

## **Montgomery County Council Infrastructure Funding Workgroup**

### **APPROVED MINUTES**

**Friday, December 12, 2025**

9:00 AM to 12:00 PM

Council Office Building, Capital Crecent Trail Conference Room, 4th Floor

#### **Present Members**

- Gene Smith, County Council Staff
- Livhu Ndou, County Council Staff
- Bilal Ali, County Council Staff
- Lisa Govoni, Montgomery County Planning Department
- Darcy Buckley, Montgomery County Parks Department
- Gary Nalven, Montgomery County Office of Management and Budget
- Todd Fawley-King, Montgomery County Department of Finance
- Haley Peckett, Montgomery County Department of Transportation (MCDOT)
- Katie Mencarini, Montgomery County Planning Department
- Robert Goldman, Montgomery Housing Partnerships
- Mike Henehan, Bozzuto Development Company

#### **Absent Members**

- Adnan Mamoon, Montgomery County Public Schools (MCPS)

#### **Other County and Agency Staff Participating**

- Stephen Kenny, County Council Staff
- Andrea Swiatocha, Deputy Chief, Division of Facilities Management (MCPS)

#### **Call to Order**

The meeting was called to order at 9:00 AM.

#### **Action – Approval of November 14 Minutes**

The minutes from the November 14, 2025 meeting were reviewed and approved after correcting a typo for a member's name.

#### **Review and Discussion of Expenditure Data – Select Items**

The Workgroup briefly reviewed its previous work and updated it for the final report.

The Workgroup reviewed and discussed each agency's deferred maintenance list.

All three agencies provided a short update about their approach when compared to estimates for prior Infrastructure Maintenance Taskforce reports. MCPS included additional background due to staff turnover, utilization of an outside consultant to support its review of deferred maintenance, and the need to average the expenditures amongst the differences for elementary, middle, and high schools. The Workgroup generally concurred with the approach and updates, with the following questions or requests for future updates:

- All agencies will double-check the calculations to ensure all tables have identical formulas between columns and rows.
- The Workgroup agreed to retain the titles for the Capital Projects because this was a common way for the public and the Executive and Council to track these items.
- The agencies agreed to review and estimate the Operating Budget expenditures for ongoing maintenance to include as part of the narrative in the report.
- The final tables will remove the “Backlog” column because these values have been calculated differently by agencies. The Workgroup will include a narrative about the estimated backlog in the final report.
- The final tables will remove “Major Element” and “Notes” column since these can be included as footnotes or in the appendices.
- The Workgroup identified and agreed that the critical element of the tables was the “Average Annual Replacement Costs” and how that value compared to the current programed expenditures in the County’s Capital Improvements Program.
- The Workgroup, including MCPS, supported the universal average for all school types, as opposed to creating three tables. The final report will include all calculations for each school type as an appendix.
- MCDOT will review the Traffic Signal estimates before the next meeting.
- MCPS will review the Fire Safety estimates.

The Workgroup reviewed and discussed the updated FY25-31 Amended Capital Improvements Program based on the Workgroup’s categorization method. MCPS’s final chart will include the Amended FY25-26 values, not the Board requested FY32-33 values. The Workgroup concurred with the updated tables with a few typographical updates requested.

The Workgroup received a briefing from each of the agencies on potential unconstrained policy investments. Parks summarized its approach based on the review of a host of potential capital projects that are divided into major improvements, new parks, or enhancements. MCPS noted that most of their unconstrained needs relate to the deferred maintenance expenditures, but after some additional discussion, MCPS noted that Pre-K was akin to the items discussed by other agencies. MCDOT shared that its unconstrained needs focused on three categories: system preservation and maintenance; safety and climate; and strategic investments.

Mike H. shared that the Workgroup should consider identifying investments that spurred growth in jobs and the tax base. The Workgroup discussed this topic and noted that some items may be outside of its purpose, including overall tax policy in the State and County. The agencies noted that they would explore including these types of investments if not already included.

## **Review and Discussion of Follow Up Items from Prior Meetings**

The Workgroup reviewed ongoing work from previous meetings. The items included:

- Estimates for infill development Vs. greenfield development. Mike H. noted that his company’s development projects tend to increase by 2X for infill development.
- Estimates for developer contributions in recent years for completed projects. This work is still ongoing.
- Estimates for State and WMATA investments in the County. This work is still ongoing.

- Darcy B., Lisa G., and Katie M. shared about potential funding sources and example jurisdictions to include in the report. The funding sources reviewed included: Tax Increment Financing; Special Taxing Districts; and Sales Tax.

### **Review and Discussion of Possible Findings**

The Workgroup reviewed a list of potential findings based on previous discussions. Given the time remaining for the meeting, the Workgroup decided to review in more detail at a future meeting.

### **Adjournment**

The meeting was adjourned at 12:00 PM.