that a new center is critical in supporting youth.

**Lisa Hughes, Reston resident**, said that she's supportive of an indoor facility that serves all levels of swimmers. She feels strongly that we should also broaden offerings for all kids.

**Working Session**

Bill Introduced Craig Levin, project manager with Brailsford & Dunlavey (B&D). Craig began by summarizing the different parameters that B&D will be looking at with respect to updating the 2009 report for the Board and the community. He noted that the previous three work sessions and these visioning exercises will help to determine the programming components that will help to form the "program" to determine the facility's size and price tag. He emphasized that the report will take into account market analysis with respect to demographics, existing complementary and/or competing facilities, and a clear understanding of the kind of programming space that the community needs. Since each program element

## April 15, 2013 Long Range Planning Committee Meeting Report

has an associated cost and revenue, the report will include a range of financial model options for cost recovery models to support the facility's operations.

Cathy asked Craig if he learned any programming element changes in his focus groups. Craig noted that there's no indoor tennis but a much more intense focus on aquatics and bigger emphasis on multipurpose space (flexible and adaptable fitness courts), and some interest in meeting rooms. Cathy asked about the size of the focus groups and Leila answered about 100 people attended the focus groups in February, 60-70 people participated during the month of March, and more than 200 are on the email distribution list. The major areas of concerns that have been expressed at these meetings and over emails are: location, traffic, potential for loss of open space or amenities already at Baron Cameron Park (e.g. the off-leash dog area), and cost issues such as what or why should Reston shoulder the capital and operating costs instead of Fairfax County as a whole.

Vicky asked if B&D will determine land value for the footprint of the facility. Leila answered that the RCLCO report provided at the Finance Committee meeting (which is published with the April Board package) encompasses an analysis of the land values at several areas including: the 1/2-mile and 1-mile radii of Silver Line Stations, commercial land at a less robust village center like Tall Oaks, and residential land nearest Baron Cameron Park. This analysis was necessary in order to determine what the range of value of the land contribution at Baron Cameron will be. Leila noted that the report pointed out several challenges of land acquisition that are not included in those cost estimates such as: legal costs of zoning and rezoning for active recreation, demolition expenses, and the assumption that all are willing to sell. Craig added that the B&D study will develop budget models taking into consideration the cost of land, hard costs (e.g., construction) and soft costs (e.g., operations and fees). Leila added that B&D has been asked to include cost impacts with respect to surface parking vs. structured parking and costs related to building a LEED-certified sustainable building.

Roger stated that as a Board member, he's been keenly aware of public interest in this project and his sense is that the thousands of community people, belonging to athletics groups in Reston (bikers, swimmers, triathlon participants, soccer players, baseball players, etc.) really need and will greatly benefit from this type of facility. He feels that if the facility is well-constructed and well-conceived, it has the potential to become a great community-building place that serves the entire community (all ages and all income levels). He emphasized that the bringing together of different athletic groups in the community through this facility is a key priority and will ameliorate and reduce the mental/physical health problems such as diabetes and obesity problems in young children. He also noted that the facility will likely have a positive impact on property value.

Lisa emphasized that every aspect of the facility needs to be state-of-the-art to serve kids of all ages and all income levels. Craig added that he understands that the goal is to see different activities happening in the facility in order to motivate others to use the facility when they can see what it offers. He noted that this will be achieved through the design element of the facility. Leila clarified that B&D is not being asked to architecturally design the facility but is only responsible for discussing the program elements it might include. However, they will include images of beautiful facilities in their report to illustrate the possibilities. Other important considerations for the Board, with respect to design, are to minimize the physical footprint of the facility as well as the environmental impact.

Bill P. asked Craig to speak to the nature of usage of the 50M pool. Craig answered that the 50M pool will have many flexible options with respect to pool usage. Gordon Gerson described the GMU pool design for Bill P. Roger reminded everyone of the need for a therapeutic pool. Leila stated that if a 50M pool is to be realized, it would not eliminate our existing facilities. The Terry L. Smith Aquatics Center could be repurposed for therapeutic purposes and for infant/toddler swim classes. She noted that everyone needs to be careful not to expect that one facility can meet all the community's aquatics needs. She pointed out that due to the difficulties of temperature setting, one pool alone won't be able to address every kind of swimming option. Other design features desired of RCC pools include zero-depth entry, adaptable lifts, diving well, leisure features and so on. Bill P. asked that one of B&D's modular options include a leisure pool to illustrate the cost impact. Lisa restated that she only wants a 50M pool and does not want a 25M pool in the new facility as the response to the needs of the fitness and competitive swimmers.

Bill P. asked about multipurpose rooms. Craig emphasized that the flooring will be key in the determining the use of the room. He added that usage can also be determined by thinking strategically about

## April 15, 2013 Long Range Planning Committee Meeting Report

equipment storage for these rooms. Vicky emphasized that the size of room is also a factor in flexibility of usage because of the shortage of multipurpose rooms. Leila said that the YMCA facility courts are at capacity and is welcoming the relief that this facility may have. Bill P. asked about the running track size requirement. Craig said it's another design element but that cumulatively that might need at least 24,000 square feet overall but it could be imaginatively configured in a final design.

Bill P. asked Craig about popular features in other facilities and other amenities that we may not thinking of (e.g., climbing walls, racquetball courts, etc.). Craig warned that the danger of building trendy activity-specific spaces is ending up with expensive, inflexible features that may go out of fashion. Craig emphasized that the overarching feature that he's heard from Reston sessions is the flexibility element that's been reiterated at every meeting. He noted that there are no magic formulas. The right approach is one based on what fits the community. In response to a question regarding the size range of a possible facility, Craig shared that he envisions that this facility could encompass 70,000 to 100,000 square feet but that wouldn't necessarily have to be all on one story or preclude overlap to minimize the overall building footprint. That figure does not include parking. Leila noted that the Park Authority will address the parking design and the hope would be for a parking plan that is holistic to co-locate parking for various uses at the Park. Cathy asked about the number of users at a facility such as the Freedom Center and Craig replied that the study will treat that issue.

**Jeff Robalsky, Reston Resident**, asked about the demographics that the Center will serve with the metro's arrival. Bill P. said that all Reston residents and employees will be served. Jeff asked specifically how the Center is currently serving the underserved community. Leila emphasized that RCC's mission is to serve the whole community, without regard to income levels, and is currently using a very robust fee waiver program to address economic accessibility. Leila emphasized that the Center differs from the private sector model from a programming perspective and utilization perspective. RCC's model is not intended to compete with the private sector. Jeff asked about partnering options for this project and Bill P. answered that to the extent we can get land or money from the County or business proffers, the Board will explore all opportunities. He added that there's no formula at the moment. Jeff asked Bill P. about the roadmap for this project. Bill P. answered that RCC is currently in the community engagement process and working with B&D on cost models. Once the Park Authority completes their master plan process, and if the Park Authority and RCC come to an agreement on the partnership, a bond referendum will be presented to Small District 5 voters. The Board will work on pursuing proffers and all other avenues to reduce the cost to RCC taxpayers to the greatest extent possible.

The B&D study will be presented on May 6 at 6:30 p.m. at RCC Hunters Woods in the Community Room and everyone is encouraged to attend.

Bill P. adjourned the meeting at 7:39 p.m.