

**APPROVED MINUTES**  
for the  
**REGULAR MEETING OF THE COMMISSION**  
on  
**January 9, 2025, via Zoom**

Call meeting to order at 7:03 p.m.

**I. ROLL CALL**

<b>Commissioner</b>	<b>Present</b>	<b>Absent</b>
1B01 Fay	X	
1B02 Barrilleaux	x	
1B03 Sycamore	x	
1B04 Lemon-Strauss	x	
1B05 Kensek	x	
1B06 Trindade Deramo	x	
1B07 Holden	x	
1B08 Harris	x	
1B09 Hanrahan	x	

**II. APPROVAL OF THE AGENDA**

Agenda approved with no objection

**III. CONSENT AGENDA**

**MOTION:** Commissioner Kensek moved to approve the consent agenda. The motion was seconded.

**DISCUSSION:** no discussion. The motion **PASSED (9 in favor, 0 opposed, 0 abstention)**.

**A. Approval of the prior meeting minutes**

**IV. COMMITTEE REPORTS**

**A. Committee on Zoning, Preservation, and Development**

i. Case #1: 906 Westminster St NW

1. Applicant: Martin Sullivan, [msullivan@sullivanbarros.com](mailto:msullivan@sullivanbarros.com), Sullivan & Barros, LLP, for owner.

2. Property: 906 Westminster St NW, square 0362 lot 0276 (current zoning RF-1, historic district Greater U Street Historic District).
3. Request: [BZA case 21236](#) “To construct a side addition, and roof deck, to an existing, attached, two-story with basement, principal dwelling unit in the RF-1 zone.”
4. SMD: 1B02 (Cmsr. Barrilleaux)
5. Committee recommendation: **That ANC 1B support the BZA case regarding 906 Westminster St NW with regard to lot occupancy and a rear yard** (6 in favor, 0 opposed, 0 abstaining, chair not voting).

**SUMMARY:** ZPD Committee recommended ANC support for the matter at hand. Commissioner Fay noted that the zoning file shows two letters of support from adjacent neighbors and no letters of opposition. A prior commissioner also indicated community support for the request and special exception. Doug Bunch, owner of 906 Westminster Street NW, spoke regarding the special exception for a roof deck that has received Department of Buildings approval except for zoning. The new stairs to access the roof would bring the property’s lot occupancy to 69%. The property was already over the lot occupancy limit because of an existing back deck. Bunch plans to remove that deck—previously bringing occupancy to 70%—and effectively shift the occupied space from the back deck to the new stair and roof deck area. Both adjacent neighbors have submitted letters of support, and there are no objections on file. **MOTION:** Commissioner Fay moved to support the recommendation of the ZPD as it was presented to the Commission. Motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (9 in favor, 0 opposed, 0 abstaining).**

## B. Committee on Economic Development

### i. Neighborhood Management Authority

**SUMMARY:** Former Commissioner Jones informed the ANC about legislation from Councilmember Nadeau that would create a Neighborhood Management Authority in the U Street area. Unlike a standard BID, this entity would include businesses, nonprofits, government agencies, and residents, funded partly by a new performance parking district. Commissioners discussed how its board would be structured, what its early priorities might be, and whether the legislation would preclude forming a BID in the future. Council staff member David Meni confirmed plans to introduce the bill in one to two weeks while continuing stakeholder outreach and refinement. He explained that past efforts to form a BID in the U Street area had been hindered by tax-exempt institutions, many small businesses with language barriers, and the petition process. The NMA would follow the existing Greater U Street Performance Parking Zone boundaries, with the possibility of expansion. Commissioner Fay proposed a small group of commissioners meet and provide feedback to Meni before introduction, and Commissioner Sycamore suggested a potential new Public Engagement Committee to support outreach efforts. No vote was taken; this begins a longer process of consideration.

**COMMUNITY SUMMARY:** Attendees raised concerns that smaller businesses have seen little outreach and asked about how board appointments and potential tax increases would work under the quasi-governmental structure. Council staff member Meni clarified that while the mayor would appoint some board members, other seats would be filled differently, and any tax increases would still require Council approval. He estimated an annual budget of about one million dollars, likely funded in part by parking revenues and other streams. Several participants, including Arlene Feskanich and Jean Homza, pressed for more inclusive boundaries and thorough engagement with small businesses. Meni emphasized that the legislation's introduction is a starting point, and further input will shape final details.

**V. ADMINISTRATIVE**

**A. Election of executive officers (Bylaws, Art. IV)**

i. Chairperson

**SUMMARY:** Commissioner Sycamore nominated Commissioner Trindade Deramo for Chairperson. With no other nominations, Commissioner Trindade Deramo was elected Chairperson.

ii. Vice-Chairperson

**SUMMARY:** Commissioner Lemon-Strauss nominated Commissioner Harris for Vice-Chairperson. With no other nominations, Commissioner Harris was elected Vice-Chairperson

iii. Secretary

**SUMMARY:** Commissioner Holden nominated Commissioner Fay for Secretary. With no other nominations, Commissioner Fay was elected Secretary.

iv. Treasurer

**SUMMARY:** Commissioner Fay nominated Commissioner Lemon-Strauss for Treasurer. With no other nominations, Commissioner Lemon-Strauss was elected Treasurer.

**B. Applications for committee chairs (SOP § 2.2)**

**SUMMARY:** Chair pro tempore Harris announced that ANC 1B is opening the application process for committee chairs. The committees include Alcohol Beverage and Cannabis Regulation, Community Engagement (pending a split from Public Safety), Economic Development, Public Safety, Transportation, Parks and Public Space (TPPS), and Zoning, Preservation, and Development (ZPD). Applications for chair positions will be accepted for two weeks, and the ANC will vote on candidates

at its February 6 meeting. Community members and commissioners are also encouraged to join committees, and a simpler application will be provided for general membership.

**C. Schedule of meeting times for 2025 (Bylaws, Art. V, Sec. 1)** (Cmsrs. Trindade Deramo and Fay) — *see p. 26*

**SUMMARY:** Commissioner Trindade Deramo and Commissioner Fay introduced a resolution setting ANC 1B's 2025 meeting dates, generally on the first Thursday of each month but shifted to the second Thursday in July (due to the Fourth of July holiday) and October (to avoid Yom Kippur). Chair pro tempore Harris confirmed that the resolution reflects efforts to avoid major holidays and that commissioners have no objections. **MOTION:** Commissioner Trindade Deramo moved to adopt the resolution as presented. The motion was seconded. **DISCUSSION:** Chair pro tempore Harris clarified that ANC 1B typically begins its monthly meeting with an informational session at 6:30 p.m., followed by the official start at 7:00 p.m. The 6:30 p.m. session is optional but recommended, as it may feature agency representatives, councilmembers, or other guests. The motion **PASSED (9 in favor, 0 opposed, 0 abstention).**

**D. Amendments to the Standard Operating Procedures** (Cmsr. Trindade Deramo) — *see p. 34, p. 38*

**SUMMARY:** Commissioner Trindade Deramo introduced a resolution to split the existing Public Safety and Community Engagement Committee into two separate committees. The Public Safety Committee would handle issues related to MPD and safety initiatives, while the Community Engagement Committee would focus on broader outreach, recruiting new committee members, and helping the treasurer develop guidelines for community grants and other approved spending. Commissioners discussed the importance of aligning with Office of ANC's (OANC) guidelines to ensure any grants or expenditures are valid. Commissioner Fay asked about final approval steps for new spending plans, and Chair pro tempore Harris noted that all financial allocations must be voted on by the full commission. Commissioner Sycamore inquired about social media responsibilities, and Commissioner Trindade Deramo explained that such tasks are usually handled by an ANC consultant assigned to outreach, though the Community Engagement Committee would naturally coordinate with that consultant. Commissioners discussed how these committees lack independent authority to spend funds, so any proposed initiatives must be approved by the full ANC. **MOTION:** Commissioner Trindade Deramo moved to adopt the resolution as presented. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (9 in favor, 0 opposed, 0 abstention).**

**SUMMARY:** Commissioner Trindade Deramo introduced a resolution to establish a monthly Committee of the Whole meeting before the regular ANC meeting, allowing all commissioners and committee chairs to discuss upcoming agenda items in an open but non-voting forum. The goal is to increase transparency, minimize last-minute surprises, and ensure commissioners have advance notice of each other's initiatives. Participants noted that minutes must be taken, but that this session would be focused on administrative preparation and would not replace individual

committee work. The meeting date would typically be at least one week before the main meeting, though the resolution allows flexibility if the agenda is light, or scheduling is difficult. **MOTION:** Commissioner Trindade Deramo moved to adopt the resolution as presented. The motion was seconded. **DISUCSSION:** no discussion. The motion **PASSED (9 in favor, 0 opposed, 0 abstentions).**

## VI. EXECUTIVE, COUNCILMEMBER, COMMISSIONER & COMMUNITY ANNOUNCEMENTS

### A. Office of the Councilmember, Ward 1: Niccole Rivero

**SUMMARY:** Councilmember Nadeau’s Chief of Staff, Nicole Rivero, discussed several upcoming initiatives for the new Council period. She mentioned a forthcoming “bottle bill” aimed at reducing street litter, progress on the Neighborhood Management Authority legislation (already discussed by David Meni), and multiple housing bills in development. In public safety, two reintroduced bills involve expanding MPD cadet recruitment and improving witness support for homicide cases. Rivero also noted that agencies are implementing two of the Councilmember’s recent road-safety bills—one targeting fake license plates and another regulating food delivery drivers. She encouraged community members and commissioners to participate in the upcoming agency performance oversight hearings, which begin in February, and announced the next “Brienne on Your Block” event for one-on-one discussions with the councilmember, scheduled for January 23 in Adams Morgan. Commissioner Fay inquired about the Better Bus Project in LeDroit Park, and Rivero directed him to staffer David Meni for follow-up.

### B. Office of the Mayor: Anthony J. Robertson, MOCRS

**SUMMARY:** Anthony Robertson, the Mayor’s Office Ward 1 liaison, encouraged commissioners to share SMD-specific concerns—particularly about snow removal and de-icing—so he can coordinate with agencies such as DPW. He noted ongoing efforts at 7th and T Streets NW and flagged additional upcoming snowfall. Commissioner Barrilleaux asked about National Park Service de-icing, and Commissioner Trindade Deramo provided a park contact for Meridian Hill (Malcolm X) Park. Robertson also recommended Serve DC’s “Snow Hero” volunteer program for clearing sidewalks around the neighborhood.

### C. Commissioner announcements

**SUMMARY:** Commissioner Holden noted two DDOT “tactical to permanent” projects in his SMD at 17th and V and 17th and Florida, which will convert flex posts to permanent curb extensions and add a bike lane with no changes to existing parking. Commissioner Kensek reminded everyone about upcoming financial disclosure deadlines for OCF. Commissioner Sycamore highlighted neighborhood issues such as clogged drains, thefts of Canada Goose jackets, and the recent fatal building collapse on V Street. He also mentioned launching a commissioner-focused Instagram account.

Commissioner Trindade Deramo announced a significant fire in his SMD on New Year’s Eve that displaced residents of a 20-unit condo building. Jerry Ilar, a resident and condo board member, explained that the property suffered extensive damage, and residents face a long rebuilding period. Many owners and tenants are seeking short-term housing, financial aid for living expenses, and replacement of personal belongings. Jerry plans to launch a GoFundMe campaign and welcomes leads on short-term lodging. Commissioners and community members were asked to share the fundraiser link, once available, and to circulate any housing leads or resources that could help those affected.

#### **D. Community announcements**

**SUMMARY:** Patrick Nelson, a former ANC 1B resident, asked for a centralized way to access information about the Chapin Street fire relief effort. He requested that details—including GoFundMe links and immediate needs—be posted on the ANC 1B website so people outside the affected SMDs could assist. Chair pro tempore Harris agreed to share that information widely, including via the ANC newsletter and with other Ward 1 commissions, once it becomes available.

#### **VII. NEW BUSINESS**

**SUMMARY:** Chair pro tempore Harris brought forward a newly signed settlement agreement with Good Smoke, a medical cannabis establishment in her SMD. The ANC had previously missed the protest deadline but pursued a settlement. The agreement largely follows the same language used with other cannabis establishments. One clause requires participation in ANC meetings, though ABCA (Alcoholic Beverage and Cannabis Administration) may remove it since it is not strictly enforceable. Commissioners briefly discussed the agreement’s terms, finding them standard, and prepared to approve it accordingly. **MOTION:** Chair pro tempore Harris moved that the full ANC support the settlement agreement for Good Smoke at 1843 14<sup>th</sup> Street. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (9 in favor, 0 opposed, 0 abstention).**

#### **VIII. ADJOURNMENT**

**Meeting was adjourned at 9:22pm**

*The date of the next regular meeting of the Commission will be February 6, 2025, at 6:30pm.*