



oakland mills
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Oakland Mills Community Association

Village Board Meeting Minutes

The Other Barn ~ 5851 Robert Oliver Place ~ Columbia, MD 21045

Board Members: Bill McCormack, Jr., Co-Chair ~ Ginny Thomas, Co-Chair
Jonathan Edelson, Vice-Chair ~ Kay Wisniewski, AC Chair ~ Lynn-Steven Engelke
Judy Gottsagen ~ Paul Verchinski
Reginald Avery, Columbia Council Representative

July 12, 2016

OMCA Regular BoD Meeting

Mr. McCormack called the regular meeting of the OMCA Board of Directors to order at 7:09 pm.

Present: Ginny Thomas, Co-Chair, Bill McCormack, Co-Chair, Jonathan Edelson, Kay Wisniewski, Paul Verchinski, Lynn Engelke, Reginald Avery, CA Rep., Sandy Cederbaum, Village Manager; Brigitta Warren, Event & Administrative Coordinator

Absent: Judy Gottsagen

Also Present: Diane Wilson, County Executive's Chief of Staff; Phil Nichols, Special Assistant to the County Executive; Councilmember Jen Terrasa; Carl DeLorenzo, County Executive's Director of Policy and Programs; Greg Fitchitt, Vice-President of Development for The Howard Hughes Corporation; Kim Pruiem, Special Assistant to Councilman Calvin Ball; Kate McLeod, Special Assistant to Jen Terrasa; See resident list.

Opening of Meeting

- **Mr. Edelson** motioned that the agenda for July 12, 2016 (ATTACHMENT "A") be approved. **Ms. Thomas** seconded and the motion passed (6-0-0).
- **Mr. Edelson** motioned to accept the June 28, 2016 OMCA Board meeting minutes (ATTACHMENT "B"). **Mr. Edelson** seconded and the motion passed (6-0-0).

New Business

Proposed Legislation for Affordable Housing in Downtown Columbia and for Tax Increment Financing for public improvements in Downtown Columbia

- Carl DeLorenzo, County Executive's Director of Policy and Programs, was present to explain the joint recommendations and why they are being supported by County Executive Allan Kittleman (ATTACHMENT "C"). Mr. DeLorenzo gave background information regarding the Downtown Columbia proposal.

Greg Fitchitt, Vice-President, Development, the Howard Hughes Corporation

- Greg Fitchitt distributed information regarding Downtown Columbia and TIF bonds (ATTACHMENT "D"). He stated that all that is proposed to be done represents less than 50% of all of downtown.
- Resident Jervis Dorton asked why the plan does not include the Columbia Mall which is a main part of downtown. Mr. Fitchitt replied that General Growth Properties owns the mall, not the Howard Hughes Corporation.
- **Mr. Verchinski** asked why the downtown plan should not extend out further to include the Bridge since

the entire development is predicated on walking, biking and transit. Mr. Fitchitt responded that there are rules as to how boundaries have to be set. Mr. Fitchitt suggested that possibly TIF proceeds could be used to finance further developments.

- Resident Cathy Spain asked if the transportation improvements being proposed were being generated by new income taxes. Mr. Fitchitt responded that the some of the transportation improvements would be funded by the TIF proceeds. He explained that there is a set aside in the structure of the property taxes. He indicated that the \$75 million is in addition to the proceeds from the TIF and would in the future be used for a third connection onto Route 29. Ms. Spain asked if the \$75 million is for the third interchange. Mr. Fitchitt responded that he cannot say the interchange will be built for certain, but that the \$75 million is money set aside for planning it in the future.
- **Ms. Thomas** asked Mr. Fitchitt if the proposed interchange on RT 29 between Broken Land Parkway and RT 175 might go between Grand Pointe and Autumn Crest as it would be essential to our development plans for Oakland Mills. Mr. Fitchitt responded that there are 16 different versions of conceptualized plans at this point.
- Chris Alleva asked what the assessed value of the proposed buildings was. Mr. Fitchitt stated he did not know. Mr. Alleva stated that the assessed value is \$6 million which seems to be a lot of money for a fire station and a library. Mr. Fitchitt stated that that is just estimation.
- **Mr. Avery** asked if tax dollars for the future are estimations. Mr. Fitchitt stated that yes, in order to come up with development TIF, assumptions are built in.
- **Ms. Wisniewski** asked of the completed housing in Downtown, how much is leased/rented. Mr. Fitchitt responded approximately 380 units.
- **Mr. Woodcock** stated that the projected number of 19,500 jobs predicted seems a bit ambitious. How is that broken down? Mr. Fitchitt stated that the projection is of development shown.

Councilmember Jen Terassa, District 3, Presentation on 3 Council Bills that she Introduced Regarding Downtown Columbia Plan Affordable Housing

- Councilmember Terassa gave details regarding her Council bills and distributed her “Key Concerns about the Administration’s Proposal” (ATTACHMENT “E”).
- **Ms. Wisniewski** asked why the plan proposes building a brand new library in downtown when money is currently being put into renovating the existing central library.
- Resident Paul Wisniewski stated that more affordable housing is needed and that the County should be more forceful with developers when building that affordable housing needs to be included. Councilmember Terassa responded that any new housing should include affordable housing.
- **Mr. Edelson** asked if there was any fee in lieu option. Councilmember Terassa stated that under her proposed plan there is no fee in lieu option.
- Resident Spain asked what is going on procedurally. Councilmember Terassa responded that there are currently two competing packages. Amendments can be made to whichever package the Council agrees upon.
- **Ms. Thomas** asked whether Section 8 housing will be guaranteed to move downtown. Mr. DeLorenzo stated not project based vouchers.
- **Ms. Engelke** asked if there was something from a development point of view that a specific number of affordable housing units should be included. Councilmember Terassa stated that there are tax credits at a certain level that the developer would qualify for. It may change the way a project is financed.
- **Mr. McCormack** thanked all presenters and attendees and called for a recess at 8:31pm
- **Mr. McCormack** called the meeting back in to order at 8:39pm.

Board Co-Chair Remarks

- **Ms. Thomas** stated that **Mr. McCormack, Ms. Wisniewski** and herself met with the new owners of Grand Pointe. They are enthusiastic about working with us. They will be invited to a Board meeting in the near future.
- **Mr. McCormack** stated that he will come up with a draft of testimony regarding the proposed Downtown Columbia bills. The Board will work on coming up with a position to present.
- **Mr. McCormack** stated that he will be representing OMCA Village Board at the HC Recreation and Parks meeting on 7/13 to provide information regarding what Oakland Mills residents would like to see included in the future.
- **Mr. McCormack** stated that he had drafted additional goals to be added to the OMCA Village Board goals previously discussed. **Mr. Edelson** motioned to approve the OMCA Village Board Vision and Goals as submitted. **Mr. Verchinski** seconded and the motion passed (6-0-0).
- **Mr. McCormack** stated that he had received an email from Rick Levitan regarding the status of the gas station and inquired if the Board should do anything further. It was unanimously agreed upon that the Board will not take any further action at this time.

CCR Report

- The CA Board will be hosting a work session Thursday, July 14th on the Downtown Affordable Housing Plan.
- The bell tower and whether or not it should have white flags on it and where it should be placed will also be discussed.
- The CA Board will be discussing the proposed village identification signage. **Ms. Cederbaum** stated that the signs that were presented to the Village Managers the signs were text only and did not include any logo for the villages and neighborhoods.
- Other items to be discussed on Thursday are ethics and the capital budget.
- There will be no CA meeting in August.
- **Ms. Engelke** asked about the letter to the editor that was in the Flier regarding recent pool behavior at CA pools. A discussion about pool behavior took place. **Ms. Cederbaum** will draft a letter to CA from the OMCA Board regarding this issue.
- **Mr. McCormack** suggested there be four flags on the bell tower; American, Maryland, Howard County, CA or no flags at all. He also suggested the village signs have both similar designs as well as an identifier unique to each village.

Managers' Report

- **Ms. Cederbaum** distributed her report and asked if anyone had any questions (ATTACHMENT "F").

Architecture Report

- **Ms. Wisniewski** distributed her report (ATTACHMENT "G").
- **Ms. Wisniewski** also distributed the truncated Log of property violations. **Ms. Wisniewski** stated that any questions should be directed to Bob Bellamy, Covenant Advisor. She collected the report after the discussion.

Arts Advisory

- **Mr. Verchinski** stated that he has tried to contact the police contact regarding the police trailer and has not gotten a response.
- **Mr. Verchinski** stated that he asked the owner of the village center about advertising village businesses

on the back of the village center buildings and he said no, but suggested signage about what businesses are in the village enter. This brings up the questions who to include and location. **Mr. Verchinski** would like Board input.

- **Mr. Verchinski** suggested putting signs on the multiuse path regarding food and drink at the village center as well as putting signs at Blandair Park.

Education

- **Mr. Edelson** distributed his report (ATTACHMENT “H”).
- **Mr. Edelson** gave a brief update not included on his report. He discussed the format of the upcoming HC Board of Education forum. He asked **Ms. Cederbaum** to contact the same mediators used previously. Topics to be covered include 1)TSES, SFES – Views on Elementary School Models and the continuation of it for the next 5 years; 2)redistricting – FARMS rates, size of schools; 3)future of universal pre-k in Oakland Mills; and 4)policy changes that would count universal pre-k towards total school capacity.
- Please send all questions for the HC BOE to **Mr. Edelson**.

NEAC

- **Ms. Engelke** distributed the updates from meeting held June 28, 2016 (ATTACHMENT “I”).

Board Bulletin Board

- **Ms. Warren** announced Bike with a Cop in Oakland Mills that will take place on Thursday, August 4th. Participants are to meet at The Other Barn at 6:30pm. She also announced the Summer Bingo that will take place at The Other Barn on Friday, July 29th beginning at 6:30pm.
- **Ms. Engelke** announced that there will be a NEAC meeting on Tuesday, July 26th at 6pm.

The OMCA Board meeting was adjourned at 9:40 pm.

Respectfully submitted: Sandy Cederbaum, Village Manager

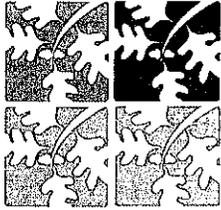
Action Items from July 12, 2016 OMCA Board Meeting

FOR BOARD MEMBERS:

Mr. McCormack: Send draft testimony on Downtown housing to OM Board

FOR STAFF: Draft letter to CA Aquatics regarding behavior issues

Work w/Mr. Edelson on the BOE Candidate Forum



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**Oakland Mills Community Association
Village Board Meeting AGENDA**

The Other Barn ~ 5851 Robert Oliver Place ~ Columbia, MD 21045

Board Members: Virginia Thomas, Co-Chair; Bill McCormack, Co-Chair,
Jonathan Edelson, Vice Chair; Kay Wisniewski, Architecture Chair
Lynn-Steven Engelke, Judy Gottsagen, Paul Verchinski
Reginald Avery, Columbia Council Representative

**Tuesday, July 12, 2016
Oakland Mills Board of Directors Meeting
7:00 p.m.
The Other Barn**

7:00 p.m. Opening of meeting

Approve the agenda for tonight's meeting
Approve the minutes from the June 28, 2016 meeting

7:05 p.m. Resident Remarks

7:10 p.m. New Business – Presentations, Questions and Answers

Proposed legislation for Affordable Housing in Downtown Columbia and for Tax Increment Financing of public improvements in Downtown Columbia

Carl DeLorenzo, County Executive's Director of Policy and Programs will explain the Joint Recommendations and why they are being supported by the County Executive.

Greg Fitchitt, Vice President, Development, The Howard Hughes Corporation will discuss the Public Financing – TIF

Columbia Downtown Housing Corporation and of the Howard County administration will make a brief presentation to the village board on proposed legislation and will take questions on a multi-faceted plan to provide 900 units of affordable housing in Downtown Columbia and will discuss a financing plan for public improvements in the redevelopment area.

(Associated Legislation: Howard County Council Bills 52, 53, 54, 55 to be introduced at the July 8, 2016 County Council Legislative Session at 10 a.m. County Council Legislative Public Hearing on these bills will be held on Thursday, July 14 at 6:00 p.m. and on Monday, July 18 at 6:00 p.m.)

7:40 p.m. Council Member Jen Terrasa, District 3, will make a presentation on the three Council Bills that she introduced regarding Downtown Columbia Plan Affordable Housing Councilmember Terrasa introduced.

Council Bills introduced by Councilmember Terrasa are:
Howard County Council Bills 43, 44, 45
(These bills will be introduced at the July 8, 2016 Howard County Council Legislative Session at 10:00 a.m.
County Council Legislative Public Hearing on these bills will be held on Thursday, July 14 at 6:00 p.m. and on Monday, July 18 at 6:00 p.m.)

- 8:00 p.m.** **Board Co-Chair Remarks**, Virginia Thomas and Bill McCormack
- 8:10 p.m.** **Columbia Board of Directors Report**, Reginald Avery
- 8:20 p.m.** **Manager's Report**, Sandy Cederbaum
- 8:30 p.m.** **Architecture Committee**, Kay Wisniewski
Arts Advisory: Paul Verchinski
Education Committee, Jonathan Edelson and John DiTomasso
Neighborhood Enhancement Advisory Committee, Lynn Engelke
Safety & Security Committee, Judy Gottsagen and Steve Gottsagen
- 9:00 p.m.** **Board Bulletin Board**

9:30 p.m. **Adjourn**

Upcoming Events: for details on all events visit: oaklandmills.org

July 12, OMCA Education Committee, 6 p.m. – 7 p.m.

July 12, OMCA Board Meeting, 7 p.m.

July 26, OMCA Board Meeting, 7 p.m.

July 29, 6:30 – 8:30 p.m. , Summertime Bingo

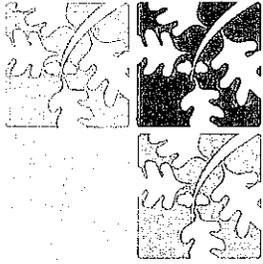
August 4, Bike With A Cop, Time TBA

August 8, OMCA Pool Party, 6:30 p.m. – 8:30 p.m.

August 9, OMCA Education Committee, 6 p.m. – 7 p.m.

August 9, 2016, OMCA Board Meeting, 7 p.m.

Hold the Date: Sat. October. 8, OM Fall Festival



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Reginald Avery, Columbia Council Representative

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June 28, 2016

OMCA Regular BoD Meeting

Mr. McCormack called the regular meeting of the OMCA Board of Directors to order at 7:05 pm.

Present: Ginny Thomas, Co-Chair; Bill McCormack, Co-Chair; Jonathan Edelson, Vice Chair; Kay Wisniewski, AC Chair; Paul Verchinski; Judy Gottsagen; Lynn Engelke; Sandy Cederbaum, Village Manager; Brigitta Warren, Event and Administrative Coordinator

Absent: Reginald Avery, CA Rep

Also Present: Ken Zachmann, CA Aquatics, Area Manager; Marty Oltmanns, Columbia Association Aquatics, Acting Director; Matt Bradford, TH Pool Manager On Duty. See resident list.

Opening of Meeting

(Ms. Wisniewski stepped out.)

- **Mr. Edelson** motioned that the agenda for June 28, 2016 (ATTACHMENT "A") be approved. **Ms. Thomas** seconded and the motion passed (6-0-0).
- **Mr. Edelson** motioned to accept the June 14, 2016 OMCA Board meeting minutes (ATTACHMENT "B"). **Ms. Gottsagen** seconded and the motion passed (6-0-0).

(Ms. Wisniewski returned to the meeting).

New Business

Columbia Association Aquatics

(Ms. Thomas stepped out.)

- Marty Oltmanns, Acting Director of CA Aquatics, introduced himself. He stated that CA is working on providing lessons instructors at the Talbotts Springs Pool during the Rec Mobile Program.
- Ken Zachmann, CA Aquatics, discussed the three Oakland Mills pools and the Managers on Duty for the 2016 swim season. Matt Bradford, MOD at Thunder Hill Pool, introduced himself and stated if anything was needed he was available to help.

(Ms. Thomas returned to the meeting).

- **Mr. McCormack** asked about the attendance at Talbotts Spring pool. Mr. Oltmanns stated it had the lowest attendance last year, but this year all swim team practices have been moved over to Talbotts Springs which should increase attendance numbers.
- **Ms. Thomas** asked if daily attendance at pools was recorded. Mr. Oltmanns stated that yes it was.
- **Ms. Wisniewski** asked if there was a problem with parents dropping young children off at the pool and them leaving them there unsupervised. Mr. Zachmann stated no.
- **Mr. McCormack** asked about any issues of vandalism at CA pools. Mr. Oltmanns stated pool furniture

has been thrown in some pools.

- **Mr. Edelson** stated that the lifeguards at the Stevens Forest pool have been great so far this summer. He did ask about the life vests and stated some were not in good condition. Mr. Oltmanns told **Mr. Edelson** to bring the life vests that are in disrepair to the lifeguard and they will get remove and recycle.
- **Ms. Thomas** and Mr. Oltmanns discussed indoor pool attendance and amount of available space for lap swimmers.
- **Ms. Gottsagen** asked if there were any Spanish speaking lifeguards at the pools. Mr. Zachmann stated that CA continues to look for Spanish speaking lifeguards, but currently only employs one lifeguard who can converse in Spanish.

Manager's Report

- **Ms. Cederbaum** distributed her report (ATTACHMENT "C").
- **Ms. Cederbaum** distributed the FY16 4th Quarter, Year-End Financials for review (ATTACHMENT "D"). She gave a brief explanation of specifics of the financials.
- **Mr. Edelson** motioned to approve the FY16 4th Quarter Year End Financials. **Ms. Wisniewski** seconded and the motion passed (7-0-0).
- **Ms. Cederbaum** stated that the Columbia's 50th Birthday Village Poster display is on hold for the moment.
- **Ms. Cederbaum** distributed the information regarding proposals for the Villages Personnel handbook rewrite. (ATTACHMENT "E"). **Ms. Cederbaum** gave background information regarding the process and what the other villages are proposing. Each of the villages getting a rewrite of the handbook will have the basic handbook template with the content specific to their village..
- **Mr. Edelson** motioned that Oakland Mills commit \$2200 toward the development of an employee handbook from the HR Strategy Group. **Ms. Wisniewski** seconded and the motion passed (7-0-0).
- **Ms. Cederbaum** stated that Bridge Columbia will not be at the bridge this 4th of July. **Ms. Cederbaum** spoke with Nancy Tucker who indicated that the bridge pathway will most likely be open for the 4th of July, but she will let the community know and **Ms. Cederbaum** will forward that information.
- **Ms. Cederbaum** asked what the OMCA Board's opinion regarding the trash cans that have been placed on Whiteacre. The Board stated that they are unanimously in favor of having them removed from that location and placed elsewhere in the community.
- **Ms. Cederbaum** announced that Grande Point was to be purchased by Morgan-Properties. She said she was informed that the purchase would be on June 28 but does not have confirmation that the sale was final. The company to purchase is Morgan Properties. Ms. Cederbaum distributed contact information and was informed by a Regional Property manager that the intent is redoing the entire interiors of the building, interior, lighting, grounds maintenance etc. **Ms. Thomas** will let **Ms. Cederbaum** know if the new owners should be invited to the next OMCA Board meeting.
- **Ms. Cederbaum** heard from Officer Buchanan about how to obtain a "no dumping" sign at the base of Owen Brown Road.

Old Business

Oakland Mills Board and Staff Goals (ATTACHMENT "F")

- A discussion regarding the OMCA Board goals that were distributed at the last OMCA Board meeting. **Mr. Edelson** stated he had received only a few comments.
- **Ms. Engelke** asked if under Housing/Living something should be added regarding the comprehensive housing plan. **Mr. McCormack** stated he will look at the goals and come up with possible wording to be added.
- **Ms. Thomas** asked if the creation of bad landlord legislation should be added. **Mr. McCormack** stated that it should be a part of the plan, not listed as a goal.

- **Mr. Edelson** suggested tabling the approval of the goals to look at further.
- **Ms. Thomas** asked if there was money in the OMCA budget to put in a bathroom upstairs. She also asked if handouts for residents attending the Board meetings could be made available during the meeting. **Ms. Cederbaum** stated she could ask Dennis Mattey from the Columbia Association to attend a Board meeting to open this discussion.

Board Bulletin Board

- **Mr. McCormack** stated he was concerned with the bulge that was found in the inspection of the silo. He requested that it be looked into further.
- **Ms. Gottsagen and Mr. Gottsagen** met with the board of Shadow Oaks. The Gottsagens are continuing to keep up the spreadsheet of police incidences in Oakland Mills. Ms. Gottsagen is working on having a Bike with a Cop event in Oakland Mills. She distributed the latest incidence report (ATTACHMENT "G").
- **Mr. Verchinski** announced that the Loan Closet had its Grand Reopening this past Wednesday. It will be open Mon., Wed., Fri., 9am to 4pm. It has expanded its items that are accepted for donations. **Mr. Verchinski** also stated that a group of students from the University of Maryland are conducting a study regarding aging in place. The group has a 10 minute survey they would like people to complete. It can be found at www.agingsurveyhoco.com.
- **Mr. Edelson** stated that OMCA's Education Committee is working on putting together a Howard County Board of Education Candidates Forum on either 9/14 and 9/21. Seven villages will co-sponsor.
- **Ms. Engelke** stated that the first meeting of the NEAC met tonight. **Ms. Engelke** will write up a report and distribute.
- **Ms. Cederbaum** announced that Mr. Diaz, SFES Principal, has been in touch with Bitia Dayhoff from the Community Action Council who has stated that they would like to host another Oakland Mills Food Giveaway "Pop Up Pantry".
- **Ms. Warren** gave details about the Mosquito Workshop that took place on June 23, 2016 at The Other Barn. She mentioned that if you were unable to attend this workshop it is being given in other villages. Please check online to find out dates.

The OMCA Board meeting was adjourned at 8:30 pm.

Respectfully submitted: Brigitta Warren, Event and Administrative Coordinator

Action Items from June 28, 2016 OMCA Board Meeting

FOR BOARD MEMBERS:

Ms. Gottsagen: Provide date and details for Bike-With-A-Cop

Mr. McCormack: Update Living/Housing Goals to be discussed

FOR STAFF:

Ms. Cederbaum: After getting approval and date from Ms. Thomas arrange for Mr. Mattey to come to a board meeting to discuss CA Facility Assessment, specifically upstairs restroom and replacement lift.

Ms. Cederbaum: After getting approval of date invite Morgan-Properties (if they are new owners of Grand Pointe to an upcoming board meeting.

Ms. Cederbaum: Request NO DUMPING sign

Ms. Cederbaum: Request that HHC remove the trash cans from the Whiteacre/TH Road

Multi-use path area.

Ms. Cederbaum: Send the www.agingsurveyhoco to the residents (once we have restored internet)

Ms. Cederbaum: Move forward with new Employee Handbook.

DRAFT



Comparison of Downtown Columbia Affordable Housing Proposals

	Current Law (Downtown Columbia Plan) ¹	Howard Hughes Proposal (presented to County Council June 8, 2015) ²	Councilwoman Jen Terrasa Proposal ³	Joint Recommendations – presented by CDHC, Commission, HHC, County Administration ⁴
Planning Board Vote			0-5	4-1
Total # Potential Units	5,500	6,530	5,500	6,400
# Market Rate Units	5,500	5,758	4,798-5,078	5,500
# Affordable Units	0	772	422-702	900
% Affordable Units	0	11.8%	7.7%-12.8%	14.1%
Incomes Served	N/A	30%-80% AMI & HCAMI ⁵	40%-80% AMI	30%-80% AMI & HCAMI ⁶
Location of Affordable Housing	N/A	Throughout all residential developments in Downtown Columbia	Throughout all residential developments in Downtown Columbia	Throughout all residential developments in Downtown Columbia
Development of Affordable Housing	Dependent on availability of land and CDHC's ability to leverage the Housing Trust Fund	1,030 unit density bonus; parking requirement reduction of .55 spaces per unit for studios and 1 bedrooms	No density bonus; no change to parking requirements; fewer units due to increased base costs of urban construction	Up to 900 unit density bonus for affordable housing; parking requirement reduction of .35 spaces per unit for studios and 1 bedrooms; multiple developers of affordable units; permanent covenants ensuring all proposed LIHTC sites will remain affordable; LIHTC financing gap fund from Howard Hughes; collaborative agreement that accounts for increased base costs of urban construction

¹ <https://www.howardcountymd.gov/LinkClick.aspx?fileticket=gPcRmgEWLcA%3d&portalid=0>

² http://howardcounty.granicus.com/MediaPlayer.php?view_id=2&clip_id=2470

³ <http://cc.howardcountymd.gov/Districts-District-3-Affordable-Housing>

⁴ <https://www.howardcountymd.gov/Branches/County-Executive/Downtown-Columbia-Legislative-Package>

⁵ Includes 180 units reserved for Housing Choice Voucher holders

⁶ Includes 200 units reserved for Housing Choice Voucher holders

Comparison of Downtown Columbia Affordable Housing Proposals - continued

	Current Law (Downtown Columbia Plan)	Howard Hughes Proposal (presented to County Council June 8, 2015)	Councilwoman Jen Terrasa Proposal	Joint Recommendations – presented by CDHC, Commission, HHC, County Administration
Timing of Affordable Housing	N/A	Unknown	Units become available as buildings are built and the phasing schedule is met by the master developer	Majority of LIHTC developments must be built in the early and mid-stages of Downtown Columbia development per the revised phasing chart
Methods for Affordable Housing	Fee-in-lieu	Fee-in lieu, land transfers, state financing and federal tax credits	MIHU	MIHU, Fee-in lieu, finance gap funding, land transfers, state financing and federal tax credits
Financial Contributions	\$38 million in 2010 dollars anticipated to be collected by CDHC; Commercial fees of \$.05/square foot annually	Approximately \$5 million currently in the Housing Trust Fund; Commercial fees of \$.05/square foot annually; For-sale unit fees	Approximately \$5 million currently in the Housing Trust Fund; Commercial fees of \$.05/square foot annually	Approximately \$5 million currently in the Housing Trust Fund; Commercial fees of \$.05/square foot annually; For-sale unit fees; \$3.2 million for finance gaps
Basis for Proposals	CDHC uses Housing Trust Fund to purchase land or leverage other developers to build affordable units	Alternative to both the Current Law and CDHC's originally proposed MIHU requirement	Based on CDHC's originally proposed MIHU requirement	Negotiated among CDHC, Housing Commission, Howard County Administration and Howard Hughes resulting in substantive differences from Howard Hughes' originally proposed alternative
Expected Result	CDHC owns no land and has been unable to leverage existing land owners in Downtown Columbia to facilitate affordable housing	Spurred negotiations between CDHC, Housing Commission, Howard County Administration and Howard Hughes	422-702 affordable units for 40-80% AMI in perpetuity	900 affordable units* for 30-80% AMI for at least 40 years; Housing Commission will have the right to acquire 850 units, 500 of which are affordable.

*Does not include Flier Building site which is available for development of 220 units including 110 affordable units. The Housing Commission would attain the rights to acquire these units.

Glossary

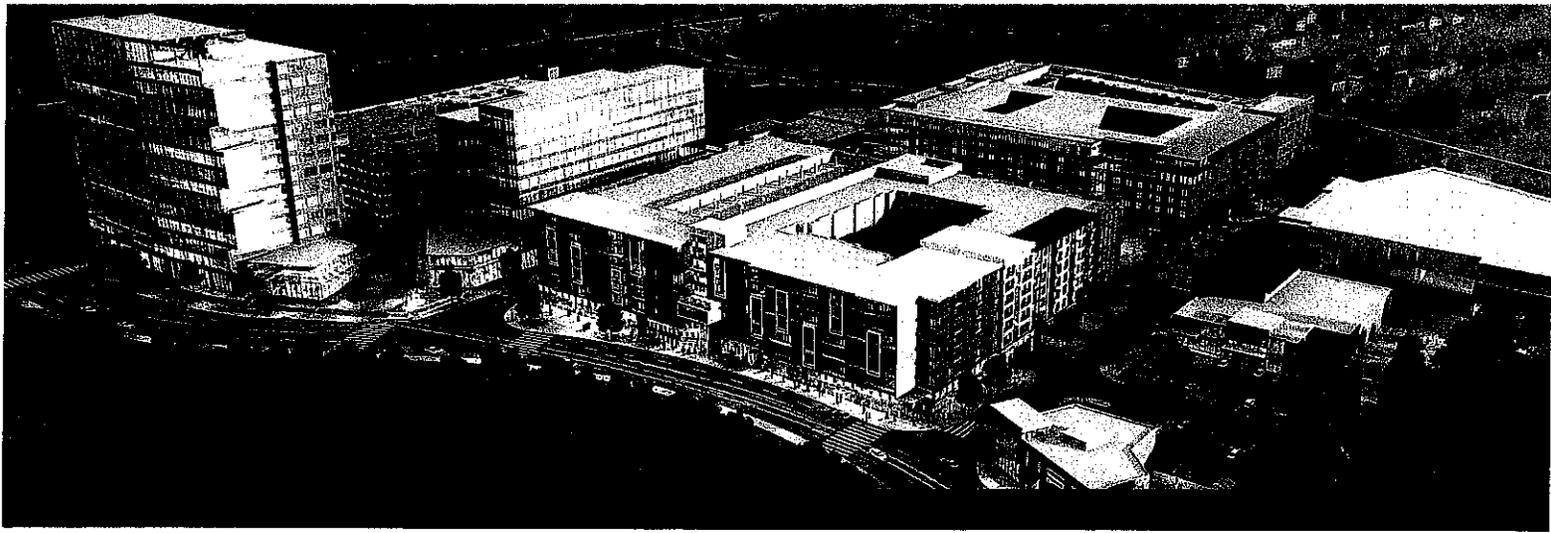
- AMI—Area Median Income for the Baltimore Region
- HCAMI—Area median income for Howard County
- CDHC—the Columbia Downtown Housing Corporation established by CR154-2012
- Commission—Howard County Housing Commission
- HHC—Howard Hughes Corporation
- LIHTC—Low Income Housing Tax Credits—Federal financing program for affordable housing
- MIHU—Moderate Income Housing Unit as defined in Howard County Code, Title 13, Subtitle 4



DOWNTOWN COLUMBIA
A VISION FOR THE FUTURE

FULFILLING THE DOWNTOWN COLUMBIA PLAN

WWW.DOWNTOWNCOLUMBIA.COM



IMPLEMENTING THE PLAN FOR THE FUTURE

After more than a decade in the making, the time has finally come to fulfill our collective vision for the future of Downtown Columbia.

The **Downtown Columbia Plan** was passed over six years ago with significant community support and unanimous approval from the Howard County Council.

To date, less than 5% of the Downtown Columbia Plan has been completed. Momentum is critical in creating the thriving urban center envisioned in the Downtown Columbia Plan.

- A series of projects are completed and more are underway:
 1. Whole Foods Market
 2. The Metropolitan
 3. The Mall in Columbia Expansion
 4. Merriweather Post Pavilion Renovation
- The Center of Culture and Commerce in the Crescent has one office building under construction

Implementing the Downtown Columbia Plan is critical to our sustained growth as well as our competitive edge for employment growth, corporate headquarters, emerging businesses and sought-after retail shops, restaurants, culture and entertainment.

- The Downtown Columbia Plan and the County Administration's legislation envision a vibrant, connected community, including:
 - o 6,400 residential units, including 900 units of affordable housing
 - o 640 hotel rooms
 - o 1.25 million square feet of retail
 - o 4.3 million square feet of commercial/office use
 - o 19,500 permanent jobs
 - IT, healthcare, cyber security, financial, education
 - o 2,500 spaces in the new public, structured Merriweather Post Pavilion parking garage

MAKING DOWNTOWN COLUMBIA ACCESSIBLE FOR EVERYONE

The Howard County Administration, Howard County Housing Commission, Columbia Downtown Housing Corporation and The Howard Hughes Corporation collaborated to develop a comprehensive plan (the Joint Recommendations) that delivers inclusive, affordable housing for medical personnel, office workers, restaurant staff, and others.

The recommendations include a total of 1,010 affordable units, of which:

- 400 units will be distributed in every future apartment building in Downtown, starting at 6% then expanding to 10%
- 500 workforce units will be developed in five mixed-income and mixed-use buildings
- 110 workforce units will be developed in a mixed-income building at the Flier Building just outside the Downtown zone

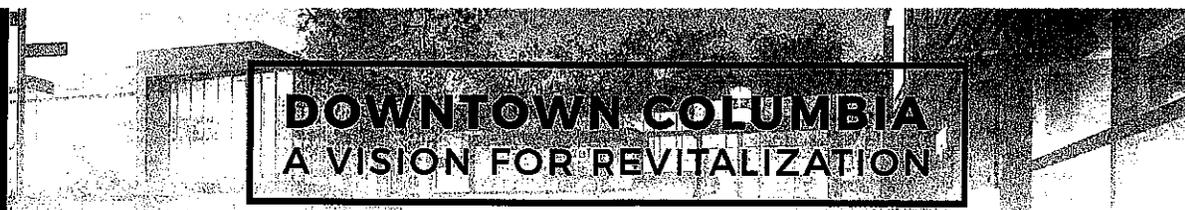
The Joint Recommendations represent the best thinking in affordable housing. The Plan:

- Has been thoroughly vetted and recommended by the Howard County Department of Planning and Zoning and the Planning Board
- Fulfills the vision of the already approved and widely supported Downtown Columbia Plan
- Maximizes local housing agencies' participation and federal funding

It is the only plan that will provide ownership to the Howard County Housing Commission to manage the affordable housing properties and generate revenue.

- The Howard County Housing Commission will build or have the right to acquire over 1,000 units of housing, including 450 market rate units
- Land and gap financing will be provided by the developer





DOWNTOWN COLUMBIA

A VISION FOR REVITALIZATION

THE VISION

Columbia founder James Rouse envisioned a city designed to work for its residents. The next phase of development will transform the city's core to a vibrant, experience-filled Downtown Columbia with opportunities for individuals, families and businesses and a livable, walkable enriched city center.

THE PLAN

A Vibrant Downtown and Connected Community:

- 6,400 residential units, including 900 units of affordable housing
- 4.3 million square feet of commercial/office use
- 640 hotel rooms
- 1.25 million square feet of retail
- Parking to support Merriweather Post Pavilion (2,500 spaces)
- 19,500 new jobs

THE PROPOSAL

Howard County has proposed a TIF, or Tax Increment Financing, to help fund public improvements. The TIF was contemplated in the Downtown Columbia Plan and will provide approximately \$170M to complete public improvements for Downtown Columbia. The first phase will be approximately \$90M to provide needed public infrastructure in the Merriweather District.

PUBLIC BENEFIT

The Plan will create a vital Downtown Columbia "in which residents can live, shop, work, entertain, exercise, and enjoy cultural opportunities in an enriched natural setting," and provide new revenue to support:

- | | |
|--------------------------------|---------------|
| • New public parking structure | \$50 Million |
| • New elementary school | \$30 Million |
| • New fire station | \$30 Million |
| • New library | \$40 Million |
| • New arts center | \$20 Million |
| • Transportation improvements | \$75 Million |
| • Transit center | \$9.5 Million |

THE METHOD

A TIF is a common and widely used public finance tool to build infrastructure which does not diminish county resources needed for other public purposes. A TIF is not a tax increase for Howard County residents and it is not a developer subsidy. Money is borrowed in the bond market to pay for an improvement that will serve the public good and is repaid with new revenues realized by the development project.

If the new tax revenues are not generated by the developer, the developer pays for the bonds through a special tax imposed solely on the developer's land.

The TIF will cover the cost of public roadways and parking essential for both Merriweather Post Pavillion and shared with new office buildings and the mixed-use development in the heart of Downtown Columbia.

The developer will invest \$9.11 for every dollar of tax increment financing public infrastructure. The developer's investment for Crescent Phase I is expected to be \$618 million.

THE IMPACT

A fiscal impact analysis shows that Howard County will realize net surplus tax revenues of more than \$407 million to the general fund over 35 years from the Columbia Downtown Development District. **That's more than \$11.6 million per year.**

INVESTING IN THE FUTURE OF DOWNTOWN COLUMBIA

To fulfill the vision of the Downtown Columbia Plan, public infrastructure, including public parking structures, is needed. Tax Increment Financing (TIF) will fund this needed public infrastructure by placing the financial burden on the developer.

TIF is not a tax increase for Howard County residents, nor is it a subsidy for developers. The first phase of the TIF will issue bonds that are backed by new property tax revenue generated by the new development. If the new property tax is not generated, the developer will pay a special tax assessed only against the developer's land to pay for the debt. Howard County taxpayers cannot be charged the special tax.

TIF is identified in the Downtown Columbia Plan because it is the most effective tool for public infrastructure improvements.



A new elementary school
\$30 million



A new fire station
\$30 million



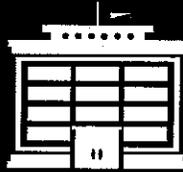
A new library
\$40 million



A new arts center
\$20 million



Traffic improvements
\$75 million



A new transit center
\$9.5 million



A new parking garage for Merriweather Post Pavillion
\$50 million

TIF is not just critical to realizing the development goals envisioned in the Downtown Columbia Plan — it's critical to realizing them now.

Howard Hughes



KEY CONCERNS ABOUT THE ADMINISTRATION'S PROPOSAL

1. Increases density by at least 900 units with no actual limit on density.
2. Decreases parking requirements.
3. Binds the County to a 40 year agreement committing not to change the applicable laws for that same time period.
4. Negotiates away the County's legislative authority, giving the developer undue influence over policy decisions.
5. Undermines the County's existing housing policy which calls for the inclusion of affordable housing units throughout new developments.

The Administration's Proposal Does Not Deliver on its Claims...

Administration Claims

Faster, sooner, more guaranteed
(Administration claims their plan is better because it will deliver affordable housing units sooner and faster)

Provide more affordable units
(Administration claims their plan produces 900 affordable housing units compared to Terrasa's plan which produces 702 units)

Provides land for Low Income Housing Tax Credit projects
(Administration claims under their plan that Howard Hughes agrees to contribute land for affordable housing projects)

More ongoing developer fees
(Administration claims their plan will generate more money for the Downtown Affordable Housing Trust Fund)

A Closer Look Reveals

However... There is no certainty that affordable units come on any faster under their proposal than Terrasa's plan. If the Administration and the Housing Commission want to develop affordable housing in Downtown Columbia, that can happen just as soon under Terrasa's proposal as the Administration's.

However... The difference is due to the increase in density. (Increasing the density under Terrasa's plan would achieve approximately the same number of affordable units). 200 of the affordable units under the Administration's plan will utilize existing Housing Choice Vouchers (Section 8) that already exist in the County. These units would provide additional options to families who are already in the program, but not create new opportunities for additional families in need.

However... The County already owns much of the land being discussed. Also, if the developer was providing enough units within each development, we wouldn't need additional land set aside to concentrate affordable units in Low Income Housing Tax Credit projects.

However... There will be less on-going developer fees paid under Terrasa's proposal, but there are still on-going developer fees because there is still the per square foot assessment on new commercial development. There also will be significantly less need for this funding if the developer is required to deliver affordable units.

Councilwoman Jen Terrasa's Proposal Is Simple ...

What the Terrasa plan does:

- Calls for 15% affordable housing for all future Downtown residential development
- Integrates units throughout the community
- Implements the original recommendations of Columbia Downtown Housing Corporation
- Ensures that new development in Downtown Columbia includes a full spectrum of housing options as envisioned in the Downtown Columbia Plan
- Provides some flexibility for deeper levels of affordability

What the Terrasa plan does NOT:

- Does **NOT** concentrate units in developments with 50-100% affordable units
- Does **NOT** increase the density
- Does **NOT** reduce parking requirements
- Does **NOT** bind the County to a 40 year agreement

Some key acronyms and terms you may hear when talking about the affordable housing proposals

Inclusionary Zoning – requires a certain percentage of units in new construction to be affordable

CDHC:	Columbia Downtown Housing Corporation	HHC:	Howard Hughes Corporation
LIHTC:	Low Income Housing Tax Credit	MIHU:	Moderate Income Housing Unit
DRRA:	Development Rights and Responsibilities Agreement	AMI:	Area Median Income
APFO:	Adequate Public Facilities Ordinance	TIF:	Tax Increment Financing

Councilwoman Jen Terrasa, District 3 - (410)313-2001 - jterrasa@howardcountymd.gov

<http://cc.howardcountymd.gov/Districts-District-3-Affordable-Housing>

AFFORDABLE HOUSING IN DOWNTOWN COLUMBIA

<http://cc.howardcountymd.gov/About-Us/Commissions-Task-Forces-and-Special-Reports/Affordable-Housing-in-Downtown-Columbia>

Public Hearings and Legislative work sessions are held at the George Howard Building,
3430 Court House Drive, Ellicott City, MD 21043 410-313-2001

July 14 – Special Public Hearing – 6:00pm

July 18 – Legislative Public Hearing – 6:00pm

July 25 – Legislative Work Session – 8:30am

July 29 – Legislative Session – 10:00am

Sept 6 – Legislative Session – 7:00pm

On June 27, 2016, the County Executive filed his legislative package addressing affordable housing in Downtown Columbia, as well as a TIF for Downtown Columbia.

- CB52-2016
- CB53-2016
- CB54-2016
- CB55-2016
- CB56-2016
- CR103-2016
- CR104-2016
- CR105-2016

On May 31, 2016, Councilwoman Jen Terrasa filed her legislative package addressing affordable housing in Downtown Columbia.

- CB43-2016
- CB44-2016
- CB45-2016

Manager's Report
Submitted by Sandy Cederbaum on July 7, 2016 for the July 12 Board Meeting

Board Issues/Manager Related
PENDING and RESOLVED ISSUES

Bridge Columbia (invite to County Executive on either 9/13 or 9/27 pending)
Fred Gottemoeller spoke w/Clive Graham (HC DPZ) who met with the County Executive and in summary the meeting went well and Mr. Kittleman approved the corridor/transitway approach for the bridge but noted that it was slightly different than how the bridge funding was worded in the County's FY17 Capital Budget. County Exec. suggested next step for Mr. Graham is to meet with Councilman Ball to make sure that he and the other councilmembers approve to this new approach. Mr. Graham will also draft a new SOW for the study which extends the transitway from Gateway to Downtown. Bridge Columbia will be included every step of the way which includes meetings with Councilmembers.(ONGOING)

Ahold/ Delahaize Merger (Pending)

There are no updates in the Ahold Merger site indicating any dates about the merger being finalized - I do keep checking.

Clearsmoke Court fence installation: (RESOLVED and PENDING) Due to the improper removal of the fence on Clearsmoke the board instructed that the homeowner receive three bids for the fence and pay for the cost to replace the back portion. Fence was replace and payment in full was made to the homeowner. I am now currently working with the "servicing company" that removed the fence to receive half of the cost. I sent required documentation late June and awaiting a check. Bob and I are working on obtaining the service company's portion (realtor has now taken over the property from a bank so this process has changed hands)

Multi Use Path and Path/Bridge over 29
(PENDING – doing draft for board)
Trash Cans at Whiteacre/Thunder
Opening Event for Path – Will contact HHC

PENDING Legislation

Affordable Housing in Downtown: <http://cc.howardcountymd.gov/About-Us/Commissions-Task-Forces-and-Special-Reports/Affordable-Housing-in-Downtown-Columbia>

PENDING – We have not received a follow up letter -April 28, 2016 – Letter from Board to Mr. Tom Carbo relating to 6141 Commitment Court

We requested that the Housing Commission notify the board in writing about the exact terms of the MIHU status and the terms that will govern any resale of the property.

Ms. Cederbaum followed up by email with Mr. Carbo on May 11, June 13 and June 23.

Received the following response from Mr. Carbo on June 23, 2016

Hi Sandy,

I am still working on the covenant document for this property. I apologize for the delay, but other priorities – downtown Columbia legislation, nonprofit center, reorganization of the Commission, among others – have taken my time. I hope to have something to you by the end of next week. Thanks.

Tom

Committee Follow Up

Apartment Manager's Meeting – follow up action

PENDING – asked to set up a meeting w/Circuit Court Judge and Rena Ross (Forest Ridge)
I have not set contact the Circuit Court. The phone outage severely limited our ability to make calls/send emails last week.

Education Committee – BOE Forum (Pending, work in progress)

Contacted all of the BOE candidates and offering two dates as possible forums. Working w/Jonathan on this as well.

Safety and Security – Bike With A Cop: Brigitta and I are publicity for the event.

Daily Issues that Manager is working on:

Employee Handbook – send current handbook to board, speaking w/HR Strategies on Friday, July 8 to begin working with them.

Facility Assessment and Capital Projects – waiting for the structural engineer to set meeting. Work order for meeting processed at CA's end.

Bookkeeping while Rich is out of town

OMCA Audit will begin on July 25 and will be gathering all the information prior to the audit.

Facility Staff Positions: Got necessary paperwork together and advertisement for the position. Will see what I get back from potential applicants this week and may put an ad in the Flier next week.

Police Related Issue – Sandy will discuss at meeting

Facility Related:

Facility issues in last two weeks:

Phone outage, obtaining second refund for the 6/23 – 7/6 outage.

Urinal Issue

Dumbwaiter Issue

K.I.D.S. Drama Camp ongoing at The Other Barn, great to have them here!

Report from the AC Chairperson

July 12, 2016

At tonight's Board meeting, I will distribute a spreadsheet showing the exact status of each complaint that is currently open. Board members may read it and take notes but—due to privacy concerns—must return the spreadsheets at the end of the meeting. The format has been expanded to include the original date of the complaint and to show all open cases as of May 1, 2016. We are trying to get our quarterly statistical summary reports in synch with official OMCA quarters, which begin on May 1 of every year. This will facilitate comparing quarterly data on past years with our current workload and rate of progress.

Bob Bellamy can't be here tonight, but before the next meeting, he will be sending the Architecture Committee three more cases that are ready for 15-day letters, subject to approval by the Committee.

Bob and I spent 4 hours checking out new complaints and monitoring the status of complaints that are currently with CA. The good news is that many repairs (some of which have been festering for months) and improvements are either completed or underway. Tree removal has been slowed by the large backload created when recent storms toppled many trees, especially in Thunder Hill.

Aside from one resident who angrily forbade Bob to "set foot" on his property, he is generally getting a cooperative reception. (The Covenants explicitly authorize the AC to enter a property to see if a complaint is valid, but I don't want Bob risking his neck. We will simply proceed to the 15-day notice.) There was also an extremely distressing incident in which the owner of the wooded lot next to the Day Care at Thunder Hill Neighborhood Center came cut down ALL of the trees, with no authorization. We are exploring our options, including requiring the owner to replace all the trees.

On the bright side, Morgan Properties, the **new owners of Grand Pointe**, already submitted requests to the RAC to replace the single-pane windows, sliding doors, rotting gutters, and other infrastructure. The RAC approved temporary signs (the new name of the complex hasn't been chosen, but they are eager to "rebrand") at the last meeting. Since they aren't changing the color or style of the roof shingles, I assured them they could proceed immediately. They are very eager to do this because the current roof leaks terribly and the whole complex has serious water problems. The infrastructure of this once luxurious building is even worse than I feared, so I am delighted that they are moving quickly and investing millions of dollars to make it safe and secure.

Finally, given the number of applications for trailers that have been submitted to the RAC, I'm asking Carrie and Bob to see if other Covenant Advisors are interested in presenting a joint request to CA to open a second storage lot for trailers. There's a long waiting list to get into the current lot.

Respectfully submitted,
Kay Wisniewski

**Oakland Mills Community Association
Education Committee
June 14, 2016 Meeting Notes**

- Attendees:
 - Jonathan Edelson – Committee co-chair
 - Patrick Harrison – OM Resident, SFES parent
 - Alan Romack – OM Resident, OMMS & TSES parent
 - Jeff Friedhoffer – Wilde Lake Community Association Education Committee Chsir
 - Dr. Calvin Ball – Howard County Council, OM Resident, OMMS & TSES parent
- The committee discussed the previous years' mission and objectives and agreed to retain them.
- The committee discussed whether Oakland Mills should host another Board of Education Candidates Forum similar to the one we hosted in 2014.
 - Dr. Ball recommended holding another forum to focus on situations unique to Columbia
 - Mr. Friedhoffer will ask his board if Wilde Lake will co-sponsor
 - UPDATE: Sandy Cederbaum, Oakland Mills Village Manager has contacted all villages. Seven villages have agreed to co-sponsor so far.
 - UPDATE: Mrs. Cederbaum and Brigitta Warren, Oakland Mills Events Coordinator determined September 14 or October 13 are dates when The Other Barn is available, and both precede early voting.
 - Mrs. Cederbaum contacted all candidates. One candidate is unavailable on 9/14. Following up on 10/13.
- The committee discussed getting more stories from local schools publicized.
- The committee discussed the school newsletter put out by the village. Recommendation was made to look into ways to simplify the content as it is a lot to look at and click through. Mr. Edelson will work with Village staff.
- Recommendation was made to bring our FARMS policy proposal to the redistricting committee and ask about it at the BOE forum.
 - UPDATE: John DiTomasso, Education co-chair, is on the policy committee looking at redistricting.
- Next meeting: Tuesday, July 12, 6 p.m. at The Other Barn.

Neighborhood Enhancement Advisory Committee 2016 Goals and Activities

Report for 12 July 2016

Goal #1. Researches, recommends, and sponsors activities that will sustain and build on all aspects of the quality of life we enjoy in our Village.

- June 28: Held the 'Next Steps' meeting of NEAC members to revisit priorities and set new goals for the committee (minutes attached).

Goal #2. Engages residents in positive change and pride in our Village by sponsoring two workshops in the *Renew.Rehab.Replace* series launched in March 2016 on the topics then given highest priority for followup — (a) Universal Design Strategies for Aging in Place and (b) Sustainable Landscaping: Rethinking Columbia's Lawns and Gardens.

- Reserved space in The Other Barn for the two workshops: January 7, 2017 and April 8, 2017, 9:30am-1pm.
- Confirmed Bob Gorman, landscape architect formerly with Land Design Research, as the lead presenter for the April 8th workshop. Identified several potential presenters for the January 7th workshop.
- Met with Marlys East (CA 50th Birthday Director) and Barbara Kellner (CA Archives) to determine support for the proposed workshops. The April 8 workshop will be one of the first official events of the Birthday celebrations, which launch the week of March 20, 2017.
- Obtained a verbal agreement from Marlys East that the Birthday committee would contribute to covering the costs of the workshops. Received cost estimates for refreshments etc. from Sandy Cederbaum and forwarded them to the Birthday Committee. Contingent on the amount the Committee will contribute, other potential sponsors will be contacted.

Goal #3. Collaborate with the residents and management of Oakland Mills apartment complexes on ongoing programs and community partnerships.

- June 13: Met with the managers of Forest Ridge (managers of the other apartment complexes were also invited but did not attend). Discussion topics included:
 - Community needs and existing relevant community-building activities
 - Relationships between apartment complex management and outside organizations
 - Identified leaders within resident community
- Discussed possibilities for an Oakland Mills *posada* with interested members of the OM community. Established preliminary proposal to present to the Board, based on the successful initiatives spearheaded by the Leadership Education programs at Duke University.
<https://www.faithandleadership.com/welcome-message-las-posadas>

GOOD NEIGHBORS • GOOD NEIGHBORHOODS

Oakland Mills Neighborhood Enhancement Advisory Committee Notes from the 28 June 2016 Meeting

ATTENDEES: Froydis Beckerman, Jervis Dorton, Lynn-Steven Engelke, Anne Fairbairn, Pat Gilreath, Judy Gottsagen, Pat Hersey, Claudia Hollywood, Alisa Niefeld-Batiz, Ginny Thomas, and Kay Wisniewski

DISCUSSION

- Reviewed the draft goal statements for NEAC for 2016 and made corrections and suggestions (included in goals update, revised 8 July 2016).
- Noted the success of the new covenant enforcement process and the encouraging and very visible strides being made.
- Suggested forming a subcommittee to review and make recommendations to revisions to the Architectural Guidelines. Jervis reported that he had a copy of the last revisions, made over five years ago; he, Claudia, and Judy volunteered to initiate a new review. Lynn suggested that examples of best practices as posted on the Long Reach Village website could be a useful model for an educational resource to assist residents seeking RAC approval.
- Kay and Ginny reported on the outcomes of the successful June 28th meeting with representatives of Oakland Mills HOAs. The question was raised about how NEAC might support the Board in addressing the oversight of rental licenses and the problems surrounding "deadbeat landlords."
- Suggested creating an Angie's List type resource to assist residents seeking reliable providers of home maintenance and improvement sources. Claudia mentioned that she had worked on just such a list, which was turned over to the OM Housing Committee. She will check with Bill McCormack and others to see how this can be posted on the OM website in a way that can be easily updated and expanded.
- Questioned the status of the NEAC recommendations about a Property Survey Evaluation, which were tabled by the Board in a previous meeting. The consensus at this meeting was that the PSE was an important component of the full NEAC recommendation for revising the covenant enforcement process. In addition to providing a snapshot of the status of properties Village wide, it would add a pro-active element to the existing complaint-driven process. The committee would like to reintroduce this discussion at a Board meeting in the fall.

UPCOMING EVENTS

- Stakeholder meetings and presentations related to the OMVC Redevelopment Feasibility Study, dates TBD.

NEXT MEETING: 26 July 2016, 6 – 7pm, at The Other Barn