



East County Citizens Advisory Board

June 9th, 2025

Council President Kate Stuart
Montgomery County Council
100 Maryland Ave., Rockville, MD 20850

Subject: Letter of Support for the Proposed TIF District in Montgomery County

Dear Montgomery County Council President Kate Stuart and Councilmembers Members,

The East County Citizens Advisory Board strongly urges the County Council to support and approve the proposed Tax Increment Financing (TIF) and Development District proposals submitted by County Executive Marc Elrich for the \$2.8 billion Viva White Oak Development within the White Oak Science Gateway Master Plan area. This initiative presents a critical opportunity to accelerate economic development, strengthen infrastructure, and enhance the quality of life for residents and businesses in our East County community.

For the past 15 years, the Advisory Board has worked diligently to advance economic growth in East County. Over the last five years, we have seen meaningful progress in this effort. It is imperative that we maintain this momentum to propel East County forward and fully realize the promise of sustained economic vitality.

The establishment of the TIF District will provide necessary financial tools to encourage private investment in key areas, fostering job creation and sustainable growth. By leveraging future tax revenues to fund public improvements, the county can revitalize underdeveloped spaces, improve transportation networks, and strengthen local businesses.

Furthermore, this investment will have long-term benefits, attracting new businesses, increasing property values, bring thousands of jobs, housing, infrastructure, and generating revenue that supports essential county services. The TIF District is a strategic mechanism to stimulate economic vitality while maintaining fiscal responsibility. The county also is guaranteed that this proposal will have no impact to its bond rating, the risk being assumed by the developer and its partners.

I encourage the Council to approve this initiative and work collaboratively to ensure its successful implementation. Montgomery County has long been recognized as a hub for innovation and progress, and the proposed TIF District aligns with our shared vision for a thriving community.

In addition to our testimony regarding the Tax Increment Financing (TIF) and Development District proposal for the Viva White Oak Development, we understand that we are permitted to

present our position on the ZTA 25-06 Bill regarding Vehicle Service – Filling Stations, an item on today's Council agenda.

We fully endorse the proposed amendment, which increases the setback requirements for filling stations by 500 feet and refines the criteria for separation from sensitive areas as outlined in the Zoning Text Amendment (ZTA). This adjustment is crucial to ensuring that vehicle service filling station businesses have the opportunity to establish operations within the Viva White Oak development area while maintaining appropriate environmental and community safeguards.

Approving this proposal will ensure continued investment in our community, fostering job creation, attracting businesses, and modernizing essential infrastructure. We urge the County Council to take decisive action in support of this transformative development.

The County Council with its approval will create a balanced approach that accommodates business expansion while upholding responsible planning principles. We urge the Council's support of these critical measure.

Thank you for your time and consideration.

Sincerely,



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Chair, ECCAB
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Cc: Kate Stuart, County Council President
Marc Elrich, County Executive
Kristin Mink, District 5 Councilmember
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Jewru Bandeh, Director, ECRSC
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