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AGENDA ITEM #9 & #10  
May 16, 2023  
**Action**

## SUBJECT

Appointment of a Commissioner and Chair to the Montgomery County Planning Board (MCPB).

## DESCRIPTION/ISSUE

The Council is seeking to appoint a member of the Montgomery County Planning Board to fill a full-term vacancy due to the resignation of Vice Chair Partap Verma in 2022. Roberto Piñero has been serving as a temporary acting Commissioner. The Council has selected to interview the following candidates for this vacancy:

Upneet Singh Atwal  
Sunil Dasgupta  
Warren Fleming  
Carolyn Gallaher  
Josh Linden  
Donald Silverstein  
Nichole Gibbs Thomas  
Wendy White

The Council is seeking to appoint a Chair of the Montgomery County Planning Board to fill a full-year term vacancy due to the resignation of Chair Casey Anderson in 2022. Jeff Zyontz has been serving as a temporary acting Chair. The Council has selected to interview the following candidates for this vacancy:

Peter Fosselman  
Artie Harris  
Hans Riemer

No more than three members of the Planning Board may be from the same political party, and each member must be a resident and registered voter of Montgomery County when appointed. Current permanent members of the Planning Board include Shawn Bartley (Republican), James Hedrick (Democrat), and Mitra Pedoeem (unaffiliated).

## BACKGROUND

The Montgomery County Planning Board plans for livable communities by developing large and small scale plans, providing guidelines for the pattern and pace of future development and preserving historic resources throughout the 323,000-acre county. The Planning Board implements plans through its review of development applications and its subdivision decisions. The Board is also responsible for the development and management of Montgomery County's nationally recognized

36,512-acre park system. The Montgomery County Planning Board, together with the Prince George's County Planning Board, comprise The Maryland-National Capital Park and Planning Commission.

Annual compensation for Board members is currently \$30,000, and the chair currently earns \$227,891.46.

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## **Planning Board Interview List**

### **Candidates for Chair**

Peter Fosselman

Artie Harris

Hans Riemer

### **Candidates for Commissioner**

Upneet Singh Atwal

Sunil Dasgupta

Warren Fleming

Carolyn Gallaher

Josh Linden

Donald Silverstein

Nichole Gibbs Thomas

Wendy White

PETER C. FOSSELMAN



April 13, 2023

Honorable Evan Glass  
President, Montgomery County Council  
100 Maryland Avenue  
Rockville, MD 20850

Dear Council President Glass,

I am pleased to present my letter of interest for the position of Chair of the Montgomery County Planning Board. My resume accompanies this letter. I have experience in both the private and public sectors as an urban planner, as a mayor, and as an appointed official. I believe my diverse background and practice would be an asset to Montgomery County and the Maryland-National Capital Park and Planning Commission.

The County's Planning Board is in a crucial period with the implementation of the new General Plan – *Thrive 2050*, the need to restore the public's trust, and to build on the progress reached by the Executive and the Council of getting "back in the game" with respect to economic development. I am the person with the experience and skills to undertake these tasks.

Further headway will necessitate internal improvements with support of the staff; external outreach to *ALL* communities in the county; strengthening relations with other county agencies, branches, and partners; following the Thrive 2050 road map; and creating a place where business and development desire to locate and remain, while infusing equitable policies in every aspect. The next Chair must continue the effective working relationship with the Parks Department and engage the appropriate individual to lead the Planning Department. The new Planning Director should be a visionary, stand behind the staff, explore other counties and municipalities for innovative ideas, and continually push the policies of public engagement and inclusion.

Currently, I am the **Director of the Bethesda-Chevy Chase Regional Services** serving the communities of Bethesda, Cabin John, Chevy Chase, Friendship Heights, Garrett Park, Glen Echo, North Bethesda, Potomac, Rockville, and Twinbrook. Bringing "small town" responsiveness, the office focuses on resolving issues by working with civic organizations, community stakeholders, and businesses on urban district concerns, marketing and placemaking, health programs, housing needs, open space and landscaping, land use, transportation systems, biker and pedestrian safety, food and clothing aid, and immigration assistance. While it is difficult to choose, I believe my helping a person through our immigration process and on the road to becoming a U.S. Citizen, is my proudest accomplishment as director.

Prior to the Director of the B-CC RS, I was the **Master Plan Ombudsman for the Office of the County Executive**. I worked closely with the County Planning Department, the Department of Transportation,

the Department of Environment, Fire and Rescue as well as other agencies at local and state levels. Duties comprised of implementing county master plan goals, day to day construction projects, and developing a branding campaign for each local population. I also served as liaison between government, residents, businesses, and developers making public presentations and mitigating various community issues. In 2017, I was a member of the first class of the **Regional Fellows Program** for Public Leadership at the Urban Land Institute where we focused on local community and planning solutions. During the onset of the COVID-19 pandemic, the Office of the County Executive recruited me to assist with the Business Advancement Team to oversee closing financial reviews and approval of Covid-19 grant funding. As we began to navigate life with Covid-19, I started playing a significant role in the County's concept of a bio-health innovation campus at the North Bethesda Metro by meeting with universities, WMATA staff, Planning staff, and area stakeholders. My most significant accomplishment as Ombudsman was creating **Friends of White Oak** (FOWO) to develop a voice for the needs of the East County. The FOWO have become a 501 non-profit and are a strong voice for the community.

In addition, I am the longest serving **Mayor of Kensington** (2006 to 2016). I administered a \$2.9 M budget, real property and business taxes, and presided over the Town Council meetings. Under my administration, the public works staff performed landscaping and snow removal duties in addition to green space and park maintenance. As mayor I helped develop *Explore Kensington*, a multi-pronged campaign promoting community events as well as support for local businesses. By my third term I appointed a new Town Manager and helped increase our "rainy day" fund by \$900K. My most significant accomplishment as Mayor is the revitalization of Kensington by chaperoning the Town's comprehensive master plan through the State, County, and Town approval processes. This successful effort was achieved through strategic community outreach, an *Urban Land Institute Technical Assistance Panel*, and an inclusive design process. In 2015, the 152 Mayors of Maryland elected me **President of the Maryland Mayors' Association**. A noteworthy achievement during my administration was lobbying the State General Assembly to make changes under Article 28 allowing Kensington to have quasi zoning authority with respect to land use.

In 2011, I was appointed by Governor Martin O'Malley as **Maryland's Deputy Secretary of State**, overseeing the Charities and Legal Divisions. Within these divisions I managed non-profit registrations, the Safe at Home Address Confidentiality Program for victims of domestic violence prevention and human trafficking, the Maryland Charity Campaign of United Way, prisoner extraditions and requisitions, and Notaries of Public. The staff of the six divisions within the agency assisted me with fiscal notes for legislation, the annual budget, and public testimony to the General Assembly. A major achievement as Deputy was the restructuring of the divisions to create a more efficient process which improved customer response quality and time and saved financial resources. I am also proud to have improved the domestic violence prevention and human trafficking program by increasing outreach by travelling around Maryland and hiring the program's first director.

Prior to my time with the State and Town, I was a **Principal and Urban Planner** at the land use firm of Rodgers Consulting; interacting on a regular basis with chambers of commerce, land use attorneys, engineers, architects, and county and state officials. This included client recruitment and retention, a comprehensive understanding of architectural and engineering blueprints as well as zoning regulations. I delivered public presentations, met with key stakeholders, and worked through divisive community issues to achieve a compromise on proposed site plans. I believe successfully managing the nationally recognized neotraditional community, the *Kentlands* is my signature work at Rodgers.

I was selected **Chair of the Gaithersburg *Olde Towne Economic Development Corporation*** by the City Mayor and Council, to oversee the revitalization of the Olde Towne District. I effectively lead a diverse Board of seven who represented the corporate and residential communities. We brought new life to the district by initiating zoning changes, lobbying, receiving a state grant of \$7M, and creating community organized events. Evidence of that work shines in Gaithersburg today.

My educational background is in Urban Studies and Landscape Design. I have been active in the community by volunteering for various non-profits and I am especially proud of being one of six founders of the Montgomery County LGBTQ Center. I live with my husband of 27 years, Duane, and our two dogs in Rockville. And I am a registered **Democrat**.

Thank you to the County Council and you, Council President, for the opportunity to apply for the position of Chair and your kind consideration of my application. I look forward to hearing from you soon.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter C. Fosselman', with a stylized flourish at the end.

Peter C. Fosselman

**PETER C. FOSSELMAN**



**PROFESSIONAL**

**Director**

Regional Services Office, Bethesda, Maryland (2021 – Present)

Serving as the liaison between Montgomery County and its residents and businesses by working with individuals, elected officials, community groups, boards, and public agencies to provide information, identify, and recommend and/or implement solutions as well as improve access to government for all; overseeing vendor contracts, the Bethesda Urban Partnership, Pike District Partnership grants, Friendship Heights Alliance grants, marketing campaigns, and budgets; coordination with county departments and Park & Planning of area master plans, transportation improvements, and construction projects. Bethesda, Cabin John, Chevy Chase, Friendship Heights, Garrett Park, Glen Echo, North Bethesda, Potomac, Rockville, and Twinbrook communities are part of the portfolio.

**Commissioner**

Historic District Commission, Rockville, Maryland (2022 - present)

Recommending the boundaries of districts that are deemed to be of historic or architectural value to the City of Rockville and reviewing applications for construction or exterior alterations in the historic districts; appointed by the Mayor and Council.

**Regional Fellows Program for Public Leadership**

Urban Land Institute, Washington, D.C. (2017)

ULI selected three jurisdictions in the Metropolitan Washington Region to participate: Montgomery County, MD; Fairfax County, VA; and the City of Alexandria, VA. The fellowship team selected an intractable challenge, hosted a panel of experts, studied the communities over a yearlong program, and made recommendations for improvement in each region.

**Master Plan Ombudsman**

Office of the County Executive, Rockville, Maryland (2015 – 2021)

Managed the implementation of active Montgomery County master plans, developed a branding campaign for the local population and the greater DMV, served as community liaison between the county, state, residents, businesses, and developers, and day to day coordination of land development projects with county departments, the Planning Department, and state agencies.

**Mayor**

Town of Kensington, Maryland (2007 - 2016)

Chief executive overseeing budget, Town Council meetings, administrative staff, public works staff, town charter & code enforcement, green space & parks, coordination with State Highway and County DOT, marketing, and public relations, municipal contracts for street maintenance, trash, and recycling collection. Helped develop *Explore Kensington*, a campaign promoting community events as well as support for local businesses. Chaperoned a comprehensive master plan through the state, county, and

## **PETER C. FOSSELMAN**

town processes and commissioned an *Urban Land Institute* TAP Panel Study. Elected President of the Maryland Mayors' Association and President of the Montgomery County Municipal League.

### **Deputy Secretary of State**

State of Maryland, Annapolis, Maryland (2011 - 2015)

Appointed by Gov. Martin O'Malley, reappointed by Gov. Larry Hogan

Head of the Charity and Legal Divisions overseeing non-profits, Safe at Home for victims of domestic violence and human trafficking, Charity Campaign of United Way, prisoner extraditions & requisitions, Governor's Executive Orders, Notaries of Public, condominiums/timeshare associations, and state flag protocol. Assisted with budget preparation, fiscal notes for various legislation, represented the Governor at events & international travel, made public presentations, and gave testimony before the General Assembly. Supervised six divisions.

### **Principal and Urban Planner**

Rodgers Consulting, Germantown, Maryland (2008 - 2011)

Land use, smart growth, and urban planning strategies, tree preservation, monitored local and municipal master plans, followed local legislation & policy, gave public presentations and testimony to various governmental bodies.

### **Urban Planner and Project Manager**

Rodgers & Associates, Gaithersburg, Maryland (1994 - 2003)

Land use design for commercial and residential developments, Project Manager of the internationally recognized *Kentlands* and *Lakelands* neo-traditional developments, division supervisor, oversaw tree preservation, served as client and community liaison, gave public presentations.

### **Planning & Zoning Inspector**

City of Gaithersburg, Maryland (1990 - 1994)

Administered site plan review, re-zonings, text amendments, public presentations for the Mayor & Council and Planning Commission, oversaw enforcement of the zoning ordinance, tree preservation, historic districts, and architectural standards.

## **ENTREPRENERIAL**

### **Partner**

Café 1894, Kensington, Maryland (2006 - 2011)

American style restaurant, performed fiscal management and payroll, sold 2011.

### **Partner**

Sweat Shop, Kensington, Maryland (2004 - 2011)

Fitness center specializing in improving health with a positive environment, oversaw fiscal management, client relations, membership of 400, sold 2011.



## **PETER C. FOSSELMAN**

### **VOLUNTEER**

Visionary Board Member, Montgomery County LGBTQ Center; Board Member, Maryland Business Council; President, Maryland Mayors' Association; Maryland Municipal League Legislative Committee; President, Montgomery County Municipal League; Montgomery County Smart Growth Initiative Task Force; President, People Animals Love; Chair, Gaithersburg Olde Towne Development Corporation; Rebuilding Montgomery.

### **EDUCATION**

#### **Executive's & Principal's Bootcamp**

PSMJ Resources, Boston, Massachusetts (2009)

#### **LEED for New Construction**

Technical Workshops

U.S. Green Building Council, Washington, D.C. (2008)

#### **Landscape Design, C.E.**

George Washington University, Washington, D.C. (1993)

#### **Urban Studies, B.A.**

Minor, World History

Virginia Polytechnic Institute and State University, Blacksburg, Virginia (1990)

### **PARTY AFFILIATION**

Registered Democrat

## **Artie L. Harris, Jr.**

Artie Harris is the Vice President of Real Estate at Montgomery Housing Partnership, Inc. (MHP), a non-profit real estate development organization based in Silver Spring, MD.

MHP's mission is to preserve and expand affordable rental and for-sale housing in Montgomery County. Since 1989, MHP has developed, acquired, and renovated more than 2,900 units of affordable rental housing in neighborhoods throughout the County and beyond.

Harris joined MHP in 2009, and is responsible for managing the MHP team of development professionals and oversees all development projects, including acquisition, rehabilitation, and new construction for both rental and for-sale. He also develops and models financing options; prepares and negotiates the financing and credit enhancement packages; oversees the development of plans and specifications; and other duties.

Harris is LEED certified and has 30 years of experience developing multi-family housing and retail facilities, plus an additional nine years of managing design and construction projects for commercial high-rise and industrial buildings and power plants as a civil engineer.

Prior to joining MHP, Harris was a Vice President at Bozzuto Development Company where he led teams in developing over 2,000 units in both market-rate and mixed-income communities. The projects included dense, urban transit-oriented developments that were public-private partnerships.

He received his Master of Business Administration degree from Stanford University, a Master of Science in Civil Engineering from Purdue University, and a Bachelor of Science in Civil Engineering from Valparaiso University.

He has lived in Takoma Park for over 23 years with his wife and two daughters. His hobbies include biking, hiking, kayaking, and gardening.

# Hans Riemer

[hans.riemer@gmail.com](mailto:hans.riemer@gmail.com) | 301-938-6899

April 25, 2023

Dear Councilmembers,

I am writing to share more about why I have applied for the challenging role of serving our community, and the County Council, as Chair of the Park & Planning Commission.

Above all, this job combines my policy vision and deep personal interests with my professional and community expertise.

From a young age I have cared about planning, development and parks. Thanks to parents who were involved in the community, I learned that my experience in Oakland was deeply impacted by white flight development patterns and the decline of the City's economic base; families lacked access to jobs, the city lacked a tax base, and the community suffered from poverty. I learned that the government was critical to changing those conditions.

I experienced the freedom that comes from walking to school, riding my bike several miles to my friend's houses, and taking the bus or the train across town or across the region. I hiked and biked our glorious regional and national parks, inspiring my love for the environment, and felt a frustration when I played in baseball tournaments in the exurbs where the fields seemed like they were pro caliber yet back home mine were full of rocks and broken glass. In college, I broadened my interests by studying architectural history.

All of these experiences involve policy issues that propelled me into public service and motivated my work as a Councilmember. I hope that helps explain why I am so interested in this opportunity.

Ultimately though, this is not about me. It's about you, the Council, and our community, and the need for someone to shepherd the County's continuing land use transformation while providing responsive leadership for an important agency with many employees and stakeholders.

The strengths and experience that I bring to this role will serve you well:

**Understanding the agency role.** Chairing the Council's Park & Planning Committee is ideal preparation for chairing the Park & Planning Commission. With the Chair position, the Council makes a high impact choice for a partnership. With 12 years of experience working in collaboration with the Commission, I understand important nuances that other candidates will

only learn at the expense of the Council and community. The Council will be best served by someone with deep experience in the work of the Commission as well as someone who is reliable in the role. I will be better able than other candidates to steer the process to create successful outcomes. I also know that when the Planning Board makes mistakes, the Council often pays the price.

My experience writing and steering numerous Master Plans, zoning text amendments, workplans, park plans and Agency budgets, sets me apart -- each of them carefully negotiated and revised in dialogue with Councilmembers, the Planning Chair and Agency staff, the executive branch, and community leaders. Those skills will strengthen the Council's work.

One issue I often struggled with as a Councilmember was the folklore of how the land-use decision process works: it was common to assume that the Planning Board would send over plans that went far beyond what the staff or community process had contemplated and allow the Council to "cut them down." I never thought that served us well, since it needlessly created community opposition for no real benefit, and created a raucous process for the Council to manage. For Councilmembers who generally wanted to be understood as encouraging good development rather than restricting it, having to cut back plans seemed to contradict their platforms, leaving advocates to doubt their leadership.

I will approach our draft Master Plans with the intention of getting as close to the optimal plan as possible, without assuming that the Council will inevitably just cut it down; while always recognizing that it is only a draft for the Council to work from and fully support the Council's role in producing a final plan (the word "board draft" is very important in the Master Plan process, as it is in the Budget process relative to the "executive draft"). I hope this philosophy will lead to a more successful process for the community, more trust between the Council and Planning Board, and better politics for Councilmembers who have to put themselves on the line running for election.

**Leading the Staff and Board:** Our superb Agency needs a leader who can imbue the incredible staff with confidence to perform their jobs at the highest level. I have more than a decade worth of relationship building with agency staff. Whether the topic is the plan for new parks, master plans under development, or development applications, I will have context and understanding to engage with our team and help them achieve success. That will serve the Council and Commission well. I see the job of the Chair as supporting and elevating the work of our staff. I also know the new Commission members you have recently appointed and I am more than likely to know any additional new Commission members who might be appointed. These relationships will position me to lead the Board and the Staff well and ensure the strongest possible organization to serve the Council. And of course as a past Council President and PHED Chair, I can lead the Board's public meetings with aplomb.

**State Relationships:** Thanks to 12 years on the Council, I know our state legislators well and I am well positioned to continue building on the strategy of securing bond bills and other state investments in our Parks and public facilities. There are also occasional state legislative

challenges that the Commission must address, and my experience there will help the Council work through these successfully.

**Development Process:** Serving as the Council's steward over development, the Chair needs a strong understanding of how projects move through the process, who the executive branch (and outside agency) leaders are, what the departments do, and how to get outcomes working together. My skills and experience in this area will serve the Council well. Particularly now, with discussion about making changes in the development approval process, the Council will be best served by an experienced hand who can be effective in the deliberations. I will approach this serious topic with a spirit of embracing the possibility of improving the development process -- there is no question that we can make significant improvements if we can marshal agreement from the many institutional partners to the process -- while advancing the Council's objectives.

**Experience in the Community:** I believe that the Council will be well served by having a Planning Chair who has successfully engaged with voters directly all across this great County and who recognizes the vast differences in perspectives here, who views all voices as valuable and worthy. A policy and engagement process is most successful when divergent views are heard and respected, recommendations are challenged and reconsidered, and final decisions truly have the benefit of various points of view. While consensus is rare, to quote one of the sayings I often reflect upon, "Good process gets good results." Not to mention that having served as an At-large Councilmember, I have deeper experience in all of our County's neighborhoods and communities of interest, which matters a great deal as we shape the future of land-use, transportation, housing, public facilities and parks in the County. I also approach challenges with a flexible and pragmatic mindset that seeks a smooth path to maximize benefits while enabling us to move forward constructively to the next set of challenges.

**Policy Vision:** The Council can be confident that my approach to policy matches the Council's aspirations. The planning vision I have worked to advance over the years has been supported with innumerable unanimous votes at the Council (or, at times, 8-1 votes). Bringing out the best in our community's rural, suburban and urban communities is the Board's responsibility and one that I take seriously.

The policy agenda for the Commission comes from the Council. So while I will now touch on some of the issues I would like to address, back to "understanding the agency role," I will restate that should you appoint me a Chair, I would seek to implement the Council's vision. With that in mind, some of the topics that I know will be part of our collaborative agenda include:

- **Smart growth and climate** -- Thrive Montgomery 2050 emphasizes our commitment to a corridor focused development strategy where future growth and development will be more transit focused and have a smaller climate impact than the greenfield development of our past. While fulfilling the needs of those who live in our suburban neighborhoods, we can also ensure that as we grow we concentrate our development in multi-family buildings on transit corridors that are walkable, bikeable, and have the amenities that our

community needs to thrive. Then, we will truly have the choices available to support all generations and lifestyles.

- **Parks equity** -- providing the highest quality parks throughout the County. Every family should be able to walk to a great playground or field within ten minutes of where they live. Competition level athletic fields should be available within a reasonable distance to every community. Dog owners should be able to quickly travel to a dog park. Hikers and mountain bikers should be just a short trip to an off-road journey that, thanks to trail interconnections, can last as long as they have time and stamina to continue. But not all of our County was planned or developed with these goals in mind. We have work to do!
- **Housing** -- Every neighborhood should have a variety of housing types and affordability levels. We must continue taking forceful action to promote housing production and improve affordability. We should develop the Social Housing vision that we are already leading on nationally. The Commission could provide more “think tank” type support on housing and economic development policy to the Council.
- **Thriving urban centers** -- In a post-pandemic economic environment where working from home has suddenly become the norm, our downtowns have the chance to thrive because they are close to home. Encouraging high quality redevelopment is an essential economic development strategy. You can see the results in downtown Bethesda today, which is buzzing during the work day with work-from-home residents -- while DC is relatively quiet. We are at an inflection point where delivering a series of additional high quality nodes (White Flint, Great Seneca, and East County to choose a few examples) is mission critical.
- **Transparency** -- The Council has recently adopted legislation (Bill 8-23) promoting transparency for all boards and commissions. It is important for MNCPPC to follow the Council’s lead on transparency. Our planning process is community driven, meaning that community voices have high expectations for how they are allowed to engage. The Commission needs to meet those standards.
- **Transportation** -- While continuing our gradual transformation to embrace non-auto forms of transportation, the Council and Commission have outlined some big picture goals recently that we may pursue together, such as Metro to Germantown, two-way MARC service, high quality bus service on major roads, and more. The incoming Pedestrian Master Plan will provide a policy agenda that will take many years to implement, just as we must continue pressing forward on implementing the Bikeways Master Plan. As Chair, I will await the Council’s guidance on the American Legion Bridge and 270.
- **Police** -- One of the important responsibilities for the Chair and Commission is overseeing the Agency’s police department. I look forward to working closely with Chief Darryl McSwain, one of the County’s most capable public safety leaders, whom I know well from our years of service together. I have always appreciated the Department’s role and many years ago ensured that it was retained when others proposed to strip it from the Agency and move it to the County, where Park safety might be overlooked.
- **Athletics and youth sports** -- While the Parks Department has always had the role of stewardship for our natural Park resources, I have often felt over the years that the responsibility for promoting athletics has not been central enough. We have work to do

to make our County a regional leader in providing athletic facilities that can make growing up here or playing sports an equitable and awesome experience.

- **Participation** -- One of the imperatives I took away from our racial equity analysis, as well as continuing to build on past efforts by Councilmembers and the Commission, is that we need to do capacity building in disenfranchised communities to participate in community development. A "Participation Academy" could help bring the full array of voices to the table. A high school module could help young people understand the County's planning vision, history and process. And internship programs connected with area universities can help us bring in new voices as well as diversify our workforce.
- **Engaging our diverse community** -- The Commission must be committed to ensuring that a process for governing our future has the participation of everyone and not just those who are familiar with how to participate. Culturally competent outreach, knocking on doors, holding meetings in the community, effective social media -- tactics that the Commission has been pioneering -- should be expanded and strengthened to bring all voices to the table.
- **Connected native gardens** -- I hope to work with our Parks team to identify how we could do more to promote native plant gardening here in the County, mobilizing and connecting gardeners to create habitat corridors that will support insects, birds, and other native wildlife.
- **Agriculture** -- Thrive Montgomery 2050, which I was proud to help steer through the County Council, affirmed the Council's commitment to upholding the vision of the Agricultural Reserve. Fulfilling that vision, however, requires constant attention to the needs of our agricultural producers, as well as finding new ways to engage the public in enjoying and supporting low-density zoning (the wineries and breweries that I worked to support through zoning reforms when they were prohibited, for example, are a great evolution in the vision there).
- **Regional planning** -- Montgomery County is profoundly impacted by larger trends in the region. The shift of economic development south into Virginia poses a future of longer commutes, less private investment and less vitality in the Northern and Eastern parts of the region. The Chair should participate in regional planning conversations with Maryland, Prince George's County and DC, to continue working on a vision that can bring balance back to the region.

Thank you for your consideration! I hope this letter explains why I will serve you best as your partner to bring our community's vision for high quality development and world class parks to life.

Sincerely,



Hans Riemer

# Hans Riemer

[hans.riemer@gmail.com](mailto:hans.riemer@gmail.com) | 301-938-6899

*A responsive leader with proven capabilities in policy, legislative process, communications, community engagement and budget.*

*Possessing deep knowledge of regional housing and development, planning, transportation, climate and clean energy, economic development, zoning reform, and public safety issues.*

## **US DEPARTMENT OF ENERGY, LOAN PROGRAMS OFFICE**

### **Senior consultant, February 2023 to present**

- Supporting the deployment of technology and capital for the clean energy transition.
- Outreach and business development with a focus on virtual power plants and state energy financing institutions.

## **MONTGOMERY COUNTY, MARYLAND COUNTY COUNCIL**

### **Councilmember At-Large, December 2010 to present**

- Passed laws and created programs with nationally and regionally significant reforms.
- Authored landmark legislation to promote housing affordability and equitable development, including smart growth plans, affordable housing financing, and reforms to exclusionary zoning.
- Forged unique policy agenda uniting economic development and climate goals with housing action, transportation, walkability and high quality of life.
- Worked complex policy issues through legislative debates to successful conclusion, such as reforming policing practices to promote racial justice, legalizing 5G, Airbnb and Uber/Lyft, enacting emergency COVID protocols, modernizing liquor laws and taking forceful action on climate.
- Partnered with leaders in the private sector to strengthen economic development (life sciences industry) and bring new Federal investment to our community (proposed new Pandemic Prevention Center).
- Built new institutions to promote workforce development and opportunity for children, including the nonprofit KID Museum to build youth skills and the READY Institute at the Universities at Shady Grove to align higher education with emerging job opportunities.
- Managed long-term community planning (zoning, land-use) through constant controversies, trade-offs, and competing equities, while getting vivid results in places like downtown Bethesda, North Bethesda, Silver Spring, Gaithersburg, Rockville where new buildings are going up in a walkable, desirable urban or suburban setting.
- Conducted all of this work under political pressure as an elected representative for more than 1 million residents in one of America's most highly educated and government-savvy communities, overseeing a \$6 billion budget and organizations with tens of thousands of employees.



## **AARP**

### **Senior Advisor, September 2008 – June 2010**

Campaign director on retirement security policy and community engagement.

- Boosted “Create The Good” service campaign membership from 10,000 to 120,000
- Engaged state chapters in Federal and state lobbying
- Developed retirement policy with Congressional and Treasury Department leaders

## **OBAMA FOR AMERICA**

### **National Youth Vote Director, March 2007 – March 2008**

Built strategy for historic campaign; *Time* cover story called it “The Year of the Young Voter.”

- Built and managed 50-state grassroots organization with 800+ chapters; Managed 3 deputy national youth vote directors and advised 10+ youth state directors
- Closely advised Iowa state operation in building young voter program leading to historic victory
- Collaborated with music industry contacts to create “Yes We Can Song” by Will.I.Am

## **ROCK THE VOTE**

### **Political Director, March 2003 – March 2007**

Led political programs, shaped brand and issue campaigns engaging young voters.

- Programs generated one million voter registration form downloads (2004)
- Conceived and managed Democratic presidential “Rock the Vote” debate on CNN

## **CAMPAIGN FOR AMERICA’S FUTURE**

### **Senior Policy Analyst, 2001 – 2003**

Directed a national coalition campaign of organizations dedicated to protecting Social Security.

- Worked with senior leaders from dozens of organizations representing seniors, labor, women, civil rights, Democratic leadership
- Wrote policy reports and op-eds, including rapid response; testified to Congressional Committees and Task Forces

## **2030 CENTER**

### **Founder/Director, 1996-2001**

Founded and directed a public policy organization for young people, playing an instrumental role in public debate about Social Security.

## **SAVE OUR SECURITY COALITION**

### **Policy Associate, 1995-1996**

Staffer for the national coalition of organizations focused on social welfare policy issues; worked directly with coalition chairman, Dr. Arthur S. Flemming.

## **NATIONAL ACADEMY OF SOCIAL INSURANCE**

### **Policy Associate, 1995**

Developed a youth engagement program on Social Security.

## **EDUCATION: UC SANTA CRUZ**

Bachelor's Degree in Politics, 1995 (Dean's Award in Humanities)

**Education**

<b>Master of Professional Studies, Urban &amp; Regional Planning: <i>Community and Economic Development</i></b> Georgetown University	Washington, D.C.
<b>Bachelor of Science, Business Management &amp; Entrepreneurship</b> University of Maryland, Robert H. Smith School of Business	College Park, MD
<b>Associate of Arts, Business Administration</b> Montgomery College	Rockville, MD

**Professional Work Experience**

**The Universities at Shady Grove, University System of Maryland: *Strategic Projects Coordinator* • Sept 2022 – Present**

- Implement the USG 2.0 Strategic Plan as part of the Office of the Executive Director.
- Strengthen and develop, pathways and programs for MCPS and Montgomery College students to attend and graduate from a degree program offered at the Shady Grove campus.
- Collaborate with College and University Presidents, Deans, Program Directors, Faculty, Staff and Students to expand on academic, professional, and community-based opportunities available at the Shady Grove campus.
- Develop workforce pathway and experiential learning opportunities for students within Montgomery County.
- Partner with community organizations on youth development and community development initiatives.
- Co-Chair the USG Facilities Master Plan Update.
- Serve as a member of the Montgomery Planning GSSC IAC.
- Liaise with Montgomery County Government agencies on issues related to transportation, planning, policy, etc.
- Co-lead the creation of a Leadership Program for Montgomery County Executive Branch managerial-level staff.

**Montgomery County Council: *Senior Legislative Aide: Land Use, Economic Development & Education* Dec 2020 – Sept 2022**

- Oversaw the Transportation, Planning, Economic Development policy portfolios.
- Analyzed and/or create local bills, zoning text amendments, and resolutions related to the above policy areas.
- Provided recommendations on Montgomery County Operating, Capital, and Capital Improvement Program Budgets.
- Collaborated with County Agencies and Departments to address and resolve resident and community issues.
- Conducted outreach with hundreds of community members, dozens of organizations, and dozens of public officials.
- Led placemaking initiatives in the form of site activation, micro-economic and community development projects.
- Supervised an intern on daily tasks that include analyzing staff packets and completing resident correspondence.

**Montgomery County Council: *Graduate Fellow* June 2020 – Aug 2020**

- Researched and planned a framework for equitable education and engagement of underrepresented and at-risk youth.
- Highlighted neighborhood-level issues within 12 Montgomery County High School Clusters.
- Proposed an education and development pipeline that provides innovative academic and economic opportunities.

**Montgomery County Planning Department (M-NCPPC): *Graduate Intern II* Jul 01 – May 2020**

- Conducted Growth Management Policy research.
- Created and revised planning goals, policies, and actions for the equity, land use, and outreach teams for Thrive.
- Analyzed data for the Pike District Study Update analysis on walkability, bike-ability, and development opportunity.
- Organized and led engagement sessions with 5 BIPOC high school student groups in collaboration with local high schools, community groups, and youth development organizations across Montgomery County for Thrive Montgomery.

**Major Projects**

**Silver Spring Business Improvement District & Main Street: *Legislation & Economic Development* May 2021 – Sept 2022**

- Conducted months-long community engagement with local small businesses in Downtown Silver Spring to better understand the wants and needs of the businesses, and to ensure that equity is truly achieved if the legislation moved forward. Engagement conducted was categorized using future geographic “districts” outlined by the Silver Spring Downtown & Adjacent Communities Plan.
- Collaborated with local business groups and consultants to advocate for the creation of Main Streets and funding associated with Main Streets, which could empower small businesses to have more power and control over economic and social decision-making in their business district.

**Activating the Newell Street Closure: *Placemaking & Community Development* • Jan 2020 – Sept 2022**

- Led a community placemaking initiative throughout the COVID-19 pandemic to reinstate a route for delivery trucks to South Silver Spring to engage residents with an underutilized Urban Park while also providing micro-economic development opportunity for locally owned businesses.

- Liaised with Councilmember Offices, M-NCPPC, MCDOT, the Silver Spring Regional Service Center, the Silver Spring Urban District, Maryland State Delegates, and South Silver Spring residents to develop a vision for the future of Newell Street.

**Transforming Suburban Blight: A Redevelopment Plan for Lakeforest Mall: Capstone Thesis ● Dec 2020 – Aug 2021**

- Developed a virtual 3D Concept Plan model, by utilizing Esri’s ArcGIS Urban and other ArcGIS Online mapping tools, for the Lakeforest Mall site in Gaithersburg, MD. This included conducting quantitative analyses and qualitative analyses for creating a walkshed and driveshed map to guide the selection of a study area to inform planning within the site area, gathering census tract and census block data from the U.S. Census Bureau and other sources for demographic analyses, and analyzing City of Gaithersburg Zoning, existing land use and site use. Finally, community engagement was conducted with residents and community organizations to help inform the final concept plan and site recommendations, which included missing-middle housing, open park space, a bike-pedestrian network, among other things.
- Followed recommendations and guidelines outlined in the City of Gaithersburg Lakeforest Master Plan, with guidance from a City of Gaithersburg Councilwoman, an Urban Planning consultant, and a Senior Spatial Analyst from NOAA.
- A StoryMap of the plan can be found here: <https://storymaps.arcgis.com/stories/41e10f4fe00>.

**Revisoning Friendship Heights: Site Plan Proposal & Briefing Book ● Jan 2020 – May 2021**

- Worked with a team of fellow graduate students to create a site plan proposal for the Director of WMATA’s Real Estate Division, with feedback from a ULI technical assistance panel working on the redevelopment vision of Friendship Heights.

**Equitable Education and Engagement of Underrepresented and At-Risk Youth: Fellowship Paper ● June 2020 – Aug 2020**

- Created a framework for increasing education attainment and engagement levels of Black and Brown low-income youth in Montgomery County, MD, guiding them from late middle school to the completion of an undergraduate degree.
- Utilized a census tract and block demographic analysis to tell a story about 14 neighborhoods in Montgomery County where residents are less likely to achieve academic or financial success due to varying factors, and provide recommendations on creating a pathway for residents to achieve greater education attainment and civic knowledge.
- The framework and recommendations can be found here: [https://www.montgomerycountymd.gov/COUNCIL/Resources/Files/Summer\\_Fellows/2020/UpneetAtwal\\_CouncilFellow\\_Report.pdf](https://www.montgomerycountymd.gov/COUNCIL/Resources/Files/Summer_Fellows/2020/UpneetAtwal_CouncilFellow_Report.pdf)

**Growth Management Policy: Research Document ● Jul 201 – Jan 2020**

- Conducted research on growth management policy from jurisdictions across the United States with similar size and land use to Montgomery County and identified jurisdictions to analyze that currently have growth management policies
- Provided recommendations on the usage of growth management policies and their positive and negative impacts.

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**Leadership & Community Service Experience**

**Montgomery College Alumni Association Board of Governors: Board Member & Committee Lead ● Sept 201 – Present**

- Serve on the Mentoring Committee and Mentorship Program, guiding alumni mentors and student mentees.

**The BROTHERS Academy: Alumni Member ● July 2020 – Present**

- Assist in community and youth development initiatives in Gaithersburg, MD.

**Racial Equity & Social Justice Core Team, Montgomery County Council: Committee Member ● Aug 2021 – Sept 2022**

- Analyzed and assessed Montgomery County Council departmental policies, procedures, and practices with a racial equity lens and develop racial equity recommendations and action plans.

**Montgomery College Presidential Search Advisory Committee: Committee Member ● Sept 2021 – Dec 2021**

- Developed categorical visions and interview questions that align with the vision of Montgomery College and its future.
- Interviewed finalists and provided a recommendation to Montgomery College Board of Trustees.

**Universities at Shady Grove 2.0 Strategic Plan Workgroup: Committee Member ● Nov 2021 – Jan 2022**

- Recommended actionable directional shifts for the USG 2.0 Strategic Plan to propel the campus forward in achieving its goals and vision for pathways to the workforce in Montgomery County.

**American Planning Association, National Capital Area: Diversity Fellow ● September 2020 – May 2021**

- Studied and advocated for greater Black, Indigenous, and Persons of Color diversity and representation within the planning profession in the Washington, D.C. region.

**University System of Maryland – USG Joint Chairmen’s Report: Commission Member ● August 201 – December 201**

- Provided recommendations regarding the fiscal model, governance, and mission of the Universities at Shady Grove, per charge given by the Maryland General Assembly.

April 12, 2023

Honorable Evan Glass, President  
and Members of the Montgomery County Council  
Stella B. Werner Council Office Building  
100 Maryland Avenue  
Rockville, Maryland 20850  
By email: [council.clerk@montgomerycountymd.gov](mailto:council.clerk@montgomerycountymd.gov)  
[Evan.Glass@montgomerycountymd.gov](mailto:Evan.Glass@montgomerycountymd.gov)

Dear President Glass and Members of the Montgomery County Council,

I write to apply for the position of Montgomery County Planning Board Member. I am a resident of Aspen Hill, a first-generation immigrant, public school parent, community organizer, local political economy expert, podcast host, longtime educator in Montgomery County, and a registered Democrat.

I come from higher education. I have run for the Board of Education. I host a political science podcast in Montgomery County. You might be wondering why I am applying to be on the Planning Board. I will try to answer this question below and show that the substance of my work and the breadth and depth of my public policy engagement uniquely qualify me to help the Planning Board work on upcoming master plans and sector plans that will bring to life Thrive 2050, the new general plan you approved last year. In the process, I want to help improve the lives of all the people of our county, including newcomers, children, young adults, the economically disadvantaged, and the politically disengaged.

First, I teach political economy, which sits at the foundation of planning as a function and a discipline. The idea of zoning or housing affordability, to take just two examples, come from the study of local political economy. I have not only taught these topics, but also created new and innovative coursework on the local political economy of Montgomery County and the Washington, DC, region focused on planning issues.

One important aspect of my background is the value I place on expertise (and, it turns out, long reports). The Montgomery Parks and Planning Staff has been resolutely professional in the face of significant challenges the last few years. A reconstituted Planning Board must engage staff with respect and ensure they are treated professionally.

Second, I bring intersectionality in governance. A Planning Board full of singular expertise will produce one kind of decision. My work inside and outside the classroom offers the possibility of balancing the many pulls and pressures the Planning Board must work with.

Over the last several years and across many venues, including many advisory and nonprofit boards, I have had incredible opportunities to interact with experts, leaders, county residents, and elected officials who have shaped my own thinking on planning issues. I have learned

about the history and implications of the wedges and corridors plan and have closely followed transportation, transit, economic development, and road design debates. No matter how we cut it, Montgomery County has a housing problem and where we have middle income housing, we lack transit. Apart from core planning issues, I bring knowledge of schools, the environment, agriculture, and road safety. Not usually seen in the planning context, my work on youth mental health led to me think about how we force teenagers out of sight because we do not generally build free-use public infrastructure for them.

Third, I have shown via my podcast what it means to have substantive and meaningful conversations with people even when we disagree. I strongly believe that the Planning Board must engage and then act. Indeed, the purpose of engagement must be action taken to improve the lives of all county residents. This raises some challenging questions about how we structure engagement in a democracy, yet another political science dilemma I can help address based on my background.

In writing this application, I have thought about possible conflicts between the podcast I host and Planning Board work. If you decide to appoint me, I will first call the Maryland State Ethics Commission and ask them for a ruling on what I can continue doing and what I cannot. Please know that the podcast is evolving as a teaching and learning tool as more students become involved in the making of the show. The podcast is also broadening its scope to subject matter outside of Montgomery County.

There is incredible diversity and variability of life and living in Montgomery County between down and up county and east and west county, between and among our institutions, and within the dense network of civil society that flourishes in our county. In the book *Hyperlocal*, Tracy Hadden Loh and Jennifer S. Vey of the Brookings Institution argue that placemaking becomes challenging when there are multiple jurisdictions and overlapping authorities that govern neighborhoods, and that the way to resolve this problem is to build localized stakeholders and empower hyperlocal entities.

These are challenges the Planning Board will be wrestling with in the future. Given my own background with these issues, I hope you will consider moving me forward to the interviews. I would be excited to be a part of the ensuing dialogue.

Sincerely,

A handwritten signature in cursive script that reads "Sunil Dasgupta". The ink is dark and the signature is fluid and connected.

Sunil Dasgupta, Ph.D.

## Dr. Sunil Dasgupta

**Sunil Dasgupta, Ph.D. (University of Illinois at Urbana-Champaign, Political Science, 2003)**, is an Aspen Hill resident, first-generation immigrant, public school parent, community organizer, local political economy expert, local podcast host, and longtime educator in Montgomery County, and registered Democrat.

### **UMBC. Political Science Program Director at Universities at Shady Grove (2009 – )**

- Teaching and Program leadership
- Research and teaching in local governance and public policy including land-use, housing, environment, education, and economic development
- Developed innovative curriculum on engaged scholarship and hands-on learning to meet USG's mission of serving non-traditional students and democratizing higher education
- Created new courses on local political economy of the Montgomery County/Washington DC, civic engagement, and power-mapping methods
- Built online mobile app-based voter guide for 2022 Maryland primary connecting voters with candidates
- Founded local podcast with the ironic name, "I Hate Politics," as a tool of civic engagement.

### **Past Employment**

- Georgetown University. Faculty. School of Foreign Service (2003-2007)
- George Washington University. Faculty. Elliott School of International Affairs (2007-2008)
- The Brookings Institution. Research Associate (2000-2002). Guest Scholar (2002-2003). Non-Resident Fellow (2003-2011).

### **Community Service**

- Public engagement, testimony, and writing on land-use, transportation, road safety, adequate public facilities, environment, economic development, and education policy
- Host of a local podcast with the ironic name, *I Hate Politics*, with the goal of raising awareness of and participation in public policy processes (2021 - ). Full list of annotated episodes: <https://bit.ly/3GUWIHn>
- Awarded the 2022 Ruth Morgan-Bruce Jerney Community Service Award by the Montgomery County Democratic Party
- Board Member, Action Committee for Transit (2021- )
- Ran for Montgomery County Board of Education (2020)
- Served on Subdivision Staging Policy Advisory Group (Planning Department) (2018)
- Served on City of Rockville Study Group on Schools and Development Moratorium (2018)

- Served on Aspen Hill Vision Zero Study Group (Planning Department)
- Founder and Board Member, Conexión Escolar, nonprofit connecting communities and schools (2017 - )
- Board Member, Montgomery County Council of PTAs (MCCPTA), Rockville Cluster Coordinator, and Health and Wellness Committee Chair (2017-2020); Member of Audit Committee (2017).
- Organized Annual Mental Health and Wellness Forum for MCPS students, staff, and families (2018-2020)
- Earle B. Wood Middle School PTA President (2017)
- Awarded 2018 Dad4PTA by MCCPTA
- Founder, MCPS Parent-Teacher Exchange Facebook group (2,100 members), and MoCo Mental Health and Wellness Facebook group (700 members)

### **Personal Life**

Dr. Dasgupta lives in a multigenerational household in Aspen Hill, Maryland, with his wife, Elana Mintz, their three children, who attend Montgomery County Public Schools, his mother, and their 80-pound dog. He helped his wife found a Washington D.C.-based nonprofit organization, Urban Adventure Squad, which supports schools and school communities with equitable, community-based, outdoor learning programs. Urban Adventure Squad also advocates for public education reform, including enhancing hands-on learning, increasing outdoor time, and expanding the use of free and low-cost community resources.

Dr. Dasgupta's family belongs to Temple Emanuel in Kensington, where he was chair of the first DEI Committee and part of the Temple Brotherhood. He is also the mulch sale chair for his local high school on behalf of the Booster Club, where is a member of the Board.

## Warren Knox Fleming

### Professional Experience

Mr. Fleming became familiar with Information Technology while attending **Augusta Military Academy (AMA)** in Augusta County Virginia during his elementary and high school years. The objective of Mr. Fleming attending AMA was to avoid the integration and civil rights issues of the time. After graduation, Mr. Fleming attended **Virginia Computer College in Reston VA**, where he further developed his Information and Technology skills and earned his associate degree. In 1973, After graduating from Virginia Computer College, he was one of eight students that were selected to code, monitor and track weather satellites for RCA at Goddard Space Flight Center located in Greenbelt, Maryland.

In 1977 Mr. Fleming was hired as a Systems Engineer in the Hardware Integration Laboratory at **General Electric** located in Rockville Maryland. In this position he successfully helped GE implement the first integration of large-scale platforms consisting of **IBM, Honeywell, Gould, DEC, and Unisys** computers. This technology allowed a user to sign in via a Timesharing port and connect to either mainframe to complete whatever process the client needed. This application allowed clients such as Levi Strauss, Mobil Oil, and Sara Lee to choose the cheaper and quicker application to support their client inventory needs.

In 1985 Mr. Fleming was hired by Honeywell, Inc as a Software Engineer to support the famous **Worldwide Military Command and Control System (WWMCCS)** project. Mr. Fleming wrote the first standards for **System Software Testing procedures for the WWMCCS** contract, and these procedures are still being used today as a standard for the WWMCCS methodologies. In his many roles at Honeywell, Inc he became the liaison between Honeywell Inc, and the WWMCCS community to verify that the security software for the WWMCCS applications was installed correctly before installation on all WWMCCS sites. He became the point-of-contact for all installation sites throughout the United States, giving him the reputation of being a top performer.

In 1993 Honeywell, Inc selected Mr. Fleming to manage a data migration client server project for the **Texas Department of Human Services**. Mr. Fleming was put in charge of seven subcontractors to ensure that the implementation and operation for this project was on time and successful. While in Texas, he became aware of the **Minority Business Enterprise program (MBE)** that promoted and helped minorities to become entrepreneurs. Mr. Fleming took classes at the University of Texas in Austin to obtain the prerequisites training for business development. After successfully completing his courses, he **registered Quality Software Testing, Inc (QST, Inc)** and became the first African American to hold a **Historical Underutilized Business Certification (HUB)** in the **State of Texas** performing the duties of Software Testing and Integration as **President of Quality Software Testing, Inc**

In 1997, Mr. Fleming returned to Maryland and changed QST, Inc description from "Quality Software Testing, Inc to **Quality Solutions Technologies, Inc**. In this new role as **President of QST, Inc**, his team started performing services in software testing, software and hardware design, software coding, systems integration, and project management for vertical transportation contracts. Since 1997, QST, Inc has been selected as one of the **TOP 100 MBE** firms amongst over 3,000 MBE firms within **Maryland, Virginia, New Jersey, New York, Delaware, Pennsylvania, North Carolina, Washington D.C., and**



**Florida** for five consecutive times. QST, Inc is one of the top ten firms to be selected for this prestigious award more than four times.

## **Civil Experience**

### **Montgomery County Historical Preservation Commission 2004-2011**

Mr. Fleming was selected to be one of **The Montgomery County Historic Preservation Commissioners from 2004-2011**. During his tenure he assisted property owners contemplating projects to repair, rehabilitate, or alter historic properties in Montgomery County. The Board members were mostly architects but Mr. Fleming's knowledge of the culture in Montgomery County (especially up county) was instrumental in helping the Planning Board's decisions on many projects throughout the county. Mr. Fleming was a foot soldier to many applicants (especially in the minority community) to ensure they understood the terms and conditions that were outlined on the historic area work permit (**HAWP**) applications.

Mr. Fleming's experience and skills in project management and organizational methodologies helped the Park and Planning Commission implement a plan to restore the Riley Plantation along with the design and construction of **Josiah Henson Museum**. Mr. Fleming lobbied to Montgomery County council and county executive to approval the initial startup funding for the renovation of the Riley Plantation and the Josiah Henson Museum. The initial approval amount was one million dollars. Mr. Fleming was selected by the Montgomery County Planning Board to host the first tour of the Riley Planation (aka) **Uncle Tom's Cabin** that was nationally viewed.

**In 2004 Mr. Fleming created a non-profit 501 (C) 3 firm called "The Damascus Connections Committee" (DCC)** which allowed him and his staff to become a go-to advisor and counselor to the community of Damascus and the Upcountry Region. **As President of the Damascus Connection Committee**, he has performed the following activities.

- To represent the best interests of the community of Damascus
- To represent all citizens of Damascus through direct interaction and communication with other leaders and groups of Damascus and to ensure that the citizens' issues are enforced.
- **Testifying to Park and Planning** to preserve and improve **Holsey Road in Damascus Maryland**. This location is where Mr. Fleming ancestor was placed after the signing of the **Emancipation Proclamation from the Mullenix Plantation**.
- To serve as the link between the city of Damascus, MD and the County Council of the Montgomery County Government and aid in improving the civic, ethical, economic, and cultural conditions of all citizens of Damascus, MD.
- **Mr. Fleming is currently working with Park and Planning in studying possible open space usage in the upper northwest of Montgomery County.**
- Currently working with the County Council and the Historical Preservation Commission to identifying, document and install historical markers in all African American historical Sites to the Montgomery County.
- Mr. Fleming has installed over five **Julius Rosenwald Historical Markers** in Maryland, Virginia, and North Carolina.
- Supported senior citizens in their fight to make the County Council and Executive award of the hazardous septic systems that are in urgent need of repair.
- Mr. Fleming took the step to partner his firm the Damascus Connection Committe@23)

with other ongoing committees in Damascus such as the Lions Club, Fire Department, and the Damascus Alliance Club to form a coalition to bring unity in the community.

- **In 2009 Mr. Fleming formed and developed a Historical Museum in the township of Damascus Maryland.** Mr. Fleming was instrumental in obtaining a State Bond-Grant for the initial seed funds in the amount of **\$250,000.00** to implement the **Damascus Heritage Society Museum**. In working with Montgomery County Public Schools, he obtained a leasing agreement for twelve acres of land to host the Museum and Bike Safety Rodeo for the Damascus Recreation Department. The Montgomery County Board of Education provided used classroom trailers to host the museum office. The museum gets over five hundred visitors a year and is still growing.
- In 2020 Mr. Fleming lobbied to Park and Planning to partner with Goshen Church With the activities that are associated with “Stewartown Community Day”. This event is over 100 years old of African Americans celebrating their heritage in the Gaithersburg region of Montgomery County. Mr. Fleming was called to provide a solution to Park and Planning to not take away the privilege of African Americans using the park grounds in Stewartown to host this historic event. The task of finding a solution was created and now Park and Planning is part of this historic event every year.
- Mr. Fleming served as a member of the WSSC Ethics Board from 2004-2006. Mr. Fleming took this position very seriously by attending over ninety-five percent of the meetings, helping to solve many ethic issues that were presented to the board, helping implement new ideas to the code of ethics.
- Mr. Fleming was instrumental in supporting WSSC during an offsite meeting allowing the board members to use QST,Inc’ s communication service to hold a teleconference meeting to resolve a major issue.
- In 2010, Mr. Fleming received the “Montgomery County Humanitarian of the Year Award”. During this period, he helped develop processes and procedures to bring County Council Members and County Executives closer to the may issues as it relates to Montgomery County Historical Preservation.
- In 2010 Mr. Fleming was selected to be a member of Montgomery County Park and Planning Master Plan Process, and Open Space Commission.
- From 2010 until 2019 Mr. Fleming served as an Adjunct Professor at Montgomery College teaching courses in how to obtain contracts in the Government and private sector.

# Carolyn Gallaher

Email: carolyn.gallaher@gmail.com  
Twitter: @C\_OGallachoir  
Orcid ID: 0000-0002-0990-6250



*Party affiliation: Democratic Party*

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## Academic Positions

### Full Professor

2018-present. School of International Service, American University.

### Metropolitan Policy Center Fellow:

2015-present. School of Public Affairs, American University.

### Associate Professor:

2004-2017. School of International Service, American University.

### Assistant Professor:

1998-2004. School of International Service, American University.

## Administrative Positions

### Senior Associate Dean

2019-present. School of International Service, American University

### Associate Dean for Faculty Affairs

2018-2019. School of International Service, American University

## Education

**Ph.D.:** University of Kentucky, Department of Geography, Lexington, Kentucky.

**M.A.:** Miami University, Department of Geography, Oxford, Ohio.

**B.A.:** Mary Washington College, Department of Geography, Fredericksburg, VA.

## Skills

### *Academic:*

**Software:** ArcMap, Arc GIS, NVivo,

**Methods:** Interviews, Focus Groups, Participant Observation, Basic statistics

**Languages** Spanish (conversational), French (reading)

### *Administrative*

**Hiring:** Managing hiring of adjunct, term, and tenure line faculty

**Faculty development:** Managing tenure and promotion, faculty workshops

**Dispute Resolution:** In charge of informal dispute resolution, identifying higher level disputes and routing to appropriate offices

**Research Strategy:** Led initiative to build school-level research strategy

**Tracking Systems:** Developing tracking systems for academic processes

## Relevant Research Publications

### Academic work:

#### *Books*

Gallaher, Carolyn. 2016. *The Politics of Staying Put: Gentrification and Tenant Right-to-Buy in Washington DC*. Philadelphia: Temple University Press.

Gallaher, Carolyn. 2007. *After the Peace: Loyalist Paramilitaries in Post-Accord Northern Ireland*. Cornell University Press.

#### *Journal Articles*

Gallaher, Carolyn. 2017. Do Efforts to Mitigate Gentrification Work? Evidence from Washington DC. *Alternate Routes* 28: 248-263.

Gallaher, Carolyn. 2023. From Co-ops to Condos—the path from working class utopias to investment vehicles. *Journal of Urban History*. Forthcoming

#### *Book Chapters*

Gallaher, Carolyn. 2015. The Washington DC Metropolitan Region—Traditional No More? In *The New American Suburb: Poverty, Race, and the Mortgage Crisis* (K. Anacker, ED). Surrey, England: Ashgate, 81-112.

Gallaher, Carolyn. 2009. Researching Repellent Groups: Some Methodological Considerations on How to Represent Militants, Radicals, and Other Belligerents. In *Surviving Field Research: Working in Violent and Difficult Situations* (C. Sriram, J. King, J. Mertus, O. Martin-Ortega, and J. Herman, EDs.). London: Routledge, 127-146.

### Public-facing work:

Carolyn Gallaher. How to disrupt the domestic violence-to-homelessness pipeline. *Greater Greater Washington*, 7<sup>th</sup> February 2023. <https://ggwash.org/view/88375/how-to-disrupt-the-domestic-violence-to-homelessness-pipeline>

Carolyn Gallaher. Leadership, waitlists, vouchers: Unpacking key findings in HUD's DCHA audit. *Greater Greater Washington*, 6<sup>th</sup> December 2022. <https://ggwash.org/view/87616/leadership-waitlists-vouchers-unpacking-key-findings-in-huds-dcha-audit>

Carolyn Gallaher. Will Prince George's Right of First Refusal program protect tenants in Langley Park? *StreetSense*, 21<sup>st</sup> August. <https://www.streetsensemedia.org/article/will-prince-georges-right-of-first-refusal-program-protect-tenants-in-langley-park/#.Ywzph3bMI2x>

Carolyn Gallaher. Comparing DC and San Francisco's tenant purchase laws. *Greater Greater Washington*, 21<sup>st</sup> July. <https://gqwash.org/view/85868/comparing-dc-and-san-franciscos-tenant-purchase-laws>

Carolyn Gallaher. One Building, Three TOPA Processes. *Greater Greater Washington*, 31<sup>st</sup> March. <https://gqwash.org/view/84229/one-dc-building-three-topa-processes>

Carolyn Gallaher. Why Upzoning in Gentrifying Neighborhoods like Langley Park isn't Always a Good Idea. *Greater Greater Washington*, 14<sup>th</sup> October. <https://gqwash.org/view/82739/why-upzoning-in-gentrifying-neighborhoods-like-langley-park-isnt-always-a-good-idea>

Carolyn Gallaher. After years of alleged neglect, tenants at a Langley Park apartment building file a class action lawsuit against their landlord. *Greater Greater Washington*, 20<sup>th</sup> July. <https://gqwash.org/view/81985/bedford-and-victoria-station-tenants-launch-a-class-action-lawsuit-against-their-landlord>

Carolyn Gallaher. As the pandemic winds down, some tenants in Langley Park still struggle to stay in their homes. *Greater Greater Washington*, 7<sup>th</sup> July. <https://gqwash.org/view/81837/as-the-pandemic-winds-down-langley-park-tenants-struggle-to-stay-in-their-homes>

Carolyn Gallaher. Federal rental assistance is finally flowing in Maryland, but it may not be in enough time for some. *Greater Greater Washington*, 24<sup>th</sup> June. <https://gqwash.org/view/81760/federal-rental-assistance-is-finally-flowing-in-maryland-but-it-may-not-be-in-enough-time-for-some>

Carolyn Gallaher. Residents say landlord disinvestment is making a bad situation worse at a Langley Park apartment complex. *Greater Greater Washington*, 17<sup>th</sup> February 2021. <https://gqwash.org/view/80349/residents-say-landlord-disinvestment-is-making-a-bad-situation-worse-at-a-langley-park-apartment-complex>

Carolyn Gallaher. Langley Park was already ripe for gentrification, COVID-19 could speed it up, *Greater Greater Washington*, 18<sup>th</sup> August 2020. <https://gqwash.org/view/78752/covid-19-could-accelerate-displacement-in-langley-park>

Carolyn Gallaher. Why Langley Park has been hard hit by COVID-19, *Greater Greater Washington*, 27<sup>th</sup> July. <https://gqwash.org/view/78525/why-langley-park-has-been-hit-hard-by-covid-19>

Carolyn Gallaher. DC's New Tenants Union Wants to Help Renters Stay in the City. *Greater Greater Washington*, 15<sup>th</sup> October 2019. <https://gqwash.org/view/74218/is-a-tenant-union-district-renters-last-hope-to-keep-housing-affordable-clean-and-safe>

Carolyn Gallaher. The DC Council just cut \$20 Million for homeless services to fund tax breaks for commercial properties. *Greater Greater Washington*, 12<sup>th</sup> December 2018. <https://ggwash.org/view/70101/dc-critical-housing-shortage-council-prioritizing-commercial-tax-breaks-over-homeless-services>

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Julie Strupp, Jessica Wilkie, and Carolyn Gallaher. Hundreds testify that DC needs to #fixTOPA, but does it need to be fixed? If so, how? *Greater Greater Washington*, 28<sup>th</sup> September 2017. <https://ggwash.org/view/64911/hundreds-testify-how-we-should-fix-topa-in-washington-dc>

Gallaher, Carolyn. This region has one of the nation's largest Salvadoran communities. A federal program puts that in jeopardy. *Greater Greater Washington*, 23<sup>rd</sup> August 2017. <https://ggwash.org/view/64531/dc-has-one-of-the-nations-largest-salvadoran-communities.-a-federal-program>

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Gallaher, Carolyn. A DC Law Lets Tenants Buy Their Buildings Before Anyone Else Can, But It Also Helps Renters Stay Put. *Greater Greater Washington*, 16<sup>th</sup> September, 2016. <http://greatergreaterwashington.org/post/33183/a-dc-law-lets-tenants-buy-their-buildings-before-anyone-else-can-but-it-also-helps-renters-stay-put/>

Gallaher, Carolyn. A New Owner Bought My Apartment And Wanted To Tear It Down. Here's How I Ended Up Owning The Place. *Greater Greater Washington*, 15<sup>th</sup> June, 2016. <http://greatergreaterwashington.org/post/31135/a-new-owner-bought-my-apartment-and-wanted-to-tear-it-down-heres-how-i-ended-up-owning-the-place/>

April 14, 2023

Montgomery County Council

County Council Office

Stella B. Werner Council Office Building

Attn: Clerk

100 Maryland Avenue

Rockville, MD 20850

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Members of the Montgomery County Council,

I'm excited to submit my application to serve as a member of the Montgomery County Planning Board. With a broad range of planning experience, nuanced understanding of the complex challenges and opportunities we face as a County, and passion for building strong and sustainable communities, I would value the opportunity to work with the Council and our neighbors as a member of the Planning Board.

With deep roots in the region, my family and I were thrilled to return to the area last summer after spending four years in Oregon as my spouse attended medical school. I lived in the DC region for 10 years before our time in Oregon, working for much of that time in Bethesda. I'm happy to have the opportunity to raise my young daughter in this community and build lasting relationships with neighbors and families in the coming years. This is our home – and, in collaboration with you and current members of the Planning Board, I hope address some of our County's most pressing challenges: housing affordability, future growth, climate action, transportation safety, and regional coordination around all of these goals. I want my daughter to see our community as a desirable and welcoming place to live when she's my age – a community where a young adult can afford a home or apartment, where a young family can safely walk or bike to school, and where grandparents can live and retire. A community for everyone.

I have worked directly on planning initiatives for more than 7 years and have served on community and non-profit boards that represent community interests, engage in the planning process, and collaborate with local and elected leaders. Examples include:

- **Advisory Neighborhood Commission 6C (DC)** – Co-Chair of the Transportation Committee
- **MWCOG Transportation Planning Board** – Citizen Advisory Committee Member
- **Portland Bureau of Transportation** – Chair of the Budget Advisory Committee
- **The Street Trust (Transportation Non-Profit)** – Board Member and Secretary

These roles required consistent and thoughtful engagement with the community, an understanding of planning's relationship to community challenges and needs, the ability to translate policy into potential outcomes, and high-level communication skills. Moreover, they facilitated a multi-layered understanding of policy and planning – from the neighborhood level all the way up to the broader region – that is paramount when leading complex planning programs in a large, multijurisdictional region.

Professionally, I have experience in a broad range of planning areas. In my current role with BERK Consulting, I work directly with cities and counties across Washington State to update their comprehensive plans, develop housing needs analyses, evaluate climate change vulnerability and risk, produce park and recreation plans, analyze land supply and growth capacity, and evaluate zoning code amendments related to housing. Specific examples of this work include:

- **Comprehensive Plan Updates:** Support small, medium, and large cities and counties to update the elements within their comprehensive plans. Includes community profile analysis, long-range modeling and projections, engagement programs, and policy and code recommendations.
- **Housing Needs Analyses:** Evaluate housing market conditions and community housing needs for cities and counties across Washington State.
- **Statewide Housing Projection:** Following WA State legislative guidance, produced long-range housing net need projections for every county, which included needs at all household income levels.
- **Displacement Risk:** Following WA State legislative guidance, produced a displacement risk methodology for cities and counties to use as part of the update to the housing elements of their comprehensive plans.
- **Climate Vulnerability and Risk:** Produce frameworks to evaluate climate change vulnerability and risk for cities and counties, which include a spatial index based on exposure, community sensitivity, and adaptive capacity.
- **Buildable Lands and Growth Capacity:** Support counties (including King County, the largest in Washington State) to analyze their residential and commercial land supply, growth capacity given existing conditions and recent achieved densities, and long-term outlook relative to projected population and job growth.
- **Transportation Vehicle Miles Traveled Study:** Supported the Washington State Department of Transportation to develop policy options for the Washington State Legislature regarding a vehicle miles traveled reduction program, to be implemented by Metropolitan Planning Organizations within the state.

Together, I believe this blend of community representation, local roots, and complex planning work – with comparative perspectives from large and growing regions – gives me a nuanced and grounded understanding of the challenges we face as a County. Thank



you for your consideration – I would be honored to work with you, and I look forward to future conversations.

Best regards,  
Josh Linden

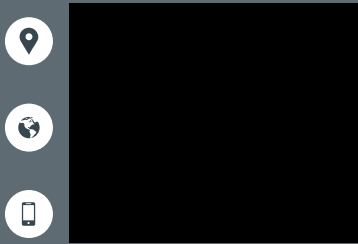
# JOSH LINDEN

Planning, Policy Development, and  
Community Engagement

## ABOUT ME

Collaborative self-starter with a love for community, storytelling, and sustainable planning. Passionate about using local, regional, and federal planning to increase access to opportunities, redress historical injustices, expand sustainable forms of transportation, and improve housing affordability. Broad experience managing complex planning initiatives, engaging with neighbors and local leaders, and communicating technical and planning information to a variety of audiences.

## CONTACT ME



## AREAS OF EXPERIENCE

Housing Policy and Planning

Transportation and Land Use  
Modeling and Planning

Policy Analysis and Writing

Demographic Analysis

## TECHNICAL SKILLS

GIS

R and Shiny Apps

Tableau

Adobe Products (Illustrator, InDesign)



## WORK EXPERIENCE

### PLANNER & ANALYST

BERK Consulting

2021 - Present

Bethesda, MD /  
Seattle, WA

Provide technical and policy analysis for a range of housing, transportation, and planning projects. Manage land use modeling, spatial analysis, and policy development to support comprehensive plans, housing needs assessments, climate vulnerability assessments, equity analyses, and transportation VMT and pricing projects, among others. Illustrative projects and work products include:

- **Projected Housing Needs and Racially Disparate Impacts:** Implemented Washington House Bill 1220; project future housing needs by income level for every county in Washington State, along with a displacement risk methodology.
- **Climate Vulnerability Assessment:** Developed a climate vulnerability and risk framework for Snohomish County in Washington State.
- **Housing Needs Analyses:** Evaluated housing market conditions and housing needs for every county in Washington State.
- **Buildable Lands and Growth Capacity:** Analyzed residential and commercial land supply and growth capacity for King and Kitsap Counties in Washington State.
- **Vehicle Miles Traveled Study:** Generated report for the WA legislature with policy options to develop a VMT reduction program for MPOs across the state.

### TRANSPORTATION PLANNER

Jacobs Engineering

2019 - 2021

Portland, OR

Supported transit and active transportation projects. Developed policy papers for the Oregon Department of Transportation. Implemented multimodal projects for local and county governments. Built interactive webmap applications for clients and the general public.

### DATA VISUALIZATION SPECIALIST

DAI

2017 - 2021

Portland, OR

### SENIOR PROGRAM OFFICER

IFES

2016 - 2017

Washington, DC

### PROGRAM OFFICER

Democracy International

2013 - 2016

Bethesda, MD



## COMMUNITY LEADERSHIP

### BOARD MEMBER

The Street Trust

2021 - 2023

Portland, OR

### BUDGET AND BUREAU ADVISORY COMMITTEE

CO-CHAIR

Portland Bureau of Transportation

2018 - 2022

Portland, OR

### TRANSPORTATION AND PUBLIC SPACE COMMITTEE

CO-CHAIR

Advisory Neighborhood Commission 6C

2017 - 2018

Washington, DC

### CITIZEN ADVISORY COMMITTEE

DC REPRESENTATIVE

Transportation Planning Board, MWCOC

2017 - 2018

Washington, DC



## EDUCATION

### MASTER OF URBAN AND REGIONAL PLANNING

Portland State University

2021

### MASTER OF ARTS (GOVERNMENT)

Georgetown University

2013

### BACHELOR OF ARTS (INTERNATIONAL AFFAIRS)

James Madison University

2008

(29.3)

March 24, 2023

Mr. Evan Glass  
President, Montgomery County Council  
Stella B. Warner Council Office Building  
100 Maryland Avenue  
Rockville, MD 20850

Re: Planning Board Application

Dear President Glass:

Please accept this letter and attached resume as my application to serve as a member of the Montgomery County Planning Board. I am applying for the vacant member seat. As you may recall, I was a finalist in the unaffiliated group of applicants for the three permanent seats filled in February and was endorsed by the Montgomery County Chamber of Commerce. After participating in the selection process earlier this year and learning more about the applicants who were selected, I am confident my skills and experience would be a perfect fit with the well qualified group of three new members recently seated on the Board. I hope my re-application for the one remaining seat demonstrates my strong interest in serving the County as a member of the Planning Board.

Montgomery County is a wonderful place to raise a family and I would like to help keep it that way. I moved here right after college in the fall of 1978 and have been a County resident ever since. My three daughters were all born here and attended public school in the BCC cluster before heading off to college and launching their professional careers. I am thankful to the current and former elected and appointed County officials who have created and maintained the great environment in which we live. I feel a strong responsibility to give back to the greater community by doing my part to build on their past success in maintaining the high quality of life in Montgomery County. A seat on the Planning Board would leverage my ability to ensure the County remains a great place to live for future generations. That is my motivation in applying for this position. My education, professional experience, civic involvement, and residence in the County for the past 44 years uniquely qualify me for a seat on the Planning Board.

I am a civil engineer whose professional goal is to improve the built environment. During my career I have held different positions in the development process to successfully achieve this goal including periods as a designer, general contractor, construction manager, public official, building owner, and real estate developer. I am currently employed by a real estate development firm in Washington, DC. In this position I have taken many projects through the development process in various jurisdictions around the metropolitan DC area, including Montgomery County. The focus of my training and professional practice has been all about problem solving and collaboration. I understand the process of altering our environment – from concept through planning, entitlement, design, and execution – and can help improve both the process and result as a member of the Planning Board. I have established a reputation of honesty and integrity in the real estate industry. I have held clearances issued by the United States Department of Justice,

the United States Secret Service, and the General Services Administration that attest to my character.

To properly discharge the responsibilities delegated to a member of the Planning Board requires the devotion of substantial time and energy. I am willing and able to make that commitment. As a long tenured, senior member at my firm I have the ability to set my own work schedule and delegate work to staff at my discretion. I have the full support and backing of the company's owners to serve as a member of the Planning Board.

Equally as important as my professional experience in shaping the built environment is my residency in the County. I have owned homes in Districts 4 and 5 and have tried to take advantage of the extensive park system, trails, and open spaces available here. Through coaching in MSI, umpiring in Montgomery County and BCC Little League, and my ongoing 44 year participation in various softball leagues, it seems as though I have visited almost every athletic field in the County. As an avid bike rider, often logging well over one thousand miles per year, I have become familiar with many of the bike trails and secondary roadways in the County. The recreational facilities available to County residents represent a major element in the quality of life here. It is critical they be maintained for future generations.

In summary, I have the technical training, professional experience, integrity, common sense, temperament, work ethic, and love of Montgomery County to make an excellent member of the Planning Board. I urge you to consider me for this position. I look forward to the opportunity to present my credentials to you and your council colleagues in person. I will make myself available at any time, including evenings and weekends, so you can fill this very important vacancy.

Sincerely,

A handwritten signature in blue ink that reads "Donald P. Silverstein". The signature is written in a cursive, flowing style.

Donald P. Silverstein, PE, LEED® AP

# **DONALD P. SILVERSTEIN, PE, LEED® AP**

## **EDUCATION**

MS, Civil Engineering (Construction Management and Engineering)  
Massachusetts Institute of Technology (MIT), 1979

BS, Civil Engineering (Building Systems)  
Massachusetts Institute of Technology (MIT), 1977

### **1995 – Present**

**BLAKE REAL ESTATE CO., INC.**  
**Washington, D.C.**  
**Executive Vice President of Design and Construction**

Profit and loss responsibility for the entire design and construction effort for the \$1 billion portfolio of a major downtown developer and builder. Specific duties include setting budgets for design and construction projects; selection, contract negotiation and oversight of all design professionals; establishing and implementing procedures with lenders to fund building projects; selection of general contractors including negotiating and administering the contract for construction; and control of all project schedules and costs.

Commercial office projects include a \$95 million addition to the headquarters of an international financial agency, a \$42 million gut and rebuild of a 30 year old downtown office building, 130,000 square foot headquarters for the National Park Service, a 200,000 square foot office renovation for the United States Department of Justice, development and construction of a 100,000 square foot structurally hardened headquarters for a unit of the United States Secret Service, and total renovation of a 330,000 square foot office building for the Organization of American States.

Third party project responsibilities have incorporated management of the entire development process from land use entitlements through occupancy. Projects include a 150,000 square foot ground up manufacturing facility, a 72,000 square foot laboratory building, the \$40 million repurposing of a National Historic Landmark school building into a privately funded museum, a \$30 million STEM Building for a suburban private school, a mixed use/charter school development in an underserved section of Washington, D.C., and major structural repairs and HVAC system upgrades in the 100 year old headquarters building for the Organization of American States.

### **1992 – 1995**

**U.S. PUBLIC HEALTH SERVICE**  
**Rockville, Maryland**  
**Chief, Space Acquisition Branch**

### **1991 – 1992**

**GENERAL SERVICES ADMINISTRATION**  
**Washington, D.C.**  
**Senior Project Manager – Real Estate Division**

**1986 – 1991**

**THE WASHINGTON CORPORATION**  
**Real Estate Developer**  
**Chevy Chase, Maryland**  
**Vice President – Construction**

**1980 – 1986**

**SPN, INC.**  
**Construction Mangers**  
**Rockville, Maryland**  
**Vice President**

**1978 – 1980**

**KORA & WILLIAMS CORPORATION**  
**General Contractor**  
**Rockville, Maryland**  
**Project Engineer/Project Manger**

## **PROFESSIONAL REGISTRATIONS**

Registered as a Professional Engineer in the State of Maryland. License number 20459  
Certified as a LEED Accredited Professional by the US Green Building Council  
Licensed Class A General Contractor in the State of Virginia

## **PAST AND PRESENT PROFESSIONAL AFFILIATIONS**

Member, American Society of Civil Engineers (ASCE)  
Member, District of Columbia Building Industry Association (DCBIA)  
Member, NAIOP, Commercial Real Estate Development Association  
Past Member, American Concrete Institute (ACI)  
Past Member, Construction Specifications Institute (CSI)  
Past Member Panel of Construction Arbitrators, American Arbitration Association (AAA)  
Former Adjunct Faculty, University of Maryland University College  
Former Judge for the Associated Builders and Contractors Excellence in Workmanship Awards

## **PAST AND PRESENT CIVIC/VOLUNTEER AFFILIATIONS**

Treasurer, JCA (Jewish Council for the Aging)  
Baseball Umpire, Montgomery County Little League  
Past President, Rock Creek Hills Civic Association  
Former Board Member, North Chevy Chase Swimming Pool Association  
Former Referee, Montgomery County Swim League  
Former Soccer Coach, MSI  
Girl Scouts of America, Trained Camping Leader  
Past Board Member, Congregation Beth El of Montgomery County

## **VOTER REGISTRATION/PARTY AFFILIATION**

Registered voter in Montgomery County since 1979.  
Currently registered as “Unaffiliated”

# NICHOLE GIBBS THOMAS, PH.D.

## ORGANIZATIONAL PSYCHOLOGIST

### *Working Collaboratively with Elected Officials, Faculty, the Public, and Subject Matter Experts*

- **PhD**, Psychology – Organizational Psychology Specialization  
*Walden University – Minneapolis, MN*
- **MA**, Professional Writing  
*New England College – Henniker, NH*
- **MA**, Psychology  
*City University of New York – New York, NY*
- **BS**, Psychology  
*Howard University – Washington, DC*
- **Professional Certificate**, Mediation  
*Northwestern University – Chicago, IL*

## MOST RECENT VOLUNTEER PUBLIC SERVICE

- **Charter Review Commission**, Commissioner for Montgomery County, Rockville, MD  
*4-Year Term - 2019-2022*  
Part-Time
- **Office of the Attorney General**, Mediator, Health Education and Advocacy Unit, Baltimore, MD  
*03/2019 – 08/2019*  
Part-Time

## MOST RELEVANT KNOWLEDGE, SKILLS, AND ABILITIES

- Knowledge of the Board of Appeals and Zoning Ordinance
- Knowledge of the mission and work of the Maryland-National Capital Park and Planning Commission
- Skills in soliciting and synthesizing feedback from experts and the public to inform decision-making
- Ability to make substantive contributions to discussions on changes to the zoning ordinance
- Ability to make thoughtful contributions to discussions on recommendations to Board of Appeals
- Ability to carefully review applications for special exceptions and variances to the Board of Appeals
- Ability to solicit and synthesize feedback on planning implications of capital facilities and programs from diverse groups in the public, elected officials, and subject matter experts for consideration
- Ability to solicit and synthesize feedback on other infrastructure from diverse groups in the public, elected officials, and subject matter experts to inform decision-making
- Ability to carefully review park plans

## MOST RECENT ORGANIZATIONAL PSYCHOLOGY EXPERIENCE

- ***Kaizen Approach, Inc.***, Principal Research Scientist, Hanover, MD  
01/2020 – 04/2021  
Full-Time
- ***Anaiah Inst. for Research Measurement & Statistical Solutions***, Sr. Research Scientist, Silver Spring, MD  
07/2017-12/2019  
Part-Time
- ***Amtrak***, Senior Revenue and Capacity Analyst, Washington, DC  
07/2015-12/2016  
Full-Time
- ***American Nurses Credentialing Center***, Research Scientist, Silver Spring, MD  
06/2014-07/2015  
Full-Time

## OTHER RECENT EXPERIENCE

- ***Montgomery College***, Professor, Rockville, MD  
Fall 2021 – Spring 2023  
Full-Time
- ***Johns Hopkins University***, Adjunct Professor, Washington, DC  
Fall 2022  
Part-Time
- ***American University***, Senior Adjunct Professorial Lecturer, Washington, DC  
Spring 2021 – Spring 2022  
Part-Time
- ***Chicago School of Prof. Psychology***, Applied Research Project Instructor, Chicago, IL  
Fall 2012 – Summer 2014  
Full-Time

## KEY ATTRIBUTES

- ***Approachable***
- ***Conscientious***
- ***Critical Thinker***
- ***Diplomatic***
- ***Equity-Minded***
- ***Ethical***
- ***Financial Acumen***
- ***Open-Minded***
- ***Prepared***
- ***Team Player***



## Wendelin A. White



### SUMMARY

Wendy White is an experienced public company, private company, industry association, hospital, and non-profit association board member with particular strength in all facets of corporate governance, including CEO recruitment and hiring, board director recruitment and hiring, board self-evaluations, and board and committee charters and governance. She has practiced commercial real estate law for over 40 years, focusing on financing transactions, joint ventures, and development, and is Of Counsel to Goulston & Storrs PC, having mostly retired from law practice but for her pro bono representation of the Girl Scout Council of the Nation's Capital (GSCNC) on several real estate matters.

### Board Experience

- Chevy Chase Trust Company – Director, 2011-present; Audit Committee member, 2019-present
- Girl Scout Council of the Nation's Capital – Director, 2015-present; Secretary, 2020-present (also *pro bono* legal counsel)
- The Economic Club of Washington – Director, 2010-2022; General Counsel, 2008-2018; Membership Committee member, 2010-present; Member, 2008-2022;
- MedStar Georgetown University Hospital – Director, 2010-2019; Quality & Safety Committee member, 2010-2019
- 5050 Women on Boards (f/k/a 2020 Women on Boards) – DC Metro Area Steering Committee member, 2014-2022
- Boys & Girls Clubs of Greater Washington – Director, 2012-2019; Youth in Real Estate Awards Planning Committee member, 2012-present
- Women's Leadership Initiative of ULI, Washington, DC – Co-Chair, 2018-2019; Member, 2016-2020; Advisory Board member, 2020-present
- Elme Communities (f/k/a Washington Real Estate Investment Trust) – Trustee, 2008-2016; Chair, Corporate Governance and Nominating Committee, 2011-2016; Member, Compensation Committee, 2008-2016
- International Women's Forum – Board member, 2014-2016; Member, 2014-present

- CREW DC (Commercial Real Estate Women) – President (2008), Board member and Advisory Board member – several years before and after term as President
- Pillsbury Winthrop Shaw Pittman – Governing Board member, 2010-2015

## Professional Experience

**Goulston & Storrs, Washington, DC**      Director, *August 2016 – March 2021*  
 Of Counsel, *April 2021 - present*

Wendy joined Goulston & Storrs as the Chair of the Real Estate Transactions group in the firm's Washington, DC office. She counsels clients on all kinds of financings (e.g., lines of credit, both secured and unsecured; construction, permanent, mezzanine), joint ventures, development, and acquisitions and dispositions of commercial properties, including office, hotel, retail, multifamily and mixed-use properties.

**Morris, Manning & Martin, Washington, DC**      Partner, *May 2014 - August 2016*

Wendy joined Morris, Manning & Martin to start the firm's DC-based real estate practice, was the co-Managing Partner of the DC office and the head of the DC real estate group. Within one year, Wendy grew the group from 0 to 9 lawyers but left to join Goulston & Storrs to rejoin many of her former Pillsbury colleagues practicing law there.

**Pillsbury Winthrop Shaw Pittman, Washington, DC**      Partner, *January 1990 – May 2014*; Associate *March 1981 – December 1989*

Wendy joined Shaw Pittman Potts & Trowbridge out of law school and remained with the firm, practicing commercial real estate law, for over 30 years, eventually chairing a real estate group of over 40 lawyers. When Shaw Pittman merged with Pillsbury Winthrop, Wendy joined the managing board of the merged firm for five years.

## Bar Association Memberships

- District of Columbia and Florida

## **Awards and Recognition**

- Outstanding Director Award, Washington Business Journal, 2014
- Women Who Mean Business Awardee, Washington Business Journal, 2016
- Impact Award, Commercial Real Estate Women (CREW), DC Chapter, 2009
- "America's Leading Business Lawyers," Chambers USA 2007-present
- Best Lawyers in America, 2006-present
- Washington DC Super Lawyers, 2007-present
- Washington's Top Lawyers, Real Estate, Washingtonian, 2007-present
- Top Washington Lawyer Award, Real Estate, Washington Business Journal, 2005
- Boys & Girls Clubs of Greater Washington Youth in Real Estate Awards Luncheon honoree 2017

## **Education**

- University of Miami School of Law, J.D., cum laude
- University of California, M.F.A.
- Sweet Briar College, B.A., with honors

**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**  
**MONTGOMERY COUNTY PLANNING BOARD**

**Membership:** No more than three of the five members shall be of the same political party. Any vacancy occurring in the membership of the Commission from Montgomery County for any cause shall be filled by the Council.

**Term:** A permanent term is for four years. Temporary, acting appointees will serve until a successor is qualified and appointed under Section 15-103 of the Code of Maryland.

**Compensation:** Annual compensation for Board members is currently \$30,000, and the chair currently earns \$228,000.

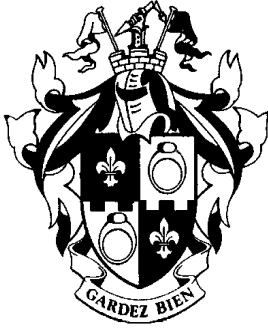
**Financial Statement:** Members must file annual public financial disclosure statements.

Each applicant for appointment shall file a State Ethics Commission financial disclosure statement (Form #1) with the Council no later than five days prior to the initial date set for interview by the Council.

The County Council may require applicants for appointment or reappointment to be interviewed by the Council or its designated agent in private as to any possible or potential conflict of interest. Applicant shall be questioned under oath and the financial interview shall be conducted in a question and answer fashion, and a written transcript made of all questions and answers. There shall be a public disclosure by the Council of the complete transcribed testimony from the financial interview of the actual appointee or appointees three weeks from the date of his or her appointment.

Current members of the Planning Board are as follows:

Jeff Zyontz, Chair (temporary acting)  
Roberto Piñero (temporary acting)  
Shawn Bartley (Republican)  
James Hedricks (Democrat)  
Mitra Pedoeem (unaffiliated)



# Montgomery County Council

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**For Immediate Release**

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**March 3, 2023**

FOR INFORMATION: [Council.Clerk@montgomerycountymd.gov](mailto:Council.Clerk@montgomerycountymd.gov)

## **Montgomery Council seeks applicants for Montgomery County Planning Board, including the Chair**

*Deadline for applications is April 3, 2023, at 5 p.m.*

ROCKVILLE, Md., March 3 - The Montgomery County Council is seeking applicants to fill two full-term vacancies on the Montgomery County Planning Board, one of which will serve full-time as the Planning Board Chair. Applicants may be registered to vote in the County as a member of any political party, or unaffiliated with any political party. Voter registration will be verified by the Montgomery County Board of Elections.

Applications must be received no later than 5 p.m. on Monday, April 3, 2023. The cover letter should indicate if you wish to be considered for the Chair position. Current temporary acting Planning Board members are eligible to apply.

Members generally serve four-year terms and are limited to two full terms. No more than three members of the Planning Board may be from the same political party, and each member must be a resident and registered voter of Montgomery County when appointed.

Annual compensation for Board members is currently \$30,000, and the full-time Chair currently earns \$228,000.

The Planning Board serves as the Council's principal adviser on land use planning and community planning. Planning Board members also serve as Commissioners of the Maryland-National Capital Park and Planning Commission.

The Planning Board's responsibilities with regard to planning include preparation and amendment of the County General Plan; preparation and amendment of master plans and functional plans; formulation of subdivision regulations; preparation of or recommendations on text amendments to the County Zoning Code; implementation of

the subdivision process by reviewing and approving all preliminary plans, site plans and other plans for development; offering or providing advice on the planning implications of capital facilities and programs of the County government, Montgomery College, WSSC Water, and Montgomery County Public Schools; commenting, under its mandatory referral authority, on plans for public facilities of local, state and federal agencies; and approving of the work program and the annual operating budget for the Planning Department, the Parks Department, and the Commission's bi-county offices. The Planning Director and Parks Director report directly to the Board.

The Planning Board oversees the 37,000-acre park system. It is responsible for submitting the Parks Department's proposed operating budget and Capital Improvements Program (CIP) to the Council. It deals with land acquisition/disposition matters, major development contracts for parks; development plans for individual park facilities; policies for park operations; and park user fees.

The Planning Board meets all day every Thursday, including many Thursday evenings, and will schedule other meetings, as needed. The entire Maryland-National Capital Park and Planning Commission meets the third Wednesday of every month. On average, a Planning Board member may spend two full days a week in scheduled and informal meetings. Additionally, substantial time is required for preparatory work and other activities related to Planning Board responsibilities. The Chair position is full-time.

### **Application Process and Deadline**

Letters of application expressing interest (including interest in serving as the Chair, if applicable), including a resume (no more than 4 pages) listing professional and civic experience, political party affiliation, telephone number, home mailing address, and an email address should be addressed to: Council President and emailed to [council.clerk@montgomerycountymd.gov](mailto:council.clerk@montgomerycountymd.gov), or mailed to County Council Office, Stella B. Werner Council Office Building, Attn: Clerk, 100 Maryland Avenue, Rockville, Maryland 20850.

A list of applicants and resumes are made public as part of the appointment process and are available for public review (personal contact information is redacted). The interviews and appointment process are conducted in public and will be televised.

Letters with resumes must be received no later than 5 p.m. on Monday, April 3, 2023. It is the Council's policy not to consider applications received after the deadline. After the closing date, Councilmembers will review the letters of application and select applicants for interviews.

### **Other Requirements**

A financial disclosure statement of assets, debts, income and family property interests will be required to be filed by each applicant with the State Ethics Commission. The financial disclosure form will be requested after we receive your letter of application. The disclosure statement is available to the public only through the State Ethics Commission. In addition, an interview, under oath, regarding potential conflicts of interest, will be conducted of applicants by the Office of the County Attorney under Section 15-104 of the Land Use Article of the Maryland Code. The transcript of the full

interview of each appointee will be made public, as required by law. Person(s) hired for this position must provide proof of being fully vaccinated for COVID-19 (with limited religious or medical exceptions). A criminal background check will also be required.

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Resolution No.: \_\_\_\_\_  
Introduced: 5/16/2023  
Adopted: 5/16/2023

**COUNTY COUNCIL  
FOR MONTGOMERY COUNTY, MARYLAND**

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Lead Sponsor: County Council

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**SUBJECT:** Appointment to the Maryland-National Capital Park and Planning Commission and the Montgomery County Planning Board

**Background**

1. Sections 15-102 and 15-103 of the Land Use Article of the Maryland Code authorize the County Council to appoint individuals to serve on the Maryland-National Capital Park and Planning Commission (M-NCPPC) and the Montgomery County Planning Board.
2. Sections 15-108 and 20-208 of the Land Use Article of the Maryland Code provide that the County Council may establish the annual salary of each Montgomery County Planning Board member.
3. The County Council is prepared to appoint an individual to serve on the Montgomery County Planning Board and the M-NCPPC for a term beginning on June 15, 2023 and ending on June 14, 2027, or until a successor has been appointed and qualifies.

**Action**

The County Council for Montgomery County, Maryland approves the following resolution:

1. [Insert Name] (party affiliation) is appointed to the Maryland-National Capital Park and Planning Commission and to the Montgomery County Planning Board, effective June 15, 2023 through June 14, 2027, or until a successor has been appointed and qualifies.
2. The salary of the Commissioner and Montgomery County Planning Board Member will be \$30,000 including the mandatory salary provided under State law.

This is a correct copy of Council action.

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Clerk of the Council



Resolution No.: \_\_\_\_\_  
Introduced: 5/16/2023  
Adopted: 5/16/2023

**COUNTY COUNCIL  
FOR MONTGOMERY COUNTY, MARYLAND**

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Lead Sponsor: County Council

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**SUBJECT:** Designation of Full-time Member to Serve as Chair or Vice Chair of the Maryland-National Capital Park and Planning Commission; Appointment of the Chair of the Montgomery County Planning Board; Authorization of Supplemental Salary

**Background**

1. Sections 15-102 and 15-103 of the Land Use Article of the Maryland Code authorize the County Council to appoint individuals to serve on the Maryland-National Capital Park and Planning Commission (M-NCPPC) and the Montgomery Planning Board.
2. Sections 15-106 and 15-107 of the Land Use Article of the Maryland Code authorize the County Council to designate a Planning Board Member to serve on a full-time basis as the Chair or Vice Chair of the M-NCPPC.
3. Section 15-108 of the Land Use Article of the Maryland Code authorizes the County Council to appropriate a supplementary salary to the Commissioner serving on a full-time basis.
4. The County Council is prepared to appoint [insert name] to fill the position of Commissioner of the M-NCPPC, to designate [insert name] as Chair or Vice Chair of the M-NCPPC, and to appoint [insert name] as the Chair of the Montgomery County Planning Board, for a term beginning on June 15, 2023 and ending on June 14, 2027, or until a successor is appointed and qualifies.

**Action**

The County Council for Montgomery County, Maryland approves the following resolution:

1. [Insert Name] (party affiliation) is appointed to serve as a Commissioner of the Maryland-National Capital Park and Planning Commission, effective June 15, 2023 through June 14, 2027, or until a successor is appointed and qualifies.
2. [Insert name] is designated to serve as the Chair or Vice-Chair of the Maryland-National Capital Park and Planning Commission, effective June 15, 2023 through June 14, 2027, or until a successor is designated under Section 15-107 of the Land Use Article of the Maryland Code.

3. [Insert Name] is appointed as Chair of the Montgomery County Planning Board, effective June 15, 2023 through June 14, 2027, or until a successor is appointed and qualifies.
4. The salary of the Chair of the Montgomery County Planning Board will be \$228,000 including the mandatory salary provided under State law. The Montgomery County Planning Board Chair accrues leave on the basis of four weeks per year for vacation and personal leave.

This is a correct copy of Council action.

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Clerk of the Council