

*WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday, December 14, 2016, with Greenway Center.*

*Mayor Jordan started the meeting at 7:33 p.m. The meeting was held in Room 201 of the Greenbelt Community Center.*

*PRESENT WERE: Councilmembers Judith F. Davis, Konrad E. Herling, Leta M. Mach, Silke I. Pope, Edward V. J. Putens and Mayor Emmett V. Jordan. Councilmember Rodney M. Roberts was detained at work and arrived at 7:45 p.m.*

*ALSO PRESENT WERE: Holly Haley, Richard Bunch, Drew Marusak and Greg Hull, Combined Properties; Kathleen Gallagher, Greenbelt News Review; and others.*

*Mr. Bunch provided an update on Greenway Center. He reported that over the past two years, 98,000 sq. ft. of roofing had been replaced, brick and signage had been cleaned, asphalt and paving had been repaired, nine new trees had been planted along the main entranceway, light poles had been converted to LED lighting and damaged banners had been replaced. Mr. Bunch said that work is continuing on the conversion of canopy lights to LED as well as making the fixtures bird proof.*

*In response to questions regarding landscaping from Mayor Jordan and Ms. Davis, Ms. Haley said the landscaping had suffered over the past year due to salt damage from the winter storms and the extremely hot summer. Mr. Bunch said a new landscaping company had been employed and more attention will be given to the landscaping areas.*

*Mayor Jordan complimented Combined Properties for keeping Greenway Center accessible during the 2016 blizzard. Ms. Haley mentioned that the blizzard had a severe impact on their budget.*

*Mayor Jordan reported a problem with a sinkhole in the side entrance roadway by M & T Bank that seems to continually reappear. Ms. Haley and Mr. Bunch said they will check on the sinkhole.*

*Mr. Hull discussed the pad site and the challenges to find an appropriate use tenant. He said a food establishment cannot be considered because of the pad's proximity to Safeway. Mr. Hull said development of the pad site will be tenant driven - if an appropriate use tenant expresses interest, then development may occur.*

*Ms. Pope said she had recently stepped in a hole in the parking lot in front of PetSmart and was unsure who to notify about repairing the hole. Ms. Pope suggested signage be placed in the Center providing information to patrons on where to call to report problems.*

*Ms. Mach said she was again requesting a kiosk be considered for Greenway Center which let patrons know they were in Greenbelt and provide them with information on the City.*

*Mayor Jordan mentioned the difficulty for pedestrian access to Greenway Center, especially from the bus stop on Greenbelt Road. Mr. Hull said that he would discuss the situation again with the consultants to determine if there was anything that could be done. He noted that when one area of a shopping center is redesigned, it exposes the entire center to a reexamination of*

*ADA compliancy which would be very costly. Ms. Davis suggested improvements to pedestrian access be considered as part of the site plans if a new tenant is found for the pad site.*

*Mr. Herling suggested a performing art area be considered in Greenway Center. Ms. Haley said she would discuss the idea with the marketing director for Combined Properties.*

*Ms. Davis asked if electric charging stations had been considered for Greenway Center. Ms. Haley they are studying electric charging stations and may possibly go in that direction in the future.*

*Mayor Jordan mentioned the redevelopment of some older shopping centers into mixed use centers and asked if that may be considered for Greenway Center in the future. Mr. Hull said he would check with development teams from Combined Properties who constantly evaluate existing properties. He noted that redevelopment can't be done until it's strategically feasible – such as when a shopping center reaches its end of life. Mr. Hull said they have tenants in Greenway Center with leases that go into early 2030's.*

*Ms. Haley and Mr. Bunch noted their appreciation of the support and good working relationships they have with City staff, especially the code enforcement office.*

*Ms. Haley reported there were currently no vacant spaces in Greenway Center. In response to a question from Mr. Roberts, Mr. Hull said the rent at Greenway Center was above the market average for the area.*

*Ms. Davis asked whether security cameras had been considered for Greenway Center. Ms. Haley said they constantly evaluate crime statistics and don't see a need for one in Greenway Center.*

*Council thanked Combined Properties for all they do for the community, including hosting the annual holiday party and providing gifts to the residents of Green Ridge House.*

#### *Informational Items*

*Several informational items were discussed.*

*The meeting ended at 8:45 p.m.*

*Respectfully submitted,*

*Cindy Murray  
City Clerk*