

# **Exhibit 233**

**To:** Evans, Jack (COUNCIL)[JACKEVANS@DCCOUNCIL.US]  
**Cc:** Grant, Schannette (COUNCIL)[sgrant@dccouncil.us]  
**From:** Werner, Ruth (COUNCIL)  
**Sent:** Thur 9/17/2015 1:05:33 AM (UTC)  
**Subject:** Fwd: Gas station board

I spoke with mendelson staff this evening (Alana)  
And have the makings of an emergency measure to use for Tuesday  
Let's chat in the morning

Begin forwarded message:

**From:** Anthony Lanier <[alanier@eastbanc.com](mailto:alanier@eastbanc.com)>  
**Date:** September 16, 2015 at 7:42:52 PM EDT  
**To:** Norman Glasgow <[norman.glasgowjr@hklaw.com](mailto:norman.glasgowjr@hklaw.com)>, Mary Mottershead <[m.mottershead@eastbanc.com](mailto:m.mottershead@eastbanc.com)>  
**Cc:** Philippe Lanier <[planier@eastbanc.com](mailto:planier@eastbanc.com)>, Hope Richardson <[hrichardson@eastbanc.com](mailto:hrichardson@eastbanc.com)>  
**Subject:** Gas station board

I had a one hour meeting w Mary Cheh today who feels rightfully that our argument/case has equity. The fact that a law has been enacted, but given the fact that it is not implementable without the existence of a processIn has effectively handed the control to the executive. Given that there seems no obvious support, we are stuck at a status quo, stalling our current transactions. We need a fast solution, ideally in the next 30-45 days

[REDACTED] In looking for a resolution the following venues are available, in theory  
A, modifying the legislation: this would open up the law for amendments and amendments to amendments..... Unappealing  
B, the idea of applying to the board and assuming the decision was w the mayor is unclear at best and makes us the first case to be dealt with, in short, makes us the stalking horse for the entire gas station issue....also unappealing  
C, creating a gas station board ASAP; no clear path to that solution and given the uncertainty who the members would be, are they acceptable to the council, etc-lengthy and time consuming and uncertain....Unappealing  
D, arguably the only solution is to temporarily designate an alternative actor until the board is enacted. In searching for such an entity, one could propose DCRA, OP, Zoning entity whatever. It seems that DCRA may be the most obvious, were there a mechanism to create a decision prior to seeking the permit, namely at "Sale" or Sale/closure....

Mary will discuss with the chair, Phil Mendelson and get back to me. Any ideas you might have are appreciated

Best

Anthony