

WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday, September 29, 2010, for the purpose of holding a stakeholder meeting with representatives of Combined Properties, Inc., on Greenway Center.

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

PRESENT WERE: Councilmembers Konrad E. Herling, Emmett V. Jordan, Leta M. Mach, Rodney M. Roberts, and Mayor Judith F. Davis. Councilmembers Edward V.J. Putens and Silke I. Pope arrived at 8:06 p.m.

STAFF PRESENT WERE: Michael P. McLaughlin, City Manager; Jim Sterling, Assistant Director of Community Development; and Cindy Murray, City Clerk.

ALSO PRESENT WERE: Lucy Fraser, Vice President of Property Management, Kurt Meeske, Vice President of Construction, and Michael Fleming, Senior Property Manager, Combined Properties; and Tom White, News Review.

Following introductions, Mayor Davis welcomed all to the meeting.

Update on Greenway Center

Lucy Fraser, Combined Properties, said Greenway Center continues to be a busy shopping center and is one of the more stable centers in the metropolitan area. She reported that Pollo Cabana is moving into one of the vacant storefronts and added they are currently marketing the other two vacant storefronts, as well as the pad site and vacant Jaspers building.

Mayor Davis, Ms. Mach, Mr. Putens and Ms. Pope expressed concern about the Dollar Tree store now located in the center and indicated their preference for a different type of store. Ms. Fraser mentioned the anchor stores, such as Ross, Bally Total Fitness, PetSmart, Safeway, Modells, and Advanced Auto, have indicated they consider Dollar Tree an additional asset to the shopping center. Ms. Mach said residents have indicated to her that a hardware store or craft store would benefit the area. Ms. Fraser said she would take this under advisement.

Mr. Jordan said he had walked down to Safeway and CVS during the winter snowstorm and complimented Greenway for keeping the area accessible for pedestrians. Ms. Fraser thanked Mr. Jordan for the compliment.

Questions/Concerns

Parking Lot: Ms. Fraser said one-third of the parking lot was resurfaced this year and the remainder of the lot would be resurfaced over the next few years as their budget allows. She added that the parking lot design was not being changed so a new design plan had not been submitted to the City. Mayor Davis said there was a problem with the storm drain and roadway surface next to Safeway. Ms. Fraser said they were aware of the problem and were working to

correct the storm drain backup. Jim Sterling commented that the major parking lot issues had

been addressed in the recent resurfacing and the lot was in fairly good condition. Ms. Fraser said Mr. Fleming would be happy to meet with Mr. Sterling to discuss further concerns.

Bench by Safeway: Ms. Fraser said the City needs to send a letter to Safeway requesting the bench be installed. Mr. Fleming will send the contact information to Mr. Sterling.

Landscaping: Ms. Fraser reported that trees and shrubbery have been replaced as needed with green sustainable plants. She said they were no longer following the current 30 year old landscaping plan due to its age. Mayor Davis and Mr. Putens said they understood the situation but noted the importance of following a landscape plan. It was suggested that proposed changes be noted on the original plan and submitted to the City. Ms. Fraser said they would discuss this idea internally and determine the best way to proceed.

Traffic Problems: Councilmembers noted continuing challenges presented by the current traffic configuration, specifically at the three way stop by the main entrance, by Bally Total Fitness, by Wendy's drive through area and by Safeway and CVS. Mr. Meeske said they would review these concerns.

Bus Stop: Ms. Fraser said Greenway Center is committed to this project but the final plans, drawings, easement agreements with the State, etc. need to be submitted to their legal department for review before any work can proceed. Mr. Sterling will work with Mr. Fleming to get the necessary paperwork in order.

Property Maintenance Violations: Mr. Sterling said there were no issues with building violations and commented that Combined Properties responds very quickly when problems develop.

Security: Mr. Fleming said their tenants were very pleased with the off-duty police security provided to Greenway Center. Ms. Pope and Mr. Putens suggested additional security measures, such as security cameras, be considered. Mr. Fleming said they take security of both their tenants and patrons very seriously but there were no plans to install cameras at this time.

Shopping Carts: Mayor Davis noted the number of shopping carts that end up in areas outside Greenway Center property and asked if there was a contact person for the City or homeowner associations to contact for pickup of carts. Mr. Fleming said their property maintenance workers only remove carts from their property and then fines the individual stores.

Other Issues

Ms. Mach asked if Greenway Center would be interested in participating in the City's upcoming 75th Anniversary celebration events. Ms. Fraser said Greenway Center participates in numerous community events which are coordinated through their marketing department. Mr. McLaughlin commented that Greenway Center was a huge sponsor of the Welcome to Greenbelt Brochure.

There was discussion regarding use of vacant space at Greenway Center by City organizations for art displays, scout troops, etc. Ms. Fraser said this idea has already been implemented in other shopping areas and would be considered for Greenway Center also.

Mr. Meeske said they would like to install new signage at Greenway Center listing the names of the current tenants. Mayor Davis suggested monument type signage and referred them to contact the City Planning Department for further information.

Mr. Meeske mentioned the area outside the fence by Jaspers needed to be cleaned of trash and debris. Mr. McLaughlin suggested he contact Fred Cunningham at Greenbelt National Park.

The meeting ended at 10:17 p.m.

Respectfully submitted,

*Cindy Murray
City Clerk*