

Regular Meeting

Agenda Item #	5
Meeting Date	March 11, 2013
Prepared By	Rosalind Grigsby Community Development Coordinator
Approved By	Suzanne R. Ludlow Acting City Manager

Discussion Item	Second Reading Ordinance Authorizing Execution of a Memorandum of Agreement and Contribution for Feasibility Study for 6530 New Hampshire Avenue
Background	<p>This is the second reading of an ordinance authorizing the execution of a Memorandum of Agreement with the Potomac Conference of the Seventh Day Adventist Church and the expenditure of funds for a proposed feasibility study for the development of 6530 New Hampshire Avenue as a business incubator.</p> <p>The Potomac Conference has received a proposal for a feasibility study by Landis Construction to assess the condition of the building, estimate what would be required to bring it into functionality and achieve a LEED-certifiable level of green development, prepare for the next stage of design and engineering plans, and analyze the viability of a business incubator in that location. As proposed, the City would reimburse the Conference one half of the cost of the study. The feasibility study would be a useful tool in this effort as staff works collaboratively with the Conference to secure funding for the rehabilitation of the building and explore the viability of the proposed business incubator.</p> <p>The initial reading of the proposed Ordinance was on Monday, February 25, 2013. Additional information on the condition of the property and the proposed business incubator was presented during the Council's February 11, 2013 Work Session.</p>
Policy	<p>Council identified priority goals, which included a Sustainable Community, to "ensure a Takoma Park that is fiscally, environmentally, and economically sustainable." <i>City of Takoma Park Strategic Plan</i></p> <p>The Council has adopted and supported measures to support revitalization of the New Hampshire Avenue corridor, including the New Hampshire Avenue Corridor Concept Plan (adopted in 2008); the Enterprise Zone; and the Takoma-Langley Crossroads Sector Plan (adopted by Council and by County Council in 2012).</p>
Fiscal Impact	<p>The cost of the proposed feasibility study with the LEED scorecard is \$28,000. If approved by the Council, the City would assume financial responsibility for one half or \$14,000 of the cost. These funds would be fully reimbursed to the City in the event the property is sold within 24 months of the completion of the proposed feasibility study. Fifty percent of the funds would be refunded to the City in the event the property is not developed for use as a business incubator within 36 months of the completion of the proposed study.</p>

Attachments	Ordinance Authorizing the execution of a Memo of Understanding with Potomac Conference of the Seventh Day Adventist Church
Recommendation	Review and vote on the Ordinance.
Special Consideration	

Introduced by: Councilmember Schultz

First Reading: February 25, 2013

Second Reading:

CITY OF TAKOMA PARK, MARYLAND

ORDINANCE NO. 2013-6

**AUTHORIZING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING WITH
THE POTOMAC CONFERENCE OF THE SEVENTH DAY ADVENTIST CHURCH**

WHEREAS, the New Hampshire Avenue Corridor Concept Plan, adopted by Council in 2008, emphasizes diversifying the commercial mix at the Maryland Gateway. The plan establishes steps for implementation, including working with property owners for rehabilitation and redevelopment of sites and using consultants when needed to make spaces more leasable; and

WHEREAS, 6530 New Hampshire Avenue, owned by the Potomac Conference of the Seventh Day Adventist Church, has been vacant and deteriorating for many years and could serve as a catalyst in bringing new activity and investment to the New Hampshire Avenue corridor; and

WHEREAS, the Potomac Conference has received a proposal for a feasibility study by Landis Construction to assess the condition of the building, estimate what would be required to bring it into functionality and achieve a LEED-certifiable level of green development, prepare for the next stage of design and engineering plans, and analyze the viability of a business incubator in that location; and

WHEREAS, business incubators are designed to give start-up businesses assistance through mentoring, technical support, access to financing and informal entrepreneurial support, while lowering the barriers to entry. A business incubator at that location would draw together community resources and address economic challenges faced by area residents, many of whom are new Americans; and

WHEREAS, the Potomac Conference has requested the City share in the cost of the proposed feasibility study; and

WHEREAS, the Council has adopted measures to support revitalization and economic development of the New Hampshire Avenue corridor, including the New Hampshire Avenue Corridor Concept Plan (adopted in 2008); the Enterprise Zone; and the Takoma-Langley Crossroads Sector Plan (adopted by Council and by County Council in 2012).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF TAKOMA PARK, MARYLAND THAT:

SECTION 1. The Acting City Manager is hereby authorized to execute a Memorandum of Understanding between the Potomac Conference of the Seventh Day Adventist Church and the City of Takoma Park for the feasibility study, as proposed.

SECTION 2. The City's contribution is not to exceed \$14,000.

SECTION 3. This Ordinance shall become effective immediately.

ADOPTED this _____ day of _____, 2013 by roll-call vote as follows:

AYE:

NAY:

ABSTAIN:

ABSENT: