



WORK SESSION OF THE GREENBELT CITY COUNCIL held Monday, July 28, 2008, for the purpose of holding a stakeholder meeting with representatives of Combined Properties, Inc., on Greenway Center.

Mayor Davis called the meeting to order at 8:12 p.m. It was held in the Council Room of the Municipal Building.

PRESENT WERE: Councilmembers Konrad E. Herling, Leta M. Mach, Edward V. J. Putens, Rodney M. Roberts, and Mayor Judith F. Davis.

STAFF PRESENT WERE: David Moran, Assistant City Manager and Cindy Murray, City Clerk

ALSO PRESENT WERE: Lucy Fraser, Vice President of Property Management, Michael Fleming, Senior Property Manager, Combined Properties; Steven Medosa, Sheldon Goldberg, Johan Ford and Bill Orleans

Following introductions and an explanation of the stakeholder process, Mayor Davis asked the representatives from Combined Properties to give an overview of the status of Greenway Center.

Mr. Fleming reported there are only two vacant retail spaces in the Center at this time. One of the vacant spaces located next to Subway had recently been leased to BAHA Fresh, a national chain restaurant. They are currently working on lease negotiations with small food establishments for the other vacant space located where Chesapeake Bagel had been. He noted that Ross, Modell's and Oreck had all recently renewed their leases for ten years. He mentioned the tenants had been very pleased with the increased presence of the Greenbelt Police.

Ms. Fraser reported that the repaving work has been put on hold until a decision is made on the proposed pad building to be located between M & T Bank and Safeway. Safeway has to approve the pad building before it can be built and approval has been delayed due to the changing of key player representatives from both Combined Properties and Safeway. A decision is expected by March 2009. It is expected that Safeway will make their approval of the pad building contingent on a complete reconfiguration of their parking area to allow for perpendicular parking.

Ms. Fraser mentioned that striping work had been done in the entire parking lot this spring. She also said a stop sign would be installed by the sharp turn by Safeway. Mayor Davis mentioned the difficulties of seeing around vehicles parked in the two parking spaces on the sharp turn and suggested these parking spaces be removed for safety reasons.

There was discussion of the need for improved landscaping in the Center. Mayor Davis said dead and missing plantings continue to be a problem. She suggested they look at the original site plan which could be obtained through the City.

Mayor Davis said she was pleased with the new benches that had been installed in the shopping center, but mentioned a bench was still needed in front of Safeway. Ms. Fraser said Safeway has total control over its own sidewalk. Mayor Davis asked about the bike racks. Ms. Fraser said these would be ordered soon.

Mr. Fleming reported they were moving forward with partnering with the City on the bus shelter improvements. Combined Properties has agreed to contribute \$3,000 towards the project and they have a meeting scheduled with Inspector Davis next Wednesday to further discuss the details.

Mr. Fleming mentioned a "Back to School" event was being planned for the end of August in the parking area between Denny's and Chevy's. They have met with the Denny's coordinator and will be moving forward with approval from the City.

Mr. Herling suggested that artistic events may attract customers and asked if a stage could be placed at the bend by Pier One for these events. He also mentioned Greenbelt in Focus is looking for sponsors and they would be willing to help promote Greenway Center. Mr. Putens suggested holding a multi-cultural event for the entire shopping center.

Ms. Mach suggested that they consider installing a kiosk or glass enclosed bulletin board with information that would tie Greenway Center into the City by giving information about the rest of Greenbelt. Ms. Fraser said she liked this idea and would contact the Greenbelt Museum Curator.

The Mayor noted snipe signs were a problem throughout the area. Mr. Fleming said all their crews have been instructed to remove these signs as soon as they appear.

Mr. Sheldon Goldberg requested the speed bumps in Greenway be removed and replaced with a more modern design, such as the more gradual bumps located in front of Safeway.

Mayor Davis asked if shopping carts leaving the property had been a problem. Ms. Fraser said they have experienced some problems with the shopping carts from Ross but their sweeping crew continually monitors this problem.

Mr. Putens suggested surveillance cameras could be very helpful in the shopping center. Ms. Fraser said they had not considered using surveillance cameras but she would discuss the idea within their company. Mr. Putens mentioned they could consider looking at the system used by the City.

Ms. Mach asked if there were problems with tenants in Greenway placing posters in their windows. Ms. Fraser said this wasn't a major problem but they would remind tenants to keep their windows clear for security reasons.

Ms. Fraser commented on how terrific the City Police Department and Planning Department are to work with.

Council thanked Ms. Fraser and Mr. Fleming for coming.

Other Issues

A number of informational announcements were made.

The meeting adjourned at 9:40 p.m.

submitted,

Respectfully
Cindy Murray
City Clerk