



Howard County Council

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

COUNCILMEMBERS

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

Minutes - Approved

Legislative Work Session
Monday, September 29, 2025
Hybrid Meeting (Virtual and In-Person Meeting)
Video Streamed on <https://cc.howardcountymd.gov/watch-us>
9:30 am

Councilmembers present: Chair Liz Walsh, Vice-Chair Opel Jones, Deb Jung, Christiana Rigby and David Yungmann.

Staff Present: Michelle Harrod, Administrator to the County Council; Christopher Ashman, County Auditor; Gary Kuc, County Solicitor; Amanda Mihill, Assistant County Solicitor; Isaiah Anderson, Executive Assistant I; Yusef Ibrahim, Deputy Administrator to the County Council; Theo Wimberley, Administrative Manager, Nick Rinehart, Legislative Analyst; and Rozonna Hightower, Administrative Assistant.

Chair Walsh opened the meeting at 9:37 am.

Agenda

Council Bill No. 66-2025 - Introduced by The Chairperson at the request of the County Executive
Short Title: General Plan Amendment – Gateway Master Plan

Lynda Eisenberg, Director of the Department of Planning & Zoning (DPZ), appeared before the Council to discuss the proposed Gateway Master Plan General Plan Amendment. She was joined by Mary Kendall, Deputy Director and Kate Bolinger, Planning Supervisor of DPZ in the discussion.

Ms. Eisenberg, Ms. Kendall and Ms. Bolinger started with reviewing proposed amendments to the Master Plan on behalf of the Administration with the Council.

Discussion with Councilmembers ensued regarding the proposed amendments that address environmental restrictions and remediation concerns, potential connections to existing infrastructure for future development, future industrial uses that could be developed in Gateway, and amendments to the affordable housing goals envisioned for Gateway.

Chad Edmondson of DPZ joined Ms. Eisenberg and Ms. Kendall to address questions from Councilmembers about site redevelopment, stormwater management, and the potential redevelopment challenges and opportunities at Gateway.

Chair Walsh mentioned proposed amendments to the Master Plan legislation that her office would be introducing.

There was additional discussion about the timeline and implementation of next steps with the Gateway Master Plan, the proposed phasing and infrastructure financing plan for Gateway, and the Enterprise Zone tax credit incentives.

After discussion with DPZ, Matt Abrams of Abrams Development and Krysta Herring and Anne Mead of COPT Defense Properties appeared before the Council, at the Council's request, to provide their input on the proposed Master Plan and the Administration's proposed amendments.

Jennifer Jones, Director of the Howard County EDA and Jason Jannatti, Director of Strategic Partnerships for the EDA also appeared before the Council to highlight the redevelopment opportunity of Gateway and the EDA's role in leveraging that opportunity.

Council requested follow-up:

- *Copy of the EPA Institutional Control (IC) Plan mentioned in the presentation.*
- *List of industrial uses that are currently permitted in the M-1 Zoning District.*
- *Research from legislative team regarding other environmental permits and whether any are issued for any of the Gateway parcels.*
- *A memo from the Office of Law pertaining to the legality of the County requiring homeownership requirements on privately owned land.*

Chair Walsh adjourned the meeting at 11:50 am.

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Participants:

CB66-2025 - Gateway Master Plan

Lynda Eisenberg, Director of Planning & Zoning (DPZ)
Mary Kendall, Deputy Director, DPZ
Kate Bolinger, Planning Supervisor, DPZ
Chad Edmondson, Engineering Manager I, DPZ
David Cookson, Planning Manager, Dept of Transportation (DOT)
Jennifer Jones, Director, EDA
Jason Jannati, Director of Strategic Partnerships, EDA

Suzette Goldstein, HOK
Harold De la Rosa, HOK

Laura O'Blenis, Stiletto
Tara Sutton, Stiletto

Krysta Herring, COPT
Anne Mead, COPT

Pete Mathieson – Abrams Development
Matt Abrams – Abrams Development
Matt Wilson – Abrams Development