

Membership Meeting Minutes
Aurora Highlands Civic Association
May 14, 2025, at Aurora Hills Center and via Zoom

Opening of Meeting

Recording Secretary Nicholas Giacobbe opened the meeting at 7:05 p.m. with a welcome to the membership and an overview of the agenda. President Rachel Hicks and Vice President Stacy Meyer were unavailable.

Minutes Approval

The draft minutes for the April 2025 regular meeting were approved.

Chair's Updates

- **Bike to Work Day** is tomorrow, May 15, with two local pit stops; one at the Water Park in the morning and Met Park in the afternoon.
- **RiverHouse Site Plan Review Committee** process is resuming with the 4.1 and Phased Development Site Plans moving through the process concurrently. The meetings will be May 19, June 26, and July 28 at the Bozman Government Center.
- **Pawn shop park** survey closes on May 22 – let your voice be heard!
- **Crystal and Pentagon Cities Council (CPCC)** will be meeting on June 16. AHCA has nominated Alex Chakrin as our new representative and the nomination is going through the County's vetting and confirmation process.
- **Primary election** is on June 17 and early voting is now open.
- **National Landing BID annual meeting** is on May 28 at Amazon HQ, Nick Giacobbe is our new rep to the BID Board, thanks to Pam Van Hines for her many years of service.
- **Our Spring Fair** was cancelled due to weather (we didn't incur any costs), we can begin planning after our speaker.

Harris Teeter Update – 3600 South Glebe Road

Kerry Kartsonis of Artemis Real Estate, owners of the retail condominiums at 3600 South Glebe Road, told us that the 50,000 square foot Harris Teeter will not be renewing its lease in 2027 and there is even a possibility that it may close early. Business never really picked up after the long closure and their sales have been shrinking by about 10%/year. The combination of a very difficult location with a much more competitive local grocery environment, Harris Teeter decided not to renew. Artemis is gathering input from the community on what we would like to see in the space, which currently has a grocery store site condition imposed by the County. The members presented several options, to include a smaller scale grocer such as Trader Joe's (difficult because the space will be a challenging subdivision), a hardware store, entertainment space, or even a motorcycle repair shop. Everyone agreed there is not need for another drugstore. This was the start of what will be an ongoing conversation as Artemis begins marketing the nearly invisible location, which needs better signage but has been denied due to potential traffic impact and begins to prepare its case for a site plan amendment.

Rescheduling Spring Fair

Lexi Tinker led a discussion with the group about when to hold our fair. The consensus was to plan it after school gets out that the tentative date selected was Saturday, June 28. The plan will be the same as the rained-out event, to include a bouncy house, cotton candy, food trucks, and a band.

Meeting adjourned at 7:50 p.m.

Nicholas J. Giacobbe, Jr.
Recording Secretary