



**oakland mills**  
we value connections

# 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 14<sup>th</sup> 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 4<sup>th</sup>. 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 29<sup>th</sup> beginning at 6:30pm.
- **Ms. Engelke** announced that there will be a NEAC meeting on Tuesday, July 26<sup>th</sup> 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**