

WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday, March 5, 2014.

Mayor Jordan started the meeting at 8:07 p.m. It was held in the Council Room of the Municipal Building.

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

STAFF PRESENT WERE: Michael P. McLaughlin, City Manager; Terri Hruby, Assistant Director of Planning & Community Development; and Cindy Murray, City Clerk.

Informational Items

Ms. Davis said she had been informed that Maryland Municipal League President Elect Bruce Wahl had been taken to the hospital today and was in serious condition.

Executive Session

Ms. Davis moved that Council move into Executive Session in accordance with Section 10-508 (a) (14) of the State Government Article of the Annotated Code of the Public General Laws of Maryland to discuss contents of proposals received to Develop an Economic Strategy. Ms. Mach seconded.

<i>ROLL CALL:</i>	<i>Ms. Davis</i>	<i>- Yes</i>
	<i>Mr. Herling</i>	<i>- Yes</i>
	<i>Ms. Mach</i>	<i>- Yes</i>
	<i>Ms. Pope</i>	<i>- Yes</i>
	<i>Mr. Putens</i>	<i>- Yes</i>
	<i>Mr. Roberts</i>	<i>- No</i>
	<i>Mayor Jordan</i>	<i>- Yes</i>

Council moved into Executive Session at 8:09 p.m.

Council returned to open session at 8:37 p.m.

Briefing on Tax Increment Financing District

STAFF PRESENT WERE: Michael P. McLaughlin, City Manager; John Shay, City Solicitor; John Stalfort, City Bond Counsel; Celia Craze, Director of Planning & Community Development; Terri Hruby, Assistant Director of Planning; and Cindy Murray, City Clerk.

ALSO PRESENT WERE: Norman Rivera and Jason Fry, Woodlawn Development, and Tom White, News Review.

Mr. Fry provided an update on the Greenbelt Station South Core Development. He advised that utility work is on-going, sites are being cleaned up for the spring sales season and it is expected the first homes and model homes will be up in 90 days. Mr. Fry said Ryan Homes had sold 12 units and NV Homes had sold 9 units as of today.

Ms. Craze reported that as a condition of the 2006 annexation of the Greenbelt Station South Core area, the City entered into an agreement with the developers setting forth parameters for a possible Tax Increment Financing (TIF) district. The condition was agreed to by the City because the

annexation into the City would reduce the incremental taxes available to Prince George's County which was also asked to establish a TIF district. The reduction in the County's incremental taxes available to fund public improvements was calculated at \$8.4 million at that time, if the South Core were to be annexed to the City. Accordingly, the City agreed to fund a maximum of \$8.4 million in public improvements, for the North and South Core together, to offset the reduction in available TIF funds by the County. In addition to the criteria setting forth the City's discretion in establishing a TIF district, the annexation agreement also stated that public financing would be available only for the north-south connector road (Greenbelt Station Parkway).

Ms. Craze advised that Woodlawn Development has requested that the City enact legislation to establish a TIF district to define those properties from which incremental tax revenue would be derived. The reason Woodlawn Development has asked the City to establish the TIF district now is that property values will increase as the properties are improved. Establishing the TIF district would establish a base value which would be used in calculating future TIF dollars. While establishment of the TIF district does not compel the City to later authorize the TIF financing, it is the necessary first step if future public funding is to be made available.

Ms. Craze and Mr. Stalfort explained the work session this evening was to discuss whether or not Council wishes to establish the TIF district, which is simply a geographic area determined by legislation. This action does not in itself obligate the City to finance public improvements but provides the framework if the City wishes to proceed with TIF financing in the future.

In response to questions from Ms. Davis and Mr. Putens, Mr. Stalfort said he had reviewed the sales contracts currently used by the developers and they include clear notification to home buyers regarding the possibility of a TIF district. Mr. Fry said once the TIF District is established, notice of such will be included in the sales contracts and closing documents of properties.

Mayor Jordan asked for examples in other areas where TIF districts had been established. Mr. Stalfort said he had worked on establishment of both residential and mixed use TIF districts in Frederick County, National Harbor, Park Place in Annapolis and Beachtree in Harford County.

Ms. Davis said she wanted to be sure the developers understood that if Council went forward with creating a TIF District, they were not committing to future public financing. Mr. Stalfort said yes, the legislation will clearly state that by designating the district, there is no obligation to proceed any further.

Mr. Putens asked how long the process of establishing the TIF district will take. Mr. Stalfort said the preparation of the resolution should take less than one week. He noted the costs associated with the resolution are paid for by the developers. Mr. McLaughlin and Mr. Shay said the resolution could be included on Council's March 24th meeting agenda.

In response to questions from Mayor Jordan and Ms. Pope, Mr. Fry reported some project delays associated with the State Highway Administration and improvements to Greenbelt Road, and the Washington Metropolitan Area Transit Authority (WMATA) and the trail improvements. Mr. Fry and Mr. Rivera said they are currently working with Ms. Craze on these issues.

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

Executive Session

Ms. Davis moved that Council move into Executive Session in accordance with Section 10-508 (a) (9) of the State Government Article of the Annotated Code of the Public General Laws of Maryland to discuss the Collective Bargaining Negotiations. Mr. Putens seconded.

*ROLL CALL: Ms. Davis - Yes
Mr. Herling - Yes
Ms. Mach - Yes
Ms. Pope - Yes
Mr. Putens - Yes
Mr. Roberts - Yes
Mayor Jordan - Yes*

Council moved into Executive Session at 10:18 p.m.

It was noted that Council would not return to open session following the conclusion of the Executive Session.

Respectfully submitted,

*Cindy Murray
City Clerk*