



FY 2025 – ANNUAL MEETING

NATIONAL LANDING BID

Wednesday, May 28, 2025, 5:30 – 7:30 pm

Amazon HQ2 – Merlin Building – Pentagon City

Meeting Minutes

Voting Members Present:

Andrea Muray (JBG SMITH); Mara Olguin (Dweck Properties); Patrick Philippi (Amazon); Abbey Oklak (Kimco Realty); Mike Dowling (Equity Residential); Harmar Thompson (LCOR); Gary Cook (Gould Property Company/MRP Realty-Office/MRP Realty-Residential/LaSalle Investment Management C/O Lincoln Property Company)); Kimberly Driggins (Washington Housing Conservancy); Heena Feeney (Beacon Capital Partners); Brian Jeter (Clarion Partners); Sanjay Kattri (Invesco Advisors); Jayme Tehan (Urban Investment Partners); Kelly Jones (Property Reserve, Inc); Jennifer Morgan-An (Boeing Company); Sue Rettig (Starwood Capital Group – 1400 Crystal Drive/Presidential Tower/Clark Street Garage).; McClelaig O’Clisham (Westin Crystal City); Ben Joseph (1999 Richmond LP); Danny Ross (True Ground); Christina Brady (Consumer Technology Association);

Directors Present:

Kate Ange, Stacey Brayboy, Gary Cook, Kimberly Driggins, Heena Feeney, Franki Fiterrer, Shannon Flanagan-Watson, Judy Freshman, Nick Giacobbe, Freddie Lutz, Donna Marquez, Dolores Navia, Abbey Oklak, Mara Olguin, Joe Oyler, Patrick Phillippi, Harmar Thompson, Pamela Van Hine

Staff Present:

Matt Jones, Luke Fichter, Tracy Sayegh Gabriel, Nicole Jean-Pierre, Ashley Labadie, Madeline Long, Robert Mandle, Abby McCallum, Isabella Mendoza, Alex Michael, Olivia Osborne, Erica Rivera, Malaika Scriven, Elissa Staley, Haroni Tewolde

Welcome and Staff Recognition

Board Chair Kimberly Driggins opened the meeting with remarks recognizing and celebrating the BID staff for their dedication and passion. The Chair acknowledged individual staff members by name: Tracy, Rob, Malaika, Madeline, Elissa, Erica, Matt, Alex, Ashley, Luke, Olivia, Haroni, Abby, Bella, and Nicole.

Board Recognition

The Chair invited all current and former members of the BID Board of Directors to raise their hands and be recognized for their service as ambassadors, advocates, and stewards of the BID’s work. Applause followed.

Call to Order

The business portion of the Annual Meeting of the National Landing Business Improvement District was officially called to order by the Chair.

Verification of Notice and Quorum

The Chair confirmed that, in accordance with the BID bylaws, notice of the Annual Meeting was sent to voting members via email and/or mail by May 15th, 2025. This notice included details regarding the Election of the FY2026 Board of Directors Slate.

A quorum was confirmed with 491 votes present, representing 62% of total eligible votes – a quorum was achieved.

Only Voting Members – defined as owners or representatives of owners of assessed property within the BID boundary – are permitted to vote. Each Voting Member may appoint one Designated Representative to vote in person.

Election of the FY2026 Board of Directors

The main business of the meeting was the approval of the FY2026 Board of Directors Slate.

Class 2 Directors

Class 2 Directors, whose terms end on June 30, were up for re-election. Class 2 Directors up for reelection were displayed on the screen to meeting attendees:

- Mark Carrier, B.F. Saul Company
- Aubrey Dennis-King Fenton, Equity Residential
- Heena Feeney, Beacon Capital Partners
- Freddie Lutz, Freddie's Beach Bar
- Andrea Murray, JBG SMITH
- Patrick Philippi, Amazon
- Regina Rees, Affinius Capital

Vacant Seats

Seven Board seats had become vacant during the year. The FY2026 Slate also included nominees to fill these vacancies. Replacement Directors elected over the course of the year to fill these states are included on the Board of Directors slate. These candidates were displayed on the screen to meeting attendees:

- Katharine Ange, Arlington Economic Development (Non-Voting)
- Christina Brady, Consumer Technology Association
- Nick Giacobbe, Aurora Highlands Civic Association (Non-Voting)
- Chris Madoo, Renaissance Capital View/Residence Inn
- Dolores Navia, JBG SMITH

The Nominating Committee vetted all candidates to ensure compliance with the bylaws, which require that Voting Members comprise at least 60% of the Board. The Committee also prioritized alignment with the BID's business and equity plans, including diversity across gender, race, industry, and geography.

The Chair noted that all core metrics had been met and expressed personal pride in the strength of the Slate.

Motion and Vote

A motion was made by **Patrick Phillippi** and seconded by **Andrea Murray** to approve the FY2026 National Landing BID Board of Directors Slate. The motion passed unanimously with no discussion, abstentions, or opposed.

Announcement of FY2026 Board and Officers

The Chair congratulated the newly elected Board members. Their terms will begin on July 1. A slide listing the full FY2026 Board was presented.

The Chair also shared that the FY2026 Officers had been elected by the current Board. The officers and Executive Committee Members were displayed on the screen to meeting attendees:

- CHAIR – Kimberly Driggins, Washington Housing Conservancy
- VICE CHAIR – Donna Marquez, Hyatt Regency Crystal City
- SECRETARY – Ashleigh de la Torre, Amazon
- TREASURER – Robert Peck, Commonwealth Joe
- EC AT-LARGE MEMBERS
- Mara Olguin, Dweck Properties
- Andrea Murray, JBG SMITH

Adjournment

The official business portion of the Annual Meeting was concluded at approximately 6:00pm.

Voting Members (as displayed)

2620 Jefferson Davis Highway I
607 S Ball Street, LLC
Affinius Capital
AK Crystal, Inc
Akbar Mohammad Hazrat
Albright And Mason LLC
Amazon
Ashford Hospitality
B.F. Saul Company
Bank of America
Beacon Capital Partners

Bernstein Management Company
Blackstone
Bloomberg BNA
BM Smith & Associates
Boeing Company
Brookfield Properties
Calco Hospitality
calSTRS
Camden
Capital Petroleum Group
Choy Se Kon
Clarion Partners
Consumer Technology Association
Cortland
DoubleTree Hotel
Dweck Properties
Elme Communities
Equity Residential
Erkiletian Companies
First Union National Bank
Fortis Companies
Four Mile Run Associates LLC
Gould Property Company
Invesco Advisors
JBG SMITH
Kimco Realty
LaSalle Investment Management C/O Lincoln Property Company
LCOR
Lidl US, LLC
Marc Real Estate Liability
Market Square at Potomac Yards
MRP Realty - Office
MRP Realty - Residential
Noble Investment Group
POC 1201 / GoldFarb Properties
Potomac Gateway Associates
Potomac Yard Community Association
Property Reserve Inc
SEI Arlington Acquisition Corp
South 23rd Street LLC
South Ball Street LLC
Starwood Capital Group - 1400 Crystal Drive
Starwood Capital Group - Clark Garage
Starwood Capital Group - Hilton
Starwood Capital Group - Presidential Towers
The Premier Companies
True Ground

Truist
Twenty-Third Street Corridor, LLC
Urban Investment Partners
Washington Housing Conservancy
Westin Crystal City
Wheelock Street Capital
William Bayne
Zavarella Eula Trustee
ZOM Living

FY2026 Board of Directors (as nominated and elected)

Catie Anchin, Museum of Contemporary Art Arlington
Katharine Ange, Arlington Economic Development
Christina Brady, Consumer Technology Association
Stacey Brayboy, March of Dimes
Mark Carrier, B.F. Saul Company
Gary Cook, Lincoln Property Company
Ashleigh de la Torre, Amazon
Aubrey Dennis-King Fenton, Equity Residential
Kimberly Driggins, Washington Housing Conservancy
Heena Feeney, Beacon Capital Partners
Shavini Fernando, OxiWear
Franki Fitterer, Virginia Tech Innovation Campus
Shannon Flanagan-Watson, Arlington County
Judy Freshman, CCCA Representative
Nick Giacobbe, Aurora Highlands Civic Association
Kingdon Gould, Gould Property Company
Rock Harper, Queen Mother's Kitchen
Freddie Lutz, Freddie's Beach Bar & Restaurant
Chris Madoo, Renaissance Capital View/Residence Inn
Donna Marquez, Hyatt Regency Crystal City
Andrea Murray, JBG SMITH
Dolores Navia, JBG SMITH
Abbey Oklak, Kimco Realty
Mara Olguin, Dweck Properties
Joe Oyler, The Boeing Company
Robert Peck, Commonwealth Joe
Patrick Philippi, Amazon
Regina Rees, Affinius Capital
Harmar Thompson, LCOR