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On Jul 5, 2016, at 1:15 PM, Kittleman, Allan <[AKittleman@howardcountymd.gov](mailto:AKittleman@howardcountymd.gov)> wrote:

Stu,

Thank you for your response and for your work on this. I wanted to share my response to Council Chair Ball as I believe the response summarizes why the Council should not delay the start of its review of the Downtown Columbia legislation pre-filed last week. You know very well that I believe in an open and transparent process, I had said at the beginning of the process that I want to allow as much time as possible for public and council review of this legislative package, which is why I moved to pre-file the legislation as soon as it was ready and have encouraged the County Council to extend the time it takes to review it by delaying a vote until after it holds a third public hearing and if necessary, additional work sessions, after their August recess. By delaying a vote on this and adding an additional public hearing in September, it gives the County Council and our residents even more time to review and weigh in on this legislative package.

Again, thank you for emailing me back so quickly on Friday. As I noted in my earlier email, my staff and I are available to answer any questions or concerns about the legislation.

Allan

Allan H. Kittleman  
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Dr. Ball,

Thank you for your email. As I advised you when we met, I agree with your plan to introduce both items in the Downtown Columbia legislative package (Housing and TIF legislation) and hold two hearings in July and another hearing in September. I believe strongly in an open and transparent process as well as comprehensive review of complex public policy issues. Which is why at your request, I held off filing legislation that was not time sensitive in order to ensure that the Council would be able to begin its review prior to the August recess.

I introduced this legislation only after careful review to ensure that it protected our taxpayers and provided a framework for responsible, sustainable development in Downtown Columbia. I also wanted to ensure that the parties involved with both the Housing and TIF legislation had come to an agreement on all the significant issues before the bills were pre-filed.

The great majority of the communications I have received concerning the Downtown Columbia legislative package have concerned the housing plan. As you know, there has been an unprecedented amount of public participation as the housing plan was being prepared. At the request of the County Council, the Columbia Downtown Housing Corporation, the Howard County Housing Commission, Howard Hughes Corporation and the County Administration worked to develop "Joint Recommendations" with regard to affordable housing in Downtown Columbia. In September, 2015, the Joint Recommendations were presented to the County Council. Over the last nine months, these stakeholders have met with many organizations and individuals to discuss the process and substance of the housing plan including the Town Center and Hickory Ridge Village Boards, the Wilde Lake MS PTA, and representatives of the Banneker neighborhoods. Further, as part of the Planning Board process, there was a pre-submission

meeting (February), the Planning Board held two public meetings (April) and a work session (May). To ensure even more transparency, the Planning Board meetings and work session were televised.

With regard to the Tax Increment Financing legislation (TIF), a TIF committee with members from the Department of Finance, Department of Planning and Zoning, the Economic Development Authority, the Office of Law and MuniCap have been meeting for the past year to review and negotiate the TIF. Diane Wilson and Stan Milesky have briefed council members individually and also met with Jessica Feldmark and Craig Glendenning. Considering that the Auditor's Office and Council analysts are required to conduct a deep analysis of legislation filed, I think it is important for Council members and staff to begin their review as soon as possible.

While the decision to introduce the legislation rests solely in your office, I recommend that you proceed with the process you expressed to me and introduce the Downtown Columbia legislative package in July and have two public hearings in July and at least one in September. Since this process would allow at least three public hearings, having the legislation introduced in July will actually give the residents more time to present their opinions to the Council than delaying the introduction until September. It will also give the Council additional time to hold work sessions in September prior to taking a vote. I have no concerns delaying a vote on this package and adding more time for review, but I have strong concerns about the Council delaying the start of its review and deliberations.

Should you have any further questions, please do not hesitate to contact me.

Allan

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**From:** [stukohn@verizon.net](mailto:stukohn@verizon.net) [<mailto:stukohn@verizon.net>]  
**Sent:** Friday, July 01, 2016 2:59 PM  
**To:** Kittleman, Allan  
**Subject:** Re: HCCA Requests Postponement of Downtown Columbia Legislation

Allan

Thanks for your feedback. You need to know there are a lot of your constituents who are extremely upset with what is going on in Downtown Columbia.

I fully believe it would be beneficial to postpone ALL the hearings until the September time frame. This would show people that this is not necessarily a done deal and provide them with ample time to study and ask questions. It seems that whenever we have major issues they are discussed during the time of the summer months such as Comp Zoning. I know you are a firm believer of Transparency and as such please consider starting the process in September especially since the Council is in August recess.

If you want me to post on the HCCA Listserve your message below I will. However as it currently reads you might upset more people by not postponing all proceedings until September. Perhaps you might consider amending your email that states we have reconsidered and will proceed with ALL legislative matters starting in September. I just received a response from someone on the Town Center Village Board and they were not enthused with your response below. By postponing All to September would be better for all especially your constituents.

Sincerely

Stu

Cc: HCCA Board Members

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On Jul 1, 2016, at 12:24 PM, Kittleman, Allan <[AKittleman@howardcountymd.gov](mailto:AKittleman@howardcountymd.gov)> wrote:

Good afternoon,

Thank you for reaching out to me. I wanted to share my email to Council Chair Calvin Ball asking him to consider adding another public hearing date in September.

As you know, my administration has conducted extensive review related to the affordable housing and TIF legislation and believe the proposal we have put forward is in the best interest of Howard County residents. As my staff worked with relevant parties on the legislative package, I asked them to consider five important priorities:

- Protect the taxpayers of Howard County;
- Guarantee that affordable housing will be built;
- Minimize the risks for County Government;
- Put in place a comprehensive plan to sustain this development and the future of Downtown Columbia;
- Ensure predictability for County Government, residents, housing advocates and Howard Hughes Corporation.

Should you have any questions or concerns about the legislation, please feel free to contact me. You can also visit <https://www.howardcountymd.gov/Branches/County-Executive/Downtown-Columbia-Legislative-Package> for more information including an FAQ section that addresses many frequently asked questions.

Thank you again for reaching out. I appreciate hearing from you.

Allan

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Dr. Ball,

When we met on Tuesday, you and I discussed the possibility of having the County Council hold a second hearing on Downtown Columbia legislation in September, after the County Council returns from its August recess. I have heard from several County residents who would like the opportunity to testify on the legislation in person and are unable to make the July dates. I appreciate the Council's addition of an additional public hearing date in July and would encourage you to consider residents' request to hold another public hearing on the Downtown legislative package in September. This will ensure that members of the public who are unable to attend the July hearing due to planned vacations have an opportunity to testify in person and can plan their schedules accordingly.

Thank you,  
Allan

Allan H. Kittleman  
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**From:** Stu Kohn [<mailto:stukohn@verizon.net>]  
**Sent:** Thursday, June 30, 2016 9:26 PM  
**To:** Kittleman, Allan; CouncilMail; [howard-citizen@yahoogleroups.com](mailto:howard-citizen@yahoogleroups.com)  
**Subject:** HCCA Requests Postponement of Downtown Columbia Legislation

ALL,

The request below is addressed to our County Executive and Council Members in hopes that our elected officials will consider and act on the Howard County Citizens Association (HCCA) suggestion. If you want to respond to this Listserve posting we suggest you do a "Reply All" to make sure our elected officials have an opportunity to see your posting even though the majority of our officials are HCCA Listserve members.

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Date: 30 June 2016

Subject: Suggested Postponement of Forthcoming Downtown Columbia Legislation

Dear County Executive Kittleman and County Council Members,

We, the Howard County Citizens Association, HCCA Board of Directors are quite troubled at the prospect of the schedule of the Downtown (DT) Columbia Project. All the various legislative proceedings that make up the pieces of such an undertaking are to take place starting in less than two weeks, July 11, 2016. This includes "Special Legislative Work Sessions, Special Public Hearings, and a Legislative Hearing". We ask for consideration from the Administration and Council to postpone this proposed schedule in the name of transparency and allow citizens to be better educated with all the parts of the legislation.

The various pieces of this legislation consist of the DT Columbia Affordable Housing, New Town (NT) regulations, the Community Enhancements Programs and Public Amenities (CEPPAs), the Development Rights and Responsibilities Agreement (DRRA) and necessary amendments to the General Plan (PlanHoward2030). The schedule is overly complex and it is not fair to ask the citizens of Howard County to hurriedly review in an attempt to understand the pros and cons of this massive undertaking and not adequately prepare for the potential consequences in the years ahead. The citizens should have more than ample time to get educated and allow more than enough time for testimonial preparation. There are 7 - proposed Bills, 2 - Resolutions and 2 - Zoning Regulation Amendments (ZRA's) for public testimony. There is too much at stake to conduct meetings / hearings in such a short time period. The future is with our elected officials and citizens should be as informed as much as possible to voice their opinions.

HCCA strongly suggests this legislation be thoroughly discussed and public testimony to begin in September/October after the summer break especially since the Council is in August recess. You have heard that citizens think this proposed legislation is a "done deal." We have

heard from members and staff of the Administration and Council that this is not true and citizens will have an opportunity to testify. All we are asking is ample time to prepare. As it stands now with this approach of "fast tracking" the scheduled legislative it looks like it is indeed going through motions. If our suggestion were to become reality we are sure your constituents would be very appreciative of you approving the postponement.

Sincerely,

Stu Kohn  
HCCA, President