



Howard County Council

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COUNCILMEMBERS

Mary Kay Sigaty, Chairperson
District 4
Jon Weinstein, Vice Chairperson
District 1
Calvin Ball
District 2
Jennifer Terrasa
District 3
Greg Fox
District 5

Minutes (approved)
Legislative Work Session
October 26, 2015
4:30 p.m.
C. Vernon Gray Room

Members Present: Mary Kay Sigaty, Chair; Jon Weinstein, Vice Chair; Calvin Ball; Jen Terrasa. Greg Fox participated by phone.

Staff Present: Jessica Feldmark, Administrator; Craig Glendenning, Auditor

The Chair opened the meeting at 4:34 p.m. Ms. Sigaty offered the Council's condolences to Mr. Weinstein on the passing of his father. The Council agreed by consensus to move the amendment prefile deadline to 10:00 a.m. on Friday, October 30.

CB42-2015: Valdis Lazdins, Director of DPZ, and B. Diane Wilson, Chief of Staff, provided an overview of the Administration's plans regarding the feasibility study for Oakland Mills. Members raised questions regarding the scope of the study, the physical boundaries of the study area, timeline, community involvement, and participation of key property owners. Raul Delerme and Laura Wetherald explained the work DRP is doing to conduct a needs assessment as the beginning of a new recreation and park master planning process. Jane Dembner explained the Columbia Association's goal is the overall revitalization of village centers and to see this feasibility study build on the market study finding that the Oakland Mills Village Center needs an anchor other than a grocery store. Dr. Ball agreed to speak with community members and get back to the Council and Administration prior to the vote.

Bitia Dayhoff answered questions about the Community Action Council's plans to acquire a new food bank site. She presented the budget for the food bank, discussed the status of other potential funding sources, and explained that CAC plans to have an appraisal done during the 90-day study period after the contract is signed. Ms. Dayhoff offered to share the space plan for the food bank or provide a tour if desired. Jim Irvin reported that there is no available County space without a significant reprogramming of the Dorsey Building.

Affordable Housing in Downtown Columbia: Carl DeLorenzo and Jeff Bronow presented the build-out plan which was used for the fiscal impact analysis and presented a revised build-out plan which will be used in the revised fiscal impact analysis (follow-up question #11). The original buildout plan was spread over 13 years, and the revised build-out plan spreads the same development program over 20 years. They also presented a revised phasing progression chart to reflect the additional density being proposed (follow-up question #12).

Mr. DeLorenzo presented relocation data about the current tenants of the Metropolitan provided by the Howard Hughes Corporation (follow-up question #2). Members requested to try to get

the in-state number broken down between inside Howard County and outside Howard County. The question of corporate leaseholders was also raised.

Keenan Rice and Emily Metzler explained the sources they used which informed the fiscal impact analysis (follow-up question #3) and the non-disclosure agreement which MuniCap executed. Jim Vannoy discussed the non-disclosure agreement executed by Stan Milesky and explained the provisions of the Public Information Act regarding confidential commercial information.

Mr. Rice discussed SDAT's practice of developing estimates to be consistent in assessments and its use of income statements from property owners (follow-up question #8). He explained that he thinks it would be best to reflect the actual amount of discount in the rent and will do so in the revised fiscal impact analysis.

The meeting was adjourned at 6:54 p.m.