


Reply all | Delete Junk |

Downtown Columbia Plan

 Christie <cplassen@gmail.com>
Wed 11/9, 6:20 PM
CouncilMail

Reply all |

Dear Council members,

I am writing to voice my strong support for the Downtown Columbia Plan. While our country took a huge step backwards last night, let's move our county forward by approving the public financing legislation and Joint Recommendations on Affordable Housing.

I know a vocal minority oppose this, but a majority of people are eager to see the plan approved.

Thank you for your consideration.

Sincerely,
Christie Lassen
11312 Tooks Way
Columbia

Reply all | Delete Junk |

Affordable Housing and Public Financing

Barbara Lawson <bklawson@aol.com>

Reply all |

Wed 11/9, 5:06 PM

CouncilMail


Good afternoon Council members - It is time to step up and keep the downtown development moving forward by approving the legislation for affordable housing as well as the public financing proposal. It has been thoroughly vetted and studied and now needs to be accepted - tonight. Thank you for all your hard work on this legislation.

Barbara K. Lawson
410-206-9823

Sent from my iPad

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Approve the Affordable Housing!

R  rdesantis@verizon.net
Wed 11/9, 5:02 PM
CouncilMail


Reply all |

| Action Items

We want to move forward with the Downtown Columbia Plan. Please approve the public financing legislation and Joint Recommendations on Affordable Housing at your meeting tonight

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Tonight's meeting

KF  Kathleen Flanagan <kathleen.flngn@gmail.com>
Wed 11/9, 4:58 PM
CouncilMail

Reply all |

Action Items

As a 42 year resident of Columbia, I am asking all of you to please approve the public financing legislation and Joint Recommendations on Affordable Housing at your meeting tonight.

Please let us move forward with the downtown development.

Kathleen Flanagan
10530 Morning Wind Lane
Columbia 2104

Reply all | Delete Junk |

Downtown Columbia

Brian Dunn <brianjdunn@gmail.com>

Reply all |

○ Wed 11/9, 4:37 PM

CouncilMail

Dr. Ball and Councilmembers,

I urge you to move forward with the Downtown Columbia Plan as outlined in the public financing legislation and Joint Recommendations on Affordable Housing.

Thank you for all you do for Howard County!

Brian Dunn
9402 Sunfall Ct
Columbia, MD 21046

Reply all | Delete Junk |

Revitalization of Downtown Columbia

Kim Steffens <kimandtomsteffens@verizon.net>

Reply all |

Wed 11/9, 4:30 PM

CouncilMail

| Action Items

Dear County Counsel Members,

“We want to move forward with the Downtown Columbia Plan. Please approve the public financing legislation and Joint Recommendations on Affordable Housing at your meeting tonight.”

Thank you,

Kim Steffens

Reply all | Delete Junk |

Joint Recommendations on Affordable Housing

Anne Howes <Anne@orcharddevelopment.com>


Reply all |

○ Wed 11/9, 4:17 PM
CouncilMail

| Action Items

To whom it may concern,

We want to move forward with the Downtown Columbia Plan. Please approve the public financing legislation and Joint Recommendations on Affordable Housing at your meeting tonight.

 Image result for have a great day

**Anne M. Howes | Assistant Controller/Administrative Assistant
Armiger Management Corp | Orchard Development Corp.
Direct 410-964-2334, Ext. 11 | Fax 410-964-2215 | Cell 443-340-2910
5032 Dorsey Hall Drive, Ellicott City, MD 21042
anne@orcharddevelopment.com | www.orcharddevelopment.com |
www.armigermanagement.com**

Reply all | Delete Junk |

Downtown Columbia Plan

Becky Peters <Becky@orcharddevelopment.com>

Reply all |


○ Wed 11/9, 4:16 PM
CouncilMail

| Action Items

We want to move forward with the Downtown Columbia Plan. Please approve the public financing legislation and Joint Recommendations on Affordable Housing at your meeting tonight. This will be a great asset to Columbia.

Kind Regards,

Becky Peters
Senior Staff Accountant
410-964-2334 x 19
Efax 866-434-8078

 cid:image001.png@01C
FB24E.148AD5F0

<http://www.armigermanagement.com/>

Reply all | Delete Junk |

RE: Downtown Legislation


Ken Hall <khall@renegadecommunications.com>

Reply all |

○ Wed 11/9, 3:51 PM
CouncilMail

As a resident of Baltimore county, I just wanted to express how much a vital and thriving Columbia means to the surrounding communities. The arts, the mall, Merriweather... they draw us in and a strong Columbia benefits all. Please do what you can on behalf of those who love Columbia to support the initiatives outlined in the amendments and understand that we are all affected by decisions like these. This is vitally important for Columbia, as well as the surrounding counties.

Thank you,
Ken Hall

 cid:3384235135_31881

Ken Hall | Digital Creative Director | Renegade

10950 Gilroy Road, Suite J | Hunt Valley, MD, 21031

office: 410-667-1400 x 247 | mobile: 443-562-8475 | fax: 410-667-1482

renegadecommunications.com

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Sowntown Columbia Plan and Joint Recommendation on Affordable Housing

Sachs, Steve <Steve.Sachs@WillisTowersWatson.com>

Reply all |

○ Wed 11/9, 12:38 PM
CouncilMail

| Action Items

To the Council:

I want to thank you for your efforts to review and make efforts to optimize the structure of the TIF program as well as your review of the Joint Recommendation on Affordable Housing. Negotiations and compromise never end with a perfect product, which is usually a sign of a good negotiations,

It is now time for us to move forward with the Downtown Columbia Plan. Please approve the public financing legislation and Joint Recommendations on Affordable Housing at your meeting tonight

Regards,

Steve Sachs
2811 English Bond Court
Woodstock, Md. 21163

Steven W Sachs
Executive Vice President, Director Real Estate, Hotel and Gaming Practice

Willis Towers Watson
Willis Group | 225 Schilling Circle Suite 150 | Hunt Valley, Maryland 21031

D +1 410 584 8935

M +1 410 209 0712

steve.sachs@willistowerswatson.com

willistowerswatson.com

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Tonight's Vote - Downtown Columbia Legislation

Nicklas, Barbara <Barbara.Nicklas@generalgrowth.com>
Wed 11/9, 12:29 PM
CouncilMail

Reply all |

Good Afternoon,

I appreciate all the time and effort the County Council has dedicated to Downtown Columbia. We have been on this path together for over 10 years! So many great things have been accomplished and decided. And we are so close to laying the final pieces of the foundation so that the Downtown Plan can unfold as envisioned. Tonight is critical. I urge you to approve the public financing legislation and Joint Recommendations on Affordable Housing at your meeting tonight.

Thanks to all of you for your efforts in making Downtown Columbia a great place for now and for the future.

Best,

Barb

Barbara Nicklas

Senior General Manager

The Mall in Columbia

10300 Little Patuxent Parkway | Columbia MD 21044

P: 410.992.6121 C: 312.282.3845



Description

Reply all | Delete Junk |

The Council's Vote


Padraic Kennedy <padraickennedy@verizon.net>
Wed 11/9, 12:00 PM
CouncilMail

Reply all |

I sincerely hope that Howard County's County Council members will pass the Affordable Housing and Financial legislative package tonight. Your positive vote is so important to ensure the timely, and long overdue, development of Columbia's Downtown.

Reply all | Delete Junk |

Amendment 1 to Amendment 1 CB 52

TK  The Krasnicks <krasnickfamily@aol.com>
 Tue 11/8, 5:44 PM
 Ball, Calvin B; Fox, Greg; Terrasa, Jen; Sigaty, Mary Kay; Weinstein, Jon;+12 more

Reply all |

| Action Items

This amendment is not acceptable at all! We will not stand for this. A 7-story building does not belong there, period, end of story. Mary Kay Sigaty has gone too far. It's bad enough she completely ignores us, does not respond to any of our inquiries, and is not forthcoming with any plans that involve our community!

PLEASE STOP THIS MADNESS!!!! Yes, I was yelling. We will not stand for this, and will be seeking legal counsel if this goes through. How could you do this to the people of Banneker and Wyndham? Especially Wyndham....they are 50 feet away in small garden style condos.

You will completely ruin our small community with this amendment!

*Jerry Krasnick
 President, Banneker Place Homeowners Association
 Vice-President, Atholton High School Athletic Boosters
 Treasurer, Board Member, Howard County Lacrosse Program*

-----Original Message-----

From: LINDA Wengel <lwengel@msn.com>

To: Calvin B Ball <cball@howardcountymd.gov>; gfox <gfox@howardcountymd.gov>; Jen Terrasa <jterrasa@howardcountymd.gov>

Cc: The Krasnicks <krasnickfamily@aol.com>; Town Center <lfoehrkolb@yahoo.com>; Jeryl Baker <villagemanager@columbiatowncenter.org>; Kirsten Coombs <kcoombs1209@gmail.com>; Joel Broida <jbroida1@gmail.com>; Augusta Monique <moniqueaugusta@yahoo.com>; Lin Eagan <Lin.eagan@ca-board.org>

Sent: Tue, Nov 8, 2016 5:01 pm

Subject: Amendment 1 to Amendment 1 CB 52

Please do not even consider a 7 story building height limit for Banneker. That represents complete disregard for the residents of the Banneker neighborhood. I would rather see a reduction from 900 affordable housing units than impose this on the neighborhood. A very unhappy Linda Wengel.

Sent from my iPad

Reply all | Delete Junk |

CB 56

Earl Armiger <Earl@orcharddevelopment.com>

Reply all |

○ Wed 11/9, 11:08 AM
CouncilMail

Honorable Members of the Council,


I wish to object to the proposed amendment (I believe it is #14) offered by Council Member Terrasa that places a requirement on the parcel of land in the Crescent referred to as "Toby's." The amendment, as I understand it, would require that this parcel become owned by the Howard County Housing Commission (HCHC). My company has been working for nearly two years on the development of this site as a project containing mixed income housing (artists' lofts), a visual arts center and a performing arts center, along with an on-site parking structure to fully accommodate the various uses. We are highly invested in it as the developer. While it is our intention to transfer ownership to HCHC at the start of construction next year, we have yet to work out the details of the concept for HCHC to own the property, and it would severely limit our negotiating ability with HCHC--as we endeavor to represent the best interests of users of the building--if our hands were to be tied by this proposed requirement. Furthermore, this proposed amendment is redundant in that the concept of an arts center/mixed income housing is covered in the DRRA.

Thank you for considering our position on this. We are committed to developing an iconic building on this site that will be a first class center for the arts and also provide the first affordable housing under the revitalization plans for downtown, but we need the flexibility to work out the design and operating structure that will be best for all the eventual users of the building.

Earl Armiger

L. Earl Armiger

Chairman & CEO

 orchard_logo5032 Dorsey Hall DriveEllicott City, Maryland 21042

Office: 410-964-2334 xt. 15

Fax: 410-964-2215

Mobile: 443-506-7009

earl@orcharddevelopment.comwww.orcharddevelopment.com

HOUSING COMMISSION

Howard County

November 9, 2106

Howard County Council
3430 Courthouse Drive
Ellicott City, Maryland 21043

Re: Downtown Columbia Affordable Housing Legislation

Dear Councilmembers,

On behalf of the Howard County Housing Commission, allow me to reiterate our strong support for the package of legislation introduced by the County Executive addressing affordable housing in downtown Columbia - namely CBs 52, 53, 54, and 55, and CR 103. As you know, the Commission was an integral partner, along with the Columbia Downtown Housing Corporation, in developing the Joint Recommendations, which serve as the basis for this legislative package. We continue to believe that this legislation will most effectively accomplish the Downtown Columbia Plan's vision of quality, inclusive affordable housing.

We understand that several amendments have been proposed to the legislation, including Amendment 9 to CR 103 by Councilmember Sigaty, which would provide that, among other things:

- The Banneker Fire Station site would be designated for affordable senior housing of up to 100 units;
- The new Central Library site would be conveyed to the Commission for it to develop a new Central Library for the County along with a mixed-income residential development;
- The existing Central Library site would be conveyed to the Commission for it to develop a mixed-income residential development;
- The transit center site would be conveyed to the Commission for it to develop a new transit center for the County along with a mixed-income residential development;
- HRD will provide \$3.2 million to the CDHC to be used for gap financing for the LIHTC developments;
- HRD will provide an additional \$6.8 million to support homeownership and live-where-you-work programs in and near the downtown district; and
- The Commission will have the option to renew the master lease for the Very Low Income Units.

Howard County Council

November 9, 2016

Page 2

We believe these changes serve to strengthen and improve the affordable housing proposal because they provide greater assurance that the affordable units will be delivered and that they will remain affordable in perpetuity. Also, by ensuring Commission ownership, the amendments allow for a continuing revenue stream that can be used to promote even more affordable housing opportunities.

The Commission urges the Council to adopt these important amendments and approve the legislative package engendered by the Joint Recommendations. We thank you for your continuing commitment to the creation of quality, inclusive communities in Howard County.


Sincerely,



Thomas P. Carbo
Executive Director

cc: Commissioners

Joint Recommendations

BK  Barbara Kellner <barbara.kellner@columbiaassociation.org>

Reply all |

Wed 11/9, 10:27 AM

CouncilMail

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Action Items

I closed my testimony to the Council with the words "Let's make it work." Please move forward with the Joint Recommendations. I hope that in Howard County we know how to work collaboratively to get things done.

Thank you for all the work and thought you all have given this legislation.

--

PLEASE NOTE OUR NEW ADDRESS

Barbara Kellner

Director, Columbia Archives | A Service of Columbia Association

6310 Hillside Court

Columbia, MD 21046

410-715-3103

Barbara.Kellner@ColumbiaAssociation.org

ColumbiaArchives.org

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Downtown Columbia Plan

Lynda Maxwell <lmaxwell@destinationsinc.travel>
 Wed 11/9, 9:57 AM
 CouncilMail

Reply all |

Action Items

Dear Howard County Council,


As a small business owner and longtime resident of Howard County and Columbia I implore you to move forward with the Downtown Columbia Plan. Please approve the public financing legislation and Joint Recommendations on Affordable Housing at your meeting tonight.


There are a lot of us who are counting on you to do the right thing.

Lynda Maxwell, CTC, President
 Destinations, Incorporated
 4785 Dorsey Hall Drive Suite 102
 Ellicott City, MD 21042
 410 992-6656
www.DestinationsInc.travel

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 w.asta.or](http://www.asta.org)

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Affordable housing vote this evening

Mark Sylvester <sylvester@ats2.org>

Reply all |

Wed 11/9, 9:55 AM
CouncilMail

| Action Items

Council members:

We must move forward with the Downtown Columbia Plan. Please approve the public financing legislation and Joint ecommendations on Affordable Housing at your meeting tonight.

I view this vote as one of paramount importance, and crucial to sustaining the vitality and future of Columbia as Howard County's gem, and the engine of its prosperity. Please, finally, act on your responsibility as representatives of the whole county and approve this measure.

**Mark Sylvester
9229 Winterfield Lane, Columbia**

Reply all | Delete Junk |

Public Financing Legislation Tonight

Scott Armiger <Scott@orcharddevelopment.com>
Wed 11/9, 9:47 AM
CouncilMail

Reply all |

| Action Items

"We want to move forward with the Downtown Columbia Plan. Please approve the public financing legislation and Joint Recommendations on Affordable Housing at your meeting tonight."

Regards,
Scott Armiger

L. Scott Armiger
President
Orchard Development Corporation
5032 Dorsey Hall Drive
Ellicott City, MD 21042
Office: 410-964-2334
Cell: 443-506-7050
www.orcharddevelopment.com
"Creative Approaches To The Built Environment"

Please vote to approve!

Page 1 of 1

Reply all | Delete Junk |

Please vote to approve!

Esen Paradiso <columbiacreative@verizon.net>

Reply all |


Wed 11/9, 9:18 AM
CouncilMail

Action Items

We want to move forward with the Downtown Columbia Plan. Please approve the public financing legislation and Joint Recommendations on Affordable Housing at your meeting tonight.

Esen Paradiso
5440 High Tor Hill
Columbia, MD 21045

Fwd: Downtown Columbia Legislative Update

 Onyshlar Onyshkevych <onyshlar@gmail.com>
Wed 11/9, 8:59 AM
CouncilMail; Kittleman, Allan; Wilson, B Diane; howard-citizen@yahoo.com

Reply all |

Downtown Columbia Legislation

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From: **Onyshlar Onyshkevych** <onyshlar@gmail.com>
Date: Wed, Nov 9, 2016 at 8:55 AM
Subject: Re: Downtown Columbia Legislative Update
To: cball@howardcountymd.gov

Dear Dr. Ball,

Thank you for informing me about the amendments.
They address and/or propose very important issues.
THE PUBLIC NEEDS TO HAVE AN OPPORTUNITY TO EXPRESS AN OPINION ON THEM.

Please provide us with that opportunity.

Dr. Larissa Zaleska Onyshkevych
5842 Wyndham Circle, #105
Columbia, MD 21044

On Tue, Nov 8, 2016 at 6:54 PM, Dr. Calvin Ball, Council Chairperson
<cball@howardcountymd.gov> wrote:

Good evening,

As you know, the County Council has been hard at work on the Downtown Columbia legislation so that we can secure its bright future. Tomorrow at 7pm, the Council will hold a special Legislative session to vote on this matter. Over the past few months, we have hosted public hearings, work sessions, meetings and other public discourse so that our citizens have had a chance to weigh in on this importance decision. There are many amendments as well as amendments to amendments proposed and in an effort to streamline this process so our public can follow along, we have created a summary and a comprehensive chart which we've posted online here:

[http://cc.howardcountymd.gov/About-Us/Commissions-Task-Forces-and-Special-Reports/Affordable-Housing-in-Downtown-Columbia;](http://cc.howardcountymd.gov/About-Us/Commissions-Task-Forces-and-Special-Reports/Affordable-Housing-in-Downtown-Columbia)
[http://cc.howardcountymd.gov/LinkClick.aspx?fileticket=qiTWNqAmYAc%3d&portalid=0.](http://cc.howardcountymd.gov/LinkClick.aspx?fileticket=qiTWNqAmYAc%3d&portalid=0)

With this information, my hope is to ensure accurate and easy to comprehend information is available and at your disposal. Please note that while this information is comprehensive and up-to-date, it is still within the discretion of individual Councilmembers to actually move an introduced or move a new amendment to an amendment tomorrow night during our session. I hope you continue to stay engaged as we finalize our deliberations and cast our vote.

As always, if you have any questions, do not hesitate to call or email my office.

All the best,

Dr. Calvin Ball
Chairperson

Howard County Council District 2, Howard County Council, District 2,
3430 Court House Dr., Ellicott City, MD 21043

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L.M.L.Z.O.

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Please vote tonight

Marlys East <marlys.east@columbiaassociation.org>
Wed 11/9, 8:50 AM
CouncilMail

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Action Items

Reflection is begging for action on the future for Columbia. We want to move forward with the Downtown Columbia Plan. Please approve the public financing legislation and Joint Recommendations on Affordable Housing at your meeting this evening.

An award-winning community is depending on progress and your support.

Marlys East

Marlys East
Managing Director, Columbia's 50th Birthday
Columbia Association
6310 Hillside Court
Columbia, MD 21046
p: 410-423-1878

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Downtown Columbia Plan

Ron Meliker <ron@melikerconsulting.com>
Wed 11/9, 8:50 AM
CouncilMail

Reply all |

Dear Council Members,

It's time to vote on the public financing legislation and the Joint Recommendations on Affordable Housing and I encourage you to move forward for all of us in Howard County and Columbia and approve these measures at your meeting tonight.

Ron



Ron Meliker, CPBA
Business Coach & Leadership Consultant
ron@melikerconsulting.com
www.melikerconsulting.com
Ph: 410.977.7632

Reply all | Delete Junk |

Downtown Plan - Move Forward

Sharonlee Vogel <sharonleevogel@gmail.com>
Wed 11/9, 7:20 AM
CouncilMail

Reply all |

Dear Honorable Howard County Council,

Let's move forward with the Downtown Columbia Plan now!

Please approve the public financing legislation and Joint Recommendations on Affordable Housing at your meeting tonight.

Sharonlee J. Vogel
Columbia, MD

Reply all | Delete Junk |

In support of the Downtown Columbia Plan

Cathrine Smith <cathyvsmith@verizon.net>

Reply all |

Wed 11/9, 4:49 AM
CouncilMail

Action Items

Good morning.

I believe it is in Howard County's best interest to move forward with the Downtown Columbia Plan. Please approve the public financing legislation and Joint Recommendations on Affordable Housing at your meeting tonight.

Thank you.

Cathy Smith
4710 Bounty Court
Ellicott City, MS 21043
cathyvsmith@verizon.net
410.302.4662

Reply all | Delete Junk |

Downtown Columbia Amendments

Lada Onyshkevych <lada2@verizon.net>

Reply all |

Tue 11/8, 7:16 PM
CouncilMail

To members of the County Council:

The number and scope of the proposed amendments to the Downtown Columbia legislation is extensive and substantive. Before you vote on these matters, please schedule a Public Hearing on these amendments - the public deserves a chance to understand and weigh in, since the changes will affect our daily lives. This should not be rushed, but deserves careful consideration by all parties, including the public.

Lada Onyshkevych

RE: Please Allow Public Testimony on the Substantive Amendments Regarding Downtown Columbia

BB Ball, Calvin B
Tue 11/8, 1:11 PM
Stu Kohn <stukohn@verizon.net>; CouncilMail; Kittleman, Allan; +2 more

Reply all |

Downtown Columbia Legislation

Dear Stu,

Thank you for your concern. As always, all of the amendments and the amendments to amendments filed to date are available on the Council's website posted under the "Amendments" tab for each piece of legislation proposed to be amended. Given the large number of amendments associated with the Downtown Columbia legislative packages, we are also compiling a summary chart with links to all of the amendments to make it easier for people to navigate. Staff should have this chart completed and posted to the website this evening.

Although there has not been public testimony specifically focused on the amendments themselves, most of the amendments deal with issues on which there has already been extensive public testimony. As required by the Charter, if the Council adopts any amendment found to be substantive, an additional public hearing will need to be held.

Calvin

----- Original message -----

From: Stu Kohn <stukohn@verizon.net>

Date: 11/5/16 10:14 PM (GMT-05:00)

To: CouncilMail <CouncilMail@howardcountymd.gov>, "Kittleman, Allan"

<AKittleman@howardcountymd.gov>, "Wilson, B Diane" <BDWilson@howardcountymd.gov>, howard-citizen@yahoogroups.com

Subject: Please Allow Public Testimony on the Substantive Amendments Regarding Downtown Columbia

Dear Council Members,

We, the Howard County Citizens Association (HCCA) would like serious consideration by our County Council Members to permit your constituents to testify on the 46 Downtown Columbia Amendments introduced yesterday, 4 November at the Work Session. See attachment – "Downtown Columbia Amendments Table 11-4-16."

On 30 October, HCCA sent an email to the County Council, Executive, and posted it on the HCCA Listserve Members (see below) asking the Council to consider permitting the public to

testify on "substantive" amendments. This was based on the Rules of Procedure under Rule 1.007 – Consideration of Bills where the Council is to conduct a Legislative Public Hearing on "substantive" amendments. When you consider what is at stake for Columbia and the future of Howard County the Council should undoubtedly permit testimony especially since there are now 46 amendments for consideration.

We would appreciate having the Council provide us with feedback as to whether you will allow your constituents the ability to testify on the amendments that were introduced regarding the Downtown Columbia proposal. This would be appreciated by those concerned as it is warranted when you consider the complexity of this case.

Sincerely,

Stu Kohn
HCCA, President

From: HOWARD-CITIZEN@yahoogroups.com [mailto:HOWARD-CITIZEN@yahoogroups.com]
Sent: Sunday, October 30, 2016 8:29 PM
To: CouncilMail; akittleman@howardcountymd.gov; Diane Wilson; howard-citizen@yahoogroups.com
Subject: [HOWARD-CITIZEN] HCCA Requests Consideration for Additional Public Legislative Hearing Regarding Downtown Columbia for Substantive Amendments

To All Concerned Parties,
On Thursday, October 27, 2016 there was an article in the Howard County Times on page 10 titled, "Columbia Redevelopment Deal Could Be Revised." The sub-heading of the article (which I unfortunately cannot find on-line) states, "Council Members Hint They Plan to Amend Public Financing Plan." It suggests there could be several amendments introduced and as Council Chairman, Dr. Ball states, "There are going to be changes if it is going to pass." Councilman Fox states, "He plans to propose an amendment that would require the developer to turn over the pavilion within a certain period of time, if the TIF is approved by the Council." Councilwoman Mary Kay Sigaty states, "The Council should also consider earmarking projected revenues from the TIF for a new school in Columbia." In addition considering that Councilwoman Jen Terrasa is against the Howard Hughes / Administration legislative proposals one has to believe that she might introduce several amendments. If indeed numerous amendments are introduced the Howard County Citizens Association (HCCA) strongly recommends they need to be considered "substantive." Therefore, according to the Rules of Procedure under Rule 1.007 – Consideration of Bills the Council (see attachment and contents below) is to conduct a Legislative Public Hearing on "substantive" amendments. Given the gravity of this complex legislative package we believe a Public Legislative Hearing is appropriate for those wishing to testify on the amendments to be given the opportunity to voice their opinions.

Based on the number of Council Work Sessions and the extensive quantity of worthy questions anyone watching would conclude there will have to be extensive amendments introduced by Council members as the future of Downtown Columbia is in your hands.

Sincerely,

Stu Kohn

HCCA, President

.....

APPENDIX A - RULES OF PROCEDURE FOR THE COUNTY COUNCIL OF HOWARD COUNTY, MARYLAND

Rule 1.007 - Consideration of bills.

(a) Reading of Bills. Every bill, before it shall pass the Council, shall be read on three different occasions. Any bill may be rejected upon introduction by a vote of two-thirds of the members of the Council. Any bill may be withdrawn from consideration before final reading by a vote of two-thirds of the members of the Council. On the first reading, a bill shall be read by number and title only when introduced or when read as a substantively amended bill following re-advertisement and re-hearing as provided by these Rules. The public hearing shall be the second reading. On final reading, a bill shall be read by number and title only, except that any member may request on final reading that a bill be read once, section by section for amendment before vote on final passage, and, if amended, any member may request that a bill be read as amended before vote on final passage. If amended as to substance, the bill shall not be passed until the title is rewritten to reflect the substance of *substantive* amendments, a hearing is set on the *substantive* amendments, and proceedings are conducted as in the case of newly introduced bills. Amendments may be determined to be *substantive* by a majority vote of the Council upon motion of any member.

Source: https://www.municode.com/library/md/howard_county/codes/code_of_ordinances?nodeId=APXARUPRCOCOHOCOMA_RULE_1.007COBI

Reply all | Delete Junk |

TIF and amendments

Karen Gray <karenLgray@verizon.net>
Tue 11/8, 4:32 PM
CouncilMail

Reply all |

Dear Council Members,

After reading and following this for quite some time, I would like to reiterate my opposition to the TIF. Although I understand the arguments on both sides, I really do not feel that Howard County needs to provide the developer with further help and density to meet obligations that it agreed to at the time the initial legislation was passed.

Second, I have serious concerns about concentrating affordable housing in certain areas and in letting the developer pay a fee in lieu of building affordable housing. I think that is a big mistake that will have negative long-term effects on our community. Affordable housing needs to be integrated as completely as possible, not placed in certain pockets where it can have significant effects on schools and economic prospects.

IF the TIF is passed, I would encourage you to support funds for adding transit to Bridge Columbia as part of a dedicated transit way through the heart of Columbia.

I appreciate the immense amount of time, effort, and concern that goes into making such a difficult decision that will have a long-lasting effect on our community. I thank you for your commitment and service.

Sincerely,

Karen Gray
5951 Camelback Lane
Columbia, MD 21045
410-730-7941

Please Approve Downtown Columbia Plan

Reply all | Delete Junk |

Please Approve Downtown Columbia Plan

James Harris <james.baltimore@gmail.com>
Tue 11/8, 2:10 PM
CouncilMail

Reply all |

I am writing to voice my support for the downtown Columbia plan, including the TIF. I believe the legislation as written is a fair proposal and will help to ensure the success of Merriweather and a vibrant downtown Columbia that is truly a city center. I am concerned that some of the proposed amendments amount to material changes that will cause issues in the well negotiated agreement.

As a lifelong resident of Columbia and a future employee in downtown Columbia, I believe the proposed legislation will provide for a city in which my family will continue to want to live. Columbia is a great city, yes, but it needs to continue to develop and thrive and this plan will help make sure that development is well planned and aligned with the future needs of our residents.

I sincerely hope you will do the right thing and vote in favor of this bill and by extension a successful future for this wonderful city and its residents.

Please do not hesitate to contact me if you have any questions.

James Harris
6918 Garland Lane
Columbia, MD 21045
410-707-2742

Reply all | Delete Junk |

New amendments

LW LINDA Wengel <lwengel@msn.com>
Tue 11/8, 7:16 AM
CouncilMail; Stu Kohn <stukohn@verizon.net>

Reply all |

What is the best way for us to decipher the latest amendments in time to have meaningful input before Wednesday? It seems that Howard Hughes may once again be having more input than the citizens. Linda Wengel

Sent from my iPad

Will History Repeat Itself -- We Hope Not

SK ○ Stu Kohn <stukohn@verizon.net>
Tue 11/8, 10:13 AM
CouncilMail; Kittleman, Allan; Wilson, B Diane; howard-citizen@yahoc

Reply all |

All,

As you all know today is a very historical moment in our Country regarding the Election. Tomorrow evening should be a very historical moment in Howard County by our County Council. We, the Howard County Citizens Association (HCCA) sincerely hope that history will not repeat itself when looking back at our past history. In particular, the Comprehensive Rezoning -- Council Bill 32-2013 which was approved and contained over 150 amendments, not including amendments to amendments. Sound familiar? Yes -- we presently have the same scenario regarding the Downtown Columbia proposed development plan. See this link from the Baltimore Sun which very well describes last night's Council activity.

<http://www.baltimoresun.com/news/maryland/howard/columbia/ph-ho-cf-council-votes-november-1110-2-20161107-story.html>

As the article states, "Administrative staff distributed last-minute amendments literally hot off the council's printer Monday night." The major question is how many of these Amendments and the original 46 are considered "Substantive?" The public should have the opportunity as required by the Council's Rules of Procedure Section 1.007 -- Consideration of Bills (see Rule below) to testify. HCCA has sent this request to the Council, Administration and posted on our Listserve. It is simply not right for citizens not to be able to have any input into these number of introduced Amendments. A number of you have stated you agree and is appreciated.

Thomas Jefferson is quoted as saying, "Whenever the people are well-informed, they can be trusted with their own government." He also stated, "I like the dreams of the future better than the history of the past." We only hope that our dreams of the future will become reality by the Council to allow us the opportunity to review the Amendments so we can be well-informed and speak by giving testimony. After all the Downtown Columbia proposal is no doubt one of the biggest decisions that will be made by any Council body. The Council's legacy, the future of Columbia and Howard County will make history we can all look back on and hopefully years from now our future generations can say the Council of 2016 made the right decision for our County.

Sincerely,

Stu Kohn
HCCA, President

APPENDIX A - RULES OF PROCEDURE FOR THE COUNTY COUNCIL OF HOWARD COUNTY, MARYLAND

Rule 1.007 - Consideration of bills.

(a) Reading of Bills. Every bill, before it shall pass the Council, shall be read on three different occasions. Any bill may be rejected upon introduction by a vote of two-thirds of the members of the Council. Any bill may be withdrawn from consideration before final reading by a vote of two-thirds of the members of the Council. On the first reading, a bill shall be read by number and title only when introduced or when read as a substantively amended bill following re-advertisement and re-hearing as provided by these Rules. The public hearing shall be the second reading. On final reading, a bill shall be read by number and title only, except that any member may request on final reading that a bill be read once, section by section for amendment before vote on final passage, and, if amended, any member may request that a bill be read as amended before vote on final passage. If amended as to substance, the bill shall not be passed until the title is rewritten to reflect the substance of *substantive* amendments, a hearing is set on the *substantive* amendments, and proceedings are conducted as in the case of newly introduced bills. Amendments may be determined to be *substantive* by a majority vote of the Council upon motion of any member.

Source: https://www.municode.com/library/md/howard_county/codes/code_of_ordinances?nodeId=APXARUPRCOCOHOCOMA_RULE_1.007COBI

Reply all | Delete Junk |

Wednesday's Vote

Renee Thorne <rbeth.thorne@gmail.com>
Tue 11/8, 8:27 AM
CouncilMail

Reply all |

| Action Items

I am writing in regards to the amendments that you will be voting on this Wednesday. I was born and raised in Columbia. I have lived in other states but have relocated my family back here. There are many positive changes that I have seen to the area but there are some that have me worried that Columbia will loose what makes it such a great place to live and raise a family. I have specific concerns about further shifting the responsibility of affordable housing to Columbia's older communities through Amendment 1 to CB55 . Additionally, the incoming vibrant downtown already has INCREDIBLY high height limits, even for our suburban/urban core, so I ask you to not increase the height limits as in Amendment 1 to CB52.

To continue to have full spectrum housing available and to attract and retain young professionals and families we must not allow over 40% of our affordable housing in Downtown Columbia to disappear so easily in 40 years. Please stand for the young people of the future and approve Amendment 3 to CR103. If the units do not exist in perpetuity we will only allow a deeper divide to be created among the future residents of downtown Columbia.

Please continue to advocate for the people of Howard County to ensure that we receive the best deal possible. One that protects the taxpayers (and future Downtown Columbia taxpayers) over special interests and developers.

Sincerely,
Renee Thorne

Reply all | Delete Junk |

Tonight's Vote

Erik Avant <erik.avant@gmail.com>
Mon 11/7, 6:12 PM
CouncilMail

Reply all |

| Action Items

Good evening,

I am writing in regards to the amendments before you tonight. I have specific concerns about further shifting the responsibility of affordable housing to Columbia's older communities through Amendment 1 to CB55 . Additionally, the incoming vibrant downtown already has incredibly high height limits, even for our suburban/urban core, so I ask you to not increase the height limits as in Amendment 1 to CB52.

To continue to have full spectrum housing available and to attract and retain young professionals and families we must not allow over 40% of our affordable housing in Downtown Columbia to disappear so easily in 40 years. Please stand for the young people of the future and approve Amendment 3 to CR103. If the units do not exist in perpetuity we will only allow a deeper divide to be created among the future residents of downtown Columbia.

Please continue to advocate for the people of Howard County to ensure that we receive the best deal possible. One that protects the taxpayers (and future Downtown Columbia taxpayers) over special interests and developers.

Thank you,
Lauren Avant

Reply all | Delete Junk |

Downtown Columbia affordable housing



Lauren Avant <laurenmorency11@gmail.com>

Mon 11/7, 4:50 PM

CouncilMail

Reply all |

| Action Items

Good evening,


I am writing in regards to the amendments before you tonight. I have specific concerns about further shifting the responsibility of affordable housing to Columbia's older communities through Amendment 1 to CB55 . Additionally, the incoming vibrant downtown already has incredibly high height limits, even for our suburban/urban core, so I ask you to not increase the height limits as in Amendment 1 to CB52.

To continue to have full spectrum housing available and to attract and retain young professionals and families we must not allow over 40% of our affordable housing in Downtown Columbia to disappear so easily in 40 years. Please stand for the young people of the future and approve Amendment 3 to CR103. If the units do not exist in perpetuity we will only allow a deeper divide to be created among the future residents of downtown Columbia.

Please continue to advocate for the people of Howard County to ensure that we receive the best deal possible. One that protects the taxpayers (and future Downtown Columbia taxpayers) over special interests and developers.

Thank you,
Lauren Avant

Downtown Columbia Amendments

CR  Christiana Mercer Rigby <christianamercer@gmail.com>
Mon 11/7, 4:04 PM
CouncilMail

Reply all |

Flag for follow up. Completed on Wednesday, November 09, 2016.

| Action Items

Good afternoon,

I am writing in regards to the amendments before you tonight. I have specific concerns about further shifting the responsibility of affordable housing to Columbia's older communities through Amendment 1 to CB55. While certain parts sound great (revitalization funds) this is a separate issue that should be addressed in a different manner. Columbia's older villages already support the majority of affordable housing for the entire county and I felt the Oakland Mills Village board did an excellent job of laying this out in their testimony to all of you.

I know I wrote to you before about this, but I cannot emphasize how strongly and deeply passionate I feel about this. To continue to have full spectrum housing available and to attract and retain young professionals and families we must not allow over 40% of our affordable housing in Downtown Columbia to disappear so easily in 40 years. Please stand for the young people of the future and approve Amendment 3 to CR103. If the units do not exist in perpetuity we will only allow a deeper divide to be created among the future residents of downtown Columbia. While the housing commission may be able to purchase the units at market rate in 40 years, we cannot predict the future, and to let this slide would have long lasting consequences.

Please continue to advocate for the people of Howard County to ensure that we receive the best deal possible. One that protects the taxpayers (and future Downtown Columbia taxpayers) over special interests and developers. I recognize that compromise and progress is the process and purpose for all of us, and I appreciate all that you do.

Yours,
Christiana Mercer Rigby

(Born, raised, and returned howard countain, community volunteer, and truly, just someone who cares about Howard County an awful lot.)

Amendment 10 to Council Bill 52-2016



Karen Gray <karenLgray@verizon.net>

Mon 11/7, 3:26 PM

CouncilMail

Reply all |

BC in TIF letter.doc
58 KB

Download

Dear Members of the Howard County Council:

Friends of Bridge Columbia strongly supports Amendment 10 to Council Bill No. 56-2016, which includes funding for Bridge Columbia in the TIF. Bridge Columbia and a Columbia Transitway would provide an alternative means of transportation for a developing downtown with its traffic and parking challenges. An investment in transit will be absolutely essential to the success of downtown.

Bridge Columbia would be the linchpin of an east-west public transit corridor (Transitway) that would connect Howard County Hospital in the west to Gateway Center in the east. Such a Transitway would use a combination of roads and transit rights-of-way to create what would essentially be a bus rapid transit system through the heart of Columbia.

By connecting the east and west portions of Columbia across Route 29, Bridge Columbia would link two dense population areas, circumventing the traffic on automobile routes, increasing ridership and bus frequency. This would help reduce parking and traffic issues in Downtown Columbia as well as support and strengthen the village centers of Oakland Mills and Long Reach. Bus route "spurs" would connect other villages to this primary route.

This Transitway would connect many core Columbia destinations, including the college, the hospital, Blandair Park, and Gateway, as well as employment, civic, entertainment, recreational and shopping facilities. It would provide a connection between the residential resources of Downtown and the employment centers in Gateway for all our new Millennial residents who love the walkable environment of Downtown but don't wish to own a car themselves. And it would make the resources of Downtown accessible to all of our senior citizens who prefer not to drive but would like to "age in place" in their existing residences and villages.

We have been discussing this concept with the Office of Transportation, which has expressed significant interest and who will be studying it in their forthcoming Transportation Development Plan.

We believe Bridge Columbia is a much better use for TIF money than parking garages. It will reduce, not increase cars and traffic, and it would not be built "but for" the support of public financing. Parking garages, on the other hand, are frequently funded by the development itself.

We urge you to support Bridge Columbia in the TIF. All of the county's plans have committed to developing a sustainable transportation system accessible to all. Bridge Columbia will create the nucleus necessary to make that happen.

Sincerely,

Fred Gottemoeller

On Behalf of Friends of Bridge Columbia

Reply all | Delete Junk |

CR103-2016 Amendment 9, 62+ Housing

Paul Verchinski <verchinski@yahoo.com>

Reply all |

○ Mon 11/7, 11:12 AM

CouncilMail; Paul Verchinski <verchinski@yahoo.com>

Action Items

I ask that you vote NO on this amendment. Having been involved for a number of years with Senior Housing issues, we need bona fide 55+ housing. Frankly this amendment is poorly drafted and is unenforceable by DLIP.

Paul Verchinski 5475 Sleeping Dog Lane Columbia, MD 21045 410.997-3879

Reply all | Delete Junk |

CB55-2016 Amendment !

Paul Verchinski <verchinski@yahoo.com>

Reply all |

○ Mon 11/7, 11:07 AM

CouncilMail; Paul Verchinski <verchinski@yahoo.com>

Action Items

I ask that you support this Amendment BUT delete the reference to "1 Mile" outside of the Downtown Columbia boundaries. HH is getting a free pass and the older Villages in Columbia have always had a significant amount of affordable housing. The housing needs to be limited to the Downtown.

Paul Verchinski, Oakland Mills, 5475 Sleeping Dog Lane Columbia, MD 21045 410.997-3879

Reply all | Delete Junk |

CB56-2016 Amendment 10 TIF

Paul Verchinski <verchinski@yahoo.com>

Reply all |

○ Mon 11/7, 10:59 AM

CouncilMail; Paul Verchinski <verchinski@yahoo.com>

| Action Items

I ask that you support this addition to the TIF. The Bridge is an integral part of the Downtown as evidenced by the CEPPA requiring that a Multi-use Path be built between HCGH and Blandair on both sides of the existing bridge.

Paul Verchinski 5475 Sleeping Dog Lane Columbia, MD 21045 410.997-3879

Reply all | Delete Junk |

proposed TIF for downtown Columbia

Leo Bruette <lbruet@comcast.net>

Reply all |

○ Sun 11/6, 1:50 PM
CouncilMail

Dear Members of the Howard County Council,

In other parts of the country, TIF arrangements have been used to develop areas that would otherwise not be developed. That is certainly not the case for downtown Columbia (a wealthy area of Howard County, which is one of the wealthiest counties in the USA)

Please do not pass the legislation proposing to do so. Downtown Columbia will surely develop in an orderly and effective manner without an arrangement that benefits one developer.

Sincerely,

Leo Bruette, CPA
6379 Tinted Hill
Columbia, MD 21045
410-381-9303

LBruette@comcast.net

Reply all | Delete Junk |

Senior housing at Banneker

LINDA Wengel <lwengel@msn.com>

Reply all |

Fri 11/4, 10:08 PM
CouncilMail; Carbo, Tom

The configuration of senior housing should have allowance for a bus to be able to pull up to the front of the building as well as an outdoor seating area and other accessibility and quality of life features. I am not sure how that would work with the fire station. And remember the most complaints we have gotten about rattling windows from concerts have come from the Wyndham condos directly behind the site. So using special sound insulating windows would be wise. In fact it would be wise to require that all windows in new housing in Downtown have sound protection as far as it is possible. Thanks for considering, Linda Wengel

Sent from my iPad



Kings Contrivance Community Association

Amherst House 7251 Eden Brook Drive, Columbia, Maryland 21046

(410) 381-9600 Fax (410)381-9628

kingscontrivance@columbiavillages.org

November 3, 2016

County Executive Allan Kittleman
Howard County Council
3430 Court House Drive
Ellicott City, Maryland 21043

Subject: Affordable Housing legislation for Downtown Columbia

Dear County Executive and Howard County Council members,

The Kings Contrivance Village Board has heard presentations on proposed legislation regarding the inclusion of Affordable Housing in Downtown Columbia. Councilwoman Jen Terrasa attended the Village Board meeting on June 15, 2016 and Greg Fitchitt, Vice President of Development for Howard Hughes attended the Village Board meeting on July 20, 2016. We appreciate the time taken by both to present the information and answer questions.

After careful review, the Village Board voted at their October 26, 2016 meeting to support the Council Bills CB43-2016, CB44-2016 and CB45-2016 supported by Councilwoman Jen Terrasa. In addition, the Village Board also voted not to support the County Administration's Tax Increment Financing (TIF) legislation, CB56-2016, until further information is received from the developer, Howard Hughes.

Although the Village Board is in favor of a commitment to Affordable Housing in Columbia's future, we would like to see a commitment that is simple and targets all future development in Downtown, as proposed by Councilwoman Jen Terrasa's legislation. We are concerned about the concentrated affordable housing that is not spread throughout Downtown as proposed under the Administration's plan. Furthermore, we are concerned that a 40 year DRRA would set undue limits on future legislators to respond to changing County needs or risk the developer, Howard Hughes pulling out of the agreement. Delivering a full spectrum of housing for seniors, students and those on all levels of income is vitally important to our Village Board so that Columbia maintains its diversity, which is the foundation of its values as a vibrant community. In the same way, Columbia has committed to Open Space as part of our community, so too should we commit to a variety of housing options for all. We do not feel the Administration's plans set forth an agreement that can deliver Affordable Housing with a strong permanent commitment. We consider Councilwoman Jen Terrasa's plans more straightforward and equitable.

In voting against the proposed TIF, the Village Board requests further information from the developer as requested by Councilwoman Jen Terrasa. The Village Board requests more

information on the economic benefit projections presented to evaluate the TIF. The Village Board is concerned the TIF would earmark future tax revenues and would direct future budgets of the County away from funding other crucial projects. The Village Board also voted against the TIF with concerns for the impact on the commercial property values in the County.

As a Board we consider Downtown development an important landmark for the County. Its vibrancy is important to all of Howard County. Columbia has had a long history of building for the future and at this important step, we hope the County Council will consider carefully for the future and support Council Bills CB43-2016, CB44-2016 and CB45-2016 and request more information from Howard Hughes before voting on tax increment legislation CB56-2016.

Respectfully,

Barbara N. Seely
Chair, Kings Contrivance Village Board

Downtown Development Crescent Properties

Keith Machen <keith.machen@gmail.com>

Wed 11/2/2016 11:01 AM

To: CouncilMail <CouncilMail@howardcountymd.gov>;

Dear Howard County Council,

My family has lived in Columbia for 18 years, and I have some very serious concerns regarding the development of Crescent Properties. Specifically, the added strain on public services for schools, police, etc. needs adequate tax revenue from the development to cover this added burden. The public schools building infrastructure and budget have not been increased to allow for an additional 900 residences over the plan. It has been reported that the County Council has received only two pages of information to explain and justify the favored tax treatment. If this is true, then the Council has not received nearly enough information to sufficiently deliberate and decide such an important issue to downtown Columbia.

I hope that the Council will diligently perform its fiduciary duties to the community and exercise good judgment when deciding and voting on this very important issue.

Sincerely,

Keith Machen

Please oppose TIF!

David Albert <david@dalbert.net>

Wed 11/2/2016 11:10 AM

To: CouncilMail <CouncilMail@howardcountymd.gov>;

Dear Council members,

As a Columbia resident and owner of a small business in downtown Columbia, I am deeply concerned about the proposed "Tax Increment Funding" for Town Center development. Assuming a massive taxpayer liability based on speculation of future increases in property values and tax revenue seems fiscally irresponsible. Why should Howard County taxpayers risk the quality of our schools, police, and other outstanding county services in exchange for more shopping, office space, and upscale housing - all of which are already in abundant supply?

Two decades ago, I moved from Northern Virginia where similar optimistic tax revenue projections were used to justify extensive taxpayer-subsidized development; the result was overcrowded schools, out of control traffic, and public services stretched beyond their limits. By the time NoVA citizens understood what had happened, it was too late.

As a constituent, I implore you to support the **Smart** Growth that has made Howard County the best place to live in America; please join Jen Terrasa in opposing TIF.

Respectfully,
David Albert
10718 Vista Road
Columbia, MD 21044

Reply all | Delete Junk |

TIF for Downtown Columbia

ira kaplan <irakaplan@msn.com>
Wed 11/2, 10:44 AM
CouncilMail

Reply all |

Action Items

Please do not approve TIF for the development in downtown Columbia. This development may not create an economic stimulus with its anticipated tax revenue. Have you noticed the large number of business "For Lease" signs all over Columbia? Why is there a need to build more office space? The huge increase in health insurance premiums might also have a major impact on consumer spending. Also, if there are occupants in the new structures, who will pay for the roads, sewers, schools, police? Please use common sense in this economy and oppose the TIF subsidy.

Sincerely,
Ira and Sandra Kaplan

Reply all | Delete Junk |

Against TIF

Leanna Herman Wenderoth <ljhwenderoth@gmail.com>

Reply all |

Tue 11/1, 9:49 PM
CouncilMail

Downtown Columbia Legislation

I would like to add my voice to the opposition of the TIF plan proposed to the council for downtown. I am appalled that our county would propose such a measure which is only to the financial benefit of Howard Hughes corporation. A TIF is reserved to draw companies to an area that is in need of regrowth, which is hardly the issue here. As a corporation, Howard Hughes should be expected to put forth expenditures in order to make their share, not have our county foot the bill for 40 years, for their benefit.

I would question if those members (including the county executive) proposing this happen have some offer of financial gain with this proposal...

Regards, Leanna

Downtown Columbia Affordable Housing Plans

Christiana Mercer Rigby <christianamercer@gmail.com>

Reply all |

○ Tue 11/1, 8:49 PM
CouncilMail

Downtown Columbia Legislation

Good evening,

After spending time at both public hearings, reading the proposals multiple times, experiencing presentations at the Kings Contrivance Village Board meetings from Councilwoman Terrasa and Greg Fitchett, and a few long discussions with the immensely patient Paul Casey I wanted to share my thoughts with all of you as a concerned citizen. I appreciate that each of you have been receptive to community input and that so many of you have worked on this plan for so long.

I am an enthusiastic believer and supporter of the Downtown Columbia plan and I believe that Councilwoman Terrasa's plan promotes inclusionary housing in a straightforward, responsible, and equitable way. In the event that the majority of council members do not support Councilwoman Terrasa's plan I wanted to share my thoughts on the administration's plan as well.

I am concerned that Howard County is giving up too much for too little in return. Specifically the overreaching exemptions as part of a 40 year agreement that could lead to further overcrowding at our schools, and underfunded public services should worry everyone. Not to mention a binding agreement that gives Howard Hughes significant levels of leverage, opens the floodgates by removing the density cap, and restricts the ability to respond to emerging county needs or face the consequences of HHC pulling out of the agreement while HHC reaps the profitable benefits of increased density, decreased parking, and the removal of the housing unit fee with an unclear number of affordable units built. The potential consequences for Howard County are serious as I'm sure you're all aware.

Additionally, after 40 years the affordable housing options will likely disappear for families and individuals in the 400 units built by Howard Hughes. Leaving a vast disparity between the residents experiencing poverty and the market rate residents. Which will push young professionals and families who contribute to the mosaic of Columbia farther and farther away. We cannot predict where the Housing Commission will stand in 40 years and if they will be in a position to purchase the units from HHC. Other options could be to amend the plan to keep the units affordable in perpetuity in line with other Howard County MIHU units, or even for the useful life of the building. But to remove over 40% of the affordable housing available after 40

years seems cruel and ill planned. Lastly, the sites in the administration's plan have been referred to as "conceptual" but if the concepts do not work in reality it appears the housing will disappear.

While I could have written a novel on the experience of learning about the affordable housing plans in front of you I hope that it was helpful to restrict my points to the ones I felt most passionately about.

Yours,
Christiana Mercer Rigby

Re: Crescent properties

Reply all | Delete Junk |

Re: Crescent properties

FG

Fox, Greg
Tue 11/1, 6:56 PM
CouncilMail

Reply all |

FYI...NO RELATION:-)

From: Fox, Lawrence (NIH/NIAID) [E] <LFOX@niaid.nih.gov>
Sent: Tuesday, November 1, 2016 6:09:27 PM
To: CouncilMail
Subject: Crescent properties

As a concerned Columbia resident, I do not support more dense development of the Merriweather area, particularly the proposal for Crescent properties.

Sincerely,
Dr. Lawrence Fox
11089 Wineglass Court
Columbia, MD 21044

RE: [HOWARD-CITIZEN] HCCA Requests Consideration for Additional Public Legislative Hearing Regarding Downtown Columbia for Substantive Amendments

 Roy Appletree <apples1130@gmail.com>
Tue 11/1, 6:09 AM
howard-citizen@yahoogroups.com; CouncilMail

Reply all |

To help protect your privacy, some content in this message has been blocked. To re-enable the blocked features, click here.

To always show content from this sender, click here.

Stu,

Under what shell is the pea? Downtown affordable housing has dragged along for years and is now creatively interwoven with a TIF. Two (sic) years ago the Council asked the Columbia Downtown Housing Corporation to consider changes necessary to actually create Downtown affordable housing. An excellent Council listing of Legislation shows 13 public sessions since the Council Chair directed CDHC to negotiate the alternative proposed by Howard Hughes. Most potentially interested citizens are long since lost about content and status.

On Monday, November 7th the Council will consider 11 bills on Downtown. As of today - a week before voting - there are no proposed amendments. The Administration has been clear throughout the process. They gave Howard Hughes their affordable housing request. The cut down Howard Hughes TIF request from a xx-large slice to just an x-large slice. Meanwhile, the Council has been studiously shuffling the shells without giving much indication of what if anything they will change. One exception is Councilwoman Terrasa who introduced as her legislation the MIHU type proposal from CDHC. Any other exceptions come from either reading tea leaves or reading the "Hints" in the newspaper article you cite.

I don't claim to know the legal meaning of "substantive." No disagreements have been made public.

(Inside Baseball: At the last public hearing, COPT and other developers raised a major concern about the County subsidizing Howard Hughes parking. At the last work session not a mention was made. Want to bet on what will happen?)

(Inside Baseball: Councilwoman Sigaty today tweets about the "exciting" renovation of the about to reopen Central Library. Want to bet on whether on Monday the Council approves a DRRA that in the next 18 months will lead to demolishing the "exciting" and replace it with a

\$40m more exciting?)

If no major changes take place, then the Council has just been taking us all for a very long ride. If meaningful changes are made then the Council owes it to the public to once again expose the pea.

I hope we end up with a vibrant Downtown as envisioned back in 2010. Unfortunately, the extended period of TMI with no attempt to educate; and the virtually complete capitulation to the Developer have dulled my view of our local policy process. It will take something "substantive" to change my mind.

Roy

Roy Appletree
roy.appletree@gmail.com

From: 'Stu Kohn' stukohn@verizon.net [HOWARD-CITIZEN] [HOWARD-CITIZEN@yahoogroups.com]
Sent: Sunday, October 30, 2016 08:29 PM
To: councilmail@howardcountymd.gov
Subject: RE: [HOWARD-CITIZEN] HCCA Requests Consideration for Additional Public Legislative Hearing Regarding Downtown Columbia for Substantive Amendments [1 Attachment]

[Attachment(s) from Stu Kohn included below]

To All Concerned Parties,

On Thursday, October 27, 2016 there was an article in the Howard County Times on page 10 titled, "Columbia Redevelopment Deal Could Be Revised." The sub-heading of the article (which I unfortunately cannot find on-line) states, "Council Members Hint They Plan to Amend Public Financing Plan." It suggests there could be several amendments introduced and as Council Chairman, Dr. Ball states, "There are going to be changes if it is going to pass." Councilman Fox states, "He plans to propose an amendment that would require the developer to turn over the pavilion within a certain period of time, if the TIF is approved by the Council." Councilwoman Mary Kay Sigaty states, "The Council should also consider earmarking projected revenues from the TIF for a new school in Columbia." In addition considering that Councilwoman Jen Terrasa is against the Howard Hughes / Administration legislative proposals one has to believe that she might introduce several amendments. If indeed numerous amendments are introduced the Howard County Citizens Association (HCCA) strongly recommends they need to be considered "substantive." Therefore, according to the Rules of Procedure under Rule 1.007 – Consideration of Bills the Council (see attachment and contents below) is to conduct a Legislative Public Hearing on "substantive" amendments. Given the gravity of this complex legislative package we believe a Public Legislative Hearing is appropriate for those wishing to testify on the amendments to be given the opportunity to voice their opinions.

Based on the number of Council Work Sessions and the extensive quantity of worthy questions anyone watching would conclude there will have to be extensive amendments introduced by Council members as the future of Downtown Columbia is in your hands.

Sincerely,

Stu Kohn

HCCA, President

.....

APPENDIX A - RULES OF PROCEDURE FOR THE COUNTY COUNCIL OF HOWARD COUNTY, MARYLAND

Rule 1.007 - Consideration of bills.

(a) Reading of Bills. Every bill, before it shall pass the Council, shall be read on three different occasions. Any bill may be rejected upon introduction by a vote of two-thirds of the members of the Council. Any bill may be withdrawn from consideration before final reading by a vote of two-thirds of the members of the Council. On the first reading, a bill shall be read by number and title only when introduced or when read as a substantively amended bill following re-advertisement and re-hearing as provided by these Rules. The public hearing shall be the second reading. On final reading, a bill shall be read by number and title only, except that any member may request on final reading that a bill be read once, section by section for amendment before vote on final passage, and, if amended, any member may request that a bill be read as amended before vote on final passage. If amended as to substance, the bill shall not be passed until the title is rewritten to reflect the substance of substantive amendments, a hearing is set on the substantive amendments, and proceedings are conducted as in the case of newly introduced bills. Amendments may be determined to be substantive by a majority vote of the Council upon motion of any member.

Source: https://www.municode.com/library/md/howard_county/codes/code_of_ordinances?nodeId=APXARUPRCOCOHOCOMA_RULE_1.007COBI

[Attachment\(s\) from Stu Kohn](#) | [View attachments on the web](#)

1 of 1 File(s)

Rules of Procedure - Substansive Amendments.docx

Posted by: "Stu Kohn" <stukohn@verizon.net>

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Support the TIF and Joint Recommendations legislation for Downtown Columbia

Melissa Banach <mcbanach1234@verizon.net>

Reply all |

○ Tue 11/1, 11:32 AM

Terrasa, Jen; CouncilMail; Kittleman, Allan

Downtown Columbia Legislation

Dear Ms. Terrasa,

I did not expect to receive such a strident response to my simple note in support of the downtown development, as currently proposed by Howard Hughes. I am fully aware of the pros and cons of TIF development here in Howard County and continue to support the effort.

I hope I can count on you to express community support when received in your office electronically, despite your apparent strong opposition to the proposals.

As a 35 year resident of the County and a 25 year resident of Columbia, I am saddened that community input is handled by an emotionally charged form letter. The facts you present are overshadowed by your emotions.

Regards,
Melissa Banach
Sent from my iPad

> On Nov 1, 2016, at 10:49 AM, Terrasa, Jen <jterrasa@howardcountymd.gov> wrote:

>

> Thank you for sharing your thoughts with me regarding the Downtown Columbia development. I too want to have a thriving, successful downtown. You may have recently received an email from the Howard Hughes Corporation which promises to provide parking for Merriweather and to "bring jobs, retail, restaurants, cultural amenities, and a full spectrum of affordable housing to Downtown Columbia." And all this, they claim, at no cost to you!

>

> If that sounds too good to be true, that's because it is! In exchange for everything they have promised, Howard Hughes is actually asking the Howard County taxpayer for a lot -- for increased density, decreased parking, a 40-year agreement, a minimal responsibility for affordable housing, and for \$170 million in public subsidies! Their letter fails to mention that before they filed their alternative proposal for affordable housing in Downtown, I filed mine which is also currently pending before the Council. Unlike their plan, my plan is simple. It calls for at least 15% affordable housing for all future Downtown residential development, while ensuring that Downtown Columbia develops with a full spectrum of housing options as envisioned in the Downtown Columbia Plan.

>

> Their letter also fails to mention that the Council already voted to support all of those things in 2010! In fact, they are part of the plan we passed in 2010 in order to create a vibrant, walkable downtown with

enhanced environmental features, community gathering spaces, and where art and culture continued to play an important role. And that this would increase our tax base ... a net positive for all of Howard County!

>

> But the uncomfortable truth is that HHC has changed the game on us, not the other way around. In 2010, they introduced a plan for 5500 units, more than 5 ½ million sf of office and retail, and a hotel and conference center... with minimal setbacks from roads and 20 story buildings among other things. The claim was that we had to approve this much development in order to incentivize the type of private investment we needed to preserve Merriweather and "continue to enhance Jim Rouse's vision of Columbia as socially responsible and environmentally friendly place for people of all ages, incomes and backgrounds" Thank you for sharing your thoughts with me regarding the Downtown Columbia development. I too want to have a thriving, successful downtown. You may have recently received an email from the Howard Hughes Corporation which promises to provide parking for Merriweather and to "bring jobs, retail, restaurants, cultural amenities, and a full spectrum of affordable housing to Downtown Columbia." And all this, they claim, at no cost to you!

>

> If that sounds too good to be true, that's because it is! In exchange for everything they have promised, Howard Hughes is actually asking the Howard County taxpayer for a lot -- for increased density, decreased parking, a 40-year agreement, a minimal responsibility for affordable housing, and for \$170 million in public subsidies! Their letter fails to mention that before they filed their alternative proposal for affordable housing in Downtown, I filed mine which is also currently pending before the Council. Unlike their plan, my plan is simple. It calls for at least 15% affordable housing for all future Downtown residential development, while ensuring that Downtown Columbia develops with a full spectrum of housing options as envisioned in the Downtown Columbia Plan.

>

> Their letter also fails to mention that the Council already voted to support all of those things in 2010! In fact, they are part of the plan we passed in 2010 in order to create a vibrant, walkable downtown with enhanced environmental features, community gathering spaces, and where art and culture continued to play an important role. And that this would increase our tax base ... a net positive for all of Howard County!

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>

> But now, they have changed the focus from these important community and people centered goals to a focus on achieving the maximum development program, and they claim that without a \$170 million TIF, this development program cannot be achieved. But keep in mind that 5500 units, 20 story buildings, and intense retail and office competing with our existing businesses were never the goal, they were the means for achieving our goals.

>

> Now, turning that conversation on its head, Howard Hughes tells us that the only way to achieve this level of density and intensity is to entirely rely on structured parking which they claim cannot be done without a TIF. However, many have come to us with examples in Howard County and beyond of successful structured parking built without TIFs. And we know there are plenty of examples of successful, vibrant, sustainable but less intense urban Downtown developments both in and out of Maryland.

>

> Columbia was just named Money Magazine's #1 BEST PLACE TO LIVE for 2016 which only validated what we already know ... Columbia, still following the original Rouse vision, is already a pretty special, successful, amazing, and desirable place to live. We cannot and should not (and frankly don't need to) compromise our values and our future to get someone to invest in us! That is why I do not support the joint proposal for affordable housing, and instead I have an alternate proposal for affordable housing that I believe will better serve Howard County. And that is why I cannot and will not support the \$170 Million TIF as proposed.

>

> I very much appreciate your advocacy for Downtown Columbia and if I can answer any questions or provide any assistance, please do not hesitate to let me know.

>

>

> All the best,

>

> Jen

>

> Jennifer Terrasa

> Councilwoman, District 3

> Howard County Council

> (410) 313-2001 jterrasa@howardcountymd.gov

> "Like" my page on Facebook and follow me on Twitter!

>

> -----Original Message-----

> From: Melissa Banach [<mailto:user@votervoice.net>]

> Sent: Wednesday, October 26, 2016 10:05 PM

> To: Terrasa, Jen <jterrasa@howardcountymd.gov>

> Subject: Support the TIF and Joint Recommendations legislation for Downtown Columbia

>

> Dear Councilmember Terrasa,

>

> As a resident of Howard County, I ask that you support the Joint Recommendations on Affordable Housing and TIF proposal for Downtown Columbia. Columbia needs a walkable urban center accessible to all.

>

> The time has come to realize the vision of the Downtown Columbia Plan. We need to invest in public infrastructure in order to capitalize on the more than \$2 billion of private investment, and ensure Columbia is a vibrant place to live and visit for years to come.

>

> Please pass the proposed legislative package - for the benefit of Downtown Columbia and all of Howard County.

>

> Sincerely,

>

> Melissa Banach

> 11165 Chambers Ct

> Woodstock, MD 21163

> mcbanach1234@verizon.net

>

Reply all | Delete Junk |

Downtown Columbia

Howard Gampel <rxgamp@verizon.net>

Reply all |

○ Fri 10/28, 7:29 PM
CouncilMail

For years I've been hearing about various people and corporations wanting to make downtown Columbia more "vibrant." To me and many others I know, vibrant is just a synonym for CROWDED. I have lived in Columbia since 1978 and I have seen all the growth through the years. After getting accustomed to living in Howard County I loved it. I didn't and have never missed the congestion on Reisterstown Rd in Pikesville where I grew up. We really have all the businesses we need –all the big box stores like Target, Home Depot, Bed Bath and Beyond etc. We have the best mall in the state too. All this nonsense about building up downtown is just because all the other land has been used up and the builders and corporations have nowhere else to go to boost profits. There is absolutely nothing wrong with downtown Columbia the way it is now. There is absolutely no reason to put more businesses like restaurants downtown. There are plenty there already and many more around Columbia and Ellicott City. As far as Merriweather goes, it's been a big disappointment the last several years. Most of the big acts have gone to Jiffy Lube Live for a number of years or some prefer to play smaller venues like Wolftrap or Pier 6. Unless you like the perennial Jazz show or the festivals of bands that nobody ever heard of (geared to teens and young adults) or the occasional country show, there is simply nothing to draw people here like Merriweather used to. Still there should be adequate parking . It's all about the dollar with big corporations like HHC. None of the so called enhancements will do anything to improve life for Columbia residents and are totally unnecessary. I just can't believe you guys trusted them in the first place.

Howard Gampel

Reply all | Delete Junk |

Survey about proposed urbanization of downtown Columbia by the Hughes' Corporation

Barry Petroff <bkpetroff@aol.com>

Reply all |

○ Tue 10/25, 4:59 PM
CouncilMail

Downtown Columbia Legislation

Dear Council Members:

I received a survey form about the Hughes Corporation's plan for the urban development of Columbia. I removed the standard statement that said I approved this plan and inserted my comments. After receiving a e-mail response it looks like my comments may have been removed. My husband and I do not approve of this plan for many reasons. Please let me know if my comments were included or the wording that says we approve the plan was substituted.

We moved to Columbia in 1974 and have watched a beautiful downtown go through drastic changes. Cutting down the trees for parking lots, garages, and high rise buildings. The Hughes' plan will do more of the same, as well as, add more low income housing. We do not need more low income housing that only brings more crime, lowers property values and adversely impacts our education system! We have enough restaurants and businesses that need our continued support both in the downtown area and our Village Centers.

Who will be paying to support the infrastructure needed for this plan? The answer is the taxpayers of Columbia and Howard County! Our taxes go up every year just to maintain the infrastructure currently in place. We do not need the extra burden approving the Hughes' plan will create!

Again, Columbia was named the number one city in the USA to live. This rating is based on the Columbia we know and love to live in today! Please do not approve the Hughes' plan to urbanize downtown Columbia!

Thank you for listening.

Barry and Patricia Petroff
10084 Cape Ann Drive
Columbia, Md 21046

Sent from my iPad

Reply all | Delete Junk |

Columbia Downtown Expectations

Jervis Dorton <jervisdorton@yahoo.com>

Reply all |

○ Thu 10/27, 12:48 PM
CouncilMail; Lazdins, Valdis

Dear County Council Members

Last week's Opinion page commentary in the Columbia Flier titled Another Turning Point in the History of Columbia represents, perhaps, the expectations of most residents and businesses. However, I believe two important aspects are being overlooked in advocating approval of the Tax Increment Financing (TIF) and the plans for the next phase of Downtown development.

The benefits of the TIF primarily apply to the Crescent located on the far side of Merriweather Symphony Woods which is not what most people think of as Downtown, namely The Mall, surrounding neighborhoods and the Lakefront. Therefore the TIF will not enable completion of the whole of Downtown as is intimated.

The next phase of development will be The Crescent, but if the soon to be completed buildings on Broken Land and Little Patuxent Parkways are indicative of what to expect, it will not meet the Downtown Columbia Design Guidelines. The new buildings are too close to the street to allow for the green space, sidewalks, street trees, street furniture and amenities required and beautifully illustrated for various streets, avenues, boulevards and parkways. Unlike the original New Town Zoning, drafted by The Rouse Company now superseded by the 2010 Downtown Columbia Plan, the Design Guidelines do not specify how far each building has to be back from the street. This is now left up to the judgement of the developer, subject to review by the Department of Planning & Zoning.

So far neither have seen fit to follow the Design Guidelines, consequently the Columbia recognized nationally for innovative planning and design, will not become the better, greener urban environment originally envisioned and that this community, I believe, still expects.

Respectfully
Jervis Dorton
5963 Gales Lane, Columbia, 21045
410 992 5218

Reply all | Delete Junk |

Banneker et al.

LW

LINDA Wengel <lwengel@msn.com>

Mon 10/24, 10:34 AM

CouncilMail

Reply all |

I am pleased that consideration is being given to abandoning Banneker as a housing site. Perhaps you could consider reducing the number of affordable units to 825 rather than 900. I don't think anyone would have any objections. 15% of the original 5500 would be 825 units. Thank you for your being responsive to the Banneker residents great concern. Linda Wengel

Sent from my iPad

Support for CB56-2016 Downtown Columbia TIF



veronica@coolassociatesllc.com

Fri 10/21, 5:47 PM

CouncilMail; Thomas Coale <tcoale@talkin-oh.com>; +1 more

Reply all |

AHCC TIF Howard Coun...

406 KB

Download

October 15, 2016

Howard County Council

George Howard Building

3430 Court House Drive

Ellicott City, MD 21043

Re: Support for CB56-2016 Downtown Columbia TIF

Esteemed Members of The Howard County Council,

The Alliance for Hispanic Commercial Contractors ("AHCC") is dedicated in promoting the growth, prosperity and participation of Hispanic Commercial Contractors in commercial and government procurement contracts through education, training and guidance. Over 6% of Howard County residents identify as Hispanic and that population is growing year by year.



We are a central part of the 21st Century economy and intend to play an integral role in Maryland's growth in the years to come. We are writing you now to express our strong support for the Tax Increment Financing package proposed under CB56-2016 and ask you to pass this legislation during your November 7, 2016 legislative session. Furthermore, because we believe in the principles of affordable housing and expanded housing opportunities for all residents, we also support the Joint Recommendations on affordable housing.

The TIF presents to AHCC a creative solution to fuel the economic engine of Downtown Columbia. We want a vibrant town center, well-paying jobs, and growth opportunities in the heart of central Maryland.

AHCC sees the new construction as a driver for its member base that will allow our Hispanic commercial contractors and their families to become first-time stakeholders in building a "new" community. Therefore, the AHCC supports the TIF proposal and Joint Recommendations on affordable housing and urges the Council to support this package as well.

AHCC sees Howard County as the launch pad for its success, just as Howard Hughes sees this county as a launch pad for Maryland's new economic engine. The new Downtown envisioned by this legislative package will create the vibrancy needed to attract our millennials, small business innovators, and notable large businesses that, like Howard Hughes Development, will provide true concern and outreach to heal the socio-economic disparity present in the Hispanic community. We want a future where Hispanic contractors are building and promoting the community they live in. This package does just that.

Sincerely,


 <http://thebarbourgroup.com/wp-> 

Karen Barbour, Founder Veronica Cool, Director
Alliance for Hispanic Commercial Contractors

About the AHCC:

The Alliance for Hispanic Commercial Contractors formed in 2016 in partnership with The Barbour Group and Cool & Associates LLC, to promote the growth, prosperity and participation of Hispanic Commercial Contractors in commercial and government procurement contracts through education, training and guidance.

Proudly partnering with notable construction, banking and legal minds to provide the instruction for the learning modules to be presented live and online. Mentorship and interactive training is at the forefront of our mission to enable success and competitive fairness to grow the Hispanic owned commercial construction firms in the Mid-Atlantic region.

 **Veronica Cool, MSF | CEO & Founder**
Cool & Associates LLC
HISPANIC STRATEGY | RECRUITING | TRAINING
Veronica@CoolAssociatesLLC.com | 443.854.1444
www.CoolAssociatesLLC.com
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ONLINE TRAINING-Engaging Hispanics MasterClass:

There are 57 Million Hispanics in the U.S., with unique attitudes and behaviors. Learning about the demographics, cultural traits and HOW to appropriately and effectively communicate and engage Hispanics through Social, Mobile and Video is important and necessary to woo and retain this Segment.

REGISTER FOR THE TRAINING TODAY

FW: Do no support the TIF and Joint Recommendations legislation for Downtown Columbia

SK
○

Sigaty, Mary Kay
Wed 10/19, 1:51 PM
Sayers, Margery

Reply all |

For the legislative file.

From: Brenda Guardala <bjguardala@gmail.com>
Date: Wednesday, October 19, 2016 at 1:43 PM
To: Mary Kay Sigaty <mksigaty@howardcountymd.gov>
Subject: Re: Do no support the TIF and Joint Recommendations legislation for Downtown Columbia

Dear Ms. Sigaty,

All I can see is a small group of people making a large sum of money with this plan all under the guise of "affordable housing" and the "arts". What better use of propaganda words to rake in millions of dollars and create an environment to promote more drug activities and more crime into our neighborhoods. I did hear from the police just now and I also heard from them 90 days ago when I initially reported this matter. 90 days ago I was informed that there was an ongoing drug investigation in my area and to report anything but don't act foolishly to obtain the information. This is a very new problem.

To believe that just by licensing a rental unit one is going to have law abiding citizens move into that unit is to have unrealistic expectations of a licensing program. Without the proper infrastructure of police and other basics - as trash receptacles and waste management - these areas are now and will continue to slide into the lower income housing you so desperately desire to create.

I have called agencies about large mounds of trash thrown out to the curbside 4-6 days prior to trash collection only to be told that there is nothing anyone can do about that. We have the green bins out on our street full of garbage, abandoned for months out at the curb and no one is responsible for that either. Composting is a wonderful plan and I actively participate in it, but throwing a bunch of bins at people and then not following up with the program is the exact direction that this multi-million dollar mess you are working to create will go.

As my mother would have said - you don't take care of the toys you have now, why should I buy you more? This is exactly what Columbia is doing. You don't take care of the rest of Columbia and the idea that you are asking me to pay a rent subsidy for someone I don't even know so they can have a good lifestyle in an apartment at the expense of my neighborhood is infuriating. It is such a republican ideal to make money off of the middle class and boy is this that program all dressed up as some do-gooder's ideal.

Brenda Guardala

On Wed, Oct 19, 2016 at 11:06 AM, Sigaty, Mary Kay <mksigaty@howardcountymd.gov> wrote:

Ms. Guardala,

Thank you for your correspondence. I would like to address your views one at a time.

My staff and I have spoken with other residents of Sierra Villas on several occasions but have not heard about drug activity in your community. If you witness any suspicious behavior, please contact 9-1-1 immediately; you may remain anonymous. I have shared your description of this activity with Howard County Police. The Police will consider your concerns and you may be contacted by the Police for detailed information.

As for rental properties, the Howard County Code requires that all rental dwelling units have a license. Each unit must be inspected to ensure that the property maintenance meets the Building, Electrical and Plumbing Codes. We rely on the community to address the concerns of litter in their neighborhoods. Most homeowner associations address these types of concerns directly with the residents. If you believe that a specific unit is being rented without the proper licensing, please notify my assistant, Mary Clay at mclay@howardcountymd.gov or 410-313-2001.

I think it's important to remind you that in fact the original plan for Columbia portrays it as "a real city of roughly 110,000 people" as noted by James Rouse noted in a letter to Congressman Robert Kastenmeier dated October 14, 1966. Rouse added that "...we [The Rouse Company] have focused on each of the components of a small city... We are working from the outset on industry, office development, neighborhood stores and downtown department stores, schools, colleges, library system, hospital and health system, concert halls, restaurants, hotels, churches, community halls, and a full range of recreational activities." Columbia was planned to be a city with a full complement of services for residents and visitors alike. Times and plans have changed but it's clear that The Rouse Company wished to develop an urban, downtown environment as well as suburban neighborhoods.

The 2010 Downtown Columbia Plan did not include a requirement for affordable housing to be built in Downtown Columbia; however, the Plan included a description of a full spectrum of housing program which would offer choices to persons with an array of incomes. If the joint recommendations are implemented, that program would provide housing options for a greater range of residents including our county's seniors, government employees, hospital staff, those working in education, retail and private industries. Among those I describe above, I think of not only my friends and neighbors of the last 44 years but also my daughter who worked for the Howard County Library System but could not find affordable housing anywhere in Howard County.

Also, I am a staunch advocate for the arts. You describe that there are enough places for the arts in the county but unfortunately that is not the case. The existing spaces for the performing arts do not accommodate community groups which need rehearsal and performance space – Howard Community College and the Rouse Theatre management have indicated to us that the calendars for the facilities are booked most of year. Toby Orenstein has said at several public meetings that she has been working on space for the Columbia Center for Theatrical Arts for decades and that the organization (the non-profit arm of the Orensteins' theatre enterprise) is in need of space for its educational programs for children. The Howard County Arts Council has outgrown its space at the Art Center on High Ridge Road in Ellicott City and is in need of a larger space for its programs and classes. The proposed Cultural Arts Center would offer a new Toby's Dinner Theatre, a new place for the Arts Council, space for the Columbia Center for Theatrical Arts' programs and gallery space for artists to display their works. In addition, the rental housing would be 50% market rate and 50% affordable and are the artists' lofts which have been referenced in the media. It is a joint project between the Orensteins, Orchard Development, the Howard County Housing Commission and includes some assistance from The Howard Hughes Corporation. We expect it to be as successful as the other projects that the Housing Commission has developed, Monarch Mills and Burgess Mills.

You referenced the galleries in the historic area of Ellicott City. I can envision that those property owners

will wish to move back into those spaces if it is feasible to do so. To my knowledge, no one has expressed to the Council that the wish to realize the vision of Downtown Columbia would in any way diminish the charm of Historic Ellicott City.

Please know that I have worked diligently on the legislation pertaining to Downtown Columbia and do not take this decision lightly. I am considering the input from many persons as the Council continues its deliberations.

—

Mary Kay Sigaty
Howard County Council, District 4

3430 Court House Drive
Ellicott City, MD 21043
(410) 313-2001

-----Original Message-----

From: Brenda Guardala [mailto:bjguardala@gmail.com]

Sent: Sunday, October 16, 2016 1:11 PM

To: Sigaty, Mary Kay

Subject: Do no support the TIF and Joint Recommendations legislation for Downtown Columbia

Dear Councilmember Sigaty,

I do believe in affordable housing but this is not the place for it. I also do believe in a vibrant, walkable urban center but without the affordable housing and definitely without a multi-million dollar art center. Rethink the plan.

As a resident of Howard County, I ask that you NOT support the Joint Recommendations on Affordable Housing and TIF proposal for Downtown Columbia.

Please look a little closer at the proposed legislative package - it does not benefit Downtown Columbia and Howard County.

I live in an area in Columbia that is very affordable - condo's around \$134,000 to \$240,000 and we are finding that when renters move into the homes they bring drug problems, major litter issues, and drag the home values way down because they just don't care. The litter and garbage issue alone is horrific and there is nothing anyone can do about it. The village center refuses to address the issues even though they are in direct covenant violations. The drug problems are very real, I can sit in my house and watch drug transactions taking place at the end of my street along with finding drug paraphernalia on the ground. The police take a very limited view on what they can do with this. There are people passed out looking half dead in cars very late at night and into the early morning with their car radios blaring due to drug use. One condo association has hired their own security guard to monitor the grounds because of these issues.

Look closely at how you plan on dealing with these issues before placing what seems to be a very good ideal into practice.

Also, why consolidate the art centers when there is nothing wrong with the way they are right now? Who does this really benefit? Sure, it would be wonderful to have artist studio space available for rent and I would be the first to jump on that. I know many people in Columbia and Howard County who would die for

an affordable artist studio that is not a place to live but to work. But that is very different than housing. Also, why have everything clumped together in one building? We have lovely galleries, many theaters and two lovely art centers now in Columbia and Howard County, why spend money fixing what isn't broken? Who does this benefit financially? Howard county or private investors?

Ellicott City is an amazing place to go and walk around the galleries, why take that away from them? Economically there is just so much money that people want to spend on art and over saturating the area with artist galleries will not make people spend more. Same goes for the theaters for plays and drama groups. The college does a lovely job of that along with productions at the Jim Rouse theater and many other local venues.

Last, let me say that having a downtown would be lovely and I can understand the economic value of this both to the county and the state. But, putting millions into an art center with "affordable housing" right in the middle of it is not the way to go. I am as liberal as can be, but "affordable" housing in the middle of a downtown is really asking for a lot of trouble. There are better places for affordable housing in Columbia and Howard County so that you don't need to create an inner city environment of poverty and crime?


I believe that this is being pushed through to financially benefit individuals and it is not out of the best interest of the county, Rouse's dream, or the people who live in Columbia. There are far better ways to spend that money than an art center with poor people living above it.

Sincerely,

Brenda J. Guardala
11217 Avalanche Way Unit A
Columbia, MD 21044
bjguardala@gmail.com

Reply all | Delete Junk |

Please REJECT the TIF for Howard Hughes Corp.

N  no-reply@howardcountymd.gov
Fri 10/14, 9:46 PM
rtmeserv@gmail.com

Reply all |

Flag for follow up. Completed on Tuesday, October 18, 2016.

Action Items

First Name: Ron

Last Name: Meservey

Email: rtmeserv@gmail.com

Street Address: 9447 Brett Lane


City: Columbia

Subject: Please REJECT the TIF for Howard Hughes Corp.

Message: As a member of PATH, I strongly urge you to REJECT a TIF for the Howard Hughes Corporation. While a TIF might be necessary and appropriate to encourage a developer to invest in a depressed area, Downtown Columbia is prime real estate, and the Howard Hughes Corporation does not need or deserve such a bonus, which would take away public funds needed for public education and other essential services. Thank you for your consideration.

Getting too much email from no-reply@howardcountymd.gov? You can unsubscribe

Please PASS CB 56-2016

CL  Caryn Lasser <cdlasser@gmail.com>
Sat 10/15, 11:43 AM
CouncilMail; Kittleman, Allan

Reply all |

Flag for follow up. Completed on Tuesday, October 18, 2016.

Action Items

Greetings,

I urge you to please SUPPORT CB 56-2016 regarding the creation of a TIF District for Downtown Columbia.

The 2010 Downtown Columbia Master Plan envisions a vibrant community to be developed over the 30 years detailed in the legislation. As you know, there are significant requirements in place to realize this vision.

Howard County is blessed with a committed partner, the Howard Hughes Corporation, who shares the vision described in the Downtown Columbia Master Plan. As was expected during the creation of this legislation, support for reaching our collective vision would be needed. The TIF is crucial to enabling Howard Hughes to develop critical infrastructure to attract future development necessary to fully develop the master plan over the next several decades.

As we can see in Savage with the wonderful revitalization evident there today, the creation of a TIF District is necessary to enable essential development to support Howard County's vision of vibrant communities.

Please PASS CB 56-2016 to ensure we, and our children, can live and play in an exciting, attractive, and active Downtown Columbia.

Thank you.

--

Caryn Lasser

cdlasser@gmail.com


6504 Drifting Cloud Mews

Clarksville, MD 21029

443-745-1902

Reply all | Delete Junk |

Tax Increment Financing

 William Moyer <breyertuck@gmail.com>
Sun 10/16, 11:51 PM
CouncilMail

Reply all |

Flag for follow up. Completed on Tuesday, October 18, 2016.

Councilperson Jen Terrassa:

I understand that you are alone in opposing TIF or at least asking hard questions about it. I was contacted by PATH to oppose it, but I do not know enough about it to be opposed or not. However, I have been doing some research on it and I have my doubts about it. There are a lot of questions that should be answered to the Howard County public, yet I would not have heard about it if it were not for a phone call from PATH. I am a Howard County teacher and concerned about funding issues for our public school system now and in the future. It appears that TIF affects our taxes which go to public services if not now, later. Since TIF is providing subsidies to well-heeled corporations who want to drink at the public trough, perhaps a referendum in November would be appropriate.

I see that even California has stopped using TIF. I understand that the justification of TIF is based on future projections which, in themselves, can be risky at best. Many municipalities have discovered that TIF did not work out the way that they had anticipated and cost them tax revenue diverted from public services to pay for what TIF was supposed to pay for.

Ms. Terrassa, please keep asking the hard questions and I hope other council members will join you in giving this a thorough look before granting a TIF subsidy to a private corporation who is looking for public tax money to increase its profitability, a concept that should be seriously questioned.

Thank you for your devotion to serving the people of Howard County,
William A Moyer, Ph.D.