

City Council Work Session

**8 p.m., Wednesday
January 11, 2017**

**Community Center
Multipurpose Room**

- 1. Welcome and Meet T-Rex Corporation
Tenants of 7601 and 7615 Ora Glen Drive**
- 2. Review of Council Action Report and
Petition List**

Michael McLaughlin

From: Tom Howe <Tom.Howe@trexcorporation.com>
Sent: Thursday, December 01, 2016 1:44 PM
To: Michael McLaughlin; Thomas Moreland; Thomas Kemp
Cc: Celia Craze; Terri Hruby; Edward Putens; Emmett Jordan; Judith Davis; Konrad Herling; Leta Mach; Ed Putens (Work); Rodney Roberts; Silke Pope; Sean Murphy; Shaw Stephen (steveshaw@shawrellc.com); Sean Murphy
Subject: RE: Follow Up

Me. McLaughlin,

Thank you for your reply. I profusely apologize if one of our Guard Force members was (or was perceived to be) discourteous to one of our neighbors.

The facility is a US Government Facility and has been designated as a Federal Security Level 2 facility, in accordance with the Interagency Security Committee Risk Management Process for Federal Facilities and the Contract Requirements flowed down in Technical Directive 010. A primary concern is for the safety of the Federal Employees, Contract Employees and official visitors to the facility. We also are concerned for the safety of the neighborhood residents. When the buildings were vacant, the parking lots were a convenient place for exercise, shortcuts to the Greenway Center and the Post Office, or just enjoying the pond. Now the lots will be full, with traffic entering and leaving all day and into the night. That level of convenience and safety will be drastically reduced.

The building functionality has no public offerings, nor are they open to the public. Any public interface with the Census Bureau will occur at the Census Bureau Headquarters in Suitland, Maryland. Or, perhaps, through your office. Where I am going with this chain of thought is; that there is no official use of the facility or its parking lots for the general public. In an age where some people (albeit a very small number) would do harm to a Federal Facility or its employees, we must

be mindful of strangers on our grounds as our employees exit the buildings to the parking lots - especially at night.

As for the cited encounter, there are no guards with firearms at this time. Our Guard Force is not authorized to be armed. Arming of the Guard Force will occur in January when Census Bureau personnel occupy the building, as this is a requirement stated by the Census Bureau.

I will discuss this encounter with our Guard Force. I certainly hope we are courteous with our neighbors, but we have had several people on the grounds who were not exercising nor enjoying the splendor of the wetland. The buildings sat vacant for a long time and the parking lot areas behind the buildings (in particular the 3 story building) provides visual cover from the streets. We have engaged people in their parked vehicles, who declined to state their business in the parking lot, and have asked them to leave. We have asked the Greenbelt Police to increase their patrols in our parking lots to discourage any further nefarious activities that may have taken place during the vacancy period.

We look forward to meeting with you to discuss these concerns. The occupation of these buildings is a good thing for the community, and for the performance of the 2020 Decennial Census. The Decennial Census surveys are mandated by the U.S. Constitution, and contribute the services provided to the nation as well as the Congressional Districting process.

I am proud to be a contributor to the 2020 Decennial Census and I am sure that the Greenbelt community will be as well.

J. Thomas Howe

Principal Project Manager

Facilities & Infrastructure

Census Technical Integrator Program

7615 Ora Glen Drive, Greenbelt, MD 20770 15E04

Office (703) 742-0566 ext 509

Mobile (202) 302-1737

From: Michael McLaughlin [mailto:mmclaughlin@greenbeltmd.gov]
Sent: Thursday, December 1, 2016 12:26 PM
To: Tom Howe <Tom.Howe@trexcorporation.com>; Thomas Moreland <tmoreland@greenbeltmd.gov>; Thomas Kemp <tkemp@greenbeltmd.gov>
Cc: Celia Craze <ccraze@greenbeltmd.gov>; Terri Hruby <thruby@greenbeltmd.gov>; Edward Putens <eputens@greenbeltmd.gov>; Emmett Jordan <ejordan@greenbeltmd.gov>; Judith Davis <jdavis@greenbeltmd.gov>; Konrad Herling <kherling@greenbeltmd.gov>; Leta Mach <lmach@greenbeltmd.gov>; Ed Putens (Work) <edward.putens@fda.hhs.gov>; Rodney Roberts <rroberts@greenbeltmd.gov>; Silke Pope <spope@greenbeltmd.gov>; Sean Murphy <Sean.Murphy@trexcorporation.com>
Subject: RE: Follow Up

Mr. Howe

Thanks for the info. I shared it with the City Council. On Monday, I heard from a Council member that they had heard from a resident who has regularly walked by the office buildings for years because of the adjoining pond. The person was taken aback recently when a security guard with a firearm approached and told them they were not allowed there.

As noted, this person has regularly walked the area as do others. Can you share what the security/threat level is for this facility and why? Also can something be shared with the security team about how nearby residents have used for years, so that they approach and communicate as neighborly as possible?

I am copying this to City Clerk Cindy Murray to add it to the City Council's meeting list. They would be very interested in hearing first-hand about your work, growth and plans. She will be in touch with some available dates in January.

Thanks
Mike

Michael McLaughlin
City Manager
City of Greenbelt
301-474-8000

From: Tom Howe [mailto:Tom.Howe@trexcorporation.com]
Sent: Tuesday, November 22, 2016 11:16 AM
To: Michael McLaughlin; Thomas Moreland; Thomas Kemp
Cc: Celia Craze; Terri Hruby; Edward Putens; Emmett Jordan; Judith Davis; Konrad Herling; Leta Mach; Ed Putens (Work); Rodney Roberts; Silke Pope; Sean Murphy
Subject: RE: Follow Up

Mr. McLaughlin,

We concur with your concerns about the parking. In fact, when Captain Moreland and Sgt. White met with us, I told them that what keeps me up at night is our employees or Census Bureau people walking up Ora Glen on a dark icy night to get to their car and slipping on a patch of ice on the sidewalk.

I spent several years in these buildings when I was with Lockheed Martin and walked 3 miles every day. In the winter, wherever shadows fall on the sidewalk, ice will build up. I have had to jump over it,..... and this was noonish, not 7PM.

Having said that..... we are looking for ways to mitigate the parking issues and look forward to working with the city to be the best neighbor we can.

Becoming a meaningful part of the community is high on our list of priorities, and we will be looking for ways to communicate to the neighborhood and the city to assuage any concerns. Many of the people who will be occupying and visiting this facility will be coming from all over the country and one of our challenges is to quickly acclimate them into the community and familiarize them with the local merchants. In that vein we would like to meet with the Greenway Center merchants, let them know about the large population moving in and perhaps obtain some flyers or other literature about their offerings.

I have included Sean Murphy on this note. He is the Chief Operating Officer of T-Rex. By the way, our corporate headquarters is in the Maryland Trade Center I, just across Hanover Pkwy.

Sean and I would like to meet with you at your convenience.

J. Thomas Howe

Principal Project Manager

Facilities & Infrastructure

Census Technical Integrator Program

7615 Ora Glen Drive, Greenbelt, MD 20770 15E04

Office (703) 742-0566 ext 509

Mobile (202) 302-1737

From: Michael McLaughlin [<mailto:mmclaughlin@greenbeltmd.gov>]

Sent: Tuesday, November 22, 2016 10:24 AM

To: Thomas Moreland <tmoreland@greenbeltmd.gov>; Thomas Kemp <tkemp@greenbeltmd.gov>; Tom Howe <Tom.Howe@trexcorporation.com>

Cc: Celia Craze <ccraze@greenbeltmd.gov>; Terri Hruby <thruby@greenbeltmd.gov>; Edward Putens <eputens@greenbeltmd.gov>; Emmett Jordan <ejordan@greenbeltmd.gov>; Judith Davis <jdavis@greenbeltmd.gov>; Konrad Herling <kherling@greenbeltmd.gov>; Leta Mach <lmach@greenbeltmd.gov>; Ed Putens (Work) <edward.putens@fda.hhs.gov>; Rodney Roberts <rroberts@greenbeltmd.gov>; Silke Pope <spope@greenbeltmd.gov>

Subject: RE: Follow Up

Captain Moreland – thanks for the info

Mr. Howe – Thank you for reaching out to our Police Department about your company's expansion in Greenbelt. We are thrilled to see those two buildings put to use, but have a concern about the parking impact. As I understand it, you expect 800 people to work there, but there are only 400 parking spaces. Will all 800 be there at the same time/work the same shift? Or will there be multiple shifts? Are there any plans/thoughts on how to mitigate/address the parking need if everyone is there at the same time? Do you expect many of your employees to use mass transit or carpool? While there is parking on Ora Glen Drive, it cannot accommodate the potential overflow.

Thanks

Mike

Michael McLaughlin
City Manager
City of Greenbelt
301-474-8000

From: Thomas Moreland

Sent: Monday, November 21, 2016 5:08 PM

To: Michael McLaughlin; Thomas Kemp

Cc: Celia Craze; Terri Hruby

Subject: FW: Follow Up

Mr. McLaughlin,

At the end of October I was contacted by Mr. Howe reference a new business coming to 7615 and 7601 Ora Glen Drive. The reason for the contact was due to the threat level of security the buildings were going to have and to inform of us there would be armed guards at the locations. Last week, Sergeant White and I were given a tour of the buildings. They are in the process of being renovated. I asked Mr. Howe to provide me with an overview as to when both buildings might be fully operational. Below was his response and we did confirm the addresses – 7601 and 7615 Ora Glen Drive.

Captain Moreland

From: Tom Howe [mailto:Tom.Howe@trexcorporation.com]
Sent: Monday, November 21, 2016 12:58 PM
To: Thomas Moreland
Cc: gary.padgett@census.gov; Kevin Drozdowski; Sean Murphy
Subject: RE: Follow Up

Capt. Moreland,

*We have ~ 120 people assigned to 7615 Ora Glen Dr. now and that will grow to about 300 over the next few months
As for 7601 Ora Glen Dr. we are looking to occupy the 3rd floor with 200 people in January, beginning on or around the 10th. It will take most of the month to get all 200 in there and settled. The 2nd floor is the same beginning on 10 Feb and the 1st floor will be 100 people beginning on 10 April.
As we stated, our end point should be 800 people, and we should peek in May or June.
Our Guard force will arm in December so as to be fully deployed by 10 Jan.*

We should be here through 2021 with 2 one year options, which will take us through 2023

BTW, was Sgt. White able to ascertain the address for these buildings in the 1st Responder Db? 7601 Ora Glen Dr. & 7615 Ora Glen Dr. or 7601 Ora Glen Dr. A & B?

If you have any specific questions, please don't hesitate to shoot me an email

VR.....tom

*J. Thomas Howe
Principal Project Manager
Facilities & Infrastructure*

Census Technical Integrator Program
7615 Ora Glen Drive, Greenbelt, MD 20770 15A01
Mobile (202) 302-1737

From: Thomas Moreland [<mailto:tmoreland@greenbeltmd.gov>]
Sent: Thursday, November 17, 2016 2:08 PM
To: Tom Howe <Tom.Howe@trexcorporation.com>
Cc: gary.padgett@census.gov
Subject: Follow Up

Mr. Howe,

Thanks for your time and the tour of the renovated facility. If you could please provide me with an overview of what's to come it would be greatly appreciated, so I may forward it to my bosses. The department is already aware your building is occupied. If you need immediate police assistance please contact us at our non-emergency #(301) 474-7200, or emergency #(301) 474-5454.

Captain Thomas Moreland
Patrol/S.O.D. Division Commander
Greenbelt Police Department
550 Crescent Rd
Greenbelt, MD 20770
Ofc: 240.542.2105
Fax: 301.507.6520
Email: tmoreland@greenbeltmd.gov

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