



oakland mills
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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

July 26, 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 July 12, 2016 meeting
- 7:05 p.m. Resident Remarks**
- 7:10 p.m. New Business**
- 7:30 p.m. Board Co-Chair Remarks,**
Virginia Thomas and Bill McCormack Jr.
- 7:40 p.m. Columbia Board of Directors Report, Reginald Avery**
- 7:45 p.m. Manager's Report, Sandy Cederbaum**
- 7: 50 p.m. Committee Reports**
Architecture, Kay Wisniewski
Arts Advisory, Paul Verchinski
Education, Jonathan Edelson
NEAC, Lynn Engelke
Safety and Security, Judy and Steve Gottsagen
- 8:15 p.m. Board Bulletin Board**
- 8:30 p.m. Adjourn**

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

July 26, NEAC Meeting, 6 – 7 pm

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

July 29, 6:30 – 8:00 p.m. Summertime Bingo

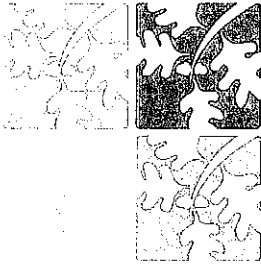
August 4, Bike With A Cop, 6:30 p.m.(in front of The Other Barn)

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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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 transportation improvements would be funded by the TIF proceeds. Ms. Spain asked if the money would be for the proposed third interchange. Mr. Fitchitt responded that he cannot say the interchange will be built for certain, but that there is money set aside.
- 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

Manager's Report

Submitted by Sandy Cederbaum on July 21, 2016 for the July 26 Board Meeting

Board Issues/Manager Related

PENDING and RESOLVED ISSUES

Bridge Columbia Committee members met on 7/19/16 and discussed the following:

County Transitway Corridor Study: Clive Graham, DPZ, will be arranging a meeting in Sept. with Council members Terassa and Ball and BC committee to discuss transitway. Will ask Mr. Graham to find out about possible TIF and bridge funding.

Meeting with Rad Kudchadkar: Attempt to set up a meeting to discuss Downtown Partnership

Interim Bridge Improvements: Fred G. will ask Mr. Graham to find out what interim improvements are planned for the bridge.

Meeting with Senators Kasemeyer and Guzzone: Committee will draft a letter and ask for a joint meeting with Senators Kasemeyer and Guzzone.

Set up meeting with Morgan Properties to inform about the bridge.

Try to hold an event in conjunction with the Oct. 1 Open Streets Events

Have a table at the Oakland Mills Festival on Oct. 8

Ahold/ Delahaize Merger (Pending)

Update is that WEIS has purchased many Food Lion stores included our OM Food Lion. Merger of Giant/Food Lion has not been finalized.

Obtained the name of WIES PR and forwarded to Ginny and Bill.

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 replaced 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 yesterday 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

Trash Cans at Whiteacre/Thunder – Letter Sent 7/19/16

Opening Event for Path – pending

PENDING Legislation

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

Next council legislative work session when bills may be discussed is 7/25 at 8:30 a.m.

Next council legislative session is 7/29 at 10 a.m.

This is the annual wrap-up legislative session to give final consideration to July's legislation before the Council's August recess. At this session the Downtown-related legislation could be tabled through the August recess.

PENDING – NO CHANGE 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

Education Committee – UPDATE BOE Forum has been scheduled for Thurs. Oct. 13, 2016 at 7:00 p.m. at The Other Barn.

Daily Issues that Manager is working on:

Drafted and sent letter to Milton Matthews regarding CA Pools and behavioral issues.

Drafted and sent letter to Nancy Tucker asking for removal of trash cans from Whiteacre/TH intersection.

Attended the HCPD Police Advisory Commission meeting and will be interviewed for a seat on the commission next month.

Contacted BOE candidates to arrange the Oct. 13th BOE Candidate Forum.

Met with SFES Principal Mr. Diaz and Vice Principal Ms. Albright to discuss the calendar year, food drive months that a church will cover and pop up pantry months. Follow up meeting with new Food Bank Coordinator on 7/22. Also discussed ways that OM Volunteers could continue to be involved in food drives, clothing drives, etc.

Worked with Covenant Advisors – did two drive arounds w/Bob Bellamy looking at property concerns.

Employee Handbook – Handbook Rewrite will begin in September. Sent current handbook to board

Facility Assessment and Capital Projects – Meeting to discuss integrity of the SILO with structural engineer, Bill McCormack and Sandy Cederbaum to be held in on site in next few days

OMCA Audit will begin on July 25 and conclude on July 27

Facility Staff Positions: Interviews to be held next Weds. As of now we have not filled the positions but have covered the August hours with current staff.

Facility Related:

Facility issues in last two weeks:

Received a \$491 credit from Verizon for outages and to reimburse for the \$135 I was billed by our phone system vendor.

Received a temporary dvr to record activity from the cameras at the Other Barn. The original DVR failed. A replacement has been ordered.

The Safety and Security Committee

July 26, 2016

We have been updating our crime spreadsheet daily using a variety of social media. As community members contact us with concerns, we give them support and resources, educate them on how to contact the police with concerns, and get details about the crime for them. The most recurring crime seems to be personal assaults and home burglaries. Over the past several weeks, the crime in Oakland Mills has dropped, when compared with the surrounding neighborhoods.

Bike with a Cop in Oakland Mills has been planned for August 4 @ 6:30 PM. Children 5-12 and their parents will meet the Pathway Patrol in front of The Other Barn. The HCPD's Pathway Patrol will bike the pathways of Oakland Mills with the participants. Children 9 and under must be accompanied by an adult. This activity will take approximately 45 minutes to one hour. Wearing a helmet would be a great idea for safety. This event is sponsored by the HCPD's Pathway Patrol and the Oakland Mills Safety and Security Committee. We have arranged to have pom poms available for any Board members, PTA Board members, or community members to cheer the bikers on.

The Anturon HOA has been contacted by our committee. We will be meeting with them briefly to hear their concerns about the safety and security of their community.

Our next meeting will be on Tuesday, August 16 at 7 pm. Hoping to see you there.

Judy and Steve Gottsagen

Date Reported	Location	Incident	Weapon Used	Injury	Arrest Made	Notes
07/04/2016	Blandair Park	Vandalism	Hammers	No		Intruders broke into bathrooms and destroyed sinks, urinals, and commodes. Police Investigating. Reward offered.
07/04/2016	Stevens Forest Rd.	Assault and Attempted Burg	Knives	No	✓	Victims threatened with knives at the Oakland Mills Village Center. Police responded. Arrests made.
07/06/2016	The Other Barn	Drug Activity	Drug	?	✓	Individual found shooting heroin in the men's room. Proceeding with police to ban individual from the Other Barn.
07/06/2016	Merryrest Road	Assault	?	No		Male victim, walking, was attacked by three suspects. Cell phone may have been lost/stolen. Descriptions provided to police.
07/08/2016	Whiteacre Road	Non-Commercial Robbery	Handgun	No		Victim confronted with a handgun while parking car. Suspect grabbed purse and fled
07/11/2016	5700 block Stevens Forest Road	Home Burglary	?	No	✓	Description provided to police. Police called to report a robbery in progress. 4 suspects inside an apartment. 3 suspects arrested. 1 fled.
07/16/2016	9400 block Brett Lane	Home Burglary	?	No		Suspect(s) gained access to the vacant home. Appliances stolen. No signs of forced entry.
07/16/2016	Stevens Forest Road	Vehicle Theft	?	?	✓	Car stolen in Baltimore County. Car stopped by HCPD. Arrest
THIS REPORT	From 7/4/2016 thru 7/22/2016	To Village Board Members				