



Town Center Community Association
Board of Directors Minutes

December 14, 2022

APPROVED 

The regular meeting of the Town Center Community Association (TCCA) Board of Directors was held on Wednesday, December 14, 2022, both in-person and via Zoom virtual meeting due to the continued COVID-19 pandemic. Those present for the meeting were Lynn Foehrkolb, Chair; Clara Pino Vice-Chair, Joel Broida (Zoom), Dean Dworkin, Lin Eagan, Jamison Hibbard (Zoom), Board Members; and Lyn Locke, Village Manager. Board Member Alyse Carter was absent. The Board was pleased to have in attendance Peter Engel, Executive Director, Howard County Housing Commission, and Deb Jung, Council Person, District 4.

At 7:06 p.m., in accordance with the TCCA By-Laws, Ms. Foehrkolb called the meeting of the TCCA Board to order.

Ms. Foehrkolb asked for a motion to approve the agenda. Ms. Pino made a motion to approve the agenda, seconded by Mr. Dworkin. The motion carried unanimously.

Ms. Foehrkolb called for a motion to approve the November 9, 2022, minutes. Ms. Pino made a motion to approve the minutes, seconded by Mr. Dworkin. The motion carried unanimously.

Resident Speak Out: No residents present.

Architectural Committee

Mr. Hibbard called the ARC meeting to order and asked for a motion to approve the agenda. Ms. Pino made a motion to approve the agenda, seconded by Mr. Hibbard and the motion carried unanimously.

- **5835 Wyndham Circle #201 (Wyndham at Town Center): Replace deadbolt lock on front main door**
- **5630 Vantage Point Rd (Water's Edge): Replace damaged roof shingles**
- **5691 Vantage Point Rd (Water's Edge): Replace damaged roof shingles**
- **5619 Vantage Point Rd (Water's Edge): Replace storm-damaged deck with composite material**

Ms. Pino made a motion to approve the application for 5835 Wyndham Circle, #201 to approve as submitted, seconded by Mr. Hibbard. The motion carried unanimously.

Mr. Dworkin made a motion to approve the application for 5630 Vantage Point Road to approve as submitted, seconded by Ms. Pino. The motion carried unanimously.

Ms. Dworkin made a motion to approve the application for 5691 Vantage Point Road to approve as submitted, seconded by Ms. Pino. The motion carried unanimously.

Ms. Pino made a motion to approve the application for 5619 Vantage Point Road to approve as submitted with a notation, seconded by Mr. Hibbard. The motion carried unanimously.

Order of Business

- **Affordable Housing Update: Peter Engel, Exec. Dir., Housing Commission**
- **New Cultural Center Update: Peter Engel, Exec. Dir., Housing Commission**
- **District 4 Update: Deb Jung, Council Person**
- **FY23 Second Quarter Financial Reports**
- **Strategic Goals Updates (Board Members and VM)**
- **Safety**

Affordable Housing Update

Mr. Engel gave an update on Howard County affordable housing metrics and various projects in the community. Mr. Engel noted that there is a serious supply shortage of all types of housing including apartments, single family homes and attached homes. All Board members received his extensive presentation PDF in advance.

New Cultural Center Update

Mr. Engel presented an update on the New Cultural Center (NCC) with both affordable and market-rate housing on top of the new theater project. The NCC will include a new Toby's dinner theater, two black box theaters, dance, and vocal studios, and 174 residential units. CCTA (Columbia Center for Theatrical Arts) will also be permanently housed in the NCC and, is donating all their costumes and theatrical sets to the Foundation.

District 4 Update

Ms. Jung updated the community on CB52, the **Aging in Place Tax Credit** bill she put forward. Ms. Jung provided the Board with a Q&A handout answering the key questions from residents regarding the bill. Homeowners who have been in their home for at least thirty years are eligible for a county tax credit up to \$650,000 of assessed value.

Second Quarter FY2023 Financial Reports

Mr. Locke noted that it was an excellent quarter with revenues up \$43,811 to budget at \$207,011 due to very strong rental incomes from weddings and meetings. YTD the Net Assets increased by \$68,165 (YTD Revenues-YTD Expenses), which was due mostly to the revenue increase but there were also slightly lower expenses mainly in staffing costs.

Mr. Hibbard noted the increase in rentals and asked if there was more upside potential. Mr. Locke noted that there was more potential until the building is closed for the elevator and HVAC project.

Ms. Foehrkolb made a motion to approve the Second Quarter Financial Statements as submitted, seconded by Ms. Pino. The motion carried unanimously.

Strategic Plan Goals Update from Board Members

Mr. Locke stated he attended the Lakefront Medical Office Building groundbreaking on December 13; met with Tonya Aiken, President, Howard County Library System, to discuss DEI initiatives and Historic Oakland; attended a Streets for All Coalition Meeting on November 15 to discuss pedestrian and bicycle safety in the County.

Mr. Hibbard noted that he attended a DEI event at the Chamber of Commerce where CA President/CEO Lakey Boyd spoke. Mr. Hibbard suggested more involvement in the Chamber from a meeting standpoint to promote Historic Oakland as a venue. Mr. Locke agreed.

Safety

Mr. Locke reported that some safety issues reoccurred recently in the Vantage Point Road area with the same individual that caused previous issues. The HOCO Police are aware of the situation.

Board and Staff Reports

Board Chairperson's Report

Ms. Foehrkolb noted that we have not made any donations yet this year and wanted to invite some School PTA presidents to the next Board meeting to discuss their needs and how they use our money. She added that Grassroots should be considered. Ms. Eagan mentioned that the Bright Minds Foundation is a worthy educational foundation to help schools, students, and teachers.

Ms. Foehrkolb attended the Howard County Housing Affordability Coalition's webinar reviewing HoCoByDesign Nov 11th. Of note, it was reported that Howard County is now 59% non-white, only 2% land currently remains for housing development, and 26% of Howard County workers commute. On Nov 21st she attended the Pre-submission Meeting for 6300 Merriweather announcing HHC's proposed 16 story office building. On Nov 29th she attended the Downtown Partnership Meeting. Of note: Marlow apartment building has opened, a date for Offshore and Encore's opening at the Lakefront is still unconfirmed, and the Orthopedic Associates practice will be moving from 10700 Charter Drive to the new Lakefront Medical Office Building. On Dec 12th she attended the 3rd of a 5-part lecture series on African American's impact on Columbia's history presented by HoCo Library.

Columbia Council Report

Ms. Eagan rejoined the CA Board and has attended one meeting since being back as CA Council Representative for Town Center. She noted that CA is working on a draft budget. She asked if the TCCA Board is providing testimony for the elevator and a letter from the TCCA Board in support of the elevator for the January CA Board Meetings.

Manager's Report

Mr. Locke reported that HOCO Police are putting in more "no speeding" signage along Little Patuxent Parkway and Vantage Point Road to address issues happening at the intersections of West Running Brook Road and Vantage Point Road. The County has agreed to make changes over the next 30-45 days.

Board Member Comments

Ms. Foehrkolb noted that the ad hoc work group met to review the code of ethics, new social media policy and board member policies. The ad hoc group will present the final version for all Board members to review at the January meeting. Ms. Eagan noted that she has turned down a request to serve on the Inner Arbor Trust Board again.

Adjournment of Meeting

Ms. Foehrkolb asked for a motion to adjourn the meeting. Mr. Broida made a motion to adjourn the meeting, seconded by Mr. Dworkin. The motion carried unanimously. The meeting of the Town Center Village Board adjourned at 9:34 p.m. The Board then went into Executive Session to discuss Board issues. The next scheduled meeting of the Town Center Village Board will be Wednesday, January 11, 2023, at 7:00 p.m.

Recorded and attested to by:



Lyn Locke, Secretary/Treasurer

1/11/2023
Date