



City of Mount Rainier

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CITY MANAGER REPORT JUNE 2, 2009

Council Inquiries and Priorities

In terms of council inquiries concerning the latest vacant building list, that report is attached as a hard copy. It will be provided in PDF format upon request. The list is updated every six months when the fees are due. The current listing was updated for the January 2009 billing and will be updated again after July 1, 2009 for the next billing cycle.

The Community Development Block Grant (CDBG) street infrastructure and sidewalk repair list has not been updated/amended since first submitted to the Mayor and Council. This list was last updated November 13, 2008 which is attached to this report.

The inquiry pertaining to the financing options for the 3409 Library Project and whether there are restrictions on the funding was submitted to the Community Legacy Project Coordinator who indicated that the city **may want to consider selling the building to a developer and use the grant/loan funding to rehab the building.**

The city attorney did not know of any restrictions. Management still needs to contact the State concerning any restrictions on the funding through the Senate Bond Bill.

The meter repair/replacement has been somewhat problematic. The current meter head lock system if repaired will cost \$19,050. These locks can still be broken into. The cost to replace with tamper proof meter heads ranges \$26,000-\$31,000.

The Kaywood Apartment Complex sidewalk and street repairs will be evaluated by the City's contractor that has been used on past two CDBG infrastructure projects June 4, 2009.

Voice messages were left concerning inquiries concerning the Eastern Star Building. Management is waiting for a return call from one of the representatives.

Community Legacy 2010

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The city has received notification that the applications for the next round of funding for 2010 will be due late in July 2009. A letter of intent concerning possible projects is due on or before June 15, 2009. The eligible projects listed on the Department of Housing and Community Development website states: **Community Legacy provides local governments and community development organizations with funding for essential projects aimed at strengthening communities through activities such as business retention and attraction, encouraging homeownership and commercial revitalization.**

Management intends to submit the Letter of Intent by June 5, 2009. Please submit your priority projects prior to this date.

The pool water at the property on 34th was drained by the Department of Public Works. A hole was drilled in the bottom of the pool. This property is currently in foreclosure. An invoice will be sent to the owner of record, the financial entity and the mortgage holder. Court adjudication will be requested if the invoice is not paid.

The two design renderings of 3409 Library project were included in the June *Message*, MRTV, and the city's website www.mountrainiermd.org. To date, two responses have been received via email.

Federal Transit Administration

The future congressional earmarks will lapse if not used. Program managers have indicated the need for the city to amend the existing funds to include future earmarks totaling \$180,000. I have submitted the draft to the local entity (Maryland Transit Administration) for review.

Market and Feasibility Study

The conclusion of the Market and Feasibility Study indicates that only condominium projects provide financially feasible results at this time. The other projects such as mixed use development do not represent feasible options in the current market place. Investor expectations for a reasonable rate of return require a public sector investment beyond the value of the land to balance the high cost of construction for the apartment and commercial space.

Meetings/Conferences

Management has attended meetings with the I-Net, IWIF Hearings, and the Prince George's Chief's Association where Corporal Eddie Murphy was awarded with two Officer of the Year Awards.

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The Mayor and City Manager attended a meeting with Kaywood Management concerning the recent PEPCO bills relative to the renovation of heating and A/C system in the individual apartment units. While some resident's issues/invoices have been resolved, other residents still require an audience with PEPCO and resolution.

City Management will be represented at the upcoming MML annual conference in Ocean City, Maryland and the Government Finance Officer's Association conference in Seattle, Washington.