



CITY COUNCIL WORK SESSION AGENDA
Work Session - Beltway Plaza (stakeholder)

Municipal Building & Virtual

This meeting will be held in-person and virtual.

**25 Crescent Road
Greenbelt, MD 20770**

OR

Virtual Participation

Zoom Webinar Attendees:

Please submit your request in writing via email to questions@greenbeltmd.gov

<https://us02web.zoom.us/j/81146774391?pwd=SktwSTITK2ZPZXp1Q0NzVUZrZjIHZz09>

Dial-in: 301 715 8592

Webinar ID: 811 4677 4391

Passcode: 922984

**Wednesday, September 7, 2022
7:30 PM**

Work Session Packet

Work Session - Beltway Plaza (stakeholder)
Suggested Action:

Agenda

- Introductions
- Council Discussion
 - Security Update for the Mall
 - New Retail Stores/Restaurants
 - Vacancy Percentage
 - Status of Covid Comeback
 - New Programs/Renovations
- Questions and Answers
- Other Items

[Work Session Minutes - Beltway Plaza - September 16, 2020.pdf](#)

City Council Work Session Agenda Item Report

Meeting Date: September 7, 2022

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: Work Session Item

Agenda Section: Work Session Packet

Subject:

Work Session - Beltway Plaza (stakeholder)

Suggested Action:

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Attachments:

[Work Session Minutes - Beltway Plaza - September 16, 2020.pdf](#)

WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday, September 16, 2020, to meet with Beltway Plaza (stakeholders).

Mayor Byrd started the meeting at 8:02 pm. The meeting was held virtually via Zoom.

Present were: Councilmembers, Judith F. Davis, Emmett V. Jordan, Leta M. Mach, Silke I. Pope, Edward V. J. Putens, Rodney M. Roberts, and Mayor Colin A. Byrd.

Staff present were: Nicole Ard, City Manager; Terri Hruby, Director of Planning and Community Development; Charise Liggins, Economic Development Coordinator; and Shaniya Lashley-Mullen, Assistant to the City Clerk.

Also present were: Kap Kapastin, Quantum; Matt Tedesco, McNamee Hosa; Alex Villegas Rodgers Consulting; Mayor Amanda Dewey, Councilmember Ethan Sweep, Town of Berwyn Heights; and Bill Orleans.

Ms. Davis stated that this is a stakeholder meeting with Beltway Plaza and not an update on the redevelopment of Beltway Plaza. Ms. Ard agreed with Ms. Davis that this is a regular stakeholder meeting with Beltway Plaza. She indicated that the Council would participate in addressing the redevelopment project and review process later.

Mr. Tedesco provided a brief update on the first phase of the redevelopment project of Beltway Plaza. He stated that Quantum is actively pursuing the Detail Site Plan and is fully engaged and working with the Planning and Recreation staff.

Mr. Kapastin provided an update of Beltway Plaza Security. He noted that Chief of Security John Rogers had retired, and Nate Wesley is the current Chief of Security. Mr. Kapastin explained that in mid-March, AMC and several merchants volunteered to close due to the concerns of the spread of the pandemic. During the shutdown, the essential businesses, approximate 30 businesses, which were open, were listed on the Beltway Plaza website, the City's website, and on social media. Mr. Kapastin noted during the shutdown, Quantum representatives have attended webinars and have studied health and safety regulations guidelines. He stated that grant and loan information was shared with the tenants of Beltway Plaza.

Mr. Kapastin noted that GNC and Books of Million had closed permanently and that several small tenants will not reopen or will be transferring their business, including Loving Time and ID Communications. The overall vacancy of the mall is less than 5%. He stated that Gus Fried Chicken has transitioned to Miss Mable's and Coffee Shop. The limitations imposed upon the operation of indoor amusement parks by Governor Hogan makes it economically unfeasible for Laugh Out Loud to be open at this time. Mr. Kapastin stated that the Beltway Plaza customer base is composed of 65% Greenbelt, 30% Hyattsville, Langley Park, Northeast Washington, and 5% Outer area.

Mr. Kapastin stated that the Office State's Attorney, The Common Market, and the Mayor of Greenbelt hosted a Farmers to Families Free food give away. Foot traffic and sales have been increasing, but it has not reached pre-shutdown levels. Mr. Kapastin advised that Beltway Plaza is the prime sponsor of the NBC Celebration, a current site for Census 2020 and Voter Registration Drives.

In response to a question asked by Ms. Mach, Mr. Kapastin noted that the doors are all open and never had issues with the doors being chained shut. It was determined that this occurred months ago when the hours were changed.

Mr. Roberts inquired were there customers in the open theaters. Mr. Kapastin stated he had read that the crowds haven't returned to the movie theaters and some of the major distributors held back some films until the holiday season.

Based on a question asked by Mr. Jordan, Mr. Kapastin answered that the shopping patterns are still the same as during the pre-pandemic. It's just fewer customers. The current hours of Beltway Plaza are Monday – Saturday, 11 am-7 pm, and Sunday 11 am-6 pm. Mr. Kapastin noted he encouraged all the inside food purveyors to get onboard the Digital Program, to incorporate online ordering and no-touch payment. Mr. Jordan inquired about alfresco dining alternatives for the restaurants that are in the mall. Mr. Kapastin answered he had offered alternatives.

Ms. Davis asked what new establishments Beltway Plaza has since March. Mr. Kapastin stated Anarkali Bazaar, which has replaced part of the Discounter Palace. He noted he is currently considering an Indian restaurant for the other part. In response to a question asked by Ms. Davis, Mr. Kapastin answered that he would assist any tenant with the permitting process if the tenant wanted to have the alternative dining. His opinion is that it is a personnel issue, that the tenants have to have extra employees to run the inside store and the outside dining.

Mr. Michael Hartman, New Deal Café, noted that Beltway Plaza and Beltway Plaza Merchant Association supported and sponsored the New Deal Café Online Fundraiser Auction. He stated that he appreciates Mr. Jordan's donation as well. Mr. Hartman stated that Quantum had supported and sponsored past festivals for the Friends of the New Deal Café Arts.

Mayor Dewey thanked Mr. Kapastin and the City Council for the thorough update, and she hopes to continue the conversation about weathering the pandemic storm. Mr. Kapastin stated that he would like to coordinate a stakeholder work session meeting with the Town of Berwyn Heights. Mayor Dewey noted that she would follow-up with their town manager to arrange the stakeholder work session.

In response to a question asked by Mr. Jordan, Mr. Kapastin answered that Quantum acquired the former Money One Credit Union, but they have vacated the dentist office and the auto parts store. He stated that Quantum would like to work with the Town of Berwyn Heights on mixed-use development.

Mr. Putens inquired was the store trying to get rid of their back stock because the shelves aren't being restocked. Mr. Kapastin advised he read there were supply chain disruptions. He noted that he would hope that the major stores would keep their shelves stocked, but it's not his position to tell the stores how to run their business.

Based on a question asked by Ms. Davis, Mr. Kapastin answered that Quantum and the City should work together to encourage the residents to shop and dine locally. He noted that buying local is more important and the pandemic has demonstrated staying close to home will be the new trend. Mr. Kapastin requested Ms. Charise Liggins, Economic Development Coordinator, to

promote "shop local and dine local." Mr. Kapastin advised that Quantum had Mr. Bill Cornett to do a 13 part documentary video series, featuring individual tenants and a comedian.

In response to a question asked by Mr. Jordan, Ms. Hruby answered that the Code Enforcement issues tend to be regarding signage popping up in the right-of-way of Greenbelt Road. The City Inspection staff has a good working relationship with Beltway Plaza.

Mayor Dewey stated at the last Four Cities Meeting that Mr. Jordan expressed a desire that the Town of Berwyn Heights and the City work together and be forward-thinking regarding Greenbelt Road. She noted that the interim town manager of the Town of Berwyn Heights has been reaching out to the City staff regarding scheduling a work session.

Based on a question asked by Mr. Bill Orleans, Ms. Ard answered that materials had been sent to the Town of Berwyn Heights last week on Beltway Plaza and the history of the State Highway project. She suggested at the City Council's Monday night meeting that a work session needs to be set between the Town of Berwyn Heights and the City. A Councilmember noted that he wanted to invite the City of College Park.

Informational items –

Mr. Jordan inquired about the shredding and the electronic recycling events. Ms. Ard stated that the staff is working on electronic recycling and the paper shredding event sponsored by the Greenbelt Federal Credit Union. The City's contractor for paper and cardboard recycling doesn't provide services any longer, and the staff is in the process of considering another vendor.

Mr. Jordan stated that at the Transportation Planning Board Meeting today, a Greenbelt resident, L'il Dan Celdran, sent in public comment regarding the Maglev.

Mr. Jordan suggested for the Census event at Beltway Plaza on September 23, that Council sign wave.

Ms. Davis provided a report on the Town Hall Meeting that Delegate Alonzo Washington and Delegate Nicole Williams held the night before.

The meeting ended at 9:14 pm.

Respectfully submitted,

*Shaniya Lashley-Mullen
Assistant to the City Clerk*