

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

+ + + + +

ZONING COMMISSION

+ + + + +

SPECIAL MEETING

MONDAY

FEBRUARY 5, 2007

The Special Meeting of the District of Columbia Zoning Commission convened in Room 220 South, 441 4th Street, N.W., Washington, D.C., 2001, pursuant to notice at 6:00 p.m., Carol J. Mitten, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

CAROL J. MITTEN	Chairperson
ANTHONY J. HOOD	Vice-Chairperson
JOHN PARSONS	Commissioner (NPS)
MICHAEL G. TURNBULL	Commissioner (AOC)

ZONING COMMISSION STAFF PRESENT:

SHARON S. SCHELLIN Secretary

OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER
JOEL LAWSON
TRAVIS PARKER
DAVID MALONEY

D.C. OFFICE OF THE ATTORNEY GENERAL PRESENT:

MARY NAGELHOUT, ESQ.

ALAN BERGSTEIN, ESQ.

This transcript constitutes the minutes from the Special meeting held on February 5, 2007.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

AGENDA ITEM

PAGE

CALL TO ORDER:

Carol Mitten 4

PROPOSED ACTION:

A. Z.C. Case No. 06-12 (George Washington University -- 1st Stage PUD) . . . 5

ADJOURN:

Carol Mitten 28

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

P-R-O-C-E-E-D-I-N-G-S

6:10 p.m.

CHAIRPERSON MITTEN: Good evening, ladies and gentlemen. This is a special public meeting of the Zoning Commission of the District of Columbia for Monday, February 5, 2007. My name is Carol Mitten and joining me this evening are Vice Chairman Anthony Hood and Commissioners Mike Turnbull and John Parsons.

Copies of our agenda are available to you. They are in the wall bin by the door. I would just like to remind folks that we don't take any public testimony at our public meetings unless the Commission specifically request someone to come forward.

I would remind you that we are being recorded by the court reporter and also being webcast live so I ask you to refrain from making any disruptive noises. I would ask you to turn off all beepers and cell phones for the same reason.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 Mrs. Schellin do -- no preliminary
2 matters. Okay. We are ready to move to the
3 single item on our agenda which is proposed
4 action in Zoning Commission Case No. 06-12
5 which is the 1st Stage PUD application by
6 George Washington University.

7 If you remember, at a special
8 public meeting that we had on January 17th we
9 discussed the PUD portion, the 1st Stage PUD
10 portion of the George Washington University
11 campus plan proposal and we had asked the
12 applicant to address a couple of concerns that
13 we had raised regarding the proposed
14 amenities. They have done so and we also
15 received responses from the West End Citizens
16 Association. I just want to take these in
17 order.

18 We had asked the applicant to
19 consider making a more tangible commitment to
20 sustainable development practices and they
21 have committed to seeking a minimum number of
22 lead points for each new building that they

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 construct within the campus boundaries. The
2 concern that has been the response from the
3 West End Citizens Association is that this is
4 a largely meaningless amenity because of the
5 Green Building Act of 2006.

6 I think it is fairly common
7 knowledge that the Green Building Act as it
8 relates to nonresidential buildings that are
9 privately owned that would be nongovernmentally
10 owned that are greater than 50,000 square feet
11 in size will not be required to meet minimum
12 lead certification until building and permit
13 applications are made in 2012.

14 I think this standard will apply
15 between now and then is actually a higher
16 standard until the Green Building Act would
17 apply to nonresidential buildings on the
18 campus and then the Green Building Act
19 standard would, of course, be higher if the
20 buildings are 50,000 square feet or more.

21 This will also apply to
22 residential buildings that are privately owned

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 and those are not currently impacted by the
2 Green Building Act. I think the commitment is
3 a meaningful one and I would ask any of the
4 other commissioners for comments.

5 Maybe I would ask OP did I
6 mischaracterize anything in the Green Building
7 Act that you are aware of? No? Okay.

8 MR. PARSONS: Would the Green
9 Building Act set a higher standard than is
10 proffered here?

11 MR. PARKER: Unfortunately we're
12 not sure of the details of that act. We don't
13 have that information with us.

14 CHAIRPERSON MITTEN: My
15 understanding is that once the Green Building
16 Act would affect properties developed on the
17 campus that are nonresidential it would be a
18 higher standard because they are talking about
19 seeking a minimum of 16 lead points and the
20 requirement would be to meet the basic
21 certification which is higher than 16.

22 MR. PARSONS: So should we reflect

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 that in the order?

2 CHAIRPERSON MITTEN: Well, the act
3 would have a higher standard than this order
4 and at the time it took effect it would govern
5 development on the campus. This doesn't
6 exempt them from the Green Building Act.

7 MR. PARSONS: Understood. Okay.

8 CHAIRPERSON MITTEN: Anyone else
9 on that?

10 MR. TURNBULL: I think your
11 explanation is good and I think it reenforces
12 what we would like to see achieved. I guess
13 the only question -- I would have to go back.
14 I think it's a good measure that they are
15 putting down a certain amount of lead points
16 in trying to achieve that.

17 I guess the only thing I would
18 have liked to have seen is to reinforce some
19 more language about the green roofs per se in
20 there which is another aspect of sustainable
21 design which we have been trying to do on a
22 lot of projects so far.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 I guess I would have liked to have
2 seen some stronger language by them looking to
3 try to achieve green roofs on their new
4 buildings. That would be my only comment.

5 CHAIRPERSON MITTEN: Thank you.
6 Then we asked them to flush out a little bit
7 more what was intended with the design
8 guidelines for the historic preservation plan
9 that was proposed as a part of the amenities
10 package.

11 The applicant has described that
12 in somewhat greater detail. Then the response
13 from West End Citizens Association which is
14 really just dealing, again, with whether or
15 not the proffer is really considered to be an
16 amenity.

17 They reiterate their view that the
18 Office of Planning or the District could have
19 been the applicant or the proposed historic
20 district and so this doesn't necessarily rise
21 to the level of being an amenity that arises
22 only as a result of the PUD.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 Since Mr. Maloney is here, I was
2 wondering if you would be willing to just give
3 us a short -- your views briefly on whether or
4 not the district would pursue an application
5 of that kind, especially if the University
6 were to resist it.

7 MR. MALONEY: Sure, I would be
8 happy to. Just as a general matter, I think
9 in designations both of historic landmarks and
10 historic districts we try to work as much as
11 possible by consensus.

12 In the case of historic districts
13 when it involves a community, our rule of
14 thumb is that we really expect to see broad
15 community support before we will move an
16 historic district application through the
17 process. Here GW, of course, is the major
18 landowner and it would be very difficult for
19 us as a practical matter to move an
20 application through the system that was
21 opposed by GW.

22 As a theoretical matter, of

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 course, we could propose a district ourselves
2 and try to get it through the system but it is
3 both, I think, a recognition of our
4 limitations on our own resources and our
5 political clout that we would not, I think,
6 make the decision to move that forward without
7 support from GW or without having discussed it
8 with GW beforehand.

9 The other thing is that in this
10 situation what I think is reflected in the
11 application that is in front of you is not
12 simply the proposal for the historic district
13 but there was a long process that went along
14 with that through which we talked through and,
15 for the most part, resolved potential
16 development conflicts with properties that are
17 now within that proposed historic district.

18 GW had started with three or four,
19 maybe more, development sites that would have
20 involved demolition of a fair number of
21 properties within the proposed historic
22 district. As part of that process of

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 discussion that we went through with GW,
2 actually first we looked at the development
3 proposals.

4 Then when we managed to wrestle
5 them to the table and eliminated many of those
6 from consideration as future development
7 sites, it became apparent that the historic
8 district was a reasonable proposal. That was
9 a process that the community was invited to
10 participate in but, as a practical matter,
11 mostly between GW and the Office of Planning.

12 In summary I think we would not
13 have had the resources or the inclination to
14 pursue this if it had not had the support of
15 GW and if it had not been for the fact that we
16 had first off talked through the various
17 potential development conflicts.

18 CHAIRPERSON MITTEN: Thank you.

19 Anyone have questions for Mr.
20 Maloney or comments on the proffer?

21 MR. PARSONS: Mr. Maloney, there
22 is a statement here in this recent letter to

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 us from the University. It says, "In
2 addition, the University will continue to work
3 with OP's historic preservation staff to
4 establish appropriate building maintenance
5 guidelines for historic landmarks." Is that
6 something that has any enforcement from your
7 standpoint or is it simply a good faith effort
8 to establish guidelines?

9 MR. MALONEY: I think my
10 assumption would be that if this Commission
11 wanted to put some teeth behind that that it
12 would. I mean, if that were a requirement of
13 the campus plan approval, then we would act
14 accordingly.

15 I think there are two components
16 to it. One is in order to assist GW's
17 maintenance staff in understanding
18 preservation for minor items like window
19 replacement, replacement of lighting fixtures
20 that we just talked about the other day,
21 things that they do routinely that affect many
22 buildings where there would just be in

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 practical terms be more guidance to them
2 beforehand.

3 The other aspect of it is on the
4 specific properties where they are
5 contemplating large developments beforehand
6 having an understanding of what setbacks might
7 be considered appropriate, height limits,
8 things like that. Of course, there it
9 certainly is helpful to have that agreement
10 relatively concrete ahead of time.

11 On both of those scores it does
12 certainly help us for this Commission to be
13 explicit about what you think is the
14 appropriate level of agreement that needs to
15 be put into place.

16 MR. PARSONS: So would those
17 maintenance guidelines be limited to exterior
18 guidelines?

19 MR. MALONEY: Yes.

20 MR. PARSONS: Thank you. Madam
21 Chair, I would like us to consider adding a
22 condition to reflect that exterior maintenance

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 guidelines.

2 CHAIRPERSON MITTEN: I just want
3 you to keep in mind that this is a proffer and
4 it is being proffered as is and we are not in
5 a position to make the proffer more strict.
6 We have to accept it on its face, at least at
7 this point because it is being proffered as an
8 amenity.

9 MR. PARSONS: Yes, but there is
10 going to be a condition that they have an
11 historic preservation plan.

12 CHAIRPERSON MITTEN: That is a
13 proffer.

14 MR. PARSONS: All right.

15 CHAIRPERSON MITTEN: It's in the
16 same family with people saying, "I don't want
17 you to give that \$100,000 contribution to this
18 group. Give it to that group," and we just
19 accept the proffer as it has been presented.

20 MRS. SCHELLIN: Excuse me,
21 Chairman Mitten. I'm getting an indication
22 from the applicant that they are agreeable to

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 the guidelines for the maintenance on the
2 exterior.

3 CHAIRPERSON MITTEN: Isn't it
4 great. Okay, Mr. Parsons.

5 MR. PARSONS: Thank you.

6 CHAIRPERSON MITTEN: Thank you.
7 Okay. All right. Then the next item was the
8 retail corridor along I Street. In response
9 to our request the applicant has delineated
10 the uses, the retail uses, that would be
11 permitted along the I Street retail corridor
12 would be those in the C1 and C2 districts and
13 that there would be at least 75 percent of the
14 street frontage.

15 I am going to insert what I
16 believe is their intent of each building
17 redeveloped on I Street. Then there are
18 exceptions which are not atypical to those
19 that we have imposed or the exceptions we have
20 allowed in some of the other areas where we've
21 had minimum retail requirements.

22 The West End Citizens Association

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 they are somewhat focused on the value of the
2 amenity which I think we have debated that in
3 other -- the economic value of the amenity
4 which we have debated in other cases and I
5 don't want that to become the focus because
6 that is not strictly the exclusive way that we
7 measure the value of an amenity.

8 Then they are concerned that it is
9 not a meaningful proffer. It's not a
10 substantial proffer because of the exceptions
11 that are permitted. Are there any comments on
12 the I Street retail corridor?

13 MR. PARSONS: I would agree with
14 your insertion of building if that's what
15 you're looking for.

16 CHAIRPERSON MITTEN: Well, and any
17 other concerns about the adequacy of the
18 proffer. Anyone? Okay.

19 Then finally we had a discussion
20 and the applicant responded to the off-campus
21 commitments where I, in particular, had asked
22 them to expand Condition 8 to include

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 nonresidential zones that were within the
2 neighborhood and they have elected not to but
3 they have clarified and expanded the nature of
4 the condition as it relates to their potential
5 either ownership of an interest or of a lease
6 hold interest and so forth.

7 I think asking them to enhance
8 Condition 8 was a long shot when I did it but
9 I thought I would try. Are there any other
10 comments? I just want to say that there were
11 a few other items that West End Citizens
12 Association commented on and they were
13 supposed to directly comment on the
14 applicant's submission so I'm not going to
15 focus on those areas that were not in the
16 applicant's submission.

17 I would just say in concluding,
18 and this is not unlike the IMF building that
19 we had on Pennsylvania Avenue where there was
20 an attempt to quantify in economic terms the
21 amount of the additional density that was
22 being obtained and suggest amenities that were

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 commensurate with that.

2 In a PUD related map amendment
3 there is a fundamental -- we have to have a
4 fundamental acceptance that the amount of
5 density and the heights being proposed are
6 appropriate for the location and the amenities
7 are not strictly judged against the increase
8 in density against what is currently in place.

9 That is, in part, what having a
10 PUD related map amendment is about. We have
11 to first meet that threshold and it is more to
12 once the amenity is -- once the PUD related
13 map amendment is in place, the additional
14 flexibility that is being requested. I just
15 wanted to state that for the record that
16 amenities and benefits are not being strictly
17 balanced against the full amount of the
18 additional density.

19 Any other comments?

20 MR. HOOD: Madam Chair, can you
21 back up? This is one of the conditions that
22 I really looked to and it was very unfortunate

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 they did not necessarily take your suggestion
2 or your comments on off-campus commitments.

3 I'm trying to make sure I
4 understand here because when they go into why
5 they said it is not responsive or anything was
6 necessarily responsive to the issue concerning
7 the protection of residential neighborhoods,
8 it did, "However," and then they go to a list
9 of things the University will not purchase
10 directly or as a contract person.

11 I am trying to understand that
12 because, again, I think the whole gist of this
13 was trying to protect encroachment upon the
14 surrounding neighborhood and that is kind of
15 where I am. I have been thinking about this
16 whole piece the whole time. I was very
17 unsettled the last time but this may be a
18 start to a beginning.

19 In other words, this may be a new
20 start but I'm sure the folks in their
21 neighborhood don't want to hear talk about a
22 new start because they have been trying to

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 work with the University, I am hoping, for
2 years.

3 Let's look back at this condition.
4 You asked them to revisit that and basically
5 they didn't revisit, they just clarified about
6 the University will not purchase directly or
7 as a contract person. When I read this, are
8 we still getting to the same place?

9 CHAIRPERSON MITTEN: Let me just
10 try and capture it all. What they have
11 committed to is they won't take any -- they
12 will not use any currently residentially zoned
13 properties for University purposes. I had
14 asked them not to purchase any -- to commit to
15 not purchasing any properties because what
16 they have said to us in making the -- in
17 asking us for the amount of density through
18 this PUD that this will satisfy their needs.

19 That is why they need it so they
20 can satisfy their needs within the campus
21 boundaries. I find it curious, although it's
22 a proffer. We can't impose it but I do find

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 it curious.

2 I will continue to find it curious
3 why if they maintain on the one hand that they
4 need the density through this PUD to satisfy
5 their University needs for the term of the
6 campus plan but they won't make the commitment
7 not to buy anything outside the campus plan
8 boundary that is other than residentially
9 zoned for University use.

10 The community has a long-standing
11 opposition to what I will call the sprawl of
12 the campus and I think the most acute concern
13 that the community has is the loss of
14 residentially zoned property but it is not
15 exclusive to that but that has been the focus
16 and that is why I believe, based on the
17 University's response, that they focused on
18 residentially zoned properties because that
19 has been the dominant concern. I find it
20 curious but I can't make it go any further.

21 MR. HOOD: And this goes, again,
22 to the -- I know there is a time limit. What

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 is it, 20 or 25 years? I know that is in the
2 special exception. What was it, 25?

3 CHAIRPERSON MITTEN: Twenty.

4 MR. HOOD: Twenty.

5 CHAIRPERSON MITTEN: 2006 to 2025.

6 MR. HOOD: Okay. Thank you for
7 the clarification.

8 CHAIRPERSON MITTEN: Mr. Turnbull?

9 MR. TURNBULL: Madam Chair, are
10 you troubled by this?

11 CHAIRPERSON MITTEN: No. I mean,
12 I'm not troubled in the sense that they are
13 not entitled to buy property. I mean, they
14 are entitled to but I am curious as to why
15 they won't make the commitment. I suppose it
16 is because 20 years is a long time and needs
17 change.

18 I thought it would strengthen
19 their position with the community but I don't
20 think this decision hinges on it. I don't
21 think our decision about whether or not the
22 amount of density and the heights are

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 appropriate hinges on that.

2 MR. TURNBULL: The last line
3 there, "The University shall not include any
4 such investment property in its undergraduate
5 student housing program or otherwise directly
6 refer undergraduate students to any such
7 property." Are we concerned about possible
8 graduate student housing program?

9 CHAIRPERSON MITTEN: Well, the
10 undergraduate students have been the focus of
11 getting them within the campus plan
12 boundaries.

13 MR. TURNBULL: I am just wondering
14 if we are creating another problem, another
15 housing issue. Maybe not.

16 CHAIRPERSON MITTEN: I don't know.

17 Okay, what we have before us now
18 we have some amended conditions and we have
19 amended them further. There will be a
20 requirement now in the historic preservation
21 plan that the university will establish and
22 abide by building maintenance guidelines that

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 are developed.

2 We'll have to have a little bit of
3 outside work done on when that would happen
4 for when we take final action. Then we have
5 also added to the condition related to the I
6 Street retail corridor that the 75 percent
7 street frontage requirement will apply to each
8 building as it is redeveloped. With that I
9 would move that we approve the 1st Stage PUD
10 in Case No. 06-12. I would ask for a second.

11 MR. PARSONS: Second.

12 CHAIRPERSON MITTEN: Is there any
13 further discussion? Mr. Hood?

14 MR. HOOD: Discussion. Again, and
15 maybe I'm mixed up here. It won't be the
16 first time. This 1st Stage PUD consist of a
17 time frame of 20 years?

18 CHAIRPERSON MITTEN: No, we
19 haven't gotten to the term yet. That's what
20 they are proffering is 20 years but we'll get
21 to that when we take final action and do the
22 campus plan together with that.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 MR. HOOD: Okay. I wonder if
2 there is any chance again, Madam Chair, of
3 revisiting before final action, which I am
4 sure they have probably revisited and
5 revisited and revisited, but if they look
6 again at Condition 8 and also take into strong
7 consideration what you mentioned about off
8 campus look at that maybe one more time for
9 final action. If they don't, then I know
10 that, again, it is what they presented here
11 and they were not interested.

12 CHAIRPERSON MITTEN: Yeah. Well,
13 I guess we could certainly just make it clear
14 that if there was a request to reopen the
15 record to receive such a submission, I would
16 be even more than willing to grant such a
17 request. I am not suggesting that we reopen
18 the record.

19 MR. HOOD: I'm just asking that
20 maybe they might want to suggest it. Okay.

21 CHAIRPERSON MITTEN: Okay.

22 MR. HOOD: All right.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 CHAIRPERSON MITTEN: Any further
2 discussion.

3 MR. HOOD: We'll have another
4 vote?

5 CHAIRPERSON MITTEN: We will.
6 Yes, this is proposed action and then there's
7 all of the issues related to the campus plan
8 requirements of Section 210 that we have yet
9 to deliberate.

10 MR. HOOD: Okay.

11 CHAIRPERSON MITTEN: All right.
12 Anyone else? All those in favor, please say
13 aye.

14 ALL: Aye.

15 CHAIRPERSON MITTEN: Those
16 opposed, please say no.

17 Mrs. Schellin.

18 MRS. SCHELLIN: Staff would record
19 the vote four to zero to one to approve
20 proposed action in Zoning Commission Case No.
21 06-12. Commissioner Mitten moving,
22 Commissioner Parsons seconding, Commissioners

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 Turnbull and Hood in favor, Commissioner
2 Jeffries not present and not voting.

3 CHAIRPERSON MITTEN: Thank you and
4 we will adjourn the Special Public Meeting and
5 we will convene our hearing on Trinity
6 University in five minutes.

7 (Whereupon, at 6:36 p.m. the
8 Special Public Meeting was adjourned.)

9
10
11
12
13
14
15
16
17
18
19
20
21
22