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MINUTES
BOARD OF DIRECTORS MEETING
Thursday, February 25, 2010

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Approved March 25, 2010

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In accordance with written notice the Board of Directors Meeting was held on Thursday, February 25, 2010 at the Columbia Association Building. The following Members were present: Mr. Phil Kirsch, Chair, Ms. Cynthia A.S.H. Coyle, Vice Chair, Ms. Kathleen Dragovich, Mr. Alex Hekimian, Mr. Gregg Schwind, Ms. Pearl Atkinson-Stewart (by phone), Mr. Russell Swatek, Ms. Suzanne Waller, Ms. Shari Zaret, and Mr. Phil Nelson, President. Mr. Cornell was not present.

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CALL TO ORDER – The Meeting of the Board of Directors was Called to Order at 7:30 pm by Mr. Kirsch, Chair.

BOARD MONITORING FORM REMINDER – Members were reminded to return their forms to the Chair.

ANNOUNCEMENT OF CLOSED/SPECIAL MEETINGS HELD/TO BE HELD – None.

APPROVAL OF AGENDA – Mr. Swatek Moved to Approve the Agenda. Mr. Hekimian seconded. Mr. Swatek added Item 5(a) Board Member Comments; Discussion on the Tot Lot Issue and Paperless Packets. The Motion, as amended, Passed by Unanimous Consent.

RESIDENT SPEAKOUT – Mr. Tom Scott (WL) spoke about Fairway Hills vs Timbers @ Troy performance. Ms. Ginger Scott (WL) discussed expanding the scope of update to “Going Green Plan” to include golf courses.

BOARD MEMBER COMMENTS – Ms. Zaret (KC), Ms. Waller (TC), and Mr. Hekimian (OM) offered comments. Mr. Swatek (LR) spoke about the Tot Lot issues. Mr. Schwind (HR) congratulated staff on putting up with members of the Board during the budget process.

CHAIRMAN’S REMARKS – Mr. Kirsch (WL) thanked the Members and Staff for their participation in the budget process.

PRESIDENT’S REPORT – Mr. Nelson congratulated Members and Staff on their participation and completion in the budget process.

COMMITTEE AGENDA

(a) Performance Oversight Committee

46 **(1) Discussion of Staff report and supporting documentation concerning**
47 **enhanced CA Going Green - Daniel D’Amore** presented a staff report in
48 support of Going Green, and responded to questions from Members. It was
49 requested that staff go back and fill out the accompanying form and return to
50 committee for further consideration.
51 **(2) Consideration of staff report concerning forming a 501(c)(3)organization**
52 **for purposes of funding projects or writing and accepting grants – Ms.**
53 **Siddiqui** discussed the “Status of Friends of the Columbia Association, Inc., A
54 501(c)(3) Corporation.” The staff will prepare the appropriate documentation for
55 additional clarification of the need and return it for further consideration.
56 **(3) Discussion of Athletic Club Parking Lot – Mark T. Southerland, PhD.,**
57 **PMP,** of Versar, discussed the Athletic Club Parking Lot.
58 **(4) CSS Update – Mr. Sattler** highlighted the CSS Development Team’s monthly
59 (February) Report, and responded to questions from Members.
60 **(5) Review of Monthly Financials and Graphs – Ms. Siddiqui** highlighted the
61 Monthly Financials and Graphs for the period ending January 31, 2010, including
62 the Comparative Analysis of Income and Expenses.
63 **(6) Recommendations for Board Action**
64 **i. Approval of Revised Purchasing Policy and Procedures**
65 Moved to send Purchasing Policies back to the Performance Oversight
66 Committee for recommendation to the Board on March 25, 2010.
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68 **(b)External Relations Committee**
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70 **(1) How best to garner public and village input and comments as to**
71 **feasibility of pathways as commuting and recreational purposes and**
72 **community connectivity.**
73 **(2) Working with public agencies to gather input and partnership**
74 **possibilities (how, when, who to contact) on the CA pathway network.**
75 **(3) Working with the development community to tie development plans with**
76 **CA pathway network, existing and planned.**
77 **(4) The next Village Roundtable Date and Agenda, possibly in May or June**
78 **as part of Building a Better Columbia.**
79
80 **(c)Planning & Strategy Committee**
81
82 **(1) Recommendation to the Board re: Approval of Staff Recommendation**
83 **For CA Downtown Master Plan**
84 The Staff Recommendation for CA Downtown Master Planning document was
85 accepted and filed.
86 **(2) Discuss a Revised Strategic Sketch for Pathway Enhancement**
87 Discussed new language for the Strategy Sketch for Pathway Enhancement.
88
89 **ADJOURNMENT** – The Board of Directors Meeting adjourned at 11:55 pm.
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91 Respectfully submitted,

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93 Barbara Y. Barnes

94 Recording Secretary



To: Planning & Strategy Committee, Cynthia Coyle, Chair
From: Chick Rhodehamel, Chief Staff Liaison
Subject: CA Downtown Master Planning
Date: February 5, 2010

Background:

- In December, the Planning and Strategy Committee selected a series of Key Strategic Issues that the committee would review over the remainder of this fiscal year.
- Among those strategic issues selected by the Board was a review of the proposed Town Center Redevelopment and how that development could impact CA facilities and resources.
- Since the redevelopment project will take a significant amount of CA Board and Staff time, the Board Operations Committee thought it might be more expedient to break the overall redevelopment tasks into more manageable items of interest to the Board.
- As a result, the BOC asked for the plan to redevelopment the Kittamaqundi lakefront and plaza areas to be the first item of consideration.
- There are many consideration points involved with the proposals to improve the lake front, and the BOC and Staff agreed that this could be a logical starting point in light of the fact that the Howard County Council approved GGP's plans to start the Town Center redevelopment process in earnest.
- Lakefront development and Symphony Woods improvements could play a key role in meeting the social gathering place elements of GGP's plans and resident expectations as well as linkage with cultural arts venues and programming.

Financial/Budget Considerations:

- Staff has revisited planning prospects and offers an option that instead of investing limited funds in renovations or improvements, other than the badly needed repairs of the current amenities, the Board might want to look at possibilities of themes that would tie lakefront improvements with Symphony Woods Park enhancements, and that could also be tied to future possibilities of

enhancing improvements to Merriweather Post Pavilion. Staff feels that investing in projects that could end up being removed or moved to other locations could add unnecessary costs to the overall improvement program(s).

- Staff feels that the development of an overall master plan that ties possibilities of improvements to the lakefront, Symphony Woods Park and GGP's plans for Town Center would be the most logical process to follow.
- Staff feels that some of the expenses that could be incurred by CA could also be a part of the logical development process that could lead to financial and planning partnerships. As an example, CA has a significant amount of legally described and deeded rights-of-way that could be of importance in the development process. Staff is simply recommending that CA take advantage of these assets to assist in negotiating and getting the best deal possible during the development process.
- Staff also feels that financial and planning processes could be enhanced by the establishment of the 501 (c) 3, Friends of Columbia.

Legal Considerations:

- A legal analysis of how CA owned properties, easements, and rights-of-way could be an important part of Town Center redevelopment should be conducted to determine CA's asset value when forming potential partnerships.

Policy Considerations:

- CA owns two key properties that can add value to Town Center redevelopment. CA should take the lead in providing possibilities for a master planning process as to how the properties can be tied together and how they could benefit other development potential (GGP and other downtown property owners) as well as the community at large.
- CA needs to be very proactive in development of assets not only from a revenue standpoint, but more importantly as to how CA can utilize those assets to maintain the viability of those Village Centers, especially those centers in the proximate area of the proposed Town Center redevelopment proposal. Non-vehicular access to gathering places that are tied to the Village Centers could make marketing and other elements of Village Center viability more attractive and attainable.
- Lakefront development as it relates to social gathering places could also be tied to the pathway system making this a more comprehensive approach. Staff would suggest that any planning for Lakefront development should be one element of a master planning process to incorporate as many assets/venues as is possible. This master planning process could save money, time and other association

resources as well as play a major role in how Town Center redevelopment takes place.

- While this project was selected by the Board Operations Committee as a viable study topic for the Planning and Strategy Committee, staff feels it necessary to point out that the Lakefront was voted as a low funding priority by the Board. The BOC, however, felt that in light of the recent fact that the County Council unanimously adopted Council Bills 58 and 59 that the project study of how possible lakefront improvements might be tied to Symphony Woods and Town Center redevelopment is now of more importance than before.

Options:

- The Planning and Strategy Committee could recommend that funds that were included in the current proposed budget in the lakefront area be used to make only the necessary infrastructural replacements at the Lakefront open space. PSC could also recommend that CA will take the lead in initiating a Master Planning process for the Lakefront related to Symphony Woods Park and possible enhancements to the Merriweather Post Pavilion property and with future GGP development. CA owned properties and how the connections from those properties to the Village Centers in the proximate area of the proposed Town Center redevelopment could be incorporated into the master planning logistics. The planning process could also involve the development of partnerships with community stakeholders, the developer and governmental agencies.
- The Planning and Strategy Committee could choose to wait until such time as a final design for the proposed Town Center redevelopment is presented and fit any proposed improvements to the lakefront into the developer's design plan.
- The Planning and Strategy Committee could choose to do nothing and maintain the process of periodic investment into keeping the lake and plaza areas as smaller scale entertainment and passive recreation venues.

Recommendations:

- Staff recommends the Planning and Strategy Committee recommend to the Board that funds be set aside and used to develop a master plan for Lake Kittamaquidi lakefront and plaza improvements. Staff also recommends that the Master Planning process be expanded to include how lakefront improvements could be tied to Symphony Woods improvements and the proposed Town Center redevelopment proposals, and how access/egress patterns could be tied to Village Centers, especially those in close proximity to the proposed Town Center redevelopment areas. Staff further recommends that the Planning and Strategy Committee work with Staff to determine acceptable levels of investment to

maintain safety and usability of the existing lakefront open space until such time as overall master plan has generated improvements which can be funded.

PSC Possible Discussion Points:

- Priority level of the lakefront improvements
- Budget priorities in terms of when funds are allocated and then expended
- Potential partnerships and the basis for those partnerships
- Funding possibilities and short-term versus long-term expenditures
- CA taking the lead in project or process planning.