



Howard County Council

George Howard Building
3430 Court House Drive
Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

Opel Jones, Chair
District 2
Christiana Rigby, Vice Chair
District 3
Deb Jung
District 4
Liz Walsh
District 1
David Yungmann
District 5

Work Session Minutes – Approved

Monday, March 28, 2022

Hybrid – In Person and Virtually via Webex

Video Streamed on <https://cc.howardcountymd.gov/Online-Tools/Watch-Us>

1:00 p.m.

Vice-Chair Rigby called the meeting to order at 1:05 pm

Councilmembers –Vice-chair Christiana Rigby; Deb Jung; Liz Walsh and David Yungmann

Staff Present: Michelle Harrod, Council Administrator; Theo Wimberly, Administrative Manager; Margery Sayers, Executive Assistant; Gary Kuc, County Solicitor; Amanda Mihill, Assistant County Solicitor; Craig Glendenning, County Auditor; and Roz Hightower, Administrative Aide.

Patuxent LLC PILOT

Council Resolution 29-2022 - A RESOLUTION approving the terms and conditions of a Payment in Lieu of Taxes Agreement by and between Howard County, Maryland and Patuxent LLC for property located at 6441 Freetown Road, 6333 Cedar Lane, and 6367 Cedar Lane in Columbia, Maryland, for purposes of Section 16.1103(e) of the Howard County Code. *(No expiration)*

Theresa Ballinger of the Autism Society and Elizabeth Everhart of Mission First provided the Council with an overview of the Autism Society; the Housing Committee; partnership with Mission First; and community proposed for Patuxent Commons. Ms. Everhart provided an overview of the proposed development including the housing mix by number of bedrooms and income; PILOT agreement; and the APFO waiver needed.

Participants responded to questions asked by Ms. Jung about the number of units developed at Patuxent Commons; the total amount of County financing; definition of a senior; distinction of mixed use; cost per unit of Patuxent Commons compared to Roslynn Rise; the student yield calculations; redistricting efforts of HCPSS; FARM and Title 1 school concentration; needs for relocatable; and need for Public Hearing on APFO waiver.

Council requested updated projections of student yields from Mr. Bronow; and details about request for relocatable at Clemons Crossing and school capacity and resources provided to each school when the FARMS rate increases from Mr. Lubeley.

Ms. Cutroneo responded to questions from Ms. Walsh about the role HCPSS and BOE has in response to development which creates overcrowding in specific schools. Mr. Bronow provided additional information about the calculation of student yields. Ms. Cimino provided information about the criteria for LIHTC financing and that there is not a set formula when considering a PILOT.

Ms. Everhart indicated she would provide the projected property tax impact over 40 years. She also responded to questions from Mr. Yungmann about the financing structure of the project in connection with the various financing; projected types of units; and development timeline.

Ms. Clutts, Ms. Ballinger and Ms. Everhart responded to questions from Ms. Rigby about the inception process of this project; the community input; the populations this project will serve; the time constraints surrounding the project; the environmental award details. Mr. Lubeley provided additional information about the student yield and the impact per classroom and grade; and the mitigation strategies. Mr. Dunham provided information about the community buildings and the intentional nature of inclusion. Ms. Cutroneo provided the Council with information about issues the school face with overcrowding such as bus loads, transportation, and staffing.

Zoning Regulations PGCC - Change of Substance

Council Bill 7-2022 – Introduced by Liz Walsh - AN ACT amending the Howard County Zoning Regulations to require that Moderate Income Housing Units (MIHUs) be developed in the Planned Golf Course Community (PGCC) zoning district; to add Age Restricted Adult Housing as a conditional use in the Planned Golf Course Community; to amend certain construction and effective dates for developments larger than 300 units in the General Provisions of the Zoning Code; and generally relating to Moderate Income Housing Units, Age-Restricted Adult Housing, and construction and effective dates. *(Expires 3/14/22; 4/18/22 if extended; or 5/23 if extended twice)*

Ms. Walsh provided an overview of the change in substance amendments. She indicated that under related documents should be a list of projects beyond the 5-year parameter. Ms. Gowan indicated she did not know the history of why age restricted housing has not been included in PGCC; and the number of units of age-restricted housing as conditional use versus matter of right.

Ms. Gowan responded to additional questions from Mr. Yungmann about age-restricted housing in the PGCC; the type of units; and grandfathering process.

Ms. Gowan and Mr. Shepter responded to questions from Ms. Rigby about her amendment; what projects have been affected; possible amendment to make the changes more functional; and type of unit mixes.

Bond Issuance – WIFIA Loan

Council Bill 17-2022 - AN ORDINANCE authorizing the issuance, sale and delivery of up to \$75,000,000 consolidated public improvement bonds, pursuant to a bond enabling law; providing that such bonds shall be general obligations of the County; authorizing the County Executive to specify, prescribe, determine, provide for or approve the final principal amounts, maturity schedules, interest rates and redemption provisions for such bonds, and other matters, details, forms, documents or procedures and to determine the method of sale of such bonds; providing for the disbursement of the proceeds of such bonds and for the levying of taxes to pay debt service on such bonds; and providing for and determining various matters in connection therewith. (*Expires 5/16/22; 6/20/2022 if extended; or 7/25/22 if extended twice*)

Mr. Ighile responded to questions from Mr. Yungmann about the WIFIA loan financing providing details about the requirement to have full faith and credit of the County. Mr. Hollenbeck provided the Council with a status of the tunnel project and CSX negotiations.

Mr. Hollenbeck, Mr. Ighile, and Ms. Hernandez responded to questions from Ms. Walsh about the costs incurred in the north tunnel project; WIFIA process and loan costs; the cost of the engineering firm acting as the owner representative; and project tracker of ECC Safe and Sound status. Mr. Hollenbeck indicated he will provide Council with a list of regulatory processes required to begin construction on the North Tunnel.

Mr. Ighile and Mr. Hollenbeck responded to questions from Ms. Jung about the WIFIA application and the details of the financing mechanism; the bond rating opinion; the inclusion of the \$75 million in the FY2022 Budget; and the project time line.

Mr. Ighile clarified for Ms. Rigby that this is the enabling legislation to provide for the WIFIA loan like Bond legislation; alternative financing for projects; and the EPA requirements of financing supported by the full faith and credit of the County.

Mr. Ighile responded to questions from Ms. Walsh about the timing of the legislation and the documentation needed by the Auditor for their analysis.

Vice-Chair Rigby adjourned the meeting at 3:18 pm

Attendee List:

Patuxent LLC PILOT

Council Resolution 29-2022

Kelly Cimino
Amy Gowan
Jeff Bronow
Vicky Cutroneo
Antonia Watts
Dan Lubuley
Tim Rogers
Peter Engel, Howard County Housing Commission
Pat Sylvester, Columbia Downtown Housing Corporation
Elizabeth Everhart, Mission First Housing Development Corporation
Theresa Ballinger, Howard County Autism Society
Mark Dunham, Howard County Autism Society
Debbie Clutts
Bill Erskine
Todd Reddan

Zoning Regulations PGCC - Change of Substance

Council Bill 7-2022

Amy Gowan – DPZ
Brian R. Shepter
Kelly Cimino – DHCD

Bond Issuance – WIFIA Loan

Council Bill 17-2022

Rafiu Ighile
Shaina Hernandez
Mark Deluca
Zach Hollenbeck
Chad Edmondson