

**SPECIAL SESSION MINUTES**  
**College Park City Council**  
**Tuesday, September 6, 2022**

**PRESENT:** Mayor Wojahn; Councilmembers Kabir, Kennedy, Esters, Whitney, Adams, Rigg, Mackie and Mitchell.

**ABSENT:** None.

**ALSO PRESENT:** Kenneth Young, City Manager; Bill Gardiner, Assistant City Manager; Janeen S. Miller, City Clerk; Suellen Ferguson, City Attorney; Terry Schum, Director of Planning; Robert Marsili, Director of Public Works; Gary Fields, Director of Finance; Michael Williams, Economic Development Manager; Valerie Graham, Student Liaison.

During the regularly scheduled Worksession of the College Park City Council, two Special Sessions were held to consider time sensitive matters that needed Council action. The possibility of the Special Sessions was shown on the Worksession agenda.

**ENTER INTO SPECIAL SESSION:**

Motion to Enter Special Session, Mitchell/Esters, at 8:03 p.m. Motion passed 8-0.

**CONSENT AGENDA**

**A motion was made by Councilmember Kennedy and seconded by Councilmember Esters to adopt the Consent Agenda which consisted of the following:**

- 22-R-10 Resolution Of The Mayor And Council Of The City Of College Park Adopting the Recommendation Of The Advisory Planning Commission Regarding Variance Application Number CPV-2022-03, 5004 Navahoe Street, College Park, Maryland, And Granting A 2-Foot Front Yard Setback Variance For A Porch, A 9.3-Foot Street Side Yard Setback Variance For A Carport, And A 12-Foot Street Side Yard Setback For An Accessory Structure**
  
- 22-G-116 Consideration of a letter to the U.S. General Services Administration in support of the FBI headquarters relocation to Greenbelt**
  
- 22-G-117 Consideration of contract subject to the City Attorney's approval for the Curbside Food Scrap Composting program to Agricity, LLC of Washington, DC in an amount not to exceed \$80,000 for the first year, with two one-year options, and authorization for the City Manager to sign the contract**

**22-G-119**      **Consideration of a letter to The Honorable James F. Ports, Jr., Secretary, Maryland Department of Transportation, regarding delays on US 1 construction between College Ave and MD 193**

**22-G-120**      **Consideration of two letters of support to The Honorable Pete Buttigieg, Secretary, US Dept of Transportation, for the Prince George’s County DPW&T grant applications for: 1) “Protecting and Connecting Communities Bridge Preservation Project,” and 2) “Multimodal Safety Improvements Along The High Injury Network in Prince George’s County.”**

**The motion passed 8-0.**

**22-G-121**      **Approval of Minutes from the August 3, 2022 Worksession, and amended minutes for June 21, 2022.**

A motion was made by Councilmember Mitchell and seconded by Councilmember Kennedy to adopt the minutes.

A motion to amend the August 3 minutes was made by Councilmember Whitney and seconded by Councilmember Mitchell. The amendment is to change \$25M to \$2.5M in Council Comments on the last page of the August 3 minutes. The motion passed 8-0.

**ADJOURN FROM SPECIAL SESSION:**

Motion to adjourn from Special Session, Whitney/Rigg, 8:09 p.m., passed 8-0.

-----

**ENTER SPECIAL SESSION:**

Motion to enter Special Session, Kennedy/Kabir, 11:10 p.m., passed 8-0.

**ACTION ITEMS:**

**22-G-118**      **Preliminary Plan of Subdivision 4-22007, 9113 Baltimore Avenue, RST Development – Flats College Park**

The Preliminary Plan is going to Planning Board on September 8, so Council will need to take a position tonight in Special Session; the DSP will come later.

Ms. Bader reviewed the staff report. This is for consolidation of three lots into one parcel, currently the Howard Johnsons, Days Inn, Red Roof Inn hotels and a single-family home. Proposal is to construct a mixed-use building with a maximum of 331 multifamily dwelling units and 4K sf of ground floor commercial space. The project will be affordable housing financed by low-income housing tax credits. She reviewed the conditions. All parking will be provided on site.

Tom Haller, representing the applicant: This is 100% affordable housing, not student housing. They are 100% in agreement with the staff recommendations and conditions. This will provide quality affordable housing in the City. RST has extensive experience providing this type of housing. They have requested that all of the City's conditions be included in the County's staff report.

Scott Copeland: RST is a family-owned business, operating for 30 years. The company has a commitment to affordable housing. The goal is to build community. They are long term owners. Project will be financed by federal low-income tax credits. They have to remain compliant with the rules and regulations. Resident has to have 60% or less of the area median income. They will give Meals on Wheels 3500 sq. ft. of space, in perpetuity; details to be determined. These projects are very difficult: expensive land; inflation, construction costs and interest rates are rising. In the end, they expect 318 1-, 2- and 3-bedroom units, to serve households that don't currently have that opportunity. They don't manage the day-to-day of the property. They make sure they provide first class assets in their projects. They manage their construction costs very closely. They provide amenities and programming. They have submitted their application for financing to the state. The project will pay a school facility surcharge – no request for exemption. Discussion of traffic on Cherokee and US 1.

A 2 BR unit will rent for under \$2,000, which is considered affordable. He can't charge anything more. He can't afford an agreement for ShuttleUM. There is a bus stop across the street; he can't justify the need.

Hope to close on the properties in April of 2023 and begin construction immediately thereafter. Pre-cast garage would happen first. All of the construction traffic will be parked on site until garage is in place, then housed in garage. Expect an 18-20 month construction period. There are

359 Parking spaces in garage. Will be asking for an amendment to provide more parking spaces than required.

**A motion was made by Councilmember Kennedy and seconded by Councilmember Whitney that the City Council support approval of Preliminary Plan of Subdivision 4-22007 with the conditions contained in the city staff report.**

Mayor Wojahn and Councilmembers Kennedy, Mackie, Esters and Whitney disclosed that they had prior conversations with the applicant.

**The motion passed 8-0.**

**22-O-08 Introduction of Ordinance 22-O-08 to authorize the acquisition of 5100 Roanoke Place for a public purpose; and approving the terms of the contract of sale.**

Ms. Ferguson said the request is to introduce the ordinance and to approve the terms of the Contract of Sale. Under the Contract of Sale, the City is allowed a 45-day due diligence period and has the option to not go forward for any reason.

Councilmember Esters asked if there a proposed use for the property. Ms. Schum said we will work with the community to determine what is appropriate for the parcel. It is being acquired using Program Open Space funds, and the lot has many trees.

**A motion was made by Councilmember Whitney and seconded by Councilmember Esters that Ordinance 22-O-08 authorizing the acquisition of 5100 Roanoke Place using Program Open Space Funds be introduced and scheduled for a public hearing; and that the terms of the contract of sale be approved in substantially the form attached.**

There were no comments from the audience or the Council.

The Public Hearing on the Ordinance will be held on September 27, at 7:30 p.m.

**ADJOURN SPECIAL SESSION:** Motion to adjourn Special Session, Adams/Kennedy, 11:10 p.m., passed 8-0.

---

Janeen S. Miller, City Clerk