

## **Langston Boulevard Alliance Board Meeting Minutes – October 9, 2025, 8:30am – Hybrid**

**Directors Present (9):** Jim Lantelme; Eric Malpeli; Zachary Newkirk; James Schroll; Elaine Furlow; Jim Wilmont; Peter Bota; Tom Wolfe; Paul Holland

**Directors Absent (5):** Tanya Graham; Jeffrey Joseph; Matthew Weinstein; Michael Foster; Lauren Harris.

**Staff Present (2):** Ginger Brown; Maggie Chao.

### **Welcome & Call to Order**

Mr. Lantelme called the meeting to order at 8:31am with a quorum.

### **Development Update: 2221 North Buchanan Street Property**

Jim Murty and Tad Lunger presented on a proposed nine-unit townhouse development.

Mr. Lunger gave an overview of the physical site, the project's evolution, and engagement with the Old Dominion Citizens Association (ODCA). Mr. Murty noted challenges with the site included power, stormwater, and parking.

Mr. Malpeli complimented Mr. Lunger and Mr. Murty for their respectful engagement of ODCA residents.

### **County Board Update**

County Board Member Julius "JD" Spain gave the update.

### **Remarks by AED Partnership Liaison**

Susan Soroko highlighted the excellent turnout for LBA's recent Brunch on the Boulevard event. She flagged that AED has initiated the SOAR program, an updated version of the ReLaunch program.

### **Development Update: Waverly Ridge**

Brian Normile and Fank Poli presented on a proposed 47-unit townhouse development at Cherry Hill Road and North Taylor Street. They gave an overview of the development's layout, stormwater management, and a proposed park on the site.

### **Development Update: 3130 Langston Boulevard (Walgreens Site)**

Ms. Brown noted LBA continues to engage on transportation issues related to the project.

### **Approval of Minutes**

The Board approved the minutes of LBA's June 17, 2025 Board meeting.

### **Development Update: Kensington Property**

Ms. Brown relayed the developer is addressing stormwater challenges at the site.

**Development Update: Air Force Association Site**

Ms. Brown said the developer had recently met with neighbors.

**Development Update: Leckey Gardens Site**

Ms. Brown and Mr. Lantelme described elements of the proposed development.

**President's Report**

Mr. Lantelme noted the upcoming President's Breakfast on October 18.

**Board Recruitment**

Ms. Furlow said she hopes to have names of nominees in November. She is looking for nominees with applicable expertise as well as homeowners and business owners. Geographical representation is also important.

Ms. Furlow has written a draft document on responsibilities and expectations for Board members.

**Vision Zero Update**

Mr. Newkirk provided feedback from LBA to the County on the update to Arlington's Vision Zero Action Plan.

**Finance Committee Update**

Ms. Brown highlighted LBA had received a grant from the County to fund the Look Gallery.

**Events and Fundraising Update**

Ms. Chao said LBA is changing its fundraising strategy in light of its conversion to a 501c3.

**Adjournment**

Mr. Lantelme adjourned the meeting at 9:54am.