

## **Langston Boulevard Alliance Board Meeting Minutes – January 29th, 6pm – Hybrid**

**Directors Present (10):** Jim Lantelme; Eric Malpeli; Peter Bora; Tanya Graham; Jeffrey Joseph; Tom Wolfe; Elaine Furlow; Matthew Weinstein; Zachary Newkirk; and Michael Foster.

**Directors Absent (3):** Paul Holland; Matthew Rowan; and Lauren Harris.

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

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

Mr. Lantelme called the meeting to order at 6:01pm.

### **Minutes**

The Board approved the draft minutes for the LBA Board meeting on November 7<sup>th</sup>, 2024.

### **Election of Board Members and Treasurer**

The Board elected Jim Wilmont and James Schroll to director positions.

The Board elected Lauren Harris to an additional term as a director.

The Board elected James Schroll to the position of Treasurer.

### **County Board Update**

County Board Member Julius “JD” Spain gave the update.

Mr. Lantelme noted he would like CPHD to work on the zoning code for Langston Boulevard. Potential projects are waiting for clarity on zoning.

Ms. Brown said work by County staff on the implementation of Plan Langston Boulevard would enable more projects on the corridor.

### **Presentation on 3130 Langston Boulevard (Former Walgreens Site)**

Zachary Williams, Cassia Guy, and Stephen Staff gave a presentation on the proposed development at 3130 Langston Boulevard by Rooney Properties.

The presenters noted that Rooney Properties has had six community meetings on the project, including four with civic associations. They said that changes to the plan for the site are ongoing. The presenters gave an overview of the project, its status, and associated community benefits.

Mr. Lantelme noted that the proposed building is described as twelve stories but should be called “twelve stories plus a mezzanine.”

Ms. Brown noted that because the nearby pawn shop is not included in the site, it is difficult for development at the site to improve stormwater mitigation.

Ms. Brown noted that expectations in the community were high for transportation improvements at the intersection of Langston Boulevard with Spout Run Parkway and North Kirkwood Road. Mr. Lantelme noted that the intersection is prone to flooding and is not safe for pedestrians.

In response to a question from Mr. Weinstein, the presenters stated that the developer would be seeking bonus density.

**Board and Staff Reports**

Ms. Brown noted LBA's finances are in good shape.

Ms. Brown noted that planning is underway for the next Earth Day event and the fiftieth anniversary of Heidelberg Bakery.

Ms. Brown noted LBA will need to recruit new Board members.

Ms. Chao flagged the need for volunteers at the Earth Day event.

**Adjournment**

Mr. Lantelme adjourned the meeting at 7:25pm.