



## **City of Mount Rainier Mayor & Council Work-Session and Special Meeting**

**Date: 12-15-2009**

**Place: One Municipal Place, Mount Rainier MD 20712**

**Presiding officer: Mayor Malinda Miles**

**Councilmember's present: Bryan Knedler, Jimmy Tarlau, Ivy Thompson**

**Councilmember's absent: Alta Morton**

**Staff present: Jeannelle Wallace City Manager, Asst. City Manager Michael Jackson,  
Treasurer Vijay Manjani**

**Meeting called to order at 7:06 pm**

### **Agenda**

**Adding Blueberry Parking Lot by Mayor Miles**

**Moved to adopt the agenda as amended Councilman Knedler**

**Second Councilwoman Thompson**

**Vote 3-0 Passed**

### **Discussion Topics**

**PG Community Foundation presentation by Ms. Desiree Moore**

**There will be a brief discussion on the city having its own Community Foundation and the different options that come with this foundation.**

**Councilwoman Thompson:**

**Based on a previous meeting I wanted to explore options of the city having its own fund through the PG Community Foundation.**

**Ms. Moore:**

**The foundation is a community of donors. We manage a collection of charitable funds donated to re-granting out to non-profits. The PG Community Foundation is an affiliate of the Community Foundation for the National Capital Region. The focus is on stimulating giving throughout the region. The organization manages over three hundred million in assets with 83% focused on the Washington Metro Area. We provide investment management over funds and grant services. We make sure the dollars are allocated in the most effective manner. We charge a 1.1% fee on that activity. We raise our own money to address the needs affecting the community. We have identified two areas of community leadership work. 1. Capacity building for non-profits. 2. Neighbors in need. Another fund has been put in place to address this initiative. This organization has raised 50 million and looking for a 1on1 match.**

**This is a philanthropic organization that works closely with Greenbelt and Hyattsville communities. They have an advisory board that's comprised of 22 residents that guide the work that takes place in PG County.**

**Mrs. Wallace City Manager:**

**Are the funds set up separately as non-profits in Greenbelt and Hyattsville Maryland or did the municipality itself set the fund up?**

**Ms. Moore:**

**The fund is not governed by the municipality.**

**Ms. Wallace:**

**Do the funds go to specific non-profits in the city or do the funds come to the city to be managed? And who determines the recipient of those funds?**

**Ms. Moore:**

**They have a committee in Greenbelt vets their proposals and send the recommendations to us and we facilitate the grants out.**

**Councilman Knedler:**

**Do you go after grant money or do we?**

**Ms Moore:**

**We don't fund raise you go after it. You can set yourself up as a fund of the community foundation to eliminate having to go through the C-3 process.**

**Councilwomen Thompson and Morton did some research to find a real estate attorney that has experience with imminent domain. Greenwald and Lake attorney at law are located in Greenbelt Maryland. Mr. David Coksom and Mr. Jacobs are lawyers with this firm. Their field is transaction and litigation law. Some of their experience is in representing the Riverdale Park municipality. There are 31 lawyers in the firm and their areas of expertise are**

- 1. Employment law**
- 2. Corporate representation**
- 3. Administrative law related to zoning**
- 4. Criminal defense**

**One of the attorneys in their firm Mr. Mahoney was successful with an imminent domain case in Riverdale Park.**

**Mayor Miles:**

**How is your response time?**

**Mr. Coksum:**

**We are readily available.**

**Mayor Miles:**

**What is the potential arrangements the city can have with your firm, your hourly rate and etc.?**

**Mr. Coksum:**

**You will hear from our firm within seven days.**

**Councilwoman Thompson:**

**There is six million for the entire county with a thirty day turn around. I think we should ask for the same funding level as usual with an additional 20% added to that.**

**Assistant City Manager Michael Jackson:**

**All the street projects are included with the request of additional funds of \$240,000.00 and we are still waiting to hear from the county council. The bridges are included in this project.**

**Mayor Miles:**

We hear you, and you will get \$100,000.00 or less unless they changed the allocation it will be for those same formulas. They have not changed the five year plan.

**Councilman Knedler:**

How can we have priorities when we don't know if we are getting the \$240,000.00 which is supposed to fund these priorities?

**Mayor Miles:**

You can have them but don't count on the CDBG funds for it. The county sends out a funding list every year.

**Councilman Tarlau:**

I understand that we received the \$100,000.00 but the \$240,000.00 was not approved.

**Asst. City Manager Mike Jackson:**

In our original application the city asked for \$376,000.00 to take care of all infrastructure problems in the city. We were awarded \$100,000.00 and as of April we were put in consideration for re-appropriation of funds. So, we are waiting on the re-appropriation of funds.

**Mayor Miles:**

May we get a hard copy of the list and we can apply for CDBG funding through the state.

**Councilman Knedler:**

Are we of the mind set to continue to go after streets and sidewalks or do we want to get money to do something to the Eastern Star building, to purchase a parking lot or something different.

**Asst City Manager Mike Jackson:**

I think we should go after something different.

**Mayor Miles:**

We need to look at the remaining of the 3 of 5 years and make sure whatever we go after is within those guidelines. While talking to Sam Parker there is some consideration being given to older cities within the 5 or 6 old town areas? We need to have some dialogue with them in terms of what does this mean as we go after this money.

**Culinary Incubator**

**Councilwoman Thompson:**

Mrs. Thompson wants to better define culinary incubator. It's a business incubator that's dedicated to early stage catering. It's a commercial kitchen that's licensed and people that are interested can rent the kitchen. They are a for profit business and the rent is \$35.00 hourly. We should think about partnering with N.C.P.P.C.

**Councilman Tarlau:**

Is the kitchen large enough?

**Councilwoman Thompson:**

The kitchen will have to be totally renovated and redesigned. In size it's about 850 square feet.

### **Options for buying properties**

- 1. Buy both properties with the reserves**
- 2. Possibility of paying out of the reserves for one up to \$650,000.00 and financing the other.**
- 3. Reverse buying the \$400,000.00 and financing the other piece.**
- 4. Funding both properties**

**Councilman Knedler:**

**Can we take the fourth option off the table?**

**Mayor Miles:**

**Yes**

**Councilwoman Thompson:**

**I don't think we should use all of the city's reserves to purchase the buildings.**

**VJ Manjani City Treasurer:**

**We should work on two options. If we pay from the reserves it will go down to one million.**

**VJ Manjani Treasurer:**

**We are paying \$14,550.00 interest on one bond under the old interest rate for city hall 4.69. If it goes to 4.3% we will save approximately 3,775.00.**

**Councilman Tarlau:**

**If paid off we would save \$14,000.00.**

**VJ Manjani Treasurer:**

**On the other bond we are paying \$32,000.00 a year in interest. We owe approximately \$650,000.00. By refinancing this bond it will bring us approximately 9-10,000.00 in interest.**

**Councilman Knedler, Tarlau, Councilwoman Thompson and Mayor Miles agree to pay the \$450,000.00 for city hall.**

**Councilman Knedler:**

**Do we have a 60 day window from closing to pass a resolution and it must have two readings.**

**VJ Manjani Treasurer:**

**We will have to buy the property from our funds and within 60 days we will have to pass a resolution giving the city the intent that we issue a bond to reimburse us. There are specific rules for reimbursement purposes. We need to close within thirty days so the rates won't change.**

**Councilman Knedler:**

**The special meeting is to approve finance options for property acquisition. We are going into a special meeting to vote for you to lock in at the 4.3% interest rate.**

**Traffic Calming Device**

**35<sup>th</sup> and Perry, 36<sup>th</sup> and Perry and 3800 block of 37<sup>th</sup> Street want speed humps in the middle of the block and the intersection.**

**Mayor Miles:**

**Have code enforcement verify signatures and the proper percentages to move forward.**

**The public hearing will be on February 2, 2010. All signatures should be on individual sheets.**

**Councilman Knedler:**

We need to find someone to do imminent domain and quickly. Colaureesi is a firm we should contact for imminent domain.

**Asst. City Manager:**

Mr. Jackson should have a discussion with Ms. Harrington about the discrepancy involving the appraisal. The Mayor is not comfortable with the appraisal.

**Mayor Miles:**

Under our MOU with our attorney firm we are supposed to give them first right of refusal.

**Councilman Knedler:**

The city needs to have something in writing with HIP stating that they will give us the money in case this goes through and we won't be stuck holding the bag.

Motion that the city of Mount Rainier purchase the Eastern Star property at \$400,000.00 out of the reserves and the 650,000.00 for the funeral home be on the bond issue at the interest rate of 4.3% and refinance the 1996 and 1997 bonds.

**Councilman Knedler**

All in favor

Vote 3-0

**Budget Calendar**

Motion to approve

All in favor

Motion to go into closed session

All in favor

**Open public session**

Move to purchase with contingency to use Federal Transportation monies for the lot at 3411 Perry Street with depending on the fact that the city receives or is able to use certain funds for that acquisition.

**Move to adjourn**

**Councilman Tarlau**

**Second Councilman Knedler**

Vote 3-0