

**Sayers, Margery**

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**From:** Bernadette Mullinix <mbmullinix1@gmail.com>  
**Sent:** Monday, September 16, 2019 6:44 PM  
**To:** CouncilMail  
**Subject:** CB39-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

MY NAME IS MARK A MULLINIX  
13900 HOWARD RD  
DAYTON, MD 21036

I HOPE THAT YOU RETHINK THIS BILL. OR AT LEAST PUT SOME AMENDMENTS ON IT.  
LOTS THAT ALREADY BEEN DONE BE EXEMPT, CHILD LOT AND OWNERS LOT AND TENET HOUSE'S BE EXEMPT. ON AG  
PRESERVATION GROUND. FOR ALL LOT `S FUTURE AND CURRENT LOTS ON AG PRES GROUND.  
OR COUNTY COULD TRY TO LIVE WITHIN ITS MEANS.

THANKS MARK A MULLINIX  
CELL 443-310-0348

September 16, 2019

**Re: OPPOSITION OF Eliminating Developer Rights and Responsibilities Agreements (CB39-2019)**

Dear Chairwoman Mercer Rigby and Members of the Howard County Council:

The Howard County Chapter of the Maryland Building Industry Association (MBIA) writes to oppose Council Bill 39, which makes Developer Rights and Responsibilities Agreements (DRRAs) much more difficult to enter into.

A DRRA is an important tool for both local governments and developers who want to develop long term, impactful projects. It allows a government to provide certainty to a developer who has a long-term plan that zoning will not be subject to political whims, thus allowing the developer to make large long term investments up-front, with the assurance that they will know what the development rules will be in 10 or 20 years. This certainty is provided under a DRRA only if the developer provides public benefits over and above what would already be required under law. These investments often include infrastructure or public amenities. This exchange is beneficial for the developer and for the County.

Furthermore, DRRAs are rarely used. If the Council feels a specific DRRA is problematic, an appropriate response would be to propose guardrails or provide training for all parties that engage in the lengthy evaluations that take place during the vetting process. But to essentially eliminate an important tool that supports long-term, thoughtful planning and land use is excessive and bad for Howard County.

We respectfully request the Council to vote no on CB39-2019.

If you have any questions about these comments and would like to discuss MBIA's position further, please do not hesitate to contact me at [abailey@marylandbuilders.org](mailto:abailey@marylandbuilders.org) or (202) 815-4445.

Best regards,



Angelica Bailey, Esq., Vice President of Government Affairs

Cc: Councilman David Yungmann      County Executive Calvin Ball  
Councilman Opel Jones      Sameer Sidh, Chief of Staff to the County Executive  
Councilmember Elizabeth Walsh      Valdis Lazdins, Director of Planning  
Councilmember Deb Jung      James Irvin, Director of Public Works