

September 19, 2025
Montgomery County Council Infrastructure Funding Workgroup

REVISED

10:30 AM **Call to Order**

10:30 AM **Action – Review and Approval of Minutes from August 15, 2025**

[Added]

Attached are the draft minutes from August 15, 2025.

10:35 AM **Stakeholder and Workgroup Introductions**

10:40 AM **Discussion with Stakeholders**

Attached is the letter sent to the stakeholders seeking input.

The Workgroup will provide a brief overview of its work and goals before opening the floor to the stakeholders to share their perspectives and input related to infrastructure funding and prioritization in the County.

11:50 AM **Action – Review and approve additional stakeholder engagement date**

[Added]

Due to the cancelation of the September 12 meeting, the workgroup will consider if an additional stakeholder engagement date is required.

12:00 PM **Adjourn**

Montgomery County Council Infrastructure Funding Workgroup
DRAFT MINUTES

Friday, August 15, 2025

10:00 AM to 11:05 AM

Council Office Building, Capital Crescent Trail Room, 4th Floor

Present Members

- Gene Smith, County Council Staff
- Livhu Ndou, County Council Staff (virtual)
- Bilal Ali, County Council Staff (virtual)
- Katie Mencarini, Montgomery County Planning Department
- Lisa Govoni, Montgomery County Planning Department
- Darcy Buckley, Montgomery County Parks Department
- Gary Nalven, Montgomery County Office of Management and Budget
- Adnan Mamoon, Montgomery County Public Schools (virtual)
- Mike Henahan, Bozzuto Development Company (virtual)
- Todd Fawley-King, Montgomery County Department of Finance (virtual)

Absent Members

- Haley Peckett, Montgomery County Department of Transportation
- Robert Goldman, Montgomery Housing Partnerships

Other County and Agency Staff Participating

- Stephen Kenny, County Council Staff
- Corey Pitts, Montgomery County Department of Transportation
- Chris Gillis, Montgomery Housing Partnerships

Call to Order

The meeting was called to order at 10:00 AM.

Action – Approval of July 11, 2025 Minutes

The minutes from the July 11, 2025 meeting were reviewed and approved without amendment.

Discussion and Action – Stakeholder Engagement

Gene Smith opened the floor to review the stakeholder engagement draft and confirm the list of invitees, engagement approach, and next steps. The discussion focused on refining the list of stakeholders, engagement logistics, and content of stakeholder outreach materials.

Stakeholder List Additions and Modifications:

- **Maryland State Highway Administration:** Further clarification was requested regarding whether this includes the full agency or just the roads division. Haley Peckett will coordinate with County DOT.
- **Maryland Transit Administration (MTA) and WMATA:** Recommended for separate outreach due to their infrastructure involvement.

- **Developer Roundtables:** Mike Henehan and Robert Goldman confirmed their groups are representative of the broader development community and will facilitate coordination.
- **Maryland Building Industry Association (MBIA) and NAIOP:** Confirmed for inclusion. Lisa Govoni and Mike Henehan will coordinate outreach.
- **Maryland Municipal League (Montgomery Chapter):** Gene Smith will contact the current officers of this organization to invite them.
- **Chambers of Commerce:** A broader community outreach approach was preferred rather than formal early-stage stakeholder meetings.
- **Parks Advocacy Groups:** The workgroup supported waiting to engage this group during the public outreach period later in the process.
- **MCCPTAs (Parent-Teacher Associations):** The workgroup supported waiting to engage this group during the public outreach period later in the process.

Stakeholder Engagement Format:

- The group agreed to hold **two stakeholder engagement sessions**, providing attendees with flexibility to attend either session.
- Dates proposed: **Friday, September 12 and Friday, September 19**, both in the **morning**.
- Sessions will feature the same content and format; workgroup members will coordinate to ensure attendance at both meetings.

Engagement Material and Primer:

- Katie Mencarini and Darcy Buckley volunteered to draft the **stakeholder primer**.
- Feedback from the workgroup emphasized the importance of:
 - Clear explanation of the workgroup's charge and goals.
 - Avoiding overly technical or specific questions.
 - Including contextual background on infrastructure funding mechanisms.
 - Framing questions in accessible language, focused on perceptions, experiences, and suggestions.
 - Ensuring questions align with the scope of the workgroup.

Examples of suggested questions included:

- What are your perceptions of how the County identifies and funds infrastructure needs?
- What strategies or tools from other jurisdictions might be relevant for Montgomery County?
- How can the County improve its stakeholder engagement and transparency?

Clarification was made that these meetings are part of a two-part outreach process initial input (current phase) and feedback on recommendations (future phase).

Adjournment

The meeting was adjourned at 11:05 AM

The Montgomery County Council established the [Infrastructure Funding Workgroup](#) (the “Workgroup”) by [Council Resolution 20-745](#) on March 18, 2025. The Workgroup must conduct a data-driven assessment of the County’s current and future infrastructure needs and propose funding mechanisms that are equitable, predictable, and sustainable. A core requirement for the Workgroup is to seek stakeholder input both before and after developing recommendations.

The Workgroup is requesting your feedback on the County’s method for identifying and funding infrastructure needs. Please provide the name, contact details, and availability of one representative from your group.

This representative should be able to:

- Represent your group's and similar stakeholders' views.
- Analyze and discuss policy-related data shown through maps, graphs, and charts.
- Consider the qualitative and quantitative impacts of public policy.
- Listen to and take into account the perspectives of other stakeholders.

This stakeholder group will meet twice between September 2025 and March 2026.

- The first meeting will be held on either **Friday, September 12 or 19, 2025**, depending on stakeholder availability. Both options will be from 10:30 AM to 12:00 PM on the 4th Floor of the Council Office Building at 100 Maryland Avenue in Rockville. During the first meeting, the stakeholder group will discuss the county’s current approach to infrastructure funding, as well as the strengths and weaknesses of potential future approaches.
- During the second meeting, stakeholders will provide feedback on the Workgroup’s analysis and draft recommendations.

About the Infrastructure Funding Workgroup

The Workgroup’s goal is to recommend strategies to fund infrastructure and growth-related needs for the County’s schools, transportation, and parks. The Workgroup must submit a final report to the County Council by June 30, 2026, that includes the items listed in 6.a.–6.f. of the attached Council Resolution.

Discussion Topics

Please prepare for the September stakeholder meeting by considering the following questions.

- What is your overall understanding of how the County funds infrastructure needs?
- How would you change or improve the County’s approach to development impact taxes?
- What effective funding mechanisms have you observed in other jurisdictions that the County should consider?
- Consider the strengths and weaknesses of the following common funding mechanisms: 1) maintain status quo; 2) increase borrowing; 3) increase cash by reducing other expenditures; 4) levy a broad ad valorem tax (i.e. property tax) to support needs throughout the County; 5) levy a localized ad valorem tax (e.g., Special Taxing District) to support localized needs; 6) charge a broad-based fee to support needs throughout the County; and 7) charge a localized fee to support localized needs.