



TOWN CENTER COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MINUTES

October 14, 2020

APPROVED _____

The regular meeting of the Town Center Community Association Board of Directors was held on Wednesday, October 14, 2020, via a combination of an in-person and a Zoom virtual meeting. Those present for the meeting were Board Chair Lynn Foehrkolb; Board Vice Chair Kevin Fitzgerald; Board Members Joel Broida, Dean Dworkin, and Jamie Hibbard; Village Manager Lyn Locke; Assistant Village Manager Patricia Loeber; and Covenant Advisor Lisa Colavita. Also present were Sandy Queen, Sally Kearny, and District 4 Howard County Council Member Deb Jung (in-person).

At 7:01 p.m., Mr. Broida made a motion, seconded by Mr. Fitzgerald, to approve the agenda as submitted. The motion carried unanimously.

Mr. Hibbard made a motion, seconded by Mr. Fitzgerald, to approve the September 9, 2020, minutes as submitted. The motion carried unanimously.

Resident Speakout

No one spoke.

Architectural Committee

- 5583 Vantage Point Road (Seville Square): Community tree removal and replacement. **Mr. Fitzgerald made a motion, seconded by Mr. Hibbard, to approve the application as submitted. The motion carried unanimously.**
- 5635 Vantage Point Road (Water's Edge): Replacement of shingles. **Mr. Fitzgerald made a motion, seconded by Mr. Broida, to approve the application as submitted. The motion carried unanimously.**
- 6036 Laurel Wreath Way (Banneker): New deck. **Mr. Fitzgerald made a motion, seconded by Mr. Broida, to approve the application as submitted. The motion carried unanimously.**
- 5517 Vantage Point Road (Waterbury): Courtyard improvements. **Mr. Fitzgerald made a motion, seconded by Mr. Broida, to approve the application as submitted. The motion carried unanimously.**
- 5504 Vantage Point Road (Glen Meadows): New deck. **Mr. Broida made a motion, seconded by Mr. Fitzgerald, to approve the application as submitted. The motion carried unanimously.**

Order of Business

NT Visioning Workshop Update

Ms. Foehrkolb encouraged Board Members to watch the NT Visioning Workshop on YouTube. She said that the consultants presented an in-depth look of what could happen in New Town.

Vantage Point Park: Pickleball Sign Update and CA

Mr. Locke noted that Columbia Association (CA) was willing to provide signage at the Vantage Point tennis courts and throughout the County, but nothing further. Hopefully users of the courts will exhibit a sense of fair play.

Juniper Annexation Update

Mr. Locke said that the annexation of Juniper into Town Center is progressing. Documents are currently being processed by The Howard Hughes Corporation's attorney in Texas.

New Cultural Center Update With Deb Jung

District 4 County Council Member Deb Jung provided an overview of the status of the new Cultural Center in Downtown Columbia. She discussed the complex history of the Cultural Center, including various financial issues and competing interests in the project. Of course, the COVID-19 pandemic has had significant impact on moving forward with the Cultural Center. Deb identified the core issues:

1. **Business Plan Needed:** The project planner has not provided a Business Plan for 2021 and beyond that addresses the entire scope of the project.
2. **Pro Forma Statements Needed:** The project planner has not provided any Pro Forma financial statements (1-year, 3-year, 5-year, or more). The Pro Formas should outline the scope of the project by business unit including the Dinner Theater, Affordable Housing, Parks and Rec rentals, any garage/other revenue and the projected NOI (Net Operating Income) for the life of the project or at least up to 5 years.
3. Project planner has not provided any of the operating, or other, contracts associated with the entire project.
4. Assessed value of land is approximately \$1.1 million. Why should the County pay \$6 million or \$7 million? Additional property assessments are needed.
5. Why are there not competitive bids for the entire project now that the scope has changed since Orchard Development got involved?
6. Is this project the best use of taxpayer funds? Should we be spending \$150 million + on this project during a pandemic? Is this the RIGHT PROJECT at the WRONG TIME?
7. The nation's top theater consultant said more than one year ago that dinner theaters are passé.

Special Retirement Recognition for Pat Loeber

In recognition of her retirement after 15 years of service, the Board presented Ms. Loeber with a beautifully engraved retirement award. Ms. Loeber was most grateful for everyone's kind sentiments, and she pledged to be available to all staff after her retirement on October 22.

Board and Staff Reports

Board Chairperson's Report

Ms. Foehrkolb noted the following: she attended an Inner Arbor Trust stakeholders meeting; she attended a Downtown Columbia Partnership meeting; scooters will be coming in March; the Lakefront project has been delayed; the Cultural Center is back on track, according to Greg Fitchett; 100% of the stores at the mall have been rented, according to Mall Manager Barb Nicklaus.

Columbia Council Report

Ms. Eagan said that Inner Arbor Trust's Nina Basu is adept at programming, bringing parties together, and finding financial support for programs. Ms. Eagan stated that the CA lawsuit concerning the Symphony of Lights is ongoing. CA seeks an injunction and plans to sue for damages.

Manager's Report

Submitted in writing. Mr. Locke said that the ramp project at Historic Oakland will soon be underway. From the Village Managers meeting, he learned that most villages are not doing any social rentals at all, and that some village offices remain closed, with staff working 100% remotely. The Vintage Car Show

was cancelled by the car owners because of the forecast for rain.

Board Member Comments

Mr. Hibbard asked about NT Visioning, and Ms. Foehrkolb said he should go to the CA website to find the YouTube link. Mr. Dworkin said he received an email about the Flier Building, and he wondered how that was progressing. Ms. Foehrkolb encouraged Mr. Hibbard to join Deb Jung's email list.

Adjournment of Meeting

Ms. Foehrkolb made a motion, seconded by Mr. Fitzgerald, to adjourn the meeting. The motion carried unanimously. The meeting of the Town Center Village Board adjourned at 9:09 p.m. The next scheduled meeting of the Town Center Village Board will be Wednesday, November 11, 2020, at 7:00 p.m.

Recorded and attested to by:

Lyn Locke, Secretary/Treasurer

Date