



Minutes
EPC MONTHLY MEETING
October 20, 2025
City Hall, Council Workroom
7:30 – 9:30 p.m.

Attendance

EPC Members (12)	Status	Staff
Dan Beattie, Vice-Chair	P	Melissa Atwood, TES
Eldon Boes	P	Ryan Freed, Office of Climate Action
Benjamin Cuddy	E	Paul Stoddard, P&Z
Jennifer Debias	P	
Charlie Garlow	P	
Kathie Hoekstra	P	Guests
David Hole	P	Rick Schneider, Magpie Reclamation
Perrin Krisko	P	Moira MacDougal, Grassroots Alexandria
Philip Mobilia, Secretary	P	Laura V, Grassroots Alexandria
Marta Schantz, Chair	P	Emma Bidwell, Student at ACHS
Julia Slayden	P	
Yanique Revers	P	

P: Present; **PR:** Present Remotely; **A:** Absent - Unexcused; **E:** Absent – Excused; **N:** Not a Member

1. Welcome & Introductions

Chair Marta Schantz called the meeting to order and provided an overview of topics to be covered. Introductions were completed for all attendees, including incoming EPC Commissioner, Rick Schneider, owner of Magpie Reclamation, who provided a short introduction to his background and begins his term with the EPC on November 1, 2025.

2. Public Comment

Moira MacDougal, Grassroots Alexandria, requests the EPC support the forward motion of the Waterfront Pump Station, as originally planned and without further delay.

3. P&Z Bi-Annual Update

Upcoming Developments that Trigger the GBP:

Paul Stoddard, Director of Planning & Zoning, provided the bi-annual update on development applications to ensure EPC awareness and engagement on the sustainability

aspects of significant developments docketed for November 2025 – January 2026, as well as four (4) additional projects tentatively scheduled for public hearing by April 2026.

Mr. Stoddard also mentioned the P&Z Virtual Town Hall Community Meetings being held bi-monthly to provide information on small area plans, zoning amendments, and major developments. The next community meeting is scheduled for October 30.

Chair Schantz reminded commissioners that the bi-annual P&Z updates to the EPC were initiated because of previous success influencing sustainability outcomes, such as the PRGS/Hilco Redevelopment, and to encourage commissioners to identify upcoming projects for possible EPC commentary or engagement to strengthen sustainability commitments.

Duke Street Land Use Plan:

Mr. Stoddard provided an overview of the Duke Street Land Use Plan, including the importance of the plan, timeline, community engagement, and emerging guiding principles. The Duke Street Land Use Plan is part of the City's Small Area Plan framework, which develops community-driven visions for specific neighborhoods and aims to be comprehensive in its approach, covering sustainability, housing, transportation, parks, community facilities, and economic vitality. The corridor runs from just west of the King Street Metro to just east of the new West End (Landmark Mall) redevelopment. EPC plans to provide commentary and engage more thoroughly when the Draft Plan is released in Sept 2026.

4. FY27 Budget Letter Discussion & Approval

Commissioner Julia Slayden introduced the draft EPC FY27 Budget Letter, developed from EPC feedback at the September EPC meeting. With FY27 anticipated to be fiscally challenging, the letter emphasizes maintaining funding for critical environmental programs and prioritizing new programs not previously included in the city budget, such as the Community Choice Aggregation (CCA) funding request.

Commissioner Slayden cross-referenced the FY26 budget data to cite specific line items, departments, and funding sources (e.g., City Manager's Office, Transportation, CIP, Operating) to make the EPC recommendations more actionable. Discussion included:

- New funding request of \$125,000 for a CCA feasibility study.
- Stormwater, flood and climate resilience, emphasizing the need to maintain funding levels for these projects despite fiscal constraints.
- Supporting affordable housing by recognizing the ongoing legislative and state-level advocacy area rather than adding a direct city budget item and referencing the City's legislative priority supporting increased funding to the Virginia Housing Trust Fund and other affordable housing programs.

- Adding a section highlighting heat resilience, noting the health aspects of extreme heat, referencing existing efforts (tree planting, cooling centers, shading in parks), and encouraging integration of these elements across departments.

Motion by Mr. Charlie Garlow to approve the EPC FY27 Budget Letter, with (1) the additional section on heat resilience, (2) reference to Councilman Elnoubi's comment regarding CCAs, and (3) reference to the legislative agenda for increasing the state budget for affordable housing, and how EPC hopes it trickles down to the City level, plus (4) editorial changes. **Second:** Mr. Eldon Boes. **Vote:** Unanimous.

EPC's letter for FY27 Budget Priorities is due to the City Manager, submitted through the staff liaison, by November 3rd.

5. **Environmental Action Plan (EAP)**

Discussion centered on how to (a) embed environmental priorities into citywide decision-making by possibly adding the EAP into the City's Master Plan, and (b) modernize and streamline EAP implementation ahead of the planned FY26 update, or EAP Refresh.

As a Chapter in the City's Master Plan:

The EAP's structure does not fit well into a Master Plan level guidance.

The EAP has long served as a foundational sustainability document for the city. It includes a mix of vague, high-level goals and targets with a large number of very specific tasks/actions. Annual updates for EAP progress, known as the leaf updates, show specific task progress, but do not connect that progress to the city's progress toward meeting the broader, higher-level goals. To address this, Office of Climate Action (OCA) has created the Eco-City Coordinating Group with representatives from most departments in the city to address the specifics of the EAP and how to determine whether we are meeting the broader goals.

OCA staff are reviewing all relevant city plans, such as the EAP, Energy and Climate Change Action Plan (ECCAP), Transportation Plan, Small Area Plans, and Sustainability Plans, distilling down the actions in each to determine the unique, high-priority metrics that should be tracked. The city is working toward incorporating these metrics into development plan briefings to Planning Commission and City Council; thereby connecting the plan to the relevant metrics and showing how plans are affecting the ability to meet the city's environmental goals. By integrating this overview into development plans, it will elevate the visibility of the environmental goals to Planning Commission and City Council.

OCA FY26 Update:

Office of Climate Action is planning the EAP FY26 update, or EAP Refresh. The EAP Refresh focuses on existing, actionable goals and changes the EAP updates from individual tasks/actions to focus on the overall progress toward achieving the higher-level goals. This strategy connects city programs and initiatives to achieving those

goals. The EAP refresh avoids the iterative planning process that would be needed to revamp the entire EAP, which is likely to take at least two years.

Moving forward, OCA will focus on the 34 high priority metrics obtained from current city plans noted above and work with the Eco-City Coordinating Group to create a public facing Eco-City dashboard that will be included as part of the Eco-City webpage updates/refresh.

6. Administrative Items

a) Approval of Meeting Minutes for September 15, 2025

Vote on June 16, 2025, regular meeting minutes, for approval. **Motion:** Ms. Kathie Hoekstra; **Second:** Mr. Charlie Garlow; **Vote:** Unanimous approval.

b) Reports from Commissioners/Staff

Transportation Commission (Vice-Chair Dan Beattie): Nothing to report. Did not attend last meeting.

Waterfront Commission (Mr. Eldon Boes): Focus of meeting was where the Waterfront Park Pump Station should be located. The 1 Prince Street option was originally thought to be \$25 - \$45 million dollars more than locating it at Waterfront Park. Further analysis shows it may only be about \$15 million more. There is significant interest in moving the pump station to Prince Street to avoid adding more structures in Waterfront Park. The Waterfront Commission advised the city to take no more than three months to do a more careful analysis of exactly what it would take in terms of time and money to move the Pump Station out of Waterfront Park.

Commissioners discussed whether they wanted to step forward with a voice on this issue. Commissioners did not feel they had enough knowledge on the subject at this time to support one location over the other. Commissioners will do some research and discuss further next month.

Youth Engagement (Ms. Perrin Krisko & Mr. Boes):

- Bike Bus – Received one response from ACPS PTAs and they had their first bike bus two weeks prior, with about 5 students. The second week, there were 25 students. BPAC has also committed to providing some funding for safety device kits, like lights and flags. OCA will be joining the ride next Friday. Ms. Jen Debias get will author an article for submission to the Zebra. Ms. Krisko and Mr. Boes plan to continue assisting with the launch into the spring before fully passing it to the PTA to run.
- Update regarding outreach with Emma and Megha.

- Students are in contact with Ms. Wendy Ginsberg to potentially participate in the Richmond session. Will possibly be meeting next week.
- Megha connected with the Green Team about the recycling initiative. Initiative is paused as teacher sponsor might be leaving the school and Megha is trying to plan around that.
- Emma was planning a cleanup at Jones Point, but it was paused with the government shutdown. Working through possibilities where they can select the location and host a cleanup, with support from the city to get cleanup supplies. Emma will follow up with Tony Minnick.
- Emma and Megha were put in contact with ACPS staff at GW that is willing to assist in starting an Environmental Club in the middle school.
- Reiterated their interest in having a youth representative on the EPC.

Public Health Advisory Commission, PHAC (Ms. Krisko): Discussed legislative priorities and budget. Were supportive of EPC legislative priorities of healthy and affordable housing and heat and flooding standards. PHAC is appreciating the cross-commission participation.

Community Choice Aggregation (Mr. Charlie Garlow & Ms. Krisko): Draft article for ALX Times is ready for internal EPC review and will be sent to Chair Schantz. Letter is not written from the standpoint of the EPC, so formal vote and approval is not required prior to sending to the editor. Ms. Krisko and Mr. Garlow will provide ideas for next steps in this initiative during the November meeting.

Business Community (Ms. Jen Debias): Business owner of Magpie Reclamation, Rick Schneider, is the newest member appointed to the EPC and officially starts on November 1, 2025.

Emergency Management (Vice-Chair Beattie): Connected with Marc Barbieri, the Emergency Operations Coordinator but awaiting follow-up meeting/discussion to move forward.

Housing Master Plan (Ms. Revers and Ms. Hoekstra): Ms. Hoekstra reminded Office of Housing to consider whether documents are written in the appropriate format of plain, understandable language to reach a wider audience. Ms. Revers will attend the next meeting on 11/17/25.

Flood Resilience Plan (Secretary Mobilia & Ms. Slayden): Planning to coordinate with Ms. Jessica Lassetter, on the Flood Resilience Plan. Ms. Lassetter will also be presenting at the December EPC meeting on the plan. The City is hosting a November 10th community meeting on the Flood Resilience Plan that EPC member(s) will try to attend.

Update from Chair Schantz: Congratulations to Commissioner Hoekstra who received her award from the Alexandria Beautification Commission this week.

7. Adjourn

Motion to Adjourn: Ms. Yanique Revers

The meeting was adjourned at 9:48p.m.

DRAFT

FY2026 Attendance

Member	Sept 15, 2025	Oct 20, 2025	Nov 17, 2025	Dec 15, 2025	Jan 26, 2026	Feb 23, 2026	Mar 16, 2026	Apr 20, 2026	TBD (Retreat)	May 18, 2026	Jun 15, 2026	TOTALS
Dan Beattie	PR	P										100%
Eldon Boes	P	P										100%
Benjamin Cuddy	E	E										100%
Jennifer Debias	P	P										100%
Charlie Garlow	P	P										100%
Kathie Hoekstra	P	P										100%
David Hole	P	P										100%
Perrin Krisko	P	P										100%
Philip Mobilia	P	P										100%
Marta Schantz	P	P										100%
Julia Slayden	P	P										100%
Yanique Revers	P	P										100%