

The Adequate Public Facilities Ordinance currently restricts the ability of any residential project to move forward in the vast majority of the County unless it is age-restricted. While we all agree that overcrowded schools are not conducive to optimal learning, the lack of new housing supplies are causing home prices to skyrocket and will detract from Frederick County's ability to attract employers. Do you support looking at ways to improve the APFO to allow non-age restricted communities to be approved?

As I have said and written for many years, the Adequate Public Facilities Ordinance (APFO) is more of a backstop to inadequate planning than it is a planning tool. I am always willing to examine the APFO, with engaged stakeholders representing different interests, to determine if it is the best or most effective way to address or avoid the problems it was designed and has evolved to address. But I am confident that, while there may well be some ways to modify the ordinance, the real issues it is intended to address need to be tackled in other ways. In other words, even if imperfect and perhaps subject to some changes or improvements, the fact that the APFO is impeding certain development in some areas is a sign that there are other things about our land use, planning and development that are not optimal. Let's deal with those issues rather than simply or only amending the APFO.

As County Executive it is expected that you take a stance on significant issue of state concern that affect our County. What is your position on the congressional and legislative maps that affect Frederick County and our state?

I consider gerrymandering a scourge. I've spoken out in opposition to it in many ways, for many years. That includes a column I wrote on the matter 20 years ago. My active and outspoken opposition to it also includes being one of very few, if not the only, current or former elected Democrat who provided public testimony against it to Gov. Hogan's first redistricting reform commission in 2015. I think it is unfortunate that courts have generally refrained from addressing extreme partisan gerrymandering, which I think they should tackle under the Equal Protection Clause. No doubt, we need a federal solution. I'm proud that Frederick County went through the county's first redistricting process without any partisan gerrymandering by the Democratic majority on the council. We had a fair process, and followed the recommendation of a bi-partisan commission we appointed, and, as a result, ended up with very minor revisions to accommodate the new census, and a vary fair council district map.

ARP Funds are not equally distributed among the municipalities based upon population or some other metric that would provide more resources to those jurisdictions. Do you feel the distribution of ARP Funds are adequate? Why or why not?

County government did not have a say in how the ARP funds were distributed to various jurisdictions, and kinds of jurisdictions. Overall, however, I think that the Gardner administration has done an excellent job of working with municipalities and others in our county to allocated those funds in a responsible and effective way that reflected the relevant priorities. As I understand it, for example, the county executive gave our municipalities 100% of what the asked for, in accordance with the rules established at the federal level. I'll also note that a significant proportion of the rest of the funding was carefully targeted and invested in a manner that directly benefitted our municipalities and the residents and businesses within them, including the public health response, the millions in direct assistance to local businesses that were most affected by the pandemic, and so on. I'll also note that the distribution of ARPA funds is still a work in progress.

What structural changes need to occur within County Executive and County Council offices to ensure our County's administration runs efficiently and to ensure there is a separation of powers as envisioned in the charter?

I think much of that has been pretty well-established over the first two terms of charter government. And, for the most part, it works well. But... It's not perfect, and there is room for improvement, mostly with modest tweaks here and there. One example of a minor change I'd implement is to make it easier for elected county council members to communicate with county staff. Right now, it is a bit more complicated and unwieldy than it needs to be, in that council

members are not able to contact county staff (except for the few council staff members) without going through channels and getting permission. That needs to be an option if more direct access is abused by a council member, but it shouldn't be the default setting for all council members, all the time. I have other recommendations, but they are all equally modest in nature.

Do you support modernizing the water and sewer amendment process to ensure a more predictable and timely manner in which such critical infrastructure can be delivered to our communities?

I'm in favor of thoroughly evaluating every process related to land use and development, with an eye towards making each one as fair, responsive and efficient as possible, while still ensuring that it happens in concert with and in support of established county goals and priorities. An important part of that is understanding what is currently working well, but also evaluating each process without assuming that the way we do it now or the way it has always been done is the best approach. Another part of that is reviewing how it is done in other places, to see real world and tested examples of alternative options that work...or work better. Speaking as someone who was a county commissioner, a member of the planning commission for four years and is one the council now, I do not doubt that there is room for improvement.

The LFMP was approved over 2.5 years ago. To date, just one preservation plan is well underway and another Corridor Plan has yet to even get to the Planning Commission. As it is the lens in which all small area planning will be pursued, how you will you lead your administration to allow planning to occur in a more timely manner so that Frederick County does not lose out on strategic opportunities to attract employers or respond to housing needs?

I agree that this is an important issue. Pandemic or no pandemic, and even acknowledging that the South Frederick Corridor is particularly complicated (and rich in opportunities, if we get it right), it is very much in the interest of the county -- it's municipalities, residents and businesses -- to be able to move significantly faster...without sacrificing good public process and high quality outcomes. There is simply no way to do that without expanding staffing in the Division of Planning. While every potential budget item has to be balanced with all of our priorities, given the fact that how we grow...as we grow...affects virtually everything in our county, this additional investment has to be a priority. I fully intend to expanding planning staff as necessary to make this happen faster.

Business and Industry Cabinet largely underutilized, what changes are need to be to make their roles or the counties involvement more useful?

My understanding is that the Business and Industry Cabinet was started under the current administration to replace the Economic Development Advisory Committee, which was ended by Blaine Young BOCC. I also know it hasn't been meeting during the pandemic, and I understand it was going to start meeting again. My experience is that such boards/councils/commissions/etc. can be productive and valuable in a sustained way, but only if and when the participants truly believe...and see...that their efforts are worth it, that their recommendations are heard and sometimes implemented or contribute to improvements and changes.

Frederick County is seeing an increase in businesses investing in our community. As County Executive what is your approach to the business industry or major employer wishing to locate in the County with balancing the needs to invest in the County and the public interest?

In recent years, Frederick County has clearly become very attractive to a diverse range of small and large, new, expanding or relocating businesses. I think our approach to major businesses/employers should always be guided by the interests of the broader community...in the short term and in the long run. The Frederick County Office of Economic Development does an outstanding job of selling the benefits of starting or expanding a business here, and supporting those that want to do that. I have and will continue to support their efforts. We do have to plan well, so that the land and infrastructure is available to support these businesses, and in the right places for them, consistent with the basic principles of Smart Growth and minimizing sprawl (and the more expensive and less efficient infrastructure it requires). Frederick County is an attractive and desirable place to do business for many reasons...that we must not take for granted, and need to maintain.

The recent efforts regarding the MPDU is a good example of collaboration among stakeholders and affected industry, will you support and ensure that all future efforts with respect to fees and regulations will follow a similar path of cooperation to strike the correct balance?

If you are referring to the collaborative efforts related to the establishment and evolution of the MPDU Fee in Lieu, and how the funds have been invested? Yes. Absolutely. Big problems often call for many small solutions, and the issue of affordable housing is a perfect example of a big...and growing...problem that can only be effectively addressed through a broad panoply of different programs, legislation and land use policies and smartly targeted investments that are developed and executed through an active partnership with our municipal governments, our non-profit organizations and private stakeholders. It has to be a priority. It has to be creative and innovative. And it has to be a collective effort.

The industry has asked for 8 years for a comprehensive review at the fees, do you support that effort prior to enacting or supporting any new fees or increases?

Yes. Generally. I am fully supportive of and committed to such a comprehensive review. These fees have evolved over time, in layer upon layers. A comprehensive review would be most useful if it also included a sort of "zero based" evaluation to determine if they are fair and appropriate, if there is a better way to structure them, and if they are currently and most effectively serving related public goals. But I would not make an absolute, across the board guarantee that zero county fees will be changed, even a little, before that is completed.

Do you support a Housing Fee Transparency bill at the local level that lists the housing fees of a new home that are required by the County including where the money goes? This could be a document each new homebuyer would see at settlement based on the fees in effect at that time.

In general, I do and always have supported making as much basic information available as feasibly or practically possible. So I have no fundamental or ideological objection to the proposal. The county should always be able to make the case for how it collects and all revenues, and how it invests them. Having said that, the devil is often in the details, and I would want to know more about how it would be done, how to ensure the information is accurate and meaningful, how the information would be presented, and what the cost might be, etc.

Do you support more oversight and/or notification of State Rated Capacity Changes and decisions by the FCPS on future growth and its timing?

More oversight by who? The county doesn't have direct oversight over a state agency or a state process like that. I certainly understand the desire for the numbers to be fully and clearly explained and justified. And I appreciate the desire for good notice and a higher degree of predictability. And there should continue to be an appeal process.

Primarily, like anyone, I hope, I would want the numbers to be as accurate as possible. That's the primary goal. There is a role for county leaders to advocate with state delegation and others to ensure there are.

Frederick County has the highest recordation tax in Maryland. What are your priorities and do they reflect a direct and equal distribution of the recording fees to agriculture, historic preservation, parks, schools, etc.? Why or why not?

Frederick County is one of very few counties that has no transfer tax (Charles County is another.) Our transfer and recordation fee combined leave us in the middle of the pack. A set proportion of our recordation fee revenue is for agricultural preservation, parks, school construction and our housing initiative fund. Generally, I think there is a logic to those particular items receiving some consistent and relatively predictable funding from this development-related fee. I would be open to considering whether one or more of them should receive a different or higher percentage than that category or categories receives now. There is nothing magic or inherently more appropriate or reflective of county goals to commit to exactly equal funding for the items currently funded with a dedicated percentage of the recordation fees.

Do you support more direct recordation funding payments to the municipalities?

I've certainly heard the suggestion over the years. And I'm open to discussing that. But...again...the details matter. How much? For a specific purpose or into the general fund? A majority of pre-allocated recordation fee revenues are invested in our municipalities and/or to their direct benefit, especially with regard to school construction and the housing initiative fund. It is important to include our municipalities in the discussion about how and where investments should be made in school construction and the housing initiative fund, and even parkland acquisition and development. I think it would be interesting and worthwhile to have a discussion about how "more direct recordation funding payments" to our municipalities could be done or directed in a manner that continues to reflect a nexus with the development-related nature of the fee.

How would you support additional development and incentives for the creation and/or re-development of housing?

Frederick County is going to grow. HOW and WHERE we grow is critically important and will affect everything. Housing quantity will always be an issue. But increasingly, an equally or more important issue is housing diversity...or the increasingly inadequate supply of what is known as the Missing Middle (smaller homes, duplexes and triplexes and fourplexes, other multi-family). If we are going to be a healthy, thriving and sustainable community, we have to support and incentivize development that, overall, includes a better mix of housing, especially the missing middle, in attractive and safe and walkable neighborhoods, with great schools and parks, access to transit, etc. Redevelopment opportunities exist and can be part of addressing this issue. And that is one of the areas where local government can have a meaningful and effective role in getting it done, through a combination of utilizing the land use, planning and zoning tools we have, and thinking creatively about incentives.

REALTORS® believe that environmental protections are necessary, however, when they infringe on property rights, due care must be given that the regulations and restrictions are not over burdensome or unjustified. How would you balance the conservation and environmental concerns with future growth all while protecting property rights? Please explain what NEW policies you would propose or support to augment existing policies to make the cost of housing more affordable for:

- o First time homebuyers?

o Citizens who are at or below A.L.I.C.E. [Asset Limited, Income Constrained, Employed]?

o Seniors?

Describe three key issues in your campaign and why they are important to the real estate community.

Too much there for a short response. But among the things we can do to “augment existing policies to make the cost of housing more affordable” are: • Impact fee changes...to reflect and support comprehensive planning goals. For instance: infill lots vs greenfield development requiring more or all new infrastructure. • Targeted upzoning. This is happening in other places we can evaluate to see what’s working. • Effectively applying the full list of Smart Growth principles (not cherry-picking one or a few and calling it smart growth). • Increased planning cooperation with and support for our incorporated municipalities. The county has a lot of experienced staff and other resources that could offer great value to our municipalities when it comes to planning. As I said in the forum, while I think there are certainly modest things that county government can do to improve the process for the “real estate community,” the Realtors will benefit most from a county that does everything else well.

Real estate is taxed in many different ways at the local and state level. The sale of real estate is taxed through transfer taxes, recordation taxes, impact fees, excise taxes, and capital gains taxes. Do you believe Frederick County’s various real estate-related taxes are:

Too High Too Low Appropriate As Is

Please explain specifically if there are certain taxes you would cut or increase?

Right now, as viewed through the lens of our overall local tax and fee structure, and in comparison to other jurisdictions in our region, and in light of the challenges we face to manage growth well in regards to infrastructure and public services, I think our “real estate related taxes” are generally fair and appropriate. However, I am very open to thoroughly evaluating all of them, to see if they are as fair and efficient and effective as they could be, and whether or not they are serving and supporting other core values and goals in our community...and in our comprehensive plan. I should also note that the current types and rates of real estate-related taxes have to be constantly evaluated, anyway, as our economy and housing valuations change. A rate that seems reasonable and effective today might have more than necessary a year or two later.

The right to rent one’s private property on a temporary basis has been recognized as a fundamental right of property ownership. Short-term rental units also provide a valuable service in the marketplace, are most often well maintained, and provide additional revenue to localities. REALTORS® feel that there should not be a distinction between short-term or long-term rentals and that all property owners, whether permanent residents or landlords, should have the same rights and should abide by the same regulations and restrictions. Do you support stricter regulations on short-term rentals? If so, what would they be?

My wife and I have been long time users of short term rentals when we have traveled on vacations and for work (mostly Airbnb), in the US and abroad. I appreciate the benefits and value of short term rentals to residents, tourism and our local economy. I’ve also spoken with people in our community who have legitimate concerns, and I’ve read a great deal about this issues as they have played out in other places. I think there are some significant concerns that deserve our attention soon — such as decreased housing availability and increased housing costs, loss of community when the density gets beyond a certain level, and more. So, I do think there is a reasonable distinction to make between short-term and long-term rentals. I would not rush to make changes, but I would suggest it is in our interest to begin an unrushed and collaborative public discussion to examine what modest steps we can take to avoid the more problematic potential impacts of dramatically expanded short term rentals.

As growth continues in the municipalities, so will the need for amenities, schools, parks, etc. As County Executive, how can you help build communication between the municipalities and the county regarding APFO.

With 12 distinct municipalities in the county, it's essential to work well with them across the full range of issues we face and opportunities that exist. That includes our Adequate Public Facilities Ordinance, which clearly works better or best when the county and municipalities have similar ordinances in place. Beyond that, the county's ordinance can and does affect planning decisions or timelines within municipalities. It's essential to work together to examine how best to support and achieve those planning objectives in a manner that also respects the fundamental rationale of the APFO — so that, for example, new development doesn't lead to overcrowded schools or inadequate roads in older or new communities. The county and our municipalities are co-equal partners in this. Our futures are inextricably tied together. We have to communicate always and often about issues like the APFO, and be open to making adjustments that fit the circumstances without abandoning the basic objective.

Describe three key issues in your campaign and why they are important to the real estate community.

Public safety and education will always be top priorities for local government. And how we plan and prepare for and manage growth has to be a top priority in any growing community, since how and where we grow affects everything. But we should not and can not put everything in silos, as if they are all separate issues that occupy some place up or down a priority list. Government doesn't work that way. If we are doing things right, we don't have to decide, for instance, whether economic development is a higher priority than public health or protecting our environment. Those are often false choices...or should be. Many or most of the problems and challenges we face, and most of the effective solutions to those challenges are connected. We have to think systematically about local issues and local governance.

Can you outline/describe your administration's small business agenda?

My record on economic development includes support for the FC Office of Economic Development, including the Small Business Development Center, the Fast Track Program the Business and Employment Center; serving as the liaison to the Tourism Council and the Ag Business Council, supporting investments in the Small Business Loan Fund, the Frederick Innovative Technology Center, the Arts and Entertainment Tax District., filling vacant spaces through the Redevelopment Tax Credit and more. Frederick County has done a good job of supporting small businesses overall. But I hear and read the criticisms and complaints, and it's clear there's room for improvement, in some areas. My "agenda" would be to keep listening, to take concerns and criticisms seriously, and to engage in a collaborative process to identify the best ways to improve. There's always room to improve, but it helps to acknowledge things are not perfect, that changes can be made, and to be willing to be creative and innovative.

Among your policy priorities, where does economic development rank on the list? Can you talk about your experience with economic development and business outreach in general? ADDED AT FORUM: The downtown hotel and conference center is this Chamber's #1 priority. Please share where you stand on this issue.

Regarding the DHCC: I've had concerns about some aspects of the plan as it has changed many times over the years. But I have always been supportive of the project and believed there was a legitimate, responsible and necessary role for local government if it is going to happen well and at that location. My recent vote to support the current proposal demonstrates that. Regarding economic development as a priority concern, as noted in my previous response, I have a long and unbroken record of active engagement with the business community and supporting well balanced and

sustainable economic development. Economic development is interwoven with most of the other important decisions that we make in county government, and as a community. We will make good decisions and maintain a diverse and thriving local economy if we see it as part and parcel of everything else we do to maintain an attractive community, with good schools, excellent public services, adequate or better infrastructure, etc.

As County Executive, you will exert significant influence over the future of our County. Can you enlighten us on what you consider the most pressing issues facing the County over the next 10 years, and what steps you'd take to address those issues?

Public safety and education will always be top priorities for local government. And how we plan and prepare for and manage growth has to be a top priority in any growing community, since how we grow affects everything. But we should not and can not put everything in silos, as if they are all separate issues that occupy some place up or down a priority list. Government doesn't work that way. If we are doing things right, we don't have to decide, for instance, whether economic development is a higher priority than public health or protecting our environment. Those are often false choices...or should be. Many or most of the problems and challenges we face, and most of the effective solutions to those challenges are connected. We have to think systematically about local issues and local governance.

The Livable Frederick Master Plan has substantially altered the methods and practices associated with land use planning. Can you talk about the successes and the challenges, and tell us how you view the LFMP changing or adapting to your own vision in the next term?

I was involved in county planning issues when the process was that we rotated around the county, one regional plan at a time, always behind schedule for a comprehensive review. Spending as much time on the Thurmont Regional Plan as a plan where growth pressures and issues and opportunities were more pressing. The 2010 Comprehensive Plan was a big step in the right direction when it comes to our approach to comprehensive planning, and LF has taken us further in the right direction. In addition to having an improved overall vision and plan, for instance, we can prioritize certain areas, whether it is about new development or redevelopment. We can tackle broad thematic plans to address specific countywide issues. This is a better approach. But we won't be able to do that well if we don't invest in additional planning staff. Overall, I am very happy with Livable Frederick, and don't anticipate attempting to make major changes to the plan, but rather to our ability to implement it well.

We recognize that tension between county and municipal governments will always exist. We've seen some recent issues that highlight this, but overall, Frederick County government and our 12 municipalities seem to be able to coordinate and collaborate effectively. One issue that always seems to be top-of-mind is tax equity, the offset of duplicative services that factor into property tax calculations. What is your view, and how will that view factor into the dialogue with our Mayors and Burgesses?

I agree that for the most part, Frederick County government has been able to coordinate and collaborate effectively with our many and diverse municipalities. Overall, I think that our approach to tax equity calculations has been good. Municipal leaders have always been engaged in that discussion, year to year, and there have been very few significant concerns or complaints. The system doesn't need a major overhaul, but that doesn't mean there isn't room for improvement. County leadership should certainly be open to hearing any and all related concerns, and always be willing consider modest changes that can make it more accurate or fair.

What are your thoughts about teaching gender issues to young children? Should this be the role of educators or parents?

County Council members and the County Executive do not have anything to do with the decisions made at the state level or within the county about school curriculum. Having said that, I make a major distinction between how some are mischaracterizing the state guidelines (for which no FCPS curriculum has been drafted yet) and spreading disinformation and what it is really all about — basic decency and the recognition that students come from many different kinds of families and have many different ways of expressing their own identity.

Are you aware of and do you support United Way of Frederick County's 2022 advocacy platform for A.L.I.C.E. households?

Very aware and 100% supportive! For the record, and those reading here who don't know, that platform is: Maintain food security for Frederick County residents, make more affordable housing options available, open a 24-hour county detox facility, increase the supply and accessibility of quality childcare for families, remove barriers to access online learning platforms for Frederick County students and continue efforts to eliminate the achievement gap, increase availability of broadband access to Frederick County residents, increase support for veteran services and improve data on veteran needs, increase access to affordable transportation options, continue support for Volunteer Income Tax Assistance (VITA) in the state budget, and ensure access to the flu vaccine, as well as testing and future vaccines for COVID-19.

As a lifelong Fred Co resident I have always prided myself on Fred Co's middle road - temperate. In the last 15-20 years a pendulum has started swinging politically. That's bad for business. That's unpredictable. What would you do to reverse this and a return to a stable centrist gov't?

For eight consecutive years, Frederick County has had a very functional and...to use the words in the question...temperate government that has been stable and centrist, and has generally been good for business (including businesses here and businesses thinking about relocating or expanding here). I certainly hope that we do not see the pendulum swing away from that. As county executive, I would protect what we love about Frederick County. And I would effectively maintain and work to incrementally improve the many things we already do well.

What is your position on a new Career Tech School in the county to allow all those students that are being turned away because our current location is not event close to big enough?

I have always been very strongly supportive of public education. That has included vocational programs, our community college, etc. College is not the next best step for everyone graduating from Frederick County Public Schools. We should focus greater resources on preparing all students who do not take that route, and one of the very best ways to do that is to invest in excellent vocational training. The programs we have already are good, but not sufficient. The fact that far more students want to participate than the programs can accommodate should move us to expand the scale...and the breadth...of these programs. A Career Tech School would be an excellent way to do that.

What will you do to ensure the active participation of minority & women-owned business in the the development, construction, operation & marketing on the downtown hotel?

If elected, how will you balance serving all your constituents - even those that don't align with your beliefs?

I've had multiple meetings with individuals and stakeholder groups about the issue of minority participation "in the development, construction, operation and marketing of the downtown hotel." And...as I raised the issue with the county council in our discussions about the hotel...if the county is investing taxpayer money in this project, we should use that leverage to insist minority-owned businesses are included in the construction, and that specific equity and inclusion commitments are made about the ongoing operation of the DHCC, and that there is a commitment to paying decent, competitive wages to a diverse staff that reflects our community. RE the second question: Diversity takes many forms, and clearly our community includes a broad range of different views and values about many things in which county government plays a significant role. We can not and will not accomplish much of great or lasting value if we don't work to engage the full range of stakeholders in the process.

You are the new County Executive, what is the first thing you would do to improve the dialogue and relationship between the county and local developers?

I've been heavily involved in land use and planning in the county for more than twenty years. As a member of the Citizens Zoning Review Committee, Board of County Commissioners, Frederick County Planning Commission, County Council and Livable Frederick County working groups, as well as the ten years as director of Envision Frederick County, I've gotten to know many "local developers" and land use attorneys and planners and Realtors very well. We do not always agree, to be sure, but they all know that I am always willing to communicate and meeting to discuss anything at all. That will always be true. They know I'm experienced and knowledgeable, do my research, am not anti-growth or "no-growth," and that I am an honest broker, even if we do not always agree. And they know I know we need to be able to communicate effectively to get things right in this important part of our economy, which affects almost everything else here.

How will you deal with diversity in Frederick County making sure all residence feel safe and can thrive?

I have always been a strong advocate for civil rights, racial equity and social justice. I celebrate the increasing diversity in Frederick County. I recently spend two years working on legislation dealing with racial equity and inclusion. Among the many things it will do is ensure that we will not evaluate all legislation through the lens racial equity. That legislation is an excellent step — one more step — for Frederick County. But there is more to do. It is clear that significant racial disparities continue to persist in our communities, in economic opportunity, health care, housing, public safety, criminal justice and other aspects of life in our society. We have to recognize and understand the problem, and commit to being actively engaged, with the affected communities, in ongoing efforts to make more progress. As County Executive I'll be fully committed to being actively engaged, as I have been, with communities that are most affected by racial inequities.

How will you respond as County Executive to the changing demographics of our county and work to include the newest of our residents as well as established residents in your decisions and plans for the county?

As noted above, I've always been a strong advocate for civil rights, racial equity and social justice. And I celebrate the increasing diversity in Frederick County. Both long term residents and new arrivals to Frederick County will be more likely to engage in the civic life of our community if local government is open, honest, transparent and accessible, as a starting point, and if our county government works well with our many municipal governments, and if county government is genuinely and fully committed to communicating well with, and engaging, the citizens and organizations and businesses and institutions that, together, make Frederick County a great place to live and work. People who get involved are far more likely to stay engaged if they see that their voices are heard, their concerns are understood, and their efforts are productive.

We believe that elected officials are "public servants" (it seems that many candidates have forgotten this). Explain a specific example that shows that you are truly a public servant. What does being a public servant mean to you?

I believe that my entire adult life, in and out of elected office, stands as a long and consistent demonstration of my commitment to genuine public service. To me, being a public servant means investing my time and effort, as well as my heart and mind, in an honest and ongoing commitment to serving our community and its people, in a meaningful and unselfish manner. Please visit my website to learn more: <https://kaihagen.com/> Or email me any time at kaihagen@gmail.com

"Growth we don't want?" What are the concerns with short term rentals? Rental registration (county)?

The broader question was asked and answered above.

Given that Frederick County is now a bicameral form of government under the Charter (County Executive and County Council), how do you plan to work collaboratively with the Council to benefit the businesses and the residents of all of Frederick County?

Charter government is still new. It's been in place for less than eight years. As noted above, the process of establishing the new working order and structure of county government has generally been good. And, for the most part, it's worked well. But it will continue to evolve, and I described one example of a change I would make related to the county executive and the council. That said, no county government will be better than the people we elect to office. It has mattered, considerably, especially in these early days of charter, to have people in both branches that want local government to function well. If elected, I'll be the only person who has been a county commissioner, a county council member and a county executive. After the first two parts of that diverse experience with county government, I am extremely aware of the importance of working collaboratively within county government, and between government and the very large and diverse range of stakeholders in our community.

Deloitte on January 25th published an analysis highlighting insufficient action on climate change. Continuing to ignore Climate Change and letting temperatures increase above the 1.5 degrees Celsius or 2.7 Fahrenheit, could cost the U.S. economy \$14.5 trillion in the next 50 years. However, investing in a zero-emissions growth now, would provide the U.S. economy with extraordinary gains in a single generation. How do you intend to accelerate investments in clean energy systems in our County? How do you intend to eliminate carbon emissions across the County? What actions will you take to reduce traffic and roads, increase transit, invest in clean energy systems, education, and jobs right now? Are you willing to impose bans and mandates to make this happen? Our window for action is closing fast.

Our climate crisis is real, and we are not an island. I've been a tireless leader on this issue for a long time. Frederick County and some of our municipalities have taken some good steps to reduce our contribution to global climate change, but that we're not doing enough to reduce greenhouse gas emissions, sequester carbon and become more resilient in the face of the changes and threats we're experiencing and will face. In 2019, I called for the county to declare a Climate Emergency and examine policy and legislation through the lens of climate change. I co-sponsored a resolution to do that, part of which established a [Climate Emergency Mobilization Workgroup](#) and brought together more than 50 volunteers from the fields of science, education, agriculture, construction, etc., who worked for a year to produce an outstanding Climate Response and Resilience report. The impressive final report includes well-documented and supported recommendations, and provides a roadmap for county efforts!