

**Public Information Meeting
College Park City Council
Thursday, September 21, 2006
7:00 p.m.**

Downtown Redevelopment Proposal

Opening:

Mayor Brayman made opening remarks. Welcome and Introductions by the Capstone Development Corporation. Bob Levan, City Attorney, read a statement about the project (see attached).

Audience in attendance and questions where noted:

Rick and Wendy Koller, 4512 Hartwick Road.

Richard Biffi, 7002 Chansory Lane, Hyattsville, MD 20782: Shorten that provision in the development agreement to state that all units will be owner occupied. Why aren't we doing the market study before we commit to the project? What is the debt service on the \$6.5M we borrow? What will the parking meters generate? Is the Desmond Parking Study on the website?

Steve Lomax, 4605 Clemson Road: Height of project – 9 stories seems too high.

Jack Robson, 4710 Harvard Road: What protection does the City have if the contractor messes up? Do voters in the City need to approve the bonds? (Not if they are revenue bonds). Keep information public.

Morgan Gale, 7010 Wake Forest Drive: Cost of the feasibility study? Market study – Capstone pays. What about location, duration and cost of relocating City Hall to temporary space? Eminent Domain?

Mark Shroder: Revenue Bonds are funded and secured by assets of the project and do not need to go to voters. What if contractor comes in \$5M over budget on City Hall project? What is the advantage of having a single developer for all three projects?

Rob Goodspeed, 908 Q. Street, NW, Washington, DC (RethinkCollegePark.net)

David Daddio, 4250 Knox Road, #1430A (RethinkCollegePark.net).

Mark Cook, 7326 Baylor Avenue.

Joe Page, 4608 Drexel Road: Details on the market study – what will it consist of? What will the impact of the project be on taxpayers?

Rocky Gore, 4604 Fordham Road: What are the potential costs? Who controls the building when it's done? (Condo regime will be private property owned by condo association. No decision on retail portion yet.)

Dr. Dora Kennedy: Why tear down City Hall which is a perfectly good building? What is the ultimate goal? Will condos be student housing?

Anne Morrison, 4601 Knox Road: This is the first amount of any real information.

Mary L. Miller, 4603 Knox Road: Put the project to a vote in the City. Have the Yale Avenue properties been purchased? At what cost? How were they financed? Objection to tearing down current City Hall. Why did location of Greenbelt Road not work out?

Lawrence Bleau, 4901 Niagara Road: Questions about financing the \$800K. Is \$5.3M profit to the City? The schedule in the agreement is geared toward the contract with Capstone, not to educate the public. Provide better explanation in a public information report.

Jesse Blitzstein, Student Liaison: How does this project fit into the Route 1 sector plan? Will the footprint and parking at the new City Hall be the same?

Robert Day, 7410 Baylor Avenue.

Bill Orleans: How will the project impact crossing Route 1. How will structured parking affect development on this side of Route 1? Discussion of next agreements.