



Howard County Council

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Legislative Work Session
Thursday, July 20, 2017
4:30 p.m.
C. Vernon Gray Room

Minutes (approved)

The Vice Chairperson opened the work session at 4:32 p.m.

Members Present: Calvin Ball, Vice Chairperson; Greg Fox; Mary Kay Sigaty; and Jen Terrasa.

Staff Present: Jeff Meyers, Legislative Analyst; Craig Glendenning, County Auditor; Gary Kuc, County Solicitor.

Council Resolution Council Resolution 111-2017

This Resolution would designate an area adjacent to U.S. Route 1 and immediately north of the City of Laurel as a Special Taxing District and create a special fund to hold the special tax revenues.

Rafiu Ighile, Deputy Director of Finance, and Valdis Lazdins, Director of Planning and Zoning briefed the Council about the purpose of the Resolution and the plans for the District. They were joined by Lindsay Rader, bond counsel (Funk and Bolton); Emily Metzger, financial adviser (Municap); and Jeff Hayes and Aaron Greenfield, representing the developer (Stronach) in answering the Council Members' questions.

The Resolution is being considered now, rather than as a companion to TIF legislation, because now there is only 1 property owner. State law requires that, to establish a District, 2/3 of the property owners in the proposed District must ask for it. As the current property owner intends to sell portions of the property in the District, in the future it would be more difficult to meet the 2/3 requirement. Also, the Resolution establishes the rate and methodology for any special tax in the District. This encumbrance would run with the property and be noted in the land records, thus future owners would be aware. Ms. Rader indicated that this approach is common as it is more practical.

The District qualifies as TOD under the Zoning Regulations because it is within 3,500 feet of a station (the Laurel MARC station) even if a new station is not built in the District.

MTA and MDOT have recently provided the criteria for a proposed future MARC station in the District. The County has also reached agreements with CSX and the City of Laurel, which would allow for a station. If, in the future, the County approves a TIF, the TIF money could go towards the station, parking, and access.

If the County decides not to approve a TIF, Mr. Hayes indicated that the development would need to be redesigned and that a new MARC station would probably not be built.

Mr. Lazdins reviewed the plans for the development in the area and noted that the plans for the District have already met the APFO tests. The school system's capacity calculations include the projected growth due to development in the District. He will send to the Council information about the zoning requirements for TOD including how a station fits it, the initial plans for the development, and a phasing summary for it.

The meeting was adjourned at 5:46 p.m.