



Prince George's County Council

County Administration Building
14741 Governor Oden Bowie
Drive
Upper Marlboro, Maryland
20772-3050

Meeting Minutes - Final Sitting as the Committee of the Whole

Thursday, October 29, 2020

10:00 AM

(VIRTUAL MEETING)

VIEW USING THE LINK PROVIDED AT: <https://pgccouncil.us/LIVE>

CALL TO ORDER

The meeting was called to Order by Council Chair Turner at 10:00 a.m. with ten members present. Council Member Davis arrived at 1:30 p.m.

Present 11 - Todd Turner
Monique Anderson-Walker
Derrick Davis
Thomas Dernoga
Mel Franklin
Dannielle Glaros
Sydney Harrison
Calvin S. Hawkins
Jolene Ivey
Rodney Streeter
Deni Taveras

Also present:

*Robert J. Williams, Jr., Council Administrator
William M. Hunt, Deputy Council Administrator
Donna J. Brown, Clerk of the Council
Theresa D. Myers, Legislative Assistant
Leonard D. Moses, Zoning Assistant
Terry L. Bell, Council Liaison
Sakinda Skinner, Associate County Attorney
Amanda Denison, Associate County Attorney
Miriam Brewer, Appointments Liaison
J. Kenneth Battle, TIEE Committee Director
Kathy Canning, Legislative Officer
Nathaniel Tutt, III, HHSPS Committee Director*

Donna Whitman, Legislative Officer
Colette Gresham, Legislative Officer
Howard Stone, GOFP Committee Director
Monica Best James, Legislative Officer
Jacqueline Brown, PHED Committee Director
Karen Zavakos, Legislative & Zoning Counsel
Dinora Hernandez, Legislative Officer
James Walker-Bey, Zoning Reference Aide

APPOINTMENTS

[APPT-10-20](#)

Appointment of the following individuals to the Fire Commission for Prince George's County:

Mr. William F. Broadus
Appointment: Volunteer
Replacing: Julian (Jay) Tucker
Term Expiration: July 1, 2022

Mr. William O. Cunningham
Appointment: Volunteer
Replacing: Piero Mellits
Term Expiration: July 1, 2022

Mr. Antwan D. Holbert
Appointment: Sworn Member
Replacing: Kenneth McSwain
Term Expiration: July 1, 2022

Attachment(s): [APPT-10-20 Report](#)

Miriam Brewer, Appointments Liaison introduced the nominees to the Council and spoke to their character and credentials. The nominees introduced themselves, spoke to their background and qualifications. The Committee asked about the nomination process for the Commission. Comments and question were also raised about the recruitment process and diversity and the process by which the nominees were chosen. Ultimately, the nominees were told that this decision is not a value judgment on them but rather the process. Mark Magaw was provided an overview of the nomination process and responded to questions posed by Council Members. Council Chair Turner announced that the Public Hearing is scheduled November 10, 2020 at 10:00 a.m. Concluded at 11:02 a.m.

A motion was made by Council Member Dernoga, seconded by Council Member Taveras, for no recommendation. The motion carried by the following vote:

Aye: 9 - Turner, Anderson-Walker, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter and Taveras
Absent: Davis and Hawkins

[APPT-12-20](#)

Appointment of the following individual to the Washington Suburban Sanitary Commission for Prince George's County:

Mr. Christopher Lawson
Reappointment
Expiration: 6/1/2024

Attachment(s): [APPT-12-20 Report](#)

Miriam Brewer, Appointments Liaison introduced the nominee to the Council and spoke to his character and credentials. The nominee was present and spoke to his background and qualifications and responded to questions posed by Council Members. Council Chair Turner announced that the Public Hearing is scheduled November 10, 2020 at 10:00 a.m. Concluded at 11:10 a.m.

A motion was made by Council Member Harrison, seconded by Council Member Ivey, that this Appointment be Favorably recommended. The motion carried by the following vote:

Aye: 10 - Turner, Anderson-Walker, Dernoga, Franklin, Glaros, Harrison, Hawkins, Ivey, Streeter and Taveras
Absent: Davis

[APPT-13-20](#)

Appointment of the following individual to the Human Relations Commission for Prince George's County:

Llamilet Gutierrez
Term Expiring: 6/30/2023

Attachment(s): [APPT-13-20 Report](#)

Miriam Brewer, Appointments Liaison introduced the nominee to the Council and spoke to her character and credentials. The nominee was

present and spoke to her background and qualifications and responded to questions posed by Council Members. Council Chair Turner announced that the Public Hearing is scheduled November 10, 2020 at 10:00 a.m. Concluded at 11:20 a.m.

A motion was made by Council Member Taveras, seconded by Council Member Glaros, that this Appointment be Favorably recommended. The motion carried by the following vote:

Aye: 10 - Turner, Anderson-Walker, Dernoga, Franklin, Glaros, Harrison, Hawkins, Ivey, Streeter and Taveras

Absent: Davis

[APPT-14-20](#)

Appointment of the following individuals to the Art in Public Places Panel for Prince George's County:

Carol Rhodes Dyson
Appointment: Program Expert
Replacing: Tewodross Melchishua
Term Expiration: 12/1/2023

Eric Key
Appointment: Citizen
Replacing: Heekyu Hong
Term Expiration: 12/1/2023

Attachment(s): [APPT-14-20 Report](#)

Miriam Brewer, Appointments Liaison introduced the nominees to the Council and spoke to their character and credentials. The nominees were present and spoke to their background and qualifications and responded to questions posed by Council Members. Council Chair Turner announced that the Public Hearing is scheduled November 10, 2020 at 10:00 a.m. Concluded at 11:47 a.m.

A motion was made by Vice Chair Hawkins, seconded by Council Member Streeter, that this Appointment be Favorably recommended. The motion carried by the following vote:

Aye: 10 - Turner, Anderson-Walker, Dernoga, Franklin, Glaros, Harrison, Hawkins, Ivey, Streeter and Taveras

Absent: Davis

[APPT-15-20](#)

Appointment of the following individuals to the Commission for Individuals with Disabilities for Prince George's County:

Ms. Veronica Davila-Steele
Reappointment - Consumer Member
Term Expiration: 7/01/2022

Mr. Eugene Langbehn
Reappointment - Consumer Member
Term Expiration: 7/01/2022

Ms. Amber L. Woods
Appointment - Consumer Member
Term Expiration: 7/01/2023

Attachment(s): [APPT-15-20 Report](#)

Miriam Brewer, Appointments Liaison introduced the nominees to the Council and spoke to their character and credentials. The nominees were present and spoke to their background and qualifications and responded to questions posed by Council Members. Council Chair Turner announced that the Public Hearing is scheduled November 10, 2020 at 10:00 a.m. Concluded at 12:04 p.m.

A motion was made by Council Member Glaros, seconded by Council Member Anderson-Walker, that this Appointment be Favorably recommended. The motion carried by the following vote:

Aye: 10 - Turner, Anderson-Walker, Dernoga, Franklin, Glaros,
Harrison, Hawkins, Ivey, Streeter and Taveras
Absent: Davis

[APPT-16-20](#)

Appointment of the following individuals to the Housing Authority Board of Commissioners for Prince George's County:

Euron R. Blackwell
Appointment
Replacing: Ndy Otis
Term Expiration: 10/24/2023

W. Marshall Knight, II
Appointment
Replacing: (Vacant) Joseph Hamlin
Term Expiration: 10/24/2022

Regina Miller Nadir
Appointment
Replacing: Deborah K. Patrick
Term Expiration: 10/24/2022

Brett A. Theodos
Appointment
Replacing: Leonard Hamlin, PhD
Term Expiration: 10/24/2024

Attachment(s): [APPT-16-20 Report](#)

Miriam Brewer, Appointments Liaison introduced the nominees to the Council and spoke to their character and credentials. The nominees were present and spoke to their background and qualifications and responded to questions posed by Council Members. Council Chair Turner announced that the Public Hearing is scheduled November 10, 2020 at 10:00 a.m. Concluded at 12:28 p.m.

A motion was made by Council Member Taveras, seconded by Council Member Ivey, that this Appointment be Favorably recommended. The motion carried by the following vote:

Aye: 10 - Turner, Anderson-Walker, Dernoga, Franklin, Glaros, Harrison, Hawkins, Ivey, Streeter and Taveras
Absent: Davis

[TA-2-20](#)

TRANSCRIPT ANALYSIS

MINOR AMENDMENT TO THE 2014 SOUTHERN GREEN LINE STATION AREA DEVELOPMENT DISTRICT OVERLAY (D-D-O) ZONE - (CR-83-2020)

Brian Byrd, Project Leader
Community Planning Division
M-NCPPC

Attachment(s): [Technical Staff Report and Analysis of Testimony Southern Green Line PPT](#)

Brian Byrd, Project Leader, M-NCPPC, facilitated a PowerPoint Presentation providing an Overview of the Project, Project Map, Project Timeline, Public Testimony, Staff Analysis and Next Steps. Brandon Scott Rowe, Supervisor, M-NCPPC was also present.

A motion was made by Council Member Streeter, seconded by Council Member Ivey, that this item be referred to staff for document. The motion carried by the following vote:

Aye: 9 - Turner, Anderson-Walker, Dernoga, Franklin, Glaros, Hawkins, Ivey, Streeter and Taveras

Absent: Davis and Harrison

RECESS

THE MEETING WENT INTO RECESS at 12:46 P.M.; TO RECONVENE AT 1:30 P.M.

A motion was made by Council Member Ivey, seconded by Council Member Taveras, to recess the meeting. The motion carried unanimously.

1:00 P.M. - RECONVENE

THE MEETING RECONVENED AT 1:37 P.M.

LEGISLATION

[CR-092-2020](#)

Draft 1

A RESOLUTION CONCERNING HOUSING AND COMMUNITY DEVELOPMENT ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE for the purpose of approving and adopting the Analysis of Impediments to Fair Housing Choice for Prince George's County.

Sponsor(s): Turner, Taveras, Streeter, Davis, Harrison, Glaros and Franklin

Attachment(s): [R2020092](#)
[CR-092-2020 Attachment A](#)
[CR-092-2020 AIS](#)
[CR-092-2020 Report](#)

Jackie Brown, Director of the Planning, Housing and Economic Development Committee, provided an overview of CR-092-2020. Terry Bell, Council Liaison, Office of the County Executive deferred to Department of Housing and Community Development for comments. The Office of Law found this item to be in proper legislative form with no legal impediments to its adoption and noted a technical amendment on page 2, line 27, change "his" to "her". Ms. Estella Alexander, Director, DHCD; Manuel Ochoa, Ochoa Urban Collaborative and Lisa Sturtevant, LSA Solid Research/Strong

Communities, facilitated a PowerPoint Presentation that focusing on What the Housing Act Covers, Protected Classes Under Fair Housing Laws, Analysis of Impediments, Assessment of Past Fair Housing Goals, Racial Segregation, Racially/Ethnicly Concentrated Areas of Poverty (R/ECAP), Housing Needs, Homeownership Rates, Mortgage Lending/Denial Rates, Housing Discrimination, Education, Employment Transportation, Low-Poverty Neighborhoods, Environmentally Healthy Neighborhoods, Environmentally Healthy Neighborhoods, Progress Made, Challenges, Goals, Resources, City of Bowie Housing Goals and Actions, Hud Certification. The Panelists responded to questions posed by Council Members regarding moving forward, the Ripley Settlement Agreement, Universal Design, Flooding, accessory dwelling units, affordable housing, air quality measurement, racial segregation details, rental insurance and code enforcement. Concluded at 2:41 p.m.

A motion was made by Council Member Davis, seconded by Council Member Streeter, that this Resolution be Favorably recommended. The motion carried by the following vote:

Aye: 10 - Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Hawkins, Ivey, Streeter and Taveras

Absent: Harrison

[CR-093-2020](#)

Draft 1

A RESOLUTION CONCERNING FISCAL YEAR (“FY”) 2021 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT for the purpose of amending the Prince George’s County Fiscal Year (“FY”) 2021 Annual Action Plan for Housing and Community Development by adding the United Communities Against Poverty, Inc.’s (“UCAP”) Neighborhood Development Program project, an eligible activity not originally funded or described in the FY 2021 Annual Action Plan, and the reallocation and commitment of one hundred and twenty five thousand dollars (\$125,000) in HOME Investment Partnerships (“HOME”) Program funds from the FY 2019 Annual Action Plan to support the Neighborhood Development Program project.

Sponsor(s): Turner, Taveras, Ivey, Streeter, Davis, Harrison, Anderson-Walker, Glaros, Franklin, Hawkins and Dernoga

Attachment(s): [R2020093](#)
[CR-093-2020 Attachment B](#)
[CR-093-2020 Attachment C](#)
[CR-093-2020 AIS](#)
[CR-093-2020 Report](#)

Jackie Brown, Director of the Planning, Housing and Economic Development Committee, provided an overview of CR-093-2020. Terry Bell,

Council Liaison, Office of the County Executive deferred to Department of Housing and Community Development for comments. The Office of Law found this item to be in proper legislative form with no legal impediments to its adoption and noted a technical amendment on page 3, line 26, change "his" to "her". Ms. Estella Alexander, Director, DHCD provided opening comments and introduced her team. Pam Wilson, Project Manager, DHCD and Rasheeda Jaimson, President/CEO, UCAP facilitated a PowerPoint Presentation titled "United Communities Against Poverty, Inc./Community HOusing Development Organization (CHDO) Campbell Drive Rehabilitation Project" providing an overview of the project, Scope of Work, Development Experience and Development Team. The Panelists responded to questions posed by Council Members. Concluded at 3:02 p.m.

A motion was made by Council Member Streeter, seconded by Vice Chair Hawkins, that this Resolution be Favorably recommended. The motion carried by the following vote:

Aye: 10 - Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Hawkins, Ivey, Streeter and Taveras

Absent: Harrison

[CR-094-2020](#)

Draft 1

A RESOLUTION CONCERNING FISCAL YEAR ("FY") 2021 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT for

the purpose of amending the Prince George's County Fiscal Year ("FY") 2021 Annual Action Plan for Housing and Community Development by adding the Woodyard Station Senior Apartments project, an eligible activity not originally funded or described in the FY 2021 Annual Action Plan, and the reprogramming and reallocating of three million dollars (\$3,000,000) in HOME Investment Partnerships ("HOME") Program funds from the FY 2019 Annual Action Plan to support the Woodyard Station Senior Apartments project.

Sponsor(s): Turner, Taveras, Streeter, Davis, Harrison, Franklin and Glaros

Attachment(s): [R2020094](#)

[CR-094-2020 Attachment B](#)

[CR-094-2020 Attachment C](#)

[CR-093-2020 AIS](#)

[CR-094-2020 Report](#)

Jackie Brown, Director of the Planning, Housing and Economic Development Committee, provided an overview of CR-094-2020. Terry Bell, Council Liaison, Office of the County Executive deferred to Department of Housing and Community Development for comments. The Office of Law found this item to be in proper legislative form with no legal impediments to its adoption and noted a technical amendment on page 3, line 23, change

"his" to "her". Ms. Estella Alexander, Director, DHCD provided opening comments and introduced her team who facilitated a PowerPoint Presentation titled "Woodyard Station Senior Apartments and Woodyard Station Apartments" (including CR-095-2020 and CR-096-2020) providing an overview of the projects, Budgets. PILOT Details, Location and Site Plan. The panelists responded to questions posed by Council Members. Concluded at 3:33 p.m.

A motion was made by Vice Chair Hawkins, seconded by Council Member Streeter, that this Resolution be Favorably recommended. The motion carried by the following vote:

Aye: 7 - Turner, Davis, Franklin, Glaros, Hawkins, Streeter and Taveras

Absent: Anderson-Walker, Dernoga, Harrison and Ivey

[CR-095-2020](#)

Draft 1

A RESOLUTION CONCERNING PAYMENTS IN LIEU OF TAXES

("PILOT") AGREEMENT for Woodyard Station Apartments for the purpose of approving the terms and conditions of a Payments in Lieu of Taxes ("PILOT") Agreement between Prince George's County, Maryland (the "County") and Woodyard Station 9, LLC (the "Owner").

Sponsor(s): Turner, Franklin, Glaros, Harrison, Davis, Streeter and Taveras

Attachment(s): [R2020095](#)
[CR-095-2020 Attachment B](#)
[CR-095-2020 AIS](#)
[CR-095-2020 Report](#)

Howard W. Stone, Director of the Government Operations and Fiscal Policy Committee, provided an overview of CR-095-2020. Terry Bell, Council Liaison, Office of the County Executive deferred to Department of Housing and Community Development for comments. The Office of Law found this item to be in proper legislative form with no legal impediments to its adoption. Concluded at 3:35 p.m.

A motion was made by Vice Chair Hawkins, seconded by Council Member Davis, that this Resolution be Favorably recommended. The motion carried by the following vote:

Aye: 7 - Turner, Davis, Franklin, Glaros, Hawkins, Streeter and Taveras

Absent: Anderson-Walker, Dernoga, Harrison and Ivey

[CR-096-2020](#)

Draft 1

**A RESOLUTION CONCERNING PAYMENTS IN LIEU OF TAXES
("PILOT") AGREEMENT FOR WOODYARD STATION SENIOR**

APARTMENTS for the purpose of approving the terms and conditions of a Payments in Lieu of Taxes ("PILOT") Agreement between Prince George's County, Maryland (the "County") and Woodyard Station 4, LLC (the "Owner").

Sponsor(s): Turner, Franklin, Taveras, Glaros, Streeter, Harrison and Davis

Attachment(s): [R2020096](#)
[CR-096-2020 Attachment B](#)
[CR-096-2020 AIS](#)
[CR-096-2020 Report](#)

Howard W. Stone, Director of the Government Operations and Fiscal Policy Committee, provided an overview of CR-096-2020. Terry Bell, Council Liaison, Office of the County Executive deferred to Department of Housing and Community Development for comments. The Office of Law found this item to be in proper legislative form with no legal impediments to its adoption. Concluded at 3:37 p.m.

A motion was made by Vice Chair Hawkins, seconded by Council Member Streeter, that this Resolution be Favorably recommended. The motion carried by the following vote:

Aye: 7 - Turner, Davis, Franklin, Glaros, Hawkins, Streeter and Taveras

Absent: Anderson-Walker, Dernoga, Harrison and Ivey

ADJOURN

THE MEETING ADJOURNED AT 3:37 P.M.

A motion was made by Council Member Streeter, seconded by Council Member Taveras, to adjourn the meeting. The motion carried unanimously.

PANEL GUESTS:

Housing Legislation

Estella Alexander, Director, DHCD

Pam Wilson, Senior Manager, Housing Development Division

Scott Link, VP Development, Pax Edwards, LLC (Woodyard Station)

Christopher Hatcher, Attorney for Pax Edwards, LLC (Woodyard Station)

Rasheeda Jamison, President/CEO – UCAP

Richelle Jackson, Senior Director of Housing Development, UCAP

Jacquelyn Moore, Director of Neighborhood Development, UCAP

CR-92 (Additional Staff)

Jesse Buggs, City of Bowie

Manuel Ochoa, Ochoa Urban Collaborative

Lisa Sturtevant, LSA Solid Research/Strong Communities

Adedamola George, DHCD