

WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday, December 19, 2012, for the purpose of holding a stakeholder meeting with representatives of Capital Office Park.

Mayor Davis started the meeting at 8:00 p.m. It was held in the Multipurpose Room of the Community Center.

PRESENT WERE: Councilmembers Emmett V. Jordan, Leta M. Mach, Silke I. Pope, Edward V.J. Putens, Rodney M. Roberts and Mayor Judith F. Davis. Councilmember Konrad E. Herling was unable to attend due to illness.

STAFF PRESENT WERE: Michael P. McLaughlin, City Manager; and Cindy Murray, City Clerk.

ALSO PRESENT WERE: John Adderly, Vice-President, Kenneth Smondrowski, Leasing Director and Michael Hueston, Property Manager, Mack-Cali; and Bill Orleans.

Following introductions and an explanation of the stakeholder process, Mayor Davis asked the representatives from Capital Office Park (COP) to give an update on their property.

Mr. Adderly reported that the office vacancy rate throughout the country remains high, especially in suburban areas. He said that one floor of the 6404 Ivy Lane building (formerly occupied by Hewlett Packard) had been leased but the rest of the building is still vacant. Mr. Adderly advised that the current vacancy rate in COP was 35% compared to the Greenbelt area rate of 20% and a 17-18% rate throughout the country. He added that COP only seeks "Class A" tenants, such as government agencies, defense contractors, law firms, government contractors, etc.

Mr. Putens questioned the large amount of new office building construction in the Washington area given the high office vacancy rates. Mr. Adderly said new office building construction in the area was not being done on a speculative basis but was for committed tenants.

Mr. McLaughlin asked about the relocation of the State's Department of Housing and Community Development offices to COP. Mr. Adderly and Mr. Smondrowski said they had recently been notified by the State that COP is no longer being considered as they prefer to relocate this office within one-half mile of a rail station. They advised they will continue efforts with the State on this issue. Mr. Adderly added they had offered to provide a shuttle service to the Metro. Council requested a letter of support to the State to consider COP for relocation of the Department of Housing and Community Development be included on the agenda of the January 14th meeting.

Mayor Davis asked about amenities available in COP. Mr. Adderly said there were three delicatessens in COP, two restaurants in the Marriott, jogging trails, fitness room, shower/locker rooms, etc., available for the approximately 2,200 employees. He said COP offered more amenities than any other office park in the area.

Mr. Adderly advised that significant investments had been made in "green" energy management systems to lower building electrical costs. Mr. Hueston said Silver LEED certification was expected soon for 6406 Ivy Lane. Ms. Mach requested that the City be notified when certification is received. Mr. Adderly noted that other recent improvements included renovation of inside elevator cabs, extensive parking lot asphalt repairs, upgraded shower locker rooms in 6305 Ivy Lane, and a new roof on 6406 Ivy Lane.

Mr. Jordan noted the attendance of COP representatives at the M-NCCPC Greenbelt Metro Area and MD 193 Corridor Sector Plan meetings and asked for their thoughts on the proposed plan. Mr. Adderly and Mr. Smondrowski said they had no specific concerns. Mr. Putens asked them to review the City's comments on the Sector Plan.

Mr. Jordan asked about transportation issues. Mr. Smondrowski noted that Metro was approximately one mile away and there was good bus service along Ivy Lane. Mayor Davis asked about bike riders. Mr. Hueston said there were accommodations in COP for bike riders.

Mayor Davis asked if COP had a newsletter. Mr. Adderly said no but it was being considered by their marketing section. He added that City events could be included if their marketing section decided to proceed with a newsletter.

Mayor Davis asked if COP had any requests of the City. Mr. Adderly said that the City has always been great to work with and added that Greenbelt is recognized area wide as a business friendly environment. Mr. Smondrowski mentioned a crosswalk on Ivy Lane connecting COP buildings would be helpful for employees. He will forward Mr. McLaughlin the detailed request for consideration.

Ms. Mach asked about child care in COP. Mr. Adderly said child care would be a great amenity but they hadn't been able to attract a provider. Ms. Mach mentioned a group is looking to start a cooperative type child care in the Franklin Park area. Mr. Adderly said he would be happy to discuss the idea with the group.

Mr. Orleans, Greenbelt, asked and was provided answers to several questions.

Mayor Davis thanked the COP representatives for attending.

Informational Items

There was discussion regarding the basketball courts in Windsor Green. Council suggested a request be sent to the Windsor Green Board of Directors asking their thoughts on the City reinstalling the basketball rims in the spring.

The meeting ended at 9:15 p.m.

Respectfully submitted,

*Cindy Murray
City Clerk*