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| **Call to Order:** | Greg Intoccia, Vice Chair | | | | **Minutes**: Oriole Saah | | |
| **Date / Time:** | April 15, 2014; 7:00 PM ET | | | | | | |
| **Attendees:** | **X** | Adjogah, Mensah |  | Newman, Rick | | **X** | Walker, Will |
|  | Bonilla, Luis |  | O’Donnell, Anna | |  | Wijentunge, Gam |
| **X** | Intoccia, Gregory (Vice Chair) | **X** | Owusukoko, Kimberly | | **X** | Williams, Zuberi |
|  | Lahr, Patrick (Secretary) | **X** | Saah, Oriole | | **X** | Young, Brenita (Parl.) by phone |
|  | McHargue, Kieran (Chair) | **X** | Shoenberg, Robert | |  | Vacant |
| **Staff:** | Ana Lopez van Balen, Mid-County Regional Service Center  Ken Silverman, Aide to Councilmember Navarro | | | | | | |

**APPROVED**

**Call to Order and Introductory Remarks**

* 7:20PM by Greg Intoccia, Vice Chair.
* Insufficient members present to form a quorum.

### **Guest Speaker: Rick Nelson, Director of Department of Housing and Community Affairs**

* The recently approved Glenmont Sector plan does not “upzone” either Winnixburg Manor or Glenmont Forest. Upzoning and possible subsequent redevelopment would have displaced current residents and perhaps put rents out of their reach. Problem: developer can raze and rebuild but existing rent is less than MPDU rent would be after redevelopment. MPDU = 65% of market rent. Other alternatives include: HOC voucher to reduce rent, county reduce rents (pay part) or rental assistance programs. These options are expensive. The County can contribute to reduce borrowing costs for developers & negotiate reduced rental rates. The County can require additional MPDU if it revisits properties such as those named at Glenmont.
* Mixed income is key to Montgomery County success but rentals tend to attract mid to low income residents.
* What are the demographics? Wide age range – there is a problem with housing affordability for seniors. Most affected residents are people of color.
* Goal: full income integrated communities
* Question about flipping taking “affordable” purchase options out of the hands of the public. Believes that flipping is good because houses that might become or remain dilapidated are rehabilitated.

### **Housekeeping**

* No changes to agenda. Cannot approve, no quorum.
* No changes to minutes. Cannot approve, no quorum.

### **Community Concerns**

* None offered.

Old Business Action Item Review: Refer to updated list

Council Report

Ken Silverman of Councilmember Nancy Navarro’s office shared the following items:

* Operating budget: major item affecting Mid County is increased funding for police.
* CIP: no requests from WUDAC
* Wheaton Redevelopment:
  + Current proposal summary: new office building to house MNCPPC, Department of Environment Protection, and Department Permitting Services, Mid-County Regional Center, and a child care center.
  + Will include ground floor retail.
  + Will include town square.
  + Phase II will include an apartment building with ground floor retail.
  + Construction expected to start in 2016 (including permits and demolition) and conclude in 2018 (both office building and town square)
  + Council previously approved a $60,000 “place holder” budget
  + Has held three community meetings to look at designs/hear community input and needs.
  + Some concerns have been raised by members of the community:
    - Claim that the planned town square is lower than prescribed by the master plan
    - Seeking a larger green space
    - Many believe that these issues will be resolved in the planning process but planning cannot go forward if funding is halted (some believe that the county will lose leverage to make changes once funding is approved)
  + Believes that members are prepared to vote for funding. Vote expected April 28.

\* *Brenita Young joined us by phone, giving us a quorum for purposes of taking actions.*

Oriole moved to approve the agenda for today’s meeting. Will seconded. Passed unanimously.

Zuberi moved to approve the minutes. Mensah seconded. Passed unanimously.

Wheaton Redevelopment Letter

Bob moved to consider the letter as drafted by Greg. Will seconded. All approved.

Discussed technical and grammatical/stylistic changes to letter.

Zuberi moved to incorporate changed as discussed and accept letter. Will seconded. All approved.

**Director Report**

* Aspen Hill area experienced a fire and several families were displaced. Schools are leading the effort to assist families.
* Aspen Hill Minor master plan -- 4/1/14 community meeting included vocal opposition to Wal Mart. Next meeting is May 13 at the Aspen Hill library.
* BRT: Community for Transportation sponsoring an open house on April 17, 6:30 PM at Wheaton Library. RSVP
* SHA renewed focus on pedestrian safety –stakeholder event happened earlier this month. Proposed solutions will be discussed in the Fall.
* County received a ULI Technical Assistance Grant to investigate potential improvements to Glenmont Shopping Center area. A group of experts will offer ideas/suggestions for improvements to the area. This will not automatically lead to redevelopment or improvements.
* Board of elections needs volunteers for Primary and General Election this year. Offering SSL hours for students who volunteer.

**Committee Reports**

Quality of Life (QoL)

* Considered a towing draft letter but decided that more information is needed. Have requested that Ana help us secure a guest speaker for the next committee meeting.
* Announced Riemer’s Bike Summit, which was held last weekend. Heard good feedback following the event but no one from MCCAB was able to attend.
* Bike share and improvements for biking – ongoing conversation but recent updates in the press highlight the fact that the system is not expanding at this time.
* New topic: the status of upgrades and funding for Brookside Gardens and changes In equipment at Wheaton Regional: what can we do to improve equipment availed for families who visit the park? We will try to pursue an update from MNCPPC on both issues.

Land Use

* Committee discussed impact of red light and speed cameras on mid county communities. Agreed to monitor the issues.
* Asked if we could secure a final copy of the transportation letter sent to the State from the County Council to see final standing of various issues of concern to MCCAB.

**Liaison Reports**

Olney Town Center Advisory Committee, Rick Newman – not present, no report.

PEPCO Community Group, Rick Newman – not present, no report.

Department of Permitting Services Advisory Committee, Patrick Lahr – not present, no report.

Wheaton Urban District Advisor Committee, Luis Bonilla – not present, no report.

Wheaton Library & Recreation Center, Robert Shoenberg – Expect a conception plan by the end of June.

**New Business**

* None raised

**Adjournment**

*Adjourned approximately 8:57 PM.*