

Kelly, Peter J. [PJKelly1@email.msmary.edu]

**Sent:** Friday, July 15, 2016 8:37 AM

**To:** CouncilMail

Dear Howard County Councilmembers,

I am a Howard County resident and an enormous fan of our world-renowned music and cultural epicenter, Merriweather Post Pavilion. I am writing to ask that you please support the Downtown Columbia tax increment financing legislation and the public parking garage it includes for the benefit it brings to Merriweather.

So many of us gathered in support to Save Merriweather when its fate was in doubt. You each have seen the tremendous love and pride that we show in our music venue and our community. Passing the legislation that is in front of you will finally give the venue a permanent, public parking lot that it needs to thrive. The venue draws thousands of people to each show. With the current development in Town Center, many have become stressed and frustrated with the difficulty in parking. Luckily, the venue, staff and performances more than make up for this frustration, but it is time to make Merriweather become the undisputed leader in music experience.

I appreciate the Council's commitment to ensuring that this Plan is right for not only Downtown Columbia but all of Howard County. However, this plan is long-overdue and the final piece to saving Merriweather, once and for all. That is why I support this plan, and that is why I am asking to you, as well.

Thank you.

Peter Kelly

Mount St. Mary's University  
Class of 2016  
Mount Ambassador  
Lab Band  
Middle States Committee Representative  
Recipient, Presidential Scholarship  
410-960-5333

## Howard Huges Corporation Bills

Jennifer Brasher [jenbrasher@comcast.net]

**Sent:** Friday, July 15, 2016 8:41 AM

**To:** CouncilMail

**Cc:** Sigaty, Mary Kay; Terrasa, Jen

Please pass Jen Terrasa's bills requiring 15% of all new units be affordable, as is the same as for other parts of the County. It accomplishes the goals of Jim Rouse having Columbia be an inclusive community. I would like to see this bill be made even stronger in the mix of "affordable" housing it would require.

I vehemently opposed the other six bills currently before the County Council, particularly the one granting a TIF (Tax Increment Financing) to the developer, Howard Hughes, which is strongly promoting this legislation. Passage of this legislation would bequeath to that developer a huge (roughly \$90 million) gift at the expense of the taxpayers.

This issue is often described as "very complicated". It is not. For 35 years or more the Rouse Company paid for all of the infrastructure costs as a matter of doing business. Who should now pay for the roads, parking structures, roads, sewers, etc. demanded by the great amount of additional development in Downtown Columbia? My answer is the current developer, Howard Hughes, who will reap the profit, not the county taxpayers.

TIF's, which have now been prohibited in California, the state in which they originated, were initiated for use in economically distressed communities. I don't believe Downtown Columbia qualifies. Currently we are observing the tragic consequences of economic injustice all over the globe. We do not want increased economic discrimination in our own county.

As a Columbia, resident since 1973, I am concerned that our housing policy should continue to be set by our County Council in accordance with the goals of Columbia set by Jim Rouse.

Jennifer Brasher  
11158 Wood Elves Way  
Columbia

## Please Support Merriweather

Amber Cook [ambercook.atg@gmail.com]

Sent: Friday, July 15, 2016 9:04 AM

To: CouncilMail

Dear Howard County Council Members,

I am a Howard County resident and an enormous fan of our world-renowned music and cultural epicenter, Merriweather Post Pavilion. I am writing to ask that you please support the Downtown Columbia tax increment financing legislation and the public parking garage it includes for the benefit it brings to Merriweather.

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Thank you.

Amber Cook  
Psychology, Bachelors of Art '14  
University of Maryland, College Park  
Masters in Clinical Social Work, Expected Fall '17  
The Catholic University of America

**Affordable housing plan**

Karen Gray [karenLgray@verizon.net]

**Sent:** Friday, July 15, 2016 11:56 AM

**To:** CouncilMail

Dear Council Members,

I would like to express my support for the legislative package for affordable housing that is being presented by Council Member Jen Terrasa. I have lots of reasons to support her legislation, but will keep this short and sweet and just mention one: affordable housing needs to be integrated with the rest of the housing in downtown. I believe this is absolutely essential.

Respectfully,

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



**July 14 testimony**

Susan Garber [buzysusan23@yahoo.com]

**Sent:** Friday, July 15, 2016 1:02 PM

**To:** CouncilMail

**Attachments:** Testimony on DT Columbia.doc (31 KB)

The testimony I presented last night is attached below.

Best regards,  
Susan Garber

Testimony to County Council July 14, 2016  
on the 11 pieces of legislation re: Downtown Columbia

Susan Garber 9100 Gorman Road Laurel 20723

So much to say; so little time. First I want to acknowledge that many people expended hundreds of hours preparing and defending the legislation before us tonight. I'm sure they worked with the best of intentions. I'm confident the administration sought to increase our tax base and protect taxpayers while offering unparalleled support to the Hughes Corp. However, after long and careful study of the issues, I remain firmly in support of the plan by Councilwoman Terrasa as described in CB 43, 44, and 45. It is beautiful in its simplicity. It does not require a 40 year DRRA. It does not require Tax Incentive Financing. It also does not require abandonment of some of the APFO provisions.

Some may argue incorrectly that it does not produce as many affordable housing units, but after attending many, many informational sessions it is crystal clear that the administration plan neither assures the accuracy of their projections or their ability to meet their goals. Plus it would appear that the Housing Commission could build on existing County property without a DRRA or a TIF.

It never ceases to amaze me that the numbers 5500 or 6400 units are tossed about so carelessly. Doesn't that translate to about 13,000 additional people? That is a huge increase with serious consequences for the quality of life, not just in downtown but throughout all of Howard County. I'm further amazed that affordable housing units are suggested to not be counted at all in terms of density, when in all likelihood these affordable units may have larger families than the young affluent singles we're assured will not drive, have children, or need emergency room services. To quote a country song lyric, "I was born in the dark, but it wasn't last night."

I find it hard to believe that the administration **or** the council fails to recognize and appreciate the growing groundswell of discontent which is fomenting in communities across Howard County, due to the pace and density of development. Of all the facilities which have become woefully inadequate, none draws more emotion than a lack of space in our schools. Yet CB 55 would exempt limitations on the rate of growth when schools are overcrowded. How could you give this even 10 seconds of consideration knowing for example that Running Brook Elementary will be at 156 percent capacity in 2021.

CB 53 which changes the unit allocations on the county chart that APFO tests against also raises the total rate of growth allowed across the entire County. I haven't heard anyone indicate that

having an additional 900 units in Columbia would result in a 900 unit reduction in other areas. Let me be the first to suggest you take allocations away from the Route One Corridor, please!

I cannot comprehend why the administration's package appears to give so much for the benefit of one developer-- any more than I can understand how a developer in Savage can contract purchase 5 acres and end up with 7.68 after the county "helps" by giving them park land. I also can't understand why, if Downtown Columbia is to be our Premiere Urban Area, we seem to be setting up so many additional urban centers across the County in direct competition to Downtown. Why are we promoting TODs with similar promises of hotels, retail, and commercial without the transportation to support such features? Aren't we being asked already to convert TODs to dense residential developments through ZRAs? Is that to appease all the other developers in the county who are not Howard Hughes so that they feel they're getting their fair share? While everyone's watching out for the developers, who is watching out for the taxpayers who came here to live in a suburban environment?

While settling on the plan for downtown Columbia has sucked all the air out of the room, numerous other important pieces of legislation have been put on hold, the most significant of these is APFO. I was disappointed that this Council elected to pass the allocations and schools chart not only before new APFO is considered, but before the Office of Law could get you an answer to Mr. Fox's question on whether the Council could make changes to the charts after New APFO passes! But it appears Howard Hughes will never have to be concerned about changes in the charts—since they won't be subject to any changes if you pass Council Resolution 103, the DRRA. Interestingly, no one has made it clear whether this is a two way street. Or will Hughes be able to march in and request a ZRA as soon as something doesn't go their way??

Yesterday's Sunpaper succinctly solidified my objections to the TIF. Briefly quoted, "Unexpected costs....at Harbor Point .....tripled the amount of money the city plans to borrow this year under its public financing deal with the developer." Do we want to be reading the same about Howard County?

I've included some additional life lesson advice from this senior citizen in my blog, [www.howcome.md](http://www.howcome.md). I hope you'll consider the folksy wisdom.

In conclusion, there is too much **uncertainty** in the administration's package, making Councilwoman Terrasa's plan the best for Howard's citizens. As you'll hear, Ms. Terrasa is a new superhero to many citizens. Shouldn't you step up and support her?

**FW: Support the County Administration's Legislative Package for Downtown Columbia**

Fox, Greg

Sent: Friday, July 15, 2016 1:18 PM

To: Sayers, Margery

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

From: Rick Wilson [<mailto:richard.wilson@jhu.edu>]

Sent: Friday, July 15, 2016 11:04 AM

To: Fox, Greg

Subject: Support the County Administration's Legislative Package for Downtown Columbia

Dear Councilmember Fox,

All - I am hoping that we can support the current redevelopment proposal for Downtown Columbia. I have been a resident since 1994 - but I have frequently visited Columbia since 1968. We have a wonderful and ambitious plan to move ahead. I hope we can and develop some "inertia" to start the project and to keep the project moving. We need more density - more people. I live in a modest 1400 square foot Town House in Bryant Woods neighborhood of Wilde Lake Village - just a 5 minute walk to the Mall in Columbia. I want to see \*my\* Columbia blossom into a Barcelona, Florence, or Paris. I see this potential in the current proposal. More density of people and business allows more of us to share in developing a better flourishing arts and better transportation hubs. We need to move on this soon. The world is still hovering near an economic abyss... We need to start projects to get the inertia going as soon as possible. Regarding density - and the benefits of such - if you go to the Columbia archives - you can listen to James Rouse lecturing to a bunch of young urban architects in the 1970's - informing them - he expected Columbia to have well over 300,000 residents by the late 1990's - with no new land acquisitions..... Architect Frank Gehry had designed for Jim - huge tower that was on the scale of hybrid between the Empire State Building and the Eiffel Tower - at about 2/3 rds scale... The only thing missing was the financing... James Rouse did not call Columbia a new neighborhood..... It was his "New City".. He was developing something good - but the finances for real estate developers in the mid/late 1960's was a very difficult problem. Lets finish all this. Lets show that the 3rd most wealthy county in America - will not succumb to the cancer of urban sprawl due to political and cultural apathy... Let's do this!

As a resident of Howard County, I ask that you support the County Administration's legislative package for Downtown Columbia, including the Joint Recommendations on affordable housing and the TIF proposal.

Unanimously approved in 2010 by the Council after significant community input and support, the time has come to realize the vision of the Downtown Columbia Plan.

We finally have the opportunity to establish a diverse Downtown where those that serve the community can also live in the community, where public infrastructure and amenities benefit the entire county, and where hundreds of thousands flock to hear world-class music.

Please pass the Joint Recommendations on affordable housing and the TIF proposal - for the benefit of Downtown Columbia and all of Howard County.

Sincerely,

Cheers, Rick Wilson - Wilde Lake  
10275 Windstream Dr  
Columbia, MD 21044  
[richard.wilson@jhu.edu](mailto:richard.wilson@jhu.edu)

## Parking

Jeff Churilla [Jeff\_Churilla@swissre.com]

**Sent:** Friday, July 15, 2016 1:34 PM

**To:** CouncilMail

Dear Howard County Councilmembers,

I am a Howard County resident and an enormous fan of our world-renowned music and cultural epicenter, Merriweather Post Pavilion. I am writing to ask that you please support the Downtown Columbia tax increment financing legislation and the public parking garage it includes for the benefit it brings to Merriweather.

So many of us gathered in support to Save Merriweather when its fate was in doubt. You each have seen the tremendous love and pride that we show in our music venue and our community. Passing the legislation that is in front of you will finally give the venue a permanent, public parking lot that it needs to thrive. The venue draws thousands of people to each show. With the current development in Town Center, many have become stressed and frustrated with the difficulty in parking. Luckily, the venue, staff and performances more than make up for this frustration, but it is time to make Merriweather become the undisputed leader in music experience.

I appreciate the Council's commitment to ensuring that this Plan is right for not only Downtown Columbia but all of Howard County. However, this plan is long-overdue and the final piece to saving Merriweather, once and for all. That is why I support this plan, and that is why I am asking to you, as well.

Thank you

Jeff Churilla

Jeffrey Churilla | Regional Sales Executive | Vice President

Swiss Re Corporate Solutions | Columbia, Maryland,(USA)

Direct: 443.745.3119 E-mail: Jeff\_Churilla@swissre.com

<http://www.swissre.com/esl>

**From:** Amy Churilla [mailto:amy.churilla@verizon.

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## Support the County Administration's Legislative Package for Downtown Columbia

Sigaty, Mary Kay

**Sent:** Friday, July 15, 2016 2:09 PM

**To:** Sayers, Margery

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

From: Morgan Bell [<mailto:user@votervoice.net>]

Sent: Thursday, July 14, 2016 9:20 PM

To: Sigaty, Mary Kay

Subject: Support the County Administration's Legislative Package for Downtown Columbia

Dear Councilmember Sigaty,

As a resident of Howard County, I ask that you support the County Administration's legislative package for Downtown Columbia, including the Joint Recommendations on affordable housing and the TIF proposal.

Unanimously approved in 2010 by the Council after significant community input and support, the time has come to realize the vision of the Downtown Columbia Plan.

We finally have the opportunity to establish a diverse Downtown where those that serve the community can also live in the community, where public infrastructure and amenities benefit the entire county, and where hundreds of thousands flock to hear world-class music.

Please pass the Joint Recommendations on affordable housing and the TIF proposal - for the benefit of Downtown Columbia and all of Howard County.

Sincerely,

Morgan Bell  
3 Triple Crown Ct  
Windsor Mill, MD 21244  
[radioheaded1@yahoo.com](mailto:radioheaded1@yahoo.com)



**Follow-up to Testimony last night on Downtown Columbia legislation**

Steve Sprecher [spsprecher@yahoo.com]

Sent: Friday, July 15, 2016 3:03 PM

To: CouncilMail

Attachments: July 15 2016 Council letter.docx (72 KB) ; Chart of real affordable ~1.xlsx (13 KB)

July 15, 2016

**Members of the Howard County Council**  
Via email only

**RE: Downtown Columbia Affordable Housing  
CB43, CB44 and CB45 Council member Terrasa's legislation to require 15% of the rental housing units built in Downtown Columbia be affordable**

Dear Councilmembers:

I wanted to follow-up on a few items from last night's meeting.

First, I wish to apologize for my tone and delivery during my testimony, it was not civil and I apologize. As an attorney, I was quite distressed to find out my Council representative still does not understand the DRRA is a 40 year lock-in and our government cannot unilaterally change it due to the very high bar of the "health, safety & welfare" clause that Howard Hughes' attorneys cleverly inserted into the DRRA. This was not the first time this has been pointed out to her, and yet she is prepared to vote for the DRRA without understanding the very long term implications for all of us. Nevertheless, my attitude was not helpful, please accept my sincere apology.

Mr. Fox, in specific response to your questions, I actually did not deduct any of the 80% AMI units in my email of yesterday, I only changed that after I came to the session and changed my testimony due to confusion from talking to someone else. Accordingly, leaving those 80% AMIs out so as to compare apples to apples, the "real, new" affordable housing units are still really only 6.6% of all new 6400 units. **What is even more disturbing, Howard Hughes is only developing 200 units of its own at 80% AMI, for only 3.9% of the total it is actually building itself!** I have attached this spreadsheet so you can check my math. Please let me know if there are any errors.

Of the 1,100 Total Affordable Housing Units in the Kittleman/Howard Hughes proposal									
1,010	Starting point								
-200	subtract 200 vouchers siphoned from the rest of the County, these can be used whether HH is involved or not								
-100	Subtract 100 units from Banneker, this can be developed without HH								
-100	subtract 100 units from Toby's (HH is not developing)								
-150	subtract 150 units from the Library, County-owned land available whether HH is involved or not								
-60	subtract 60 units from Transit Center due to being infeasible financially								
-90	subtract 90 units from the Temp Fire Station due to financial infeasibility								
110	addition of 110 units from the Flier builder (who knows what the financing is here								
	but let's assume it is feasible								
420	Leaving 420 units of "real, new" affordable housing								
6400	divided by the sum of 5500 units plus 900 units								
<b>6.6%</b>	<b>"real, new" affordable housing</b>								
200	80% AMI units HH is developing								
5,190	number of units HH is developing (6400-1010-200)								
<b>3.9%</b>	<b>80% AMI units HH is developing</b>								

Type	Site	Max. Income Served	# Affordable Units	% of Total Units
Very Low*	All HRD Sites	Housing Choice Voucher (0% to 50% Howard County AMI)	200	
Low/LIHTC**	Banneker Fire Station	60% Baltimore region AMI (approx. 50% Howard County AMI)	100	
Low/LIHTC**	Temporary Fire Station		90	
Low/LIHTC**	Toby's		100	
Low/LIHTC**	Library		150	
Low/LIHTC**	Transit Center		60	
Middle****	All HRD Sites	80% Howard County AMI	200	
<b>Affordable Units in Downtown Columbia****</b>			<b>900</b>	<b>14.1%</b>
Low/LIHTC**	Flier Building***	60% Baltimore region AMI (approx. 50% Howard County AMI)	110	
<b>Total Affordable Units in the Joint Recommendations</b>			<b>1,010</b>	<b>15.3%</b>

LIHTC = Low Income Housing Tax Credits

AMI = Average Median Income

\* Housing Commission to master lease; CDHC to pay utility allowance

\*\* Covenants to be placed on all LIHTC sites

\*\*\* HRD to fund the purchase of the Columbia Flier building by the Housing Commission; Howard County to retain option on portion of building for additional public use

\*\*\*\* 40-year restriction

As the editorial in the Columbia Flier this week implored, there is no need to rush this legislation, the Howard Hughes "interest rates are rising" statement is a red herring meant to ram this through without thorough vetting.

Sincerely

Stephen Sprecher

----- Forwarded Message -----

From: Steve Sprecher <slsprecher@yahoo.com>

To: "councilmail@howardcountymd.gov" <councilmail@howardcountymd.gov>

Sent: Thursday, July 14, 2016 6:16 PM

Subject: Downtown Columbia legislation

July 14, 2106

Members of the Howard County Council,  
Via email only

RE: Downtown Columbia Affordable Housing

CB43, CB44 and CB45 Council member Terrasa's legislation to require 15% of the rental housing units built in Downtown Columbia be affordable

Dear Esteemed Council Members:

I am in favor CB43, CB44 and CB45 Council member Terrasa's legislation to require 15% of the rental housing units built in Downtown Columbia be affordable, and oppose the Kittleman administration's proposal to exclude downtown Columbia from application of the County's normal inclusionary zoning program of 15%. This is poor public policy lets Howard Hughes avoid its responsibility to provide affordable housing in downtown Columbia.

**Personal Background**

My professional housing career includes 25 years in either affordable housing finance and development. I have financed or developed over \$600 million in affordable, mixed-use and market rate rental housing, including getting awards for five 9% Low Income Housing Tax Credit (LIHTC) developments and various 4% LIHTC/bond deals. I understand the challenges facing both those in need of affordable housing, as well as a developer who must make a fair return on an investment.



**The numbers don't add up**

However, regarding the convoluted DRRRA, Howard Hughes's numbers don't add up and they made some flawed assumptions. There is much smoke and mirrors for sure!

Looking at the chart on page 4 of the staff recommendation, I did some quick math on the "1,010" affordable units, please bear with me:

- I deducted 200 voucher units which would come from the rest of the county and could be brought in anyhow;
- deducted 90 units from Banneker Fire Station as that is the County's property anyhow;
- deducted 100 units from Toby's (that is not Howard Hughes land, although they could argue the .44 acre donation is a HH donation but it could have been bought just as easily)
- deducted 150 units from the Library (that is County, not Howard Hughes land)

This actually totals up to a deduction of 540 "real" affordable units that Howard Hughes itself is actually contributing from the 900 they are claiming they are contributing to affordable in downtown. 900 minus 540 = 260. Adding back the Flier building gets us to 560 "real" new affordable units, not the 1,010 that Howard Hughes is claiming "they" are providing with this plan.

Even more importantly, no one noticed this but Howard Hughes has identified two projects (the "Temporary Fire Station", 90 units and the "Future Transit Center" 60 units) that will be financed with 4% LIHTCs and tax exempt bonds by the Housing Commission in a non-competitive public land award. **There are three major issues with this:**

It is obvious Housing Commission staff never ran any numbers on these deals. I, however, did. See attached sources and uses of funds. This financing plan is deeply flawed, probably infeasible, and in fact, does not comply with IRS regulations. There are three points, in order of importance:

- First, the bond loans generated are only \$2,500,000 and \$4,400,000 for the 60-unit and 90-unit respectively, too low for most issuers any bond issuer to sell bonds, usually the threshold is at least double that.
- Secondly, even if a bond issuer would do so and issue such a small amount, for each deal, in addition to a subsidy of \$2,500,000 from the the State (CDA--Rental Housing Works loan), ***Howard County also has to kick in an additional \$5,000,000 and \$7,600,000 in soft funds, respectively. Where is this money coming from?***
- Most importantly, even if Howard County would put in that much in soft funds, ***this project violates a crucial IRS regulation called the "50 percent test."*** A project being financed by tax exempt bonds must have at least 50% of its Total Development Costs (TDCs) financed from the bond issuance, or it is illegal and could not be issued. The bond loans are \$2.5M and \$4.4M out of \$15,500,000 and \$22,000,000 in TDCs respectively, resulting in ***bond funds paying for only 16% and 20% of TDCs respectively.*** While there are schemes to get over this 50% test if, say the bond funds are 48% of total development costs, these ratios are way far off.

If we are to further deduct these 150 units from the 560 "real" affordable units=  $560 - 150 / 6400 = 6.4\%$  "real" affordable units created by Howard Hughes scheme once the smoke and mirrors are removed, a far cry from what is needed. **More importantly hundreds of these units could easily be developed on public land the County owes or with vouchers the County must transfer from elsewhere in the County.**

In addition, the TIF financing should only be used in distressed areas, not a profitable area like downtown Columbia. Howard Hughes not only wants to get out of its affordable housing obligations other developers have to adhere to PLUS have our County's credit pay for their infrastructure? I don't think so.

**Conclusion**

Howard Hughes is getting 6,400 new units of bonus housing, plus a reduction of parking spaces, for just a real addition of just 6.4% affordable units (and hundreds of units which County already owns the land under and vouchers taken from the rest of the County), in a very complex agreement, when a simpler arrangement would make much more sense---this is just plain bad public policy. Our housing policy needs to be dictated from Council Chambers in Howard County, not a boardroom in Dallas of a for-profit developer. The TIF is an even worse idea.

Sincerely  
[Stephen L. Sprecher](#)  
 Stephen Sprecher  
 11414 High Hay Drive  
 Columbia MD 21044

July 15 2016

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Via email only**

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CB43, CB44 and CB45 Council member Terrasa's legislation to require 15% of the  
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Sincerely

Stephen Sprecher



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1,010 Starting point

-200 subtract 200 vouchers siphoned from the rest of the County, these can be used whether HH is involved or not

-100 Subtract 100 units from Banneker, this can be developed without HH

-100 subtract 100 units from Toby's (HH is not developing)

-150 subtract 150 units from the Library, County-owned land available whether HH is involved or not

-60 subtract 60 units from Transit Center due to being infeasible financially

-90 subtract 90 units from the Temp Fire Station due to financial infeasibility

110 addition of 110 units from the Flier builder (who knows what the financing is here  
but let's assume it is feasible

420 Leaving 420 units of "real, new" affordable housing

6400 divided by the sum of 5500 units plus 900 units

6.6% "real, new" affordable housing

200 80% AMI units HH is developing

5,190 Number of units HH is developing (6400-1010-200)

3.9% 80% AMI units HH is developing

## **My testimony last night.**

John Jay Bonstingl [bonstingl@aol.com]

**Sent:** Friday, July 15, 2016 3:41 PM

**To:** CouncilMail

**Cc:** Feldmark, Jessica

**Dear Councilmembers:**

**Good seeing you at the County Council session last night. Thank you for allowing me to testify.**

**Below is my written testimony.**

**All the best,**

**Jay**

**John Jay Bonstingl  
Bonstingl Leaders for the Future™  
PO Box 810, Columbia, MD 21044  
Tel: (410) 218-1776  
Bonstingl.com**

County Councilmembers: Good evening.

My name is Jay Bonstingl. I have lived in Columbia since 1974.

I reside at 10111 Windstream Drive in Wilde Lake.

I will be brief.

First, I would like to congratulate the young student who testified earlier this evening.

As you know, I am a strong advocate for leadership development training for young people.

For the past quarter-century, I have been providing leadership development workshops across the USA for elementary and middle school students who are not the stars of their school.

I had the privilege of doing this for the students of Wilde Lake Middle School, with State Farm funding, a few years ago.

I believe that we need more young people involved in finding solutions for the challenges we face as a society. This young man tonight shows us a bright future for our Democracy.

I am here tonight in strong support Councilwoman Jen Terrasa's proposal.

Tiny Columbia is not northern Virginia, thank God. Not yet, anyway.

We do not need a continuous spiral of continuous growth.

Growth begets growth begets more growth, until our hometown becomes unrecognizable and unlivable.

Out-of-control spiraling growth is what our entire planet is suffering from.

Continuous growth is not a sustainable model for our planet, and it is not a sustainable model for our town of Columbia.

Does anyone here want Columbia turned into another northern Virginia? I don't think so.

Councilmembers, let me ask you:

What will you say when the rapidly growing population -- added to the already exploding growth surrounding our town in all directions -- produces gridlock on our roads and a totally unlivable environment?

Lots and lots of vibrancy, though....

When people walk up to you in public places and ask you, "What were you *THINKING?!?*" what will you say?

Previous speakers kept referencing "vibrancy."

I don't need or want vibrancy.

I need a nice, quiet community to continue to live in.

Coming home from a hard day's work, or from an exhausting business trip, the last thing I need is traffic gridlock wrapped in vibrancy.

And who will pay the *90 million dollars* for the requisite infrastructure? The taxpayers?

Is that really fair, when Howard Hughes reaps all the enormous financial rewards?

Who benefits here?

Howard Hughes will make out like bandits, while we get stuck with the bill.

I can easily envision people telling their friends and associates, "*Whatever you do, stay out of downtown Columbia! It's a nightmare!*"

Is THIS what you want to be remembered for? Is this what your legacy will be?

Councilmembers, how many of you -- and how many of the people in this auditorium -- have ever been parents?

Did you reward your kids with new toys and privileges when they did NOT do what they promised they would do??

The same logic applies here.

Why would you ever want to reward Howard Hughes for NOT DOING what was promised to us?



It makes NO SENSE.

Somewhere, Jim Rouse is shaking his head and saying, "What are they *THINKING?!"*

Councilmembers: Do the right thing. Come to consensus around Jen's simple, equitable, intelligent proposal.

We are counting on you.

Thank you.

[end]

**FW: Support for Moderately Priced Housing in the Town Center - 15%+**

Weinstein, Jon

**Sent:** Friday, July 15, 2016 4:26 PM

**To:** Sayers, Margery

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**From:** Erinn Mansour [mailto:erinn@campmansour.com]

**Sent:** Friday, July 15, 2016 11:40 AM

**To:** Weinstein, Jon

**Subject:** Support for Moderately Priced Housing in the Town Center - 15%+

Councilman Weinstein,

As your constituent, I would like to express my support for the requirement that any builder or developer, including Howard Hughes (the successor to The Rouse Company and General Growth Properties), ensures that 15% of all new housing in the Town Center be moderately priced. It is my understanding this is in keeping with County standards, generally, and I support it.

What is your position on this matter? Please let me know. I will continue to be engaged on this issue as it progresses.

Thank you,

Erinn Mansour  
2236 Kaitlins Court  
Ellicott City, MD 21043  
410-961-1332

## **Columbia Downtown Housing**

Pam Kozma [pammer817@icloud.com]

**Sent:** Friday, July 15, 2016 6:30 PM

**To:** CouncilMail

I have been following the story about using TIF as a means to obtain affordable housing in Downtown Columbia. I am against any increase in my property assessment, and therefore an increase in my property taxes, to support this initiative. I am against using any of my tax dollars. The developer is certainly going to reap more benefits with this project than the taxpayers. Please vote no to TIF for this project.

Thank you,

Pam Kozma  
Ellicott City, Md

Sent from my iPad

**HCCM****Abrinna Minor [minorabrinna0060@gmail.com]****Sent:** Friday, July 15, 2016 7:28 PM**To:** CouncilMail

Dear Howard County Council Members, I am a Howard County resident and an enormous fan of our world-renowned music and cultural epicenter, Merriweather Post Pavilion. I am writing to ask that you please support the Downtown Columbia tax increment financing legislation and the public parking garage it includes for the benefit it brings to Merriweather. So many of us gathered in support to Save Merriweather when its fate was in doubt. You each have seen the tremendous love and pride that we show in our music venue and our community. Passing the legislation that is in front of you will finally give the venue a permanent, public parking lot that it needs to thrive. The venue draws thousands of people to each show. With the current development in Town Center, many have become stressed and frustrated with the difficulty in parking. Luckily, the venue, staff and performances more than make up for this frustration, but it is time to make Merriweather become the undisputed leader in music experience. I appreciate the Council's commitment to ensuring that this plan is right not only for Downtown Columbia but all of Howard County. However this plan is long overdue and the final piece to saving Merriweather, once and for all. That is why I support this plan, and that is why I am asking you to as well. Thank you.

Sent from my iPhone

**HCCM**

Jessica Bell [jessicabell0911@gmail.com]

**Sent:** Friday, July 15, 2016 9:16 PM**To:** CouncilMail

Dear Howard County Council Members, I am a Howard County resident and an enormous fan of our world-renowned music and cultural epicenter, Merriweather Post Pavilion. I am writing to ask that you please support the Downtown Columbia tax increment financing legislation and the public parking garage it includes for the benefit it brings to Merriweather. So many of us gathered in support to Save Merriweather when its fate was in doubt. You each have seen the tremendous love and pride that we show in our music venue and our community. Passing the legislation that is in front of you will finally give the venue a permanent, public parking lot that it needs to thrive. The venue draws thousands of people to each show. With the current development in Town Center, many have become stressed and frustrated with the difficulty in parking. Luckily, the venue, staff and performances more than make up for this frustration, but it is time to make Merriweather become the undisputed leader in music experience. I appreciate the Council's commitment to ensuring that this plan is right not only for Downtown Columbia but all of Howard County. However this plan is long overdue and the final piece to saving Merriweather, once and for all. That is why I support this plan, and that is why I am asking you to as well. Thank you.

Sent from my iPhone

## Use of TIF funds

James Stadter [jtstadter@hotmail.com]

**Sent:** Friday, July 15, 2016 11:04 PM

**To:** CouncilMail

We strongly oppose TIF using our tax dollars to fund affordable housing in downtown Columbia.

We are senior citizens and we find the Howard County tax burden is getting oppressive.

James & Patricia Stadter  
Glenwood, MD

Sent from my iPad

**Administration's Affordable Housing and TIF Proposals - NOT**

Russ Swatek [swatek1@yahoo.com]

**Sent:** Saturday, July 16, 2016 8:05 AM**To:** CouncilMail**Cc:** HOWARD-CITIZEN@yahoogroups.com; Columbia Flier Editors [hcletters@tribune.com]

Dear Council Members,

I am still adamantly opposed to the Administration's proposals regarding creating affordable housing and a TIF for DT Columbia. Jen Terrasa's much better affordable housing proposal attempts to insure the original affordable housing intent in the 2010 legislation is actually implemented. And the only area in Howard County warranting creation of a TIF is the Long Reach Village Center which you have already stated is a blighted area. If you approve a TIF for any other area then I suggest you first declare it to be blighted to justify the TIF creation.

I feel like I am listening to a Donald Trump campaign pitch as I read Howard Hughes' plea below for support to:

1. Enable them to subvert the affordable housing intent and obligations in the legislation that gave them such a huge property value increase, and
2. Receive a large gift of community resources to build infrastructure that they should be providing anyway.

Russ Swatek  
Long Reach

----- Forwarded Message -----

**From:** Howard Hughes <community@downtowncolumbia.com>**To:** Swatek1@yahoo.com**Sent:** Friday, July 15, 2016 5:07 PM**Subject:** We still need your support**Good afternoon,**

**Last night's Special Public Hearing was a significant step in furthering the dialogue on the Howard County Administration's Joint Recommendations on**

affordable housing and TIF proposal. Thank you to all those who attended – every Howard County resident's voice is important to the future of Downtown Columbia.

The Administration's legislative package is critical to creating the vibrant, inclusive Downtown envisioned by Columbia's founders. A [Baltimore Sun article](#) published today states, "County officials said the new TIF...is the way forward to make downtown Columbia the next big city in the area."

Your support is crucial to achieving the inclusive housing, public benefits, and job creation outlined in the Administration's proposals. The next County Council public hearing is this Monday, July 18 at 6pm in the George Howard building at 3430 Courthouse Drive in Ellicott City. Stop by early to grab a Park Merriweather t-shirt from our friends at Save Merriweather and get seats in the hearing room!

Here are three ways you can tell the Council it's time to move Columbia forward:

1. Attend the hearing. Let's pack the room and show the Council that Howard County residents support the legislation that will bring the Downtown Columbia to life!
2. Testify at the hearing. Your Councilmembers want to hear why you believe it's time to revitalize our Downtown.
3. Email the Council. Unable to make it to the hearing? [Click here to email the Council and ask them to support the Administration's legislative package.](#)

We hope to see you at the hearing on Monday!

Sincerely,

The Howard Hughes Corporation

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You are receiving this email because of your involvement in the Downtown Columbia Plan.

Our mailing address is:  
The Howard Hughes Corporation



10480 Little Patuxent Parkway  
Suite 400  
Columbia, MD 20144

[Add us to your address book](#)

Want to change how you receive these emails?  
You can [update your preferences](#) or [unsubscribe from this list](#)



**Merriweather**

Kathryn Rafferty [krafferty405@gmail.com]

**Sent:** Saturday, July 16, 2016 11:35 AM**To:** CouncilMail

Dear Howard County Council Members,

I am a Howard County resident and an enormous fan of our world-renowned music and cultural epicenter, Merriweather Post Pavilion. I am writing to ask that you please support the Downtown Columbia tax increment financing legislation and the public parking garage it includes for the benefit it brings to Merriweather. So many of us gathered in support to Save Merriweather when its fate was in doubt. You each have seen the tremendous love and pride that we show in our music venue and our community. Passing the legislation that is in front of you will finally give the venue a permanent, public parking lot that it needs to thrive. The venue draws thousands of people to each show. With the current development in Town Center, many have become stressed and frustrated with the difficulty in parking. Luckily, the venue, staff and performances more than make up for this frustration, but it is time to make Merriweather become the undisputed leader in music experience. I appreciate the Council's commitment to ensuring that this plan is right not only for Downtown Columbia but all of Howard County. However this plan is long overdue and the final piece to saving Merriweather, once and for all. That is why I support this plan, and that is why I am asking you to as well. Thank you.

## **Downtown Columbia development**

damonbeau@gmail.com

**Sent:** Saturday, July 16, 2016 12:12 PM

**To:** CouncilMail; Weinstein, Jon

Councilman Weinstein and Councilmembers,

As a county resident -- a homeowner and parent -- I urge you to (a) reconsider the TIF approach to financing the development of downtown Columbia and (b) work harder to secure stronger affordable housing commitments than the proposals that are currently on the table. On the former, we didn't need TIFs before. I don't care where else the development company could choose to spend its money; that kind of rhetoric suggests that economic development is more like hostage negotiations. On the latter, the emphasis should be on ensuring that units are distributed and integrated rather than concentrated in a stigmatized community.

Thanks,  
Beau Boughamer  
7508 Quiet Shade Lane  
Ellicott City, MD 21043

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[f:: t:: li:: 202/765-9143](tel:2027659143)

**Downtown Columbia development plan**

mcmh1989@verizon.net

**Sent:** Saturday, July 16, 2016 1:20 PM

**To:** CouncilMail

I am against TIF using tax dollars to fund this plan.

Mary Knight  
Ellicott City, Md.

Sent from my iPhone

## **Delay voting of Columbia Downtown Development**

Kathryn Wallace Boschulte [kboschulte@gmail.com]

**Sent:** Saturday, July 16, 2016 5:11 PM

**To:** CouncilMail

Dear County Council,

I am writing to respectfully request that the Council delays the vote for the proposed development of downtown Columbia. I have been an 18 year resident of Columbia in the village of Wilde Lake. Since I have been here, Columbia has gone through numerous changes. Change is wonderful, but not all change is good. Although, I am excited to see the growth that is occurring in the downtown area, I face it with some apprehension because of the impact that will occur in the schools as well as the traffic in the area. I am particularly concerned with the amount of housing that the developer is proposing (6000+). This amount of housing will place a strain on the schools serving the area as well as create an inordinate amount of traffic in a small space.

We as residents of Columbia, particularly those that live in the areas that will be directly impacted (Village of Wilde Lake, Town Center, and Village of Harpers Choice) deserve to have our concerns aired and addressed before a rush to vote occurs. As such, I am requesting that the council delays the vote until the Fall.

Thank you for your consideration.

Kathy Boschulte  
Resident of Wilde Lake for 18 years