



Mid-County Citizens Advisory Board (MCCAB)

Mid-County Community Recreation Center, 2004 Queensguard Road, Silver Spring, MD

Call to Order:	Francisco Romero, Chair			Respectfully Submitted by:	Oriole Saah, Secretary	
Date/Time:	December 19, 2017; 7:00 PM ET					
Attendees:	<input checked="" type="checkbox"/>	Adjogah, Mensah	<input checked="" type="checkbox"/>	Reed, Patrick	Shoenberg, Robert (Parliamentarian)	
	<input checked="" type="checkbox"/>	Lynda Brooks	<input checked="" type="checkbox"/>	Romero, Francisco (Chair)	Solomon, Jobe	
	<input checked="" type="checkbox"/>	Frank, Ron (Vice Chair)	<input checked="" type="checkbox"/>	Rowden, David	<input checked="" type="checkbox"/>	Tankersley, Judy
	<input checked="" type="checkbox"/>	Gelman, Michael	<input checked="" type="checkbox"/>	Saah, Oriole (Secretary)	<input checked="" type="checkbox"/>	Wright, Ursula
	<input checked="" type="checkbox"/>	Mozzano, Louis	<input checked="" type="checkbox"/>	Sapper, Masha		Partap Verma
Staff:	Luisa Montero, Director, Mid-County Regional Services Center					
Guests:	Chief Goldstein, Montgomery County Fire & Rescue Service Mark Elrich, Councilmember					

Call to Order: 7:02 PM by Francisco Romero, Chair

Introductions & Welcome to New Board Members

Agenda – Approved unanimously

Minutes – Approved as amended

Community Concerns – none

Guest Speakers

Chief Goldstein, Montgomery County Fire & Rescue Service

- Provided recommendations for requested budget cuts to County Executive.
- Moving forward with FY19 plans.
- Winter means an uptick but not yet seeing a rise in ash fires.
- Mailing went to all county residents – change your smoke detectors before 1/1/2018, when the law requires all smoke detectors to use 10 year/nonreplaceable batteries. This is the culmination of a five-year phase in which began 1/2013.
Impact of law depends on age of structure:
 - Pre-1975 – one detector on each level
 - 1975-90 – device outside of every sleeping area as well as one on each level
 - Post 1990 – system needs to be hard-wired with battery backup and inside every sleeping area

Q: What is the normal level of calls?



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A: 350 per 24-hour day for the entire county or 130,000 per year. Of these 80% (including automobile collisions) are medical and 20% are fire and other. There are approximately 340 structure fires per year.

Explained impact of ACA on responses. Because hospitals are sending folks home sooner, Fire & Rescue are seeing a sicker population. When 911 sees more than four calls from a single household in one month a collaborative review is triggered, in partnership with HHS. Safety net services improve health of residents while reducing strain of multiple calls on Fire & Rescue, keeping units in service for other needs. 50 people currently enrolled. Elrich & Leggett support full time staffing for this effort.

Councilmember Mark Elrich

1. What ideas would you like to see implemented to preserve the current stock of affordable housing when new developments are being built out? For example, Glenmont Metrocenter is replacing current affordable housing.
RESPONSE: 35,000 affordable rental units lost since 2000. In Long Branch we left zoning. In White Oak we lost housing. Would like to see low interest loans for owners to improve existing units without gentrifying. Supports rent stabilization but would exempt new properties and properties with MPDU. MPDU being built now are one bedroom units so families can't access them and schools are no longer integrated along socio-economic lines.

Q: Position on MPDU buy-outs?

A: Depends on amount paid. Duncan instituted for \$25,000/unit. Can't replace units at that level. If fees are adequate to replace affordable units he could support it. That would be about \$150,000 in areas such as Bethesda.

2. We agree that the Glenmont Shopping Center needs improvement, yet we all have different ideas. What do you envision for the Glenmont Shopping center?
RESPONSE: Due to the current situation with the owners, Glenmont Shopping Center will be hard to develop. We need to keep retail and build housing. As "urban development" this area has lots of potential. One option would be to build up over existing structures rather than tear down and start over.
3. How do you envision the role of the Economic Development Corporation in relation to the potential rejuvenation of the Glenmont Shopping Center, downtown Wheaton along Georgia Ave., & other areas of mid-county?
RESPONSE: We are asking the Economic Development Corp to do too many things. Their focus is on "the big fish," not on local community development. We need to recreate a local economic development agency within the county to work with local



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retail. We need to put staff with regional centers. We also need childcare in regional service centers. But not ready to throw out the Economic Development Corp yet.

Q: What is their role?

A: The previous agency never recruited businesses to move to Montgomery County. The Economic Development Corp markets Montgomery County. But not many large companies want to move.

4. How will the County Council monitor the activities and progress of the Montgomery County Econ Dev Corp & WorkSource Montgomery?

RESPONSE: The County Council gets reports. A staffer goes to meetings. But there is no authority other than to pull resources back. The role of WorkSource is to connect youth to jobs – summer program run this past summer wasn't long enough. Nonprofits are doing workforce development and feel disconnected from WorkSource. We need to see results or run out of patience. There is a lack of metrics to evaluate – need to be more data driven. Need an answer regarding what to do about small businesses.

Q: How do we stop an entity?

A: There is no private funding. Need political will to remove funding.

5. There has been a drastic increase in the number of MCPS students not eligible for the traditional four-year universities or the workforce. What ideas do you have on combining STEM education in all schools with efforts of WorkSource Montgomery to more adequately prepare our students after graduation? Also, would it be possible to tie these efforts to what the Econ. Dev. Corp. envisions for the county?

RESPONSE: There is nothing to tie WorkSource into Economic Development. Maybe other workforce development organizations can do this. Montgomery County has a history of being anti-career. Edison needs to be bigger. PG County offers, to 35,000 students, a dual degree trade and AA degree program. How many students would do this? This also creates capacity in other high schools without building new high schools.

Q: What about the idea currently being floated to create a second "Edison" type high school in the Quince Orchard area?

A: Not a good idea if it isn't big enough. Ask: "What is the size of the problem?" The develop a solution. Also consider a middle school program on education – an after-school program for future teachers. Partner with the University of Maryland at Shady Grove. 14% of all education graduates are minorities. 2% are men. So there aren't enough minority male teachers are role models.



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6. Arts & Humanities in Wheaton -- Given that the RFP for the remaining space in the Wheaton Redevelopment Project and the feasibility study for the Wheaton Arts & Humanities project are moving at different paces, how do you see the Arts & Humanities project fitting into Wheaton? Does it fit into the mix with private development?

RESPONSE: This project needs private development. Who will build it? Growth rate for the entire region is below 1%. Millennials are not coming here. Cheaper real estate is available in second tier cities with older business and lower rents – more interesting to tenants.

7. Given the trade-offs between relieving traffic congestion and dealing with our regional transportation concerns and economic development, what ideas do you have on a balance?

RESPONSE: Need to focus on the BRT project. He laid it out 10 years ago – using media strips for reversible lane with Wheaton as a hub. This would make Wheaton an attractive place to live and work. The county uses a bogus intersection test. Georgia & Randolph is an example. The development impact tax needs to pay for improvements. Same with paying for Metro.

Q: A Viers Mill Committee completed a study and then put the plan on hold.

A: Leggett prioritized the Rt. 29 corridor, an area under development, and the Rt. 355 corridor, also an area under development. Recommends using taxing districts – on development and businesses. Residents will pay the operations costs.

Q: Reduced market demand in mid-county has a negative effect on areas like Glenmont.

A: Taxes should be for the entire system, not per line. Jobs re in Bethesda and on Rt. 355.

8. Montgomery County has cut the resources of offices like the Regional Service Centers and others such as the Human Rights Office, which now are unable to do half of what they used to do. What ideas do you have about how we might fill these gaps?

RESPONSE: Montgomery County is out of money. Can we right size the government? Move staff to areas of need. Unions are willing to work with government. MCPS – put teachers not teaching back into classrooms.

Q: Will the budget get worse?

A: He expects the budget will get worse. Working on “outcomes based budget” – the first budget the new County Executive works with will be written by the outgoing County Executive. Are we facing another recession from current national policies? We



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lost income this year because stocks were not sold so income was not earned. Those planning to sell stocks are counting on lower tax payments on estimated income on increased capital gains so they waited for expected lower capital gains taxes under the new tax bill and did not sell. We are preparing for a grim future and will benefit from rightsizing the government now.

9. How can the County leverage state funds and interface with state agencies, particularly the Governor's office more effectively?

RESPONSE: As a councilmember, he got two state government housing programs extended into Montgomery County. In terms of transportation, Hogan's staff are more professional, not entirely hostile. Democrats didn't fund Montgomery County education, transportation, mental health needs. Legislators see us as rich.

10. Transportation: How do you view a second Potomac crossing?

RESPONSE: Great for Virginia, bad for Montgomery County. Montgomery will not build right up to the river. Virginia has done so in Leesburg. A second crossing will have little or no impact on jobs in Montgomery but will increase miles traveled. The best option would be to increase the capacity of the American Legion Bridge using the inside service lanes as reversible. Two reversible lanes on Rt. 270 is also preferable & does not require that bridges be rebuilt to accommodate additional lanes. Referenced COG TPB report.

Q: How much influence does the community have in transportation decisions and regarding new development?

A: The Planning Board prioritizes development. We need well thought out transportation network and a change in parking policy.

Q: How can we get 23,000 MCPS employees off the roads or away from single-occupancy trips?

A: Tax incentives to live closer to work and ride sharing. Tough issue but something to think about.

Q: How should Montgomery be planning for parks?

A: Park & Planning – require school site set asides and reintroduce a point system to get valuable amenities and more control over what developers do. He is the only County Council member who doesn't take development money and is using public financing.

Director Report

- Details posted separately.



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- The Bicycle Master Plan is now out
- Asked MCCAB who have not taken online survey to do so with paper and pencil.

Committee Reports

Land Use, Transportation, & Zoning and Quality of Life both interested in exploring League of Women Votes report on affordable housing.

Liaison Reports

Permitting Services – focusing on the website, will launch for residential and commercial use in May.

Olney Town Center Advisory Committee – no meeting, getting in touch with coordinator.

WUDAC – Focus is on compensation plan for businesses affected by construction. There is confusion about implementation. County committed to do better.

Old Business: Navarro invited for January. Her staffer indicated February would be better, or March or a committee meeting.

New Business:

- January agenda – David Dise or CIP Projects through the Department of General Services
- Glenmont Shopping Center – is there a way to promote progress?

Adjournment: Motion to adjourn meeting approved at 8:55 pm.