

WORK SESSION OF THE GREENBELT CITY COUNCIL

Held Wednesday, September 18, 2024

Meeting: Beltway Plaza (stakeholders).

Mayor Jordan started the meeting at 7:30 pm., held in the Council Chambers and via Zoom.

In Attendance: Councilmembers Amy E. Knesel, Danielle P. McKinney, Jenni A. Pompei, Silke I. Pope, Rodney M. Roberts, Kristen L.K. Weaver and Mayor Emmett V. Jordan.

City Staff: Josué Salmerón, City Manager; Terri Hruby, Director of Planning and Community Development; John Mason, Economic Development Manager; and Shaniya Lashley-Mullen, Deputy City Clerk.

Others Present: Kenny Wines, Alex Forbes and David Sullivan, Quantum Corporation and others.

Mr. Sullivan highlighted history and current status of Beltway Plaza, a shopping center managed by Quantum. He noted the mall's significant presence in the community, recent challenges such as the departure of TJ Maxx, and the ongoing redevelopment plans. Quantum is optimistic about filling vacant spaces and maintaining the mall as a community center.

The Council inquired about the redevelopment project underway for 3 to 4 years. This project involves constructing a garage, three residential buildings, and a hotel, but has faced financing challenges. Mr. Sullivan indicated that the first building will take 2 to 3 years to complete and the overall project may span 7 to 10 years reducing retail space to about 700,000 square feet. Existing tenants will not be affected for at least ten years with construction starting in the Spring. The Ring Road relocation efforts commences next year.

Mr. Sullivan discussed plans for improving the mall's interior and exterior and securing funding for a new residential building. Concerns were raised about tenant retention amid national department store closures 9 pm Mall closing. The focus remains on supporting small local businesses. Mr. Sullivan outlined plans to enhance walkability around Greenbelt Station with new sidewalks and emphasized regular communication with local merchants. A Senior Housing Feasibility Study will evaluate accessible units in upcoming projects. Environmental initiatives such as solar panels are being hindered by redevelopment plans.

The Council discussed need for recreational spaces and a market study for potential hotels and diverse housing. Mr. Wine noted a strong relationship with merchants. Also

concerns about the new bulk shopping stores' impacts. The partnership with the Greenbelt Police has successfully reduced crime.

Mayor Jordan expressed interest in merchant meetings to foster good communication. Ms. McKinney discussed the need for more regular updates and communication from the project team, proposing a group email for better communication. Mr. Sullivan addressed the ongoing issues with the water main in front of Beltway Plaza, disrupting shops and parking lots. Claudia Jones, a Greenbelt resident, expressed concerns about potential changes in bus routes during the construction and redevelopment of the area.

Informational Items

Ms. Weaver reported on the Sustainable Maryland Executive Committee Meeting and the Transportation Planning Board Meeting. Mayor Jordan announced a Prince George's County Municipal Association Meeting on Thursday, September 19, 2024 at 7 pm in Fairmount Heights. Ms. Weaver and Ms. McKinney will attend the Greenbelt Station HOA meeting on the same day, while Mr. Salmerón mentioned a Resident Town Hall meeting at Franklin Park at 6 pm.

Ms. Pompei reminded the Council that the deadline for the Maryland Municipal League (MML) Achievement Award is Wednesday, September 25, 2024 at noon. Finally, Mr. Salmerón updated the Council on the Fire/EMS Department litigation which is entering the discovery phase and shared news about steps to secure the vandalized Armory.

The meeting ended at 9: 28 p.m.

Respectfully submitted,

Shaniya Lashley-Mullen

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Deputy City Clerk