

**Summary of the  
Work Session of the CA Board of Directors and IAT Board of Directors  
Held: May 28, 2014**

A work session of the Columbia Association Board of Directors and Inner Arbor Trust Board of Directors was held on Wednesday, May 28, 2014, at the Columbia Association Building. Present were the CA Board Chair, Andy Stack, members Reg Avery, Michael Cornell, Brian Dunn, Jeanne Ketley, Alan Klein, Nancy McCord, Tom O'Connor, and Gregg Schwind. Member Russ Swatek was absent. Also present were Inner Arbor Trust Chairman Martin Knott Jr., and IAT board member Deborah Aaronson Ellinghaus. IAT board members Beverly White-Seals and W. Gill Wylie were absent. Interim CA President Susan Krabbe and IAT President Michael S. McCall were also present.

**1. CALL TO ORDER:**

The work session was called to order at 7:10 p.m. by CA Board Chair Andy Stack.

**2. APPROVAL OF AGENDA:**

Mr. Cornell moved that the agenda be approved as presented; Mr. Dunn seconded the motion, which passed unanimously.

**3. RESIDENT SPEAKOUT:**

- (a) Karol Hess, Long Reach, has lived in Columbia since 1967 and favors Symphony Park plan as wonderful out-of-the-box thinking that will refurbish what she called Columbia's worn-out look.
- (b) Bill Woodcock, Oakland Mills, favors the Inner Arbor Trust plan in its current form and wants Columbia to remain current and forward thinking.
- (c) Frank Hecker, Ellicott City, strongly supports Inner Arbor Plan and spoke to many people during Wine in the Woods who all favor the Plan.
- (d) Linda Wengel, Town Center, wants to know whether IAT plans to obtain one permit at a time for each element it plans to build. She also advised that each element be fully funded before each permit is approved. She also noted that the County Council changed the name from "Symphony Woods" to "Symphony Woods Park."
- (e) Harry Schwarz, Hickory Ridge, favors the Inner Arbor Plan and thinks CA was wise to convey parkland to a non-profit that can focus on fund-raising for it.
- (f) Trevor Greene, River Hill, he is a lifelong Columbian who emphatically endorses the Inner Arbor Plan. He and his friends consider the plan creative and attractive to families.
- (g) Bob Fontaine, Harpers Choice, favors doing something with the park rather than nothing. He said the CA board, having created the IAT, should allow its work to proceed.

Mr. Stack paused Resident Speakout at this point to begin discussion with the Inner Arbor Trust board. He welcomed IAT members and suggested that the two boards meet regularly. He also explained that two CA Board members and the CA president serve on the IAT board. So, CA holds three of the seven seats on the Inner Arbor Trust Board. Currently, Nancy McCord and Gregg Schwind are on both boards.

IAT Board Chair Knott expressed appreciation for a chance to address CA Board questions in this public forum.

#### **4. DISCUSSION TOPICS**

##### **(a) Status of the Inner Arbor Project**

Mr. McCall gave a presentation explaining that a Site Development Plan for Symphony Woods has been submitted to the County's Planning and Zoning for review and comment. He hopes the plan will be brought before the Planning Board this summer for approval.

He said each element of the plan will be built as funding is available for it. Funding for the first element, the Chrysalis amphitheater, is in place. IAT has or will receive \$1.6 million from CA, \$3.5 million from Howard County government's FY 2014 funding, and \$1.5 million from Howard County government's FY 2015 funding.

##### **(b) Timeline for the Inner Arbor Project**

IAT expects to begin construction this fall on the first element/insertion, the Chrysalis amphitheater, and complete it by next summer.

##### **(c) Funding Expectations for the Inner Arbor Project**

Mr. Knott said IAT plans to raise money from sources other than those that have already contributed, including matching funds programs. While IAT may receive unsolicited donations, Maryland regulations stipulate that IAT may not solicit donations until it has submitted an audited statement and IRS Form 990, which it expects to complete by late summer.

IAT is developing a financing strategy with the expectation of obtaining state funding, sponsorships, and income from rent. Rent could come from food service in the Butterfly guest services building, rentals for special events, etc.

The current estimated cost to complete the development plan is \$30 million. In answer to questions from Messrs. Avery and Klein, Mr. Knott said the cost of maintaining and securing the facilities after they are built is "fluid." As the elements are built, IAT will determine what those costs will be and will inform CA.

Ms. Krabbe explained that two bond bill grants from the State of Maryland were given to CA in 2010. A \$60,000 grant was used by CA for planning and design expenses in Symphony Woods. The second grant of \$190,000 can no longer be used by CA in Symphony Woods, because IAT is the developer of the park, since the creation of IAT and the easement agreement between CA and IAT. CA and IAT are working with the State of Maryland to have the \$190,000 grant assigned to IAT, so that the funds can still be used in Symphony Woods.

##### **(d) Opportunities for Public Input to the Inner Arbor Project**

In addition to the IAT's December 2<sup>nd</sup> Pre-submission Community Meeting, Mr. McCall said he has met with numerous people and groups about the project and is willing to meet with anyone else who wants to discuss it. The public can also contact Planning and Zoning, attend the Planning Board hearing, and provide input into the 16-step process associated with each future phase of development.

##### **(e) Inner Arbor Response Regarding the Naming of the Park**

Mr. McCall said the easement CA gave to IAT gives IAT the right to brand and market all components of the park. Because the name "Merriweather," associated with the concert venue, has a positive reputation nationally, calling the new development "Merriweather Park at Symphony Woods" was a pragmatic decision that should broaden financial support for park development.

**(f) CA-Approved Inner Arbor Plan in Relation to the Submitted Inner Arbor Plan**

Mr. McCall gave an overview of the design process for the Inner Arbor Park, including the approved concept plan. He said a county law passed in 2010 mandates a plan for a “new kind of culture park where the landscape is a setting for art, culture, and civic uses.”

He then described the seven phases of the development plan and the various structures designed by several architectural and design firms. The phases are:

1. Chrysalis amphitheater
2. Boardwalk and stream restoration
3. Butterfly food pavilion
4. Merriground play area
5. Picnic Table seating area
6. Caterpillar tubular berm divider
7. Access roads

He said the original concept plan is in congruence with IAT’s current plan. He presented slides that show the current design plan has many of the same elements as CA’s FDP plan originally approved by the County plan, such as a play area, food pavilion and amphitheater, but some elements have been moved in the most recent version to areas that seem more safe or aesthetic.

Mr. McCall said Merriweather is used less than 15% of the year; 85% of the year, Merriweather can be part of the public park. The Caterpillar will replace the existing fence and divide the space in a way that will allow Symphony Woods to be used while concerts are going on at Merriweather.

The Downtown Columbia Arts and Culture Commission will eventually take control of Merriweather. Deborah Ellinghaus is Chair of the Commission Board, as well as a Director of IAT.

The two boards discussed the makeup of the IAT Board, which originally had five members, including three from CA (two board members and the CA president). Mr. Stack commented that the IAT unanimously voted (i.e. including the CA representatives on the IAT Board included) to expand its board to seven members. If IAT expands further, a CA member must be added for each additional position IAT adds. Mr. Knott said IAT does plan to add more members.

Mr. Stack thanked the IAT board members for attending the work session, then Resident Speakout resumed.

**RESIDENT SPEAKOUT (continued):**

- (h) Ed Coleman, Long Reach, said the IAT plan will make the park a desired destination. He’s also glad there is a non-profit that will do fundraising for the plan.
- (i) Ursula Kondo, Hickory Ridge, is concerned about less parking and more traffic when attractions are built that draw large crowds. She also asked whether CA ever approved the revised plan.
- (j) Susan Kleinberg, Town Center, said CA board members don’t seem to understand the process for approving the Plan and about who has authority to give approval. She said Symphony Woods used to be more heavily used and she hopes open space continues to be respected as the park is changed.
- (k) George Barker, Wilde Lake, used to work for Rouse Corp. He favors the IAT plan, which he said will attract people to the park well into the future.
- (l) Dick Boulton, Dorsey Search, opposes the plan, wants public input into the design process, wants open IAT meetings, and said previous CA board failed to adequately monitor IAT. He said a \$30 million project should not begin construction until funding is in place.

- (m) Julia McCready, Oakland Mills, favors the Inner Arbor Plan, and has spoken to many people excited about the plan. She said the park is crucial to our success as a community.
- (n) Rhoda Toback, Wilde Lake, favors Inner Arbor Plan, which will transform the park for the better. She laments the lack of public process in selecting the new CA President. She hopes he will represent hope and change.
- (o) Joel Hurewitz, Harpers Choice, said in 20 years, no one will remember the name “Symphony Woods.”
- (p) Lee Andersen, Hickory Ridge, President of ManneqArt, is very excited about changes coming via the Inner Arbor Plan.
- (q) Jessie Newburn, Oakland Mills, urged the board to recognize that the way CA presents information (and meetings) may be off-putting to younger generations, who do care about the future of Columbia.

**5. ADJOURNMENT**

Mr. Cornell moved that the meeting be adjourned; Mr. Avery seconded the motion. The meeting was adjourned at 9:10 p.m.

Respectfully submitted,  
Valerie Montague  
Recording Secretary