



Mid-County Citizens Advisory Board (MCCAB) Meeting Summary

Mid-County Regional Services Center, 2424 Reddie Drive, Wheaton, MD

Call to Order:	Francisco Romero, Chair			Respectfully Submitted by: Oriole Saah, Secretary	
Date/Time:	January 17, 2017; 7:00 PM ET				
Attendees:	<input checked="" type="checkbox"/>	Adjogah, Mensah	<input checked="" type="checkbox"/>	Mozzano, Louis	Rowden, David
	<input checked="" type="checkbox"/>	Bonilla, Luis		Neuringer, Jason	<input checked="" type="checkbox"/> Saah, Oriole (Secretary)
		vacant	<input checked="" type="checkbox"/>	Newman, Rick (Vice Chair)	Shoenberg, Robert (Parliamentarian)
	<input checked="" type="checkbox"/>	Frank, Ron	<input checked="" type="checkbox"/>	Reed, Patrick	<input checked="" type="checkbox"/> Tankersley, Judy
	<input checked="" type="checkbox"/>	Mansori, Hasan	<input checked="" type="checkbox"/>	Romero, Francisco (Chair)	vacant
Staff:	Luisa Montero, Director, Mid-County Regional Services Center				
Guests:	Scott Goldstein, Fire Chief David Petr, CEO, Montgomery Economic Development Corporation				

APPROVED

Call to Order: 7:02 PM by Francisco Romero

Introductions

Guest Speaker: Elizabeth Ortega, Department of Recreation

- Brought materials, including summer camp catalog. Two summer camps are already full. Registration opened today.
- 100 mile challenge – walk 100 miles

Q: The Bauer Drive Rec Center does not offer Friday activities. Were cut due to budget shortfalls but never restored. It is near schools and would offer activities for students. Why haven't Friday activities been restored?

A: Will find out & reply to Luisa.

Q: There is a high demand for swimming lessons.

A: Registration opens at 6:00 AM for Tuesday morning and Thursday evening classes. There are also private classes available.

Q: Request for more weekend swimming classes. How can private lessons be accessed?

A: Ask about private lessons at the reception desk.

Minutes – Approved with two abstentions.

Agenda – approved unanimously



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Guest Speaker: David Petr, President & CEO, Montgomery County Economic Dev. Corp.

Goal: Bringing private business to the table

- Retain & expand
- Market & attract new
- Environment for entrepreneurial success

Montgomery County Offers:

- Wealth of resources
- Looking to champion Montgomery County

Planning to hire 18 of 20 people, currently at 11. Located at 1801 Rockville Pike, Rockville. Co-located with Tourism & WorkSource.

International & regional outreach. Focus on Biotech, IT, hospitality, and financial services.

Q: Vacancies in buildings through the county, perception that Fairfax is more business friendly. How do we fix this? Everyone wants to be along 270. How do we get expansion in mid-county?

A: Doing a better job of telling our story & understanding assets. Implementing business competitiveness. Need to change policies. Upcoming leadership change will help.

Businesses looking to move here or expand are looking for:

1. Availability of labor
2. Highway accessibility
3. Affordable workforce

Q: Time the office will need to get up to speed?

A: Complex issues, good team members, @ 89-90% -- need a year to get up to full speed.

Q: What's holding business back from wanting to be here?

A: Haven't spoken directly to businesses. High cost of living, house, & commute challenges are likely answers

Q: Working on creating incubators & generating new small business & different business models?

A: Group will take over incubators later this year with foundation. Philosophy: never lead with incentives. Things that hold entrepreneurship back are:

- Capital
- Customers
- Connections (mentors)

Asking MCCAB to let them know when we hear of challenges/opportunities. MCCAB & citizens are an extension of the team.

Q: Walmart in Aspen Hill vs. community objection? Majority of businesses in Montgomery County are small business.

A: Avoiding politics. Policies need to be relevant to communities but pro-business.

Q: Deterrent of gradual increase of minimum wage?



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A: Doesn't know enough yet. Creates perceived barrier to success. Looking to recruit companies that pay above minimum wage.

Q: High retail rent rates, lack of affordable space, cause difficulty for small businesses.

A: Thank you.

Q: Downtown Wheaton – relationship, or lack of, with Wheaton Mall is an issue. WUDAC sees, on Viers Mill Road, a moat between the mall and mom & pop shops. No customer crossover between the two. Wheaton Mall feels no need to be a community partner.

A: Thank you.

Council Updates: Adam Fogel, Chief of Staff, Council Member Nancy Navarro

- Economic Development activities – long history of neglect in the Mid and East County areas. Council Navarro ran on encouraging economic development and growth. White Oak Science Center will bring jobs to East County. In 2012 Wheaton started going through redevelopment, \$150M with Small Business Assistance Program; Wheaton Sector Plan; Wheaton Recreation & Library construction; reconstruction of Wheaton High School; upgrades in Glenmont Sector plan. Aspen Hill minor master plans – passed but not retail – could bring in Wegman's.
- Current Capital budget
 - Wheaton Arts & Cultural Center – very early stage – Wheaton needs indoor meeting space & theater & visual studios
 - Olney Town Center – also very early stage – facility planning. Lacking publically owned, centrally located property. Committee will receive report from DGS on 1/24.
- SHA – Randolph & Georgia intersection delayed. Will call Troy Calendar, project engineer. 50% complete as of last month. Due to be completed September 2017 but delayed last winter due to cold weather.
- Minimum Wage bill – up to \$15 per hour by 2020 for companies over 26 and 2022 for companies under 26. Passed with 5/4 vote. Navarro voted for and “off ramp” if one of four indicators (e.g., rises in inflation or unemployment). The County Executive can “pause” to 2023 or 2024. There will be annual reviews of economic and minimum wage impact. Business community is concerned about impact, hence amendments above. Bill goes to Leggett by 1/23 and he must sign or veto within 10 days. MCCAB supported the minimum wage bill via letter.

Q: Glenmont Shopping center – any chance of an agreement to upgrade?

A: No. Multiple owners are the impediment. Generous density incentives built into the last master plan. Garden Apartments were not rezoned. Glenmont Metro (Privacy World) property moving forward with rebuilding. Phase I under construction. Will put pressure on 14 Glenmont owners, none of whom has a mortgage and the space is fully rented.



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Q: Build Board of Education @ Glenmont metro, consolidate MCPS offices all around the county, & give the historic Carver Center to Montgomery College?

A: Possible public/private project to accomplish that.

Q: Land banking strategy?

A: Not that he's heard – has been an issue for 60 years. Arcade owner not budging.

Q: Were amendments to the minimum wage bill approved?

A: Yes.

Q: WSSC's new pipes on Georgia Avenue – oldest in the county. Impact?

A: Major project, will return with more details.

Q: Bozzuto has yet to secure financing for the residential portion of Wheaton Redevelopment; once deadline is passed, movement to a change of scope?

A: Navarro met with Leggett – shared ideas for space and need for backup options before September. Hopeful for Bozzuto but realistic.

Q: How is Wheaton Redevelopment doing?

A: Per Al Roshdieh, construction to start in late February (tentative), waiting for tie-back permission under existing stores for geothermal & parking. Lasts two years. If permission not given -- \$1M county expenses for all plans. Project will move forward regardless of this issue.

Q: DPS hasn't issued permits, problems with geothermal, move to multiple wells. DPS expects delay.

A: Navarro will move project forward. Luisa reported that MCDOT is meeting with land owners. Tie backs are small pipes under buildings for the duration of the project but landlords are worried about damage to buildings. MCDOT project managers will attend WUDAC meetings for the duration of the project.

Q: Olney Town Center – thank you for efforts to get this in the budget.

Q: Question about senior property tax updates?

A: Provided links with information to Oriole, who will email it to all of the board members.

Community Concerns: None

Director Report

- Cocoa with Cops – see flyer
- Double homicide in Wheaton – suspect in custody.
- Pedestrian fatality at Georgia & Reddie – 82 year old woman died. There was another incident at that location a few days earlier.
- Wheaton-Kensington Business Networking event – see flyer.



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- FY18 Capital Budget was submitted to the Council today
 - \$48.4M for BRT along Rt. 29 plus \$10M federal money for the project.
 - \$2M road resurfacing project – information available online
 - HVAC for Olney Swim Center
- Budget meeting with Leggett – come project input.

Committee Reports

Quality of Life – asked questions about property tax credit and will review the information provided by Adam Fogel. Will also consider new microloan legislation.

Land Use, Transpiration, & Zoning –

BRT letter – adopted letter as amended:

For – 9

Abstained – 1

Against – 0

Liaison Reports

Permitting – met today

- Initiative of county executive to improve business climate – small sample size. 752 answered the survey, ½ had no recent dealings but perceived county as hard to deal with. Permitting is working to improve the speed & working on interactive website. Communication – solutions not known.
- Budget impact for DPS – self-funding, has been cutting fees.
- Bob's question about deposit checking being cashed while permitted work is done, needs more details.

Olney Town Center Advisory Committee – meeting next Tuesday to hear public update

WUDAC – focused on Wheaton Redevelopment.

Old Business:

- Status of old KFC building, now torn down, which is on WMATA property and was hit by a Ride On bus? Luisa agreed to try to look into it but warned that it can be tough to get information from WMATA.
- County liquor, alcohol & beverage status? Investing more in locations & staff. New store in Aspen Hill & adding liquor store as well. Updated fleet. Expanding in mid county. Action plan is online. No apparent oversight. Can MCCAB get a liaison on the board?



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- Luisa shared Fire Chief Scott Goldstein's response to our thank you letter.

New Business:

- Bikeway project – Glenmont to Silver Spring – refer to LUTZ

Adjournment: Motion to adjourn meeting approved at 8:59 pm.