

WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday, September 22, 2010, for the purpose of holding a stakeholder meeting with representatives of Capital Office Park.

Mayor Davis started the meeting at 8:02 p.m. It was held in the Multipurpose Room of the Community Center.

PRESENT WERE: Councilmembers Emmett V. Jordan, Silke I. Pope, Edward V. J. Putens, Rodney M. Roberts, and Mayor Judith F. Davis. Councilmember Leta M. Mach arrived at 8:45 p.m., after attending a Maryland Municipal League meeting. Councilmember Konrad E. Herling was attending an Envision Prince George's meeting this evening.

STAFF PRESENT WERE: Michael P. McLaughlin, City Manager, and Cindy Murray, City Clerk.

ALSO PRESENT WERE: John Adderly, Vice-President, Kenneth Smondrowski, Leasing Director and Michael Hueston, Property Manager, Mack-Cali; Thomas White, News Review; and Bill Orleans

Following introductions and an explanation of the stakeholder process, Mayor Davis asked the representatives from Capital Office Park (COP) to give an update on their property.

Mr. Adderly reported that 6404 Ivy Lane, the building formerly occupied by Hewlett Packard, is completely vacant and the other buildings are between 80 to 90% leased. He said both Northrop Grumman and Lockheed Martin had considered leasing the vacant building, but decided to lease space in the Northern Virginia area instead. Mr. Adderly reported that two law firms had just relocated from downtown Washington to COP and noted that most of the large legal firms in the area are now located in their buildings, due to the close proximity of the federal courthouse.

Mr. Adderly said the Mack-Cali marketing team aggressively works to attract new businesses to COP but securing new tenants has been difficult due to the downturn in the economy. He said they are working with the General Services Administration as well as the State of Maryland, and are putting forth every effort to bring the State's Department of Housing and Community Development to Greenbelt when they relocate from Crownsville to a Prince George's County location. Mr. Adderly added they also work with the Prince George's County Economic Development Department in attracting new businesses to the county.

Mr. Jordan questioned why Northrop Grumman and Lockheed Martin had decided not to lease space in COP. Mr. Adderly indicated they found this situation somewhat frustrating, as their lease rates were some of the lowest in the area, but noted that technology companies often choose to be located in the same areas as similar type companies. He also mentioned that some companies have an inaccurate negative perception of Prince George's County, compared to Montgomery County and the Northern Virginia area, in terms of quality of life issues and surrounding amenities. Mr. Adderly said Mack-Cali still considers Greenbelt to be a good business community.

Mr. Roberts mentioned the planned expansion of the federal courthouse and questioned whether they had been considered leasing space in COP. Mr. Adderly said they have spoken with federal representatives, but their buildings are not designed to provide the security required for the federal courthouse operations.

Mr. Adderly said he expects the future of COP to be influenced by businesses associated with NASA. There was discussion regarding the future need for office space for pharmaceutical companies and health care companies working with the Food and Drug Administration in White Oak, along with

new Green-Tech companies in the area.

Mayor Davis mentioned that local businesses may be interested in advertising in the COP newsletter to attract employees to their businesses. Mr. Adderly noted they had not published a newsletter lately but said local business would be contacted when they decide to publish a newsletter again.

Mr. Hueston commented that he regularly meets with representatives from the Marriott to discuss ways to assist each other and improve both businesses. Mayor Davis suggested they consider meeting with all the businesses in the area, including the State Highway Administration, Federal Courthouse, etc. Mr. Putens also suggested a meeting between other stakeholders, such as Beltway Plaza, Greenbelt Trade Center, etc., be considered to discuss items of shared interest. Mayor Davis and Mr. Putens offered to have City representatives at the meetings.

Mayor Davis thanked Mr. Hueston for the recent improvements made to the trail on the COP property. Mr. Hueston complimented the City for the services they provide.

Ms. Pope asked if COP provided shuttle service for employees to and from the Metro. Mr. Hueston said no, current public transit service provided excellent service for employees. There was discussion regarding the proposed changes to Metro and TheBus transit services. Mr. Heuston said he would attend the upcoming public hearings.

Mr. Orleans, Greenbelt, asked and was provided answers to several questions.

Informational Items

Ms. Mach reported the Maryland Municipal League Communications Committee was asking all members to check the MML website and to pass on any suggestions for improvements.

Mr. McLaughlin provided an update on the renewal of the Baltimore Washington Corridor Chamber of Commerce Electricity Cooperative Purchasing Program, as well as information recently received from Clean Currents offering the City a two year electrical contract using 100 percent wind power. Council advised staff to continue to evaluate both options for electric service.

Mayor Davis provided several informational items. She requested the Baltimore Washington Partners for Forest Stewardship be added to an agenda of a future meeting.

The meeting ended at 9:26 p.m.

Respectfully submitted,

*Cindy Murray
City Clerk*