



# Howard County Council

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

## COUNCILMEMBERS

**Deb Jung, Chair**  
District 4  
**Liz Walsh, Vice Chair**  
District 1  
**Opel Jones**  
District 2  
**Christiana Rigby**  
District 3  
**David Yungmann**  
District 5

## Minutes- Approved

Monthly Meeting  
Hybrid Meeting (Virtual and In-Person Meeting)  
Video Streamed on <https://cc.howardcountymd.gov/watch-us>  
Tuesday, November 12, 2024  
10:00 a.m. – 1:30 p.m.

Chair Jung called the meeting to order at 10:03 am.

**Members Present:** Deb Jung, Chair; Liz Walsh, Vice-Chair; Opel Jones; Christiana Rigby, and David Yungmann

**Staff Present:** Michelle Harrod, Council Administrator; Lisa Geerman, Acting County Auditor; Isaiah Anderson, Executive Assistant; Brenda Smith, Administrative Support; Theo Wimberly, Legislative Analyst; Nick Rinehart, Legislative Analyst; Amanda Mihill, Office of Law (virtual)

## Agenda

### 1. Administrative Update

**New Cultural Center (NCC):** Carl DeLorenzo, Director of Policy & Programs in the County Executive's Office, provided an overview and update on the proposed New Cultural Center in Downtown Columbia. Mr. DeLorenzo reviewed the proposed budget for the project, visual renderings of the building and programming space, final square footage allocations, and parking revenue study.

Discussion amongst the Council members and County staff ensued regarding the current budget and space allocations for the proposed center, and how it has changed over the years since initially being proposed in 2021.

Mr. DeLorenzo committed to provide updated cash flow model & timeline of events from 2021 to present day, updated with final space allocation number to show gross square footage of the proposed building and provide that to the Council.

Ms. Walsh also requested the Office of Law get back to the Council with responses to questions about the scope of the Council's authority to reverse the previously approved Development Rights and Responsibilities Agreement (DRRA).

**Tax Increment Financing** – Emily Metzler with Municap joined Mr. DeLorenzo to provide an update on the proposed Tax Increment Financing for the NCC. It was shared that the TIF revenue is estimated to be \$112 million in debt service payments, all supporting the cultural center project, and the money would start coming in in 2027.

Further discussion took place amongst Council members and staff. Topics discussed included the sufficiency of the TIF model to repay existing debt service, and updates on the affordable housing developments and how any delays to the NCC would impact the housing delivery.

**Library** - Mr. DeLorenzo provided an update on the status of the relocation of Central Branch Library. He was accompanied by Tonya Aikens, Dorna Anderson, and Angela Brade of the Howard County Library System. Mr. DeLorenzo went over what activities the Administration has done to meet the outlined stipulations of the budget amendment, including an RFP for redevelopment proposals, contract award, and public engagement on potential site selections.

Mr. DeLorenzo sought the Council's input for beginning a market study for the types of programming could go in the new library to mitigate the TIF payments, revenue potential, and a finalized site.

Discussion ensued with Council members about timeline and process and any potential challenges associated with the proposed library project.

## **2. Department of Planning and Zoning (DPZ) Update**

### **Comprehensive Rezoning Update**

DPZ Director Lynda Eisenberg and Deputy Directors Mary Kendall and Jessica Bellah provided an update on Comprehensive Rezoning and the Department of Planning & Zoning (DPZ) work plan for the remainder of 2024 and 2025.

Highlights of current Fall 2024 projects include 2 required committees recommended via HoCo By Design, continuing the Gateway Master Plan efforts, and updating the planning manual and zoning regulations.

For 2025, DPZ mentioned their plans to launch a New Town Taskforce to help inform the New Town district guidelines, updating the Route 1 Manual, creating an Elkridge Sustainable Community designation, Universal Design Guidelines updates, and a new HoCo by Design Implementation dashboard to track implementation efforts of the new General Plan.

Council discussion ensued about the DPZ Work Plan and why the County Administration concluded these work plan actions should take precedence over comprehensive rezoning.

**Meeting ended at 2pm**

Following the open session, the Council convened an Administrative meeting on November 12, 2024 at 2:15 pm in the C. Vernon Gray Room to discuss the Council's FY2026 budget formulation and review the preliminary 2025 calendar of meetings.

Council present included: Chair Jung; Dr. Jones; Ms. Rigby; Ms. Walsh; and Mr. Yungmann. Staff present included: Michelle Harrod, Council Administrator; Lisa Geerman, Acting Auditor; Theo Wimberly, Administrative Manager; and Isaiah Anderson, Executive Assistant.

*Persons needing accommodations to fully participate in the meeting, please contact the Council Office, 410-313-2001 or email [CouncilADA@howardcountymd.gov](mailto:CouncilADA@howardcountymd.gov)*

Legislative Monthly Meeting - Participants  
Tuesday, November 12, 2024

**NCC / TIF**

Carl Delorenzo  
Jeff Bronow  
Rafiu Ighile  
Angie Price  
John Vu  
Peter Engle - [pengel@househoward.org](mailto:pengel@househoward.org)  
Emily Metzler - [emily.metzler@municap.com](mailto:emily.metzler@municap.com)

**Library Update**

Tonya Aikens - [tonya.aikens@hclibrary.org](mailto:tonya.aikens@hclibrary.org)  
Angela Brade - [angela.brade@hclibrary.org](mailto:angela.brade@hclibrary.org)  
Dorna Anderson - [dorna.anderson@hclibrary.org](mailto:dorna.anderson@hclibrary.org)

**DPZ Update**

Lynda Eisenberg  
Mary Kendall  
Jessica Bellah