



## **Minutes of the City of Mount Rainier Maryland City Council Meeting**

**Date: 9-2-2014**

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

**Presiding officer: Mayor Malinda Miles**

**Councilmember's present: Jesse Christopherson, Brent Bolin, Jimmy Tarlau**

**Councilmember's absent: Ivy Thompson**

**City Hall Staff: City Manager Jeannelle Wallace, City Clerk Janis Lomax**

### **Agenda**

**Review and Approval of the Minutes**

**Public Comment**

**Presentation from Fly Wheel Development and the Menkiti Group**

**Official Reports**

**Official Vote on the CDBG Cooperative Agreement for FY2015 to FY 2017**

**Discussion of Expenditure and Design for the Perry Street Barricade**

**New Business**

**Ordinance 5- 2014 adopting an extension to the franchise agreement with Comcast**

**Resolution 9- 2014 Approving three community Legacy Projects**

**Resolution 10-2014 City Commitment to a Complete Streets Program**

**Resolution 11-2014 Approving the Community Legacy Project for Gateway CDC**

**Resolution 12-2014 Approving the MEA Empowerment Program and Community Legacy Project for the Town of Brent and Municipal Collaboration**

**Motion to approve the Minutes for June 3<sup>rd</sup> and June 17<sup>th</sup> with any corrections to be sent to the City Clerk by Close of Business on Friday.**

**Councilman Bolin**

**2<sup>nd</sup> Councilman Christopherson**

**3-0**

Councilman Bolin: There is a City-wide water pressure problem. WSSC is investigating it.

### **Development of 3300 block of Rhode Island Avenue**

**Howard Ways, Executive Director of the Prince George's County Redevelopment Authority**

He bids the city greetings on behalf of the organization's board chair Montee Cooper and County Executive Rushern Baker, and the organization. He speaks about the Redevelopment Authority's investment in the Gateway Arts District and how the two finalists that will present tonight represent that. This is the second of two active projects, the organization has going on in the Mount Rainier Community. On September 16<sup>th</sup>, the city will see presentations on a Net Zero Strategy House that the Redevelopment Authority is looking to develop on the vacant lot that it owns on 34<sup>th</sup> street.

There are two finalists that are competing for the rights to be the Redevelopment Authority's partners on the redevelopment of the 3300 block of Rhode Island Avenue or Singer Building. He is joined by Steve

Paul, Associate Director of the Redevelopment Authority/ Project Manager for this project, Ross Clemens, the Project Manager for the Neighborhood Stabilization Program, and Carol Beech from the Maryland Capital National Park and Planning Commission.

### **Steve Paul, Associate Director of the Redevelopment Authority**

A proposal analysis group will have the evaluations and recommendations in by early October. The decision will be forthcoming shortly after that. Then a development agreement will be negotiated and development can start soon after. The two groups that are presenting are Fly Wheel Development and The Menkiti Group.

### **Fly Wheel Development Presentation**

by Jessica Lawrence, Fly Wheel Development

Jessica is the team lead for the Net Zero Main Street Project. Three of the four Development team members are present with her:

- John Miller, Fly Wheel Development
- Ernie Marcus, Building Partnerships LLC
- Tony Lee, Triton Development
- Phil Hummalt (Not Present )

Gateway CDC and Anacostia Watershed Society have also agreed to partner with them.

#### *Development Team Structure*

The Development team has a JV Partnership structure where Jessica Lawrence and John Miller are the Managing Partners and the other team members are limited partners. Ernie Marcus has twenty years of experience in real estate development. He has delivered some great projects, including Park Triangle Apartments in Columbia Heights in D.C. Tony Lee has fifteen years of experience in development and construction management. John has done numerous real estate development projects in Durham, NC, including the adaptive reuse of a historic department store called the Crest Department Store. It became a residential over retail building. Phil has thirty years of experience, primarily in real estate finance, and has underwritten \$12 Billion of real estate and has worked for companies like GE Capital. Jessica has experience with institutional grade real estate development, has worked for ING, and has experience at this specific project level doing renewable energy and energy efficiency projects, including solar energy.

#### *Project Vision*

A visionary, community-scale project that can catalyze one of the first net zero main streets in the country. The priorities are community, energy and environment. Cities and towns across the country are looking to reinvent themselves as sustainable, livable places to be. Mount Rainier has a lot of those same priorities. This project will not only uphold the priorities Mount Rainier specifically has, but will also put Mount Rainier on the map nationally in terms of sustainability.

#### Community

- (1) Energize the Street – They have taken note of the feedback from neighbors regarding the physicality of the site such as keeping the building the same height, bringing in interesting business uses such as c-working, creating daytime traffic, incorporating public art, etc. They also feel like this is a great opportunity for place-making. By making this an energized street, there is also an opportunity to raise the tax base for the city.

The proposal is to rehabilitate the existing buildings instead of knocking them down. They will be restored to their historic character. The interior space will be reprogrammed differently.

- The tenants will include Ace Hardware, a restaurant with a small coffee shop, and an office.
- (2) Community Investment – The project contributes to city and state level goals
- Mixed- Use Town Center Zone Development Plan, which discusses revitalizing Mount Rainier’s Core and creating Permeable Spaces
  - Mount Rainier Green Infrastructure Plan
  - Mount Rainier Sustainable Maryland Program Goals
  - State Level Goals- Empower Maryland Energy Efficiency Act, Maryland Greenhouse Gas Reduction Plan

#### Public Art

- Thanks to the request of Carol Bernard from the Gateway CDC, the plan includes a budget for art. Gateway CDC will work as a close partner for the project regarding art selection. Art may be used for the fountain that is in the proposal. Gateway CDC sealed the deal by investing in the project. Tony is also with Gateway CDC and can answer questions about that.
- (3) Create Jobs – Almost 70 full-time jobs and 26 part-time jobs will be created, thereby creating long-term economic impact. Through the construction of the project there will be contract and other temporary jobs. The construction jobs will be green jobs. They are working with Urban Green LLC, Mark James, to conduct workforce training around green jobs and green real estate development.

#### Energy

The project will be one of thirty-two verified buildings across the country or one of 160 emerging and verified buildings. This will put Mount Rainier on the map nationally for sustainability. It is possible that Net Zero can be achieved with the space of the roof area and the type of panels that will be used. The RFP called for LEED Silver, the team thinks it can build to LEED Platinum.

#### **Community Solar**

The team has partnered with David Rosh of University Park Solar LLC to reach out to the community and help create a Net Zero Main Street. They will use 1,412 panels, bringing the project to 331 kw of generation.

#### Environment

##### **(1) Protect Natural Resources**

The plan is sensitive to the environment and takes into account planning documents such as the Mount Rainier Urban Green infrastructure Master Plan, which talks about permeable surfaces, green roofs, and etc. The Anacostia Watershed Society will be a partner and make sure that the development team installs well-designed infrastructure such as bios-wells, permeable pavers, native landscaping, and educational signage. They are working with them to create a community planting day.

- (2) **Adaptive Reuse-** The exteriors will be restored. The roofs will have solar panels. The restaurant will have outdoor patio space and a roof deck. There will be a fountain at the circle with benches around it. The plan includes diagonal parking on 33<sup>rd</sup> street to make that one-way road more safe so people will not drive the wrong way down it. The team is working with the state to get diagonal parking off of Rhode Island Avenue. All in all, 33,000 sq. ft. of Net Zero energy development, 23,000 sq. ft. at this site and the balance on the town homes. 7, 600 sq. ft. of green roof between the two projects. Rehabilitation of 900 linear ft. of street frontage.

#### Tenants

- **Ace Hardware**—The team is working with Ace Hardware to create a two-story store comprised of about 11,000 sq ft. It can carry more stock and employ more employees. It allows many of the buildings on the ground floor to be kept open. They would be the first Net Zero Ace Hardware store in the country.
- **Restaurant** – A restaurant that activates that corner and brings a lot of traffic. They will put a posting on popularize.com so people can write feedback about what they would like to see there. The restaurant will also operate a small coffee shop.
- **Community Office** – There will be 9,000 sq ft of community office. Fly Wheel Development and Triton Development have committed to enter the space. Letters have also been received from neighbors that are interested in developing their own co-working business there.

#### Stakeholder Engagement

Outreach to the neighborhood and the larger Mount Rainier community is already underway. As far as media and publicity, the team believes the project will develop national press. It has support from Clean technical, a premier web blog on green things, and the Urban Land Institute. They are setting up a meeting with Ed Mahoney to talk about what the project can do for Mount Rainier.

#### Developing Neighboring Sites

Like the Perry Street Townhouses, they see this project as a model for low-impact development. They will respect the neighborhood's character, scale, and architecture to enhance the community.

#### Project Contacts

Jessica Lawrence

[jlawrence@flywheeldevelopment.com](mailto:jlawrence@flywheeldevelopment.com)

John Miller

[jmiller@flywheeldevelopment.com](mailto:jmiller@flywheeldevelopment.com)

#### Questions

Mayor Miles: Looking at the Rhode Island Avenue parking, are there bike lanes in there?

Mr. Miller: Bike lanes can be added.

Mr. Larry Soloman, Mount Rainier Business Association President/ Owner of Thrifty Car Rental: How is diagonal parking going to work? It is bad traffic now.

Mr. Miller: We understand that it may be difficult to put diagonal parking on the site but we think it is the best practice consistent with what everyone tells us at the national level. It is not a deal breaker, but it seems like a lost opportunity if we do not try. With additional parking, you protect pedestrians on the road. It is a best practice.

Councilman Bolin: Can you talk a little more about the choice to put commercial office space?

Mr. Miller: We really like the 3200 block project next door that is going to be adding approximately 200 residential units to this area. We looked at the cost of putting apartments versus commercial buildings in. It is about the same. But when it comes to making a financial impact on the community and maximizing the issuance of this RFP, like adding 45 day-time jobs to the city, having people driving around, shopping, etc. That is too great of an opportunity to pass up. Market analysis suggests that the building can be filled up with businesses.

Skylar Sis (3200 Block Bunker Hill): What they are proposing has an undoubtable economic impact on the community but I think the place-making is really important and would ask the development team to talk about what they have done and how their plan reflects the interests of the community.

Mr. Miller: These ideas are community ideas. We are going to put in bios-wells and consult our landscape architect and Anacostia Watershed Society for best practices.

Danita Veres, County Council Person Elect: How much upfront cost does it cost to do a Net Zero project versus a traditional building? How long will it take to break even on the costs?

Mr. Miller: Based on incremental Construction Costs for Green Improvement Efficiency, if you take a new building or an existing building, it is really as simple as building a stud wall and putting a little bit of extra insulation. Retrofitting is quite expensive but doing Net Zero technology from the getgo is not really that difficult. In regards to the Singer Building, we will enter into a power purchase agreement, which will allow us to pass on the cost and finance things like solar panels. On our own they would cost hundred and hundreds of thousands of dollars but we will get a private investor. That is where our friend Mark James will come in. All in all, studies suggest that it might be a premium as low as 5% and it is one we are willing to commit.

Councilman Christopherson: I like your vision and your priorities. Probably, the Menkiti group will say they prioritize community, organization, and environment. So prioritization is a process of relativity. You put things in order against each other. What would your next three or four priorities be after community, energy, and environment?

Mr. Miller: Jobs ringing in economic vitality and taxpayers...the opportunity for the city to reinvigorate itself with a small assemblage of buildings. If I had three more priorities, it would be jobs, jobs and more jobs.

Robin Dixon Jefferson (3100 block of Perry Street): What is the direct impact for the citizens of Mount Rainier? Are we going to guarantee that first priorities for these seventy jobs are going to go to Mount Rainier Citizens? What's your structure for the teenagers that are growing up in Mount Rainier? What is your plan for business failure? We have a small community. What is your back up plan? It is going to impact the taxes and citizens when we bring these structures into the city. We are going to have to pay.

Mr. Miller: There is a strong desire to hire locally. Many businesses will make those commitments.

### **The Menkiti Group Presentation**

by Bo Menkiti, Founder and COO of the Menkiti Group

#### Mission

Founded in 2004, the Menkiti Group is a full-service real estate company dedicated to enhancing the fabric of life in America's urban neighborhoods through the strategic development, management and sale of residential and commercial property. *Transforming lives and communities through real estate.*

Mr. Menkiti started about 10 years ago off of Rhode Island Avenue on 12<sup>th</sup> Street. He got a business loan and went into business as a one-man show. Since then, the organization has grown exponentially. Over the past ten years he has had the opportunity to develop over half a million sq/ ft of residential and commercial projects in areas just like this one...over a hundred small and mid-sized projects that total over a \$112 Million.

Mr. Menkiti states that over the past several years they have had the opportunity to engage with Mount Rainier. They have talked to the community leaders and researched local planning documents and it has furthered the desire they have to partner and work with this city. They also have another property under contract on Perry Street to purchase.

#### The Menkiti Group has been drawn to Mount Rainier for a number of reasons

- **Location-** Over 20,000 cars pass by a day on Rhode Island Avenue
- **Distinctive commercial/ residential architectural character**... from the Victorian and Craftsman Bungalows on the residential side to the Neo classical architecture along the commercial corridors. It has the presence of a strong creative beauty which is often a precursor to lots of energy and placement. It can bring life and energy back into places that did not have it before. I think that is an important thing to understand about our organization. A lot of times people think of development and think of an empty feel and then build something. We are not about that. We are about working within the existing context and painting within the existing canvas. There are assets that are here that are Mount Rainier's. They just need to be brought back
- **Committed local municipality and County**

Mr. Menkiti elaborates that the challenge is transitioning from a vision to reality and that is where we have lived for a long time. The city has great plans. It has won awards for its plans, but on the ground development still lags far behind the plan and the vision. This connection to execution and planning is really what we are all about.

#### The Opportunity and Vision

- Brings together a vibrant mix of uses that activates the commercial core of Mount Rainier 24 hours a day
- Anchored by passionate community-driven business owners. %100 commitment has already been received for all the commercial space in the project.
- Enhances public realm/ activates the streetscape
- Driven by sustainable green design principles
- Led by a project team with a distinguished track record of success.

#### The Menkiti Group Team

- Obiora "Bo" Menkiti, President and CEO
- Mark Rengel, AIA, LEED AP, Vice President of Development
- Jason Wilder, Vice President of Operations, CFO
- Kymber Lovett-Menkiti, Vice President of Sales
- Langdon Hample, Direct of MG Commercial
- Stephanie Liolta-Atkinson, Director of Communications
- Thomas Ahmann, AIA, LEED AP, Principal Architect, Ahmann Architectural Services
- Nicholas Giannotti, Energy Strategist, Independence Energy Partners
- Anthony Lee, Construction Manager, Triton Development
- Scott Carveri, General Contractor, Southway Builders
- Jay Russell, Executive Consultant, Jonathan Arnold Consulting

He talks about how his first projects in neighborhood sparked economic growth in the community. The Gateway CDC will be the teams' local Non-profit equity partner and will be helping with the selection of public art.

They have experience with complex projects. He mentions the example of the 200 apartment building. They have a strong network of relationships of local business owners, non-profits, institutions, and people

they can engage in this process. They have the financial capacity to get this done. Over the past 24 months they have financed \$25 million in real estate development. They maintain strong relationships with local lenders and financiers.

Mr. Menkiti states that when you build a building, the building has a heartbeat. The user is the heartbeat. They imagine creating an amazing space where other artists can come together and work. It gives them an opportunity to exhibit their shows or have a gathering place. They are doing this currently in their other space on Bunker Hill Road. Also, Joe Ingbert, who has been operating food and beverage establishments since 1988, including places like Sticky Rice, Capital lounge, Veritas and more has agreed to come on board. Joe's businesses have become the finding features of neighborhoods and have helped spur economic development in a number of communities. They have come to be owned by local people who have worked there.

### Sustainability

Plans include a green roof that amounts to 30 kw solar ray and solar hot water for the residential portion.

Mr. Larry Soloman (Mount Rainier Business Association President/ Owner of Thrifty Car Rental): Neither group has talked about the rent factor for the upstairs or downstairs.

Mr. Menkiti states that based on the analysis that was done by the redevelopment authority. The rental rates are conservative so that people and businesses can survive.

Mr. Tom Thompson (3800 31<sup>st</sup> Street): What do you think is a significant difference between both proposals?

Mr. Menkiti: Both teams are great people. The difference is you have a team that has executed a number of times over ten years and you have a team that is new. They have experience but as a team they have not completed yet. Their focus is on Net Zero and our focus is on incorporating and creating a place that has a number of different uses there. We have residential and they have office. Our thoughts are that the space is flexible but ultimately you want to fill the space as effectively as you can. Getting people upstairs activates the site 24 hours a day. There will be an interaction with the retail and residential. These buildings were historically meant to be apartments.

Councilman Bolin: Why residential upstairs and what is the mix with workforce housing?

Mr. Menkiti: With residential, you will not be waiting for tenants to fill the space. Also this lends more opportunity to other properties in the area that are better suited for office space. In terms of the rents, market rents are slightly below workforce housing. Our workforce housing will be a commitment as the site grows to attain affordability. Workforce housing is not applicable right now based on where the market is but is important for long term viability.

Dave Yurio (3200 Perry Street): What about our community says we need more rental space? When was your team going to talk to the neighbors of the property?

Mr. Menkiti: Sometime residential mixed into Main Street creates a different flow. It is a small number rental. The market will not be saturated and also that is the historical purpose of the building. We are very excited about engaging with people. This process is just getting started. We have had a lot of opportunities to meet with the leaders and folks about our plans. We are excited to get on the ground and meet folks. We have met some already but not everyone. When this process pans out, we have a really engaged process.

4000 block of 31<sup>st</sup> street resident: What is the LEED certification level you are aiming to attain with this building? What were the certification levels in your past projects?

Mr. Menkiti: We are committed to Silver or higher. We are going to follow the sustainable sites guidelines.

Mayor Miles: I heard that one group is financially ready to hit the ground. I did not hear from you. (She directs her question to Fly Wheel)

Mr. Miller: I can assure you that the partners, the top line developers, have a net worth and access to \$20 Million. Any real estate deal has to be underwritten by the lenders and they can see the numbers and that this is a great project. I am willing to provide financial detail in the future but we are more than able to do this project.

Mayor Miles states that the Council would like to see and receive those numbers. She asks if the county does not fund them, would they still be able to carry out the project.

Mr. Miller: We understand your issues with the project next door. Right next door is a \$55 Million project. Ours is only \$3.6 Million. No, we do not need county financing. We see this project done by the middle of 2015 and tenants in by Christmas of 2015.

Mr. Menkiti: Not only do we have a history of securing financing but we have also done it as a sponsor. Who is the lead developer who is signing the guarantees and putting their name on things? That is me, my net worth, my company on the line. When it comes to taking risks, which this project is, this project requires a strong sponsor to get it done. We have provided to the Mayor and Council a partial verification of our liquidity. We have a credit line in excess of eight figures. We can do some of the work without going through a full underwriting process. The banks have already given support if we go forward with this.

Mayor Miles: Both of you have talked about including a restaurant or some food serving entity. Would you be asking for a liquor license? Is that part of your thinking and what would be the hours if you are going to do so?

Mr. Menkiti: That depends on the community.

Mr. Miller: We are interested in finding the right restaurant for Mount Rainier. We have had conversations with restaurateurs in the Gateway arts district corridor and the Greater Washington Corridor.

Mayor Miles: The other group said they will get the project up by December 2015. What is your time schedule looking like? (Directed to the Menkiti Group)

Mr. Menkiti: The timeline depends on when RDA makes the decision, the time it takes to negotiate a property disposition agreement, and the time it takes to secure permits. It would be irresponsible of us to give you a date today because we do not know how long these factors will take. We had a project much larger than this that was completed in 11 months.

Councilman Christopherson: Can you answer the LEED platinum question from the resident?

Mr. Menkiti: We are open to doing LEED platinum if that is what the community feels is the appropriate thing to do with the site. We can do Net Zero if the community feels it is appropriate. Our thing is that

those things have economic implications that this community is going to have to do real trade-offs with. If you do those things you have to think about questions like is the project financially feasible? How fast can it be delivered? And what are the price points you rent it at? The more money you put into a project, the higher the rent you will have to charge to get it back out. How sustainable will this become in an already challenging environment.

Councilman Christopherson: What is the trade-offs to achieve LEED Platinum and Net Zero?

Mr. Miller: We are going to be pursuing the Passive House Standard of Net Zero.

Councilman Christopherson: How would you respond to a criticism that your group is relatively inexperienced at completing projects?

Mr. Miller: At any development firm, you are going to be having questions about my age, 30-35 making day to day decisions on a project. Jessica and I have both served at this capacity at other development firms, but what we have done is even though the bank told us that they would lend us a loan on this project, we brought in a great group of people. Mr. Ernie Marcus, has underwritten hundreds of millions of dollars of projects. We have people with a lot of experience whose reputations are on the line, but they decided to come on with us.

Councilman Tarlau: We know that redevelopment will spur redevelopment in nearby areas. How can your project make a connection to Rhode Island Avenue and up 34<sup>th</sup> Street to revitalize the area?

Mr. Menkiti: We hope that this is the first of a longer engagement. The goal is to be part of something larger. What is critical about this site is that it has become an eye sore. Folks who are coming by who don't know Mount Rainier, see this when they come around the traffic circle. This project can be a catalyst for other things. The desire to cross back and forth across those business streets will be enhanced.

Mr. Miller agrees with Mr. Menkiti on the selling points and adds that his team cares about slowing down traffic in the community. There is a fountain and public space.

### **Discussion about the barricades on Perry Street**

Tom Thompson (3800 31<sup>st</sup> Street): I represent myself and my wife. We know those plastic barricades have been there for five years. I have been there since December. We suggest that the barricades be moved and the street where Eastern turns into Perry Street is closed by putting concrete planters. It gets rid of the plastic barricades, It still restricts and slows down traffic coming from Eastern, it is inexpensive and does not cut up the neighborhood in terms of the pedestrian flow, and it is attractive from every point of view.

Dave Yurio (3200 Perry Street): We had a process that seemed like forever to get those barricades there. I question whether to open up that process again. From my understanding, DC owns 15 feet from the Maryland or Mount Rainier side of the curb. The reason why we didn't do that is because the barricade had to be 15 feet down Eastern. That barrier has transformed our neighborhood. Before from 3pm to 7pm there was 40mph traffic up and down that street, there were drug deals and prostitution because it was easy to scoot over. I am happy to have a more permanent structure. If we open this process after we have made a decision, can we open other processes?

Mr. Solomon: There is a lot going on on 3200 Rhode Island Avenue. Blocking it off completely will create more traffic.

Ms. Jefferson (3100 Perry Street): We never wanted it there to begin with because it is adversely affecting us on the 3100 block. On the 3200 block you guys do not have to deal with that because you can come and go as you please. We have to back in or u turn around in order to get in front of my house every evening. We have done it for the last six years. I have written to the governor and spoke to people about it. But we got overruled. We didn't buy our house to get closed off from the city. In reality, people are still speeding past the stop signs and it has had no effect on foot traffic. The prostitutes and drug dealers can park there now and nobody is bothering them because nobody is coming there. The police don't come through there. There are elderly that live there. To get to them, the EMT would have to run up the block. I have a plan to make Perry Street accessible and am more than willing to send my design to the council to evaluate this.

Trace Nemol (3100 Perry Street): Malinda, I thank you and the former councilman Knedler for the barrier. I never thought of the barrier before. It is the best thing that has happened to me in Mount Rainier. I have dealt with so many problems over the years. It has cut down drugs and prostitution. They make their deals on Rhode Island Avenue now. They used to be dropped off 2 or 3am in front of my house. People were grinding in their cars in front. It has been wonderful. Please keep the barrier. I have lived here since 1989.

Glenn Russell (3200 Perry Street): We bought our house two years ago, and one of the reasons we did buy it was because it was blocked off.

Rebecca Hallset (3100 Perry Street): I wondered if we could see whatever the designs are. Will we be allowed to give input on them before they are voted on?

Mayor Miles says that the council does not have the designs yet but they will make them available once they do. She will find out if the public will be granted input before the final vote.

3100 Perry Street resident: I have lived on the 3100 block of Perry Street for the last eleven years. I have seen a big difference since the barrier has been there. I am open to speed bumps but I want to know where things stand now.

Mayor Miles: The decision has been made to put a permanent barrier there. Are we willing to reopen that discussion? That is going to be a debate we are going to have. We are going to have a work session the 16<sup>th</sup> of September and are going to ask Ms. Wallace to put it on that agenda.

Councilman Christopherson solicits comments from Chief Scott about public safety in that area.

Chief Scott says the barricades were put in place at the request of the residents. Since being put in place, they have cut down traffic, slowed down speeding, and have cut down complaints on prostitution and drug use. We do not have those complaints anymore. It is a nice quiet street now.

### **General Public Comment**

Glenn Russell (3200 Perry Street): Both presentations were good. Although one seems like the big dog, the other seems like it has a vision (Fly Wheel Development). And that corner needs a vision.

### **Announcements**

Councilman Tarlau: We are going to have to 2014 5k run on October 18<sup>th</sup> at Joe's Movement Emporium.

Councilman Bolin: WSSC has issued a boil water advisory for most of Mount Rainier. Check online, I am tweeting it right now because of a water main break and am sending it to the list serve.

No Announcements for Councilman Christopherson

Chief Scott's report is available online. **Public Safety Night** is September 19<sup>th</sup>, from 6:00 pm until 9:00 pm.

### **Introduction of the New City Hall Employees**

**Samantha Olatunji**- The new Economic Development Director for the city  
She was previously an urban planner for District Heights. She worked on business retention and business recruitment. She states that after hearing the presentations tonight, it is exciting for her to hear that other people have an interest in our city. She states she looks forward to working with the Mayor and Council, residents, as well as Veronica Owens, the new Assistant City Manager.

**Veronica Owens**- The new Assistant City Manager  
She is from Maryland and was the former project manager for the entire Prince George's County. She has a lot of experience with funding mechanisms throughout the state and county. She was the person that Ms. Wallace had to submit the Community Legacy grants to at DHCD. At DHCD she managed the grant funds over the last eight years. She has met with ten businesses in the last three weeks, has rode along with the code enforcement officer Alex around the city. She states that she is very excited to be here and to be working with the Gateway Art Districts and Gateway CDC.

**Demon**- Economic Development Specialist of the Gateway CDC.  
He will also be working with the city on some projects. It is nice being in the Gateway Arts District being a native of Baltimore. It is a learning experience and learning curve of being in Prince George's County.

### **Motion to approve CDBG Cooperative Agreement for FY 2015 to FY 2017**

**Councilman Bolin**

**2<sup>nd</sup> Councilman Christopherson**

**3-0**

### **New Business**

#### **Ordinance 5-2014 Adopting an extension to the Franchise Agreement with Comcast (1<sup>st</sup> reading)**

This ordinance gives the city money for equipment and upgrades to the cable station. Currently, the franchise agreement has expired. This reading authorizes the negotiation team to continue to negotiate. A special session will be held regarding this issue prior to the work session on September 16<sup>th</sup>.

#### **Resolution 9- 2014 approving Community Legacy Projects, Acquisition of Willoughby Properties, Demolition of Farmer Funeral Home and House, and Business Improvement Program.**

**(1<sup>st</sup> reading and vote)**

**Councilman Bolin**

**2<sup>nd</sup> Councilman Christopherson**

**3-0**

#### **Resolution 10-2014 City Commitment to a Complete Streets Program (1<sup>st</sup> Reading)**

This resolution discusses obesity prevention and creating healthy environments for employees and residents of the city. The actual Complete Streets program talks about the Mount Rainier Economic Development personnel making every effort to design streets and parks so that they are safe for all users including motorists, bicyclists, pedestrians, persons that are physically or mentally impaired and handicap persons; and adopt a complete streets policy. It also talks about access to affordable nutritious foods and installation of a Farmer's Market.

**Councilman Bolin**  
**2<sup>nd</sup> Councilman Christopherson**  
**3-0**

**Resolution 11-2014 approving the Community Legacy Project for Gateway CDC (1<sup>st</sup> reading and vote)**

Gateway CDC is going to partner and work with the Perry Street Townhomes project. It is a Net Zero Project. This document is required for the application.

**Councilman Christopherson**  
**2<sup>nd</sup> Councilman Bolin**  
**3-0**

**Resolution 12-2014 Approving the MEA Empowerment Program and Community Legacy Project for the Town of Brent and Municipal Collaboration (1<sup>st</sup> Reading and Vote)**

This resolution supports the Prince Georges County Municipal Collaboration for FY 2015. In the past, residents have received new energy star appliances, doors, etc.

**Councilman Christopherson**  
**2<sup>nd</sup> Councilman Tarlau**  
**3-0**

Ms. Veronica Owens: The Town of Bladensburg and the collaborative have money now. Apply now for the existing funding before the winter.

**Motion to Adjourn at 10:30 pm**  
**Councilman Christopherson**  
**2<sup>nd</sup> Mayor Miles**  
**3-0**