

**MINUTES**  
**Special Session of the College Park City Council**  
**Following the Regular Council Meeting**  
**Tuesday, September 22, 2015**  
**Council Chambers**  
**10:25 p.m.**

**PRESENT:** Mayor Fellows; Councilmembers Kabir, Wojahn, Brennan, Dennis, Stullich, Day, Hew and Mitchell.

**ABSENT:** None.

**ALSO PRESENT:** Bill Gardiner, Acting City Manager; Janeen Miller, City Clerk; Suellen Ferguson, City Attorney; Terry Schum, Director of Planning; Bob Ryan, Director of Public Services; Randall Toussaint, Economic Development Coordinator; Cole Holocker, Student Liaison; Adler Pruitt, Deputy Student Liaison.

During a Special Worksession of the College Park City Council following the Regular Meeting on September 22, a motion was made by Councilmember Brennan and seconded by Councilmember Day to enter into a Special Session to consider two applications for City Revitalization Tax Credits submitted by David Hillman for 1) The Hotel at UMCP and 2) 8321 College Park Hotel, LLC. The possibility of this Special Session was listed on the Worksession Agenda. With a vote of 8 – 0 – 0, the Council entered into a Special Session at 10:25 p.m.

[Council discussed each Tax Credit application and various conditions prior to entering into the Special Session. Ms. Schum explained that new Revitalization Tax Credit guidelines that go into effect on September 29 remove the waiver provision that allows a project to apply for a tax credit after the DSP has been approved. These tax credit applications are being brought to Council tonight because each would require a waiver of the requirement that they be filed prior to DSP approval. After September 29, that waiver provision is no longer in effect so these projects would not be eligible. If Council wishes to grant the tax credit, they need to do so prior to September 29.]

**ACTION ITEMS**

**15-R-21 Resolution Of The Mayor And Council Of The City Of College Park To Grant A Waiver Pursuant To §175-13 Of The City Code, Upon Finding That The Purposes Of The Law Will Be Equally Well Served By Doing So, To The Hotel At UMCP, LLC, And To Approve A Revitalization Tax Credit For The Real Property Located At 7777 Baltimore Avenue, College Park, For A Period Of Five Years Beginning In The First Fiscal Year After Completion**

**A motion was made by Councilmember Stulich and seconded by Councilmember Day to authorize the City Attorney to prepare a Resolution approving a tax credit for The Hotel at UMCP, based on the following conditions:**

- 1. Grant a waiver under 175-13 of the City Code**
- 2. Approve tax credit based on the increased assessment of City tax for 5 years based on the standard schedule**
- 3. Approval is conditioned on:**
  - a. Applicant's compliance with Agreement dated March 24, 2015**
  - b. Receipt of all required building permits**
  - c. The revised City Code provisions for 175-10, 175-11 and 175-12 will apply**
  - d. Agreement of Applicant not to contest taxability of the Property**

**This is subject to the City Attorney preparing a Resolution that gives effect to the Council's intent. The Mayor is authorized to sign the Resolution**

Councilmember Stulich said she has not always been a fan of retroactive tax credits but this is a very special project that will revitalize our main street and stimulate redevelopment in our downtown. They made design changes to protect our airport which she believes enhanced the project.

There were no comments from the audience.

Councilmember Day said this is a game changer, and thanked the applicant for meeting the City's requirements to change the project at the last minute.

Councilmember Hew appreciates the caliber of the project and thinks it will be a catalyst for other development.

Councilmember Stulich also lauded the locally owned businesses that will be included in the retail and said many College Park residents are excited about the project.

**The motion passed 8 – 0 – 0.**

**15-R-22 Resolution Of The Mayor And Council Of The City Of College Park To Grant A Waiver Pursuant To §175-13 Of The City Code, Upon Finding That The Purposes Of The Law Will Be Equally Well Served By Doing So, To 8321 College Park Hotel, LLC, And To Approve A Revitalization Tax Credit For The Real Property Located At 8319 Baltimore Avenue, College Park, For A Period Of Five Years Beginning In The First Fiscal Year After Completion**

Ms. Schum said Mr. Hillman recently purchased the former Koons Ford property. The DSP for this project (which is the hotel/CVS/parking garage at the Koons Ford site) was previously approved when it came to Council by Keane Enterprises. At that time it was combined with the residential portion at 4700 Berwyn House Road. The projects have now been severed and the housing piece is owned by Wood Partners, and the hotel/CVS/garage piece has been purchased by Mr. Hillman. At the time of DSP we received a tax credit application from Keane Enterprises for the entire College Park Place project but staff found that it did not meet the eligibility requirements. The tax credit application before you tonight is just for the hotel piece of the project.

**A motion was made by Councilmember Dennis and seconded by Councilmember Brennan to approve the Revitalization Tax Credit for 8321 College Park Hotel located at 8319 Baltimore Avenue (the former Koons site) subject to the conditions previously cited, to be provided in a Resolution to be prepared by the City Attorney, and authorization for the Mayor to sign the Resolution.**

Councilmember Dennis said the Koons property has been vacant for as long as he has been on Council. His neighborhood was glad when the former project came along. But now that Mr. Hillman has purchased the property the project is expected to be even better.

Councilmember Brennan added that this project will serve to promote the type of development we want to see in the City and along the corridor. The long-term impact to the City exceeds the short term credit that we are providing over the five year period. We look forward to enjoying the new amenities the project will bring to the neighborhood.

Councilmember Day reminded everyone that when The Hotel at UMCP came before the Council Mr. Hillman said that there would be a need for additional hotel rooms to support the conference center. He thanked Mr. Hillman for backing that up by stepping in and buying the second hotel; this raises the bar and puts the pressure on other hotels to do the right thing.

**The motion passed 8 – 0 – 0.**

**ADJOURN:**

**A motion was made by Councilmember Dennis and seconded by Councilmember Stulich to adjourn from the Special Session, and with a vote of 8 – 0 – 0, Mayor Fellows adjourned at 10:40 p.m.**

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Janeen S. Miller, CMC  
City Clerk

Date  
Approved