



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of July 11, 2009

SUPPLEMENTAL REPORT

DATE: July 10, 2009

SUBJECT: Proposed Cultural Center.

A. SP #18 AND #89 SITE PLAN AMENDMENTS: Monday Properties Services, LLC, site plan amendments for Site Plan 18 (1812 N. Moore St.) to modify site plan conditions #92 and #96 and Site Plan 89 (1101 Wilson Blvd. / Newseum) to modify site plan conditions #1 and #2 concerning the lease by the developer to the County of the former Newseum space relative to the conversion option and to provide for lease amendments; 1850 N. Moore St., 1815 N. Fort Myer Dr., 1101 Wilson Blvd. (RPC #16-037-004, -005, 16-039-002).

B. Approval of the Second Amendment to Deed of Lease between 1101 Wilson Owner, LLC (the "Landlord") and the County Board of Arlington County, Virginia (the "Second Amendment") to provide for additional abated base rent and other provisions at 1101 Wilson Boulevard for the proposed Cultural Center space.

C. Approval of a Memorandum of Understanding ("M.O.U.") with the Rosslyn Business Improvement Corporation ("RBIC") for the joint funding and operating support of the Cultural Center.

D. Approval of the internal reallocation of currently authorized funds within the Cultural Affairs budget for operating support of the Cultural Center. Approve the use of funds from the Rosslyn Business Improvement District for operating support of the Cultural Center.

E. Approval of \$6.7 million in capital funds to transform the former Newseum space into the Cultural Center

County Manager: RE

County Attorney: BAC/SAM

52 A.—F.

Staff:

Norma Kaplan – Department of Parks, Recreation and Cultural Resources
Greg Emanuel – Department of Environmental Services
Michael Halewski – Department of Environmental Services
Michelle Cowan – Department of Management and Finance
Hank Leavitt – Department of Community Planning, Housing and Development
Richard Dooley – Department of Community Planning, Housing and Development

F. Approval of \$50,000 from the Rosslyn Fund to support the operating cost of the leased space during FY 2010.

DISCUSSION: County staff and the Landlord have made minor, non-substantive changes to the Second Amendment to Deed of Lease, which was attached to the original board report as "Attachment 1". These minor changes were requested by the Landlord's lender as a condition of the lender's approval, and were agreed to by the Landlord and County staff. The revised final Second Amendment to Deed of Lease is attached to this Supplemental Report as "Attachment 1", and shall supersede the prior version that was attached to the original board report.