

Accessible. Responsive. Involved.

These are the essential qualities of an elected representative who understands the community's needs and gets things done.

I strive every day to embody those traits in my public service to Frederick residents.

Together we must keep Frederick a safe and welcoming community for everyone, protect natural resources for the future, and plan wisely for long-term growth that ensures opportunities for prosperity across our community.

I am serving my second term as Alderman and am a lifelong resident of Maryland. I've lived in the City of Frederick since 1983. I am a graduate of the 25th Frederick Police Academy and served for 22 years with the Frederick Police Department. I retired at the rank of Lieutenant, as commander of the Human Resources Division, in June of 2005.

After retirement, I received Mayoral appointments to the City's Neighborhood Advisory Council (NAC) and the Zoning Board of Appeals. I returned to FPD for three more years as the civilian Special Vehicle Coordinator, overseeing programs including taxicab licensing and inspection.

Now as the President Pro Tem of the Board of Aldermen, I serve on Planning Commission, Bicycle and Pedestrian Advisory Committee, Sustainability Committee, Taxicab Commission (Chair), Frederick Area Committee for Transportation, Transportation Services Advisory Council, Downtown Frederick Partnership, ad hoc Watershed Committee, and MWCOC's Transportation Planning Board.

I am owner and steward of a historic home in the College Park neighborhood of the city. I enjoy working in my yard and gardens, and on home restoration projects.

1. With the significant annual carrying costs, totaling over \$1 million, and the immense price tag put on the costs to fully develop the property as a regional park, how do you propose to make the Hargett Farm property an asset to the taxpayers of the City of Frederick and where do you expect to raise the money to improve the property with an estimated price tag approaching \$100 million?

I remain skeptical about the reality of a regional park. A majority of the land is still zoned R4, low density residential, except for the acreage dedicated to Program Open Space. If the park project moves forward, my position has been, and remains, that the nearly \$1 million price tag must come from private investment. I will not support adding to the burden of the land acquisition costs being carried by City taxpayers.

To enhance safety in the area and to facilitate private investment, I did support \$2 million in the FY18 CIP budget for an infrastructure project that will realign Butterfly Lane where

it intersects Route 180. As a part of that project, an entrance road into the farm will also be constructed.

The initial purchase of the Hargett Farm before I became an Alderman was made with tax exempt bonds, ruling out any private investment or profit-making ability for the City. As a resident, I testified at that public hearing, questioning the Mayor and Board about the bond issue. Since the purchase, I have supported efforts to reexamine the type of bond and the potential to refinance with taxable bonds. We were recently able to accomplish this refinancing, opening potential for private sector investment. We still have the debt service burden, unfortunately.

Over several years, I repeatedly requested a feasibility study to determine whether a regional park was the right use for that land and if a regional park would even work there. This finally resulted in an RFP for a study to analyze the potential, but the scope was broadened to include a high-level master plan to give general guidance for possible future development. This plan was based on multiple community surveys and conducted by an outside consultant.

2. Blight has been an irritant for downtown residents and merchants for many years – how do you propose to address the situation to deal with examples like the Asiana building and other underutilized properties in the retail district? Unaddressed blight threatens to undermine the morale of property owners trying to keep and maintain a momentum for progress. What is your position?

There is a difference between blight and unoccupied buildings. Market forces, which include landlord interest, are instrumental to getting occupancies in longtime vacant buildings. We work in close partnership with the Chamber of Commerce, the County and State, and the private sector, along many others to identify and nurture possible tenants for these buildings. We have applied just recently for a grant to assist in the negotiations to bring Common Market to the old Carmack Jays building on N. Market Street.

Blighted properties are those that pose “...serious or immediate danger to the health, safety, or general welfare of the community....”

In the case of 20 W. 4th Street, which was blighted, aggressive efforts were undertaken during my terms as Alderman that resulted in the City successfully gaining ownership of the property through tax sale, all while fighting multiple court appeals. Eminent domain condemnation was initiated prior to my service on the Board, however that proceeding fell stagnant. Once the City did acquire it this year, we immediately sold the property and it is being beautifully rehabilitated by the new owners in compliance with HPC guidelines. I publicly asked for an independent structural engineering study regarding the safety of 56 S. Market Street and the facades next to it. This study was eventually conducted, followed by the subsequent execution of an Administrative Search Warrant, which I had urged the Mayor to initiate. I attended the internal inspection myself, along with City

staff. Finally, there was a determination by the Mayor that the structures needed to come down for the safety of the public. The demolition occurred quickly and without incident.

Along with my colleagues Alderman O'Connor and Delegate Carol Krimm, I testified at a State hearing about the difficulties in dealing with the upkeep and maintenance of residential foreclosures. That effort spurred a summer legislative study to work with banks to improve accountability for foreclosed properties in disrepair.

I brought forward successful legislation to the City to enact a fine for failing to register a foreclosure on the State's mandatory Foreclosure Registry. I also wrote a revised Standard Operating Procedure for Code Enforcement which outlines acceptable methods of boarding up buildings to lessen their visual impact on a neighborhood.

3. Do you consider the tax/equity – sharing equation between the City and the County to be one which is fair to city taxpayers and if not what do you intend to do about the situation? What is your position on the level of City taxes relative to services, and do you agree or disagree that City taxes are a hindrance to being competitive in attracting business, and residents, why or why not?

It is important that we continue to ensure that our City residents and businesses are treated fairly.

During my first term, I and others worked closely with the County to examine the formula used to reimburse the City for services we provide instead of the County. The study revealed several areas where we could improve that relationship. The major step we have taken is to adopt a tax differential system (beginning FY13). This change moved us out of the rebate system, which paid a lump sum, to one that created different tax rates for City residents and non-City residents. The City of Frederick FY 2013 budget increased the municipal property tax rate by \$0.08 but at the same time the County rate was decreased for City residents by \$0.12. So combined, City of Frederick property owners experienced a \$0.04 overall decrease in property taxes while continuing to receive the same level of service.

The City is currently phasing out the Business Personal Property Tax, which we believe has been an impediment to certain kinds of investments. We offer multiple types of tax credits to business large and small. We continue to see growth across the City in diverse markets. I attend Chamber ribbon cuttings welcoming business and commemorating longevity on a regular basis. The biggest hindrance to business I have seen and heard most about from constituents comes from the State's outdated and draconian liquor laws.

4. Route 15 continues to be a traffic bottleneck which impacts all City residents and our businesses – what steps do you propose the City should take to address the problem?

As the City's voting representative on MWCOG's Transportation Planning Board, the organization for the region that approves federal funding for transportation projects, I will strongly advocate for the support and funding needed for US 15 improvements to come to fruition. At the most recent joint meeting of the Board of Aldermen and County Council, we received a briefing on MDOT's study of possible alternative strategies to address congestion on US 15. Shortly after that meeting, MDOT held a Community Meeting Open House regarding the proposals, which I also attended. There were several options presented. The City and County reviewed them and have jointly submitted an official letter to MDOT supporting our preferred alternative (Alternative 4) as well as advocating for additional improvements. This letter helps move the project toward eligibility for federal funding.

5. Please provide one positive concrete idea to address the groups of homeless or disenfranchised who loiter for hours at a time around some of our more valuable public assets (Carroll Creek Linear Park, Baker Park, and the public library to name a few). What can be done to ensure our residents and businesses continue to use such assets or locate there.

Partnerships are crucial to meet the varied needs of all our residents, no matter their means. Government must work together with private, business, and non-profit sectors to help provide services. This might be mental health care, food assistance, job training, mentoring, addiction treatment, mortgage/rent/transportation assistance, or any number of unmet needs.

Carroll Creek Park, Baker Park, and all our public parks and recreation facilities are intended for use and enjoyment by everyone. They are, by design, public places to linger and enjoy. Conflicts arise when behaviors that are unlawful negatively impact the community's quality of life and peaceful enjoyment of these facilities. We can and should work toward correcting bad behavior. Two complaints I hear often from residents and visitors are about cigarette butts and pet waste on the streets and in the parks. Both problems are "butt ugly" and unhealthy. Both are prohibited by law. I initiated the "Scoop the Poop" pledge initiative, supported grants to fight cigarette litter, and supported banning smoking in certain City facilities during events.

6. Assuming you had the support, what one measure would you implement almost immediately upon being elected to office?

I would begin to aggressively implement measures that support the goals in our Sustainability Plan described in the seven sectors; Transportation Options, Energy Solutions, Waste & Recycling, Impervious Surfaces & Built Environment, Urban Canopy & Green Spaces, Food & Nutrition, Water Quality & Water Supply, and Air Quality.

7. What can the City do that it is not already doing to attract new businesses to enhance the assessable base within the City?

We continue to examine and adjust our regulations and fee structures to ensure we are incentivizing businesses while still treating all taxpayers fairly. Our best asset for enticing new business to Frederick is existing businesses. Organizations like the Chamber and others help us get out the word about Frederick and our assets and amenities. We need to continually reinforce the truth that Frederick is a great place to do business.

8. What is your position on the East Street planning effort? How familiar are you with the corridor planning efforts currently underway? What would you like to see done differently with regard to the future of East Street?

It's important to revitalize this area of the City. The East Street Corridor Small Area Plan (ESCAP), unanimously adopted by the Board of Aldermen the on August 3, is the first step. Prior to adoption, I attended and participated in the interactive workshop hosted by our Planning Department and engaged in conversations with many of the stakeholders as the plan was developed. I reviewed the document as a member of the Planning Commission, and again in my role on the Board.

The next step will be the regulatory framework, most likely as a floating zone, focusing more on building form and less on regulation of uses. This is a very different approach than traditional Euclidian Zoning and will provide flexibility to support existing industries while welcoming new innovative opportunities.

9. The State of Maryland recently decided to relocate the Department of Social Services out of the William Donald Schaeffer Building on All Saints Street. Moving those critical human services and programs may hamper client's efforts to access them. What can the City do to help ensure continued access to critical services? What is the City's responsibility in this regard, if any?

The City must continue to work with our service provider partners to make sure clients understand how to access services so no one falls through the cracks.

Over the last two years I interacted directly with members of our State Delegation, the County Executive, former Secretary of the Department of Human Services Malhotra, leadership in DSS, and representatives of the building's owner in negotiations to keep the services downtown. Over the course of time, it was evident that the offices would move. Our elected representatives were however, through further negotiations, able to secure additional State funding for services such as increased Transit trips and off-site service kiosks downtown to help DSS clients get their needs met. The new signalized intersection at Worman's Mill Court, a City project, was modified at my request to add additional crosswalks for DSS clients to reach the bus stop safely.

10. How do you as a candidate for office feel about the role of the City regulatory agencies (permits/inspections/planning/zoning/historic preservation)? Do you believe that City departments have an obligation to accommodate citizen and business owner requests that are

legal, legitimate and appropriate? Do you think this is something that is already in place, could use some guidance, or needs a lot more focus and vision from the City elected leaders?

I have served on the Zoning Board of Appeals (three years) and the Planning Commission (nearly eight years). I have worked closely with HPC on varying matters. These independent bodies play a crucial role in shaping the built environment in Frederick, not just in the downtown, but across the City.

The City provides services to its customers; that is the reason we exist. Excellent customer service can always be improved, and increasing transparency in government and enhancing communication with all those who we serve can only make the City better. I'd like to see a more accessible and interactive Public Information Office.

11. With the vibrant growth of downtown in recent years, Frederick has become a weekend destination for people from across the region. What types of investments do you feel the City should make to attract businesses and skilled workers to relocate to the City of Frederick permanently? Are there internal processes that you feel the City can improve upon to position it to be more attractive to prospective businesses and residents?

The downtown hotel with meeting space is a critical piece of missing infrastructure that must come to fruition. Continuing to enhance amenities that support bicycle and pedestrian friendliness will attract employees looking for community connectivity. Frederick must set the example of an enlightened and visionary work environment through implementation of our Sustainability Plan goals.