



Howard County Council

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

COUNCILMEMBERS

Christiana Rigby, Chair
District 3

Deb Jung, Vice Chair
District 4

Liz Walsh
District 1

Opel Jones
District 2

David Yungmann
District 5

Capital Budget Work Session #3 Continuation – Approved

Web-based Hybrid Meeting
Video Streamed on <https://cc.howardcountymd.gov/watch-us>

Tuesday, May 9, 2023
9:30 a.m.

Chair Rigby opened the meeting at 9:30 a.m.

Members Present: Christiana Rigby, Chairperson; Deb Jung, Vice Chairperson; Liz Walsh; and David Yungmann.

Staff Present: Michelle Harrod, Council Administrator; Theo Wimberly, Administrative Manager; Lynne Rosen, Legislative Analyst; Owen Kahn, Legislative Analyst; Charity Respass, Administrative Assistant; Roz Hightower, Administrative Support; Gary Kuc, County Solicitor; Amanda Mihill, Assistant County Solicitor; Craig Glendenning, County Auditor; and Lori Buchman, County Auditor's office.

Administration Staff Present: Noted below.

Agenda:

Downtown Columbia Related Projects

Mr. Fitchitt responded to questions from the Council on property appraisals for the Lakefront library projects. There was a general discussion with the Administration and the Library system about how the Council receives updates on the library project. Ms. Jung spoke about various downtown Columbia projects and the potential need to reevaluate the DRRA and the Downtown Columbia Plan.

Mr. Fitchitt and Mr. DeLorenzo responded to questions from the Council about the proposed parking garages, parking fees, and associated costs; tracking the implementation of the Memorandum of Understanding; the current balance of the PPI fund; modernization of the covenants; DPZ's role in downtown Columbia plans and development; how the library project fits into the Phase 1 of the Downtown Columbia Plan; if changes in the projects have met code required planning processes; whether or not the County is paying for Howard Hughes tenants and who is going to be using the new spaces; potential cost overruns for the project, especially for Heatherwick Studios and Clark Construction; the alignment of a new on/off ramp for 29 and

how it will affect the timeline for the demolition of the old library; cost increases, square footages, and programming for the New Cultural Center; communication and public relations strategies for downtown Columbia projects, including activities by the Downtown Columbia Partnership and the Columbia Association; precedent for handing contractual responsibilities off to Howard Hughes; the role of Margrave Strategies and Mr. Ulman in the library project; opportunities for minority-owned and small businesses to bid for library project contracts; enforcement of the prevailing wage requirement if a sole-source contract is entered into; the TIF models; an increased financial compensation from Toby's for the dinner theater space in the New Cultural Center; what Howard Hughes is doing to locate a site for the upcoming transit center; how Howard Hughes has met CEPPA requirements; options for combining the New Cultural Center and the lakefront library; the public discussion on the proposed lakefront library; and the current expenses for the library project.

Council Requested:

- *Who in the Administration is responsible for ensuring the Downtown Columbia MOU is followed? Please provide the responsible department for each section included in the MOU.*
- *Who is the keeper of the DTC spreadsheet? Please provide the spreadsheet mentioned in the work session.*
- *What is Jessica Feldmark's role in the DTC process?*
- *Please indicate when the next monitoring report for DTC will be completed.*
- *Please explain where we are in Phase I, and how does the proposed library project fit in with meeting the requirements.*
- *Please provide the analysis showing how much of the affordable housing requirement has been met in Phase I.*
- *Is there an expectation that the remaining targets will be met? Will this occur before moving into Phase II?*
- *How close is HRD to reaching the residential cap?*
- *Please provide information related to amending the residential cap. Please list the amendments that have been made to the original plan.*
- *When is the road construction anticipated to start for the realignment of the Symphony Woods and Little Patuxent Parkway intersection?*
- *Is there a deadline for issuing the TIF bonds? If so, what is the deadline?*
- *How much funding has the County provided to the Downtown Columbia Partnership?*
- *Please have HRD provide the underlying methodology for the appraisals of the three library locations.*
- *Please have HRD provide another bid for the HCLS parking garage.*
- *Please have HRD indicate how many parking spaces will be allocated to tenants and how many will be allocated for additional public spaces?*
- *How much has the DTC Partnership spent advocating for the new library project? Please provide a breakdown of cost/activity.*
- *Please have HRD indicate the input Margrave Strategies has provided to the development of the new library?*
- *Please have HRD indicate how much of a retainer it is paying to Margrave Strategies for the library?*

- *Please indicate which of the CEPPA requirements have been completed, and which are still pending.*
- *Please provide itemization of the marketing costs associated with the library.*
- *Please provide the County's appraisals of the library properties upon receipt.*
- *Please provide the documentation that the lakefront library was part of the Rouse vision that was mentioned in the work session.*

Ellicott City Related Projects

The Department of Public Works responded to questions from the Council on backup plans if CSX does not sign off on County proposals; properties that the County has acquired for the Safe and Sound project; what the acquired properties will be used for; the fee simple purchases and offers for properties in the project area; the capital budget line item for acquisitions; the process for determining the alignment of the tunnel and what was done to notify property owners; the timelines for both projects (north tunnel and culvert) that relate to CSX; the current cost target, reallocated funding, and State funding for the north tunnel.

Council Requested:

- *When was it decided to purchase the four parcels by West End?*
- *Please provide the appraisals for the four West End parcels.*
- *What other additional properties is the County considering purchasing in Ellicott City?*

Chair Rigby adjourned the meeting at 12:19 p.m.

4/26/2023 CIP Work Session #3 Continuation Attendee List:

Budget

Holly Sun
Brook Mamo

DPW

Yosef Kebede
John Seefried
Susan Voyce

Finance

Rafiu Ighile
Angie Price
John Vu

Overview Downtown Columbia

Brian Shepter
Angela Cabellon
Carl DeLorenzo

Municap

Keenan Rice
Emily Metzler
Lizzy Rice

New HCLS Central Branch & Relocation (L0020) and TIF (C0319)

Angela Cabellon
Carl DeLorenzo
Peter Engel
Alastair Smith
Kristin Perry

Facilities

Sharon Walsh
Tae Jung

OoT

Bruce Gartner
David Cookson

Libraries

Tonya Aikens
Angela Brade
Christie Lassen

Howard Hughes

Greg Fitchitt

Community Foundation of Howard County

Beverly White-Seals

New Cultural Center (Project C0364)

Angela Cabellon
Carl DeLorenzo
Peter Engel
Alastair Smith

Safe and Sound (C0337)

Mark Deluca
Mark Richmond
Zach Hollenbeck
Brain Shepter
Bruce Gartner