Agenda Item No. 17

Date 02-22-2016

Sailwinds Advisory Committee

Meeting Notes

February 9, 2016

Attendees:

Council: Mayor Victoria Jackson-Stanley, Commissioner Robbie Hanson, Commissioner Gage Thomas

Planning Commission: Marshall Rickert, Mary Losty

City Staff: Sandra Tripp-Jones, Rob Collison, Odie Wheeler, George Hyde, Pat Escher

County Staff: Jeremy Goldman

1. Report Back
    a. Yacht Maintenance Lease Agreement
        i. Rob Collison went over some of the broad terms of the lease agreement:
            1. Lease will be for 2 acres, leaving 9.826 acres left for redevelopment;
            2. There are appraisals for the 2 acres;
            3. The lease will have an escalator clause;
            4. The lease will be for 15 years, after which new appraisal will be performed in the event that the lessee wants to renew the lease for another 15 years;
            5. The lease requires the property to expand its operations, expansion will be based upon the existing payroll and future payroll;
            6. The lease requires all permitting to be in place within 5 years (sooner is possible) and the lift/railway to be operational within two years after the permitting process is completed;
            7. The property owner will provide screening of the existing boat facility to be reviewed and approved by P&Z;
            8. There are hours of operations and noise controls – City may want to revisit noise ordinance;
            9. The riparian rights and location of the lift/railway will be attached as an exhibit to the lease;
            10. If the property owner defaults, the City can lease to another company; and

11. The lease requires a 9 months advance notice if the property owner wants to renew or not.

b. Meeting with hospital will take place this Friday, February 12th with Patti Willis
c. Wharf Update – permitting underway – bid process to begin in July
d. Sailwinds Gateway
    i. Sailwinds LLC applied for an MHAA grant for designing the gateway
    ii. University Maryland graduate students may be available to help in the design process this fall if the committee decides to use them

2. Planning Commission Involvement – Mary Losty and Marshal Rickert were in attendance to discuss the Planning Commissions involvement in the process. Agreed that the committee should include the Planning Commission as they will be the deciding body as the final site plans move forward in the review process.
3. Sailwinds Inc. and Sharon Smith letters were handed out to the committee
4. Council work session prep
    a. Council to hold a special meeting at 6 pm on Wednesday, February 17th to discuss the lease with Yacht Maintenance.
    Work session to follow special meeting to discuss the questions given to Council to on January 27th
    b. Potential Field Trip Locations
        i. DC – The Yards, Georgetown Waterfront,
        ii. Frederick Maryland
        iii. Yorktown Virginia – Riverwalk
        iv. David Orr recommended National Harbor, Maryland
        v. Pat to follow up with a consultant David recommended
    c. Draft RFP – discussed that existing RFP (March 21, 2015) – Rob to circulate??
    d. Schedule – RFP to be sent out end of March – due back 120 days
5. Governs Hall Timing for Removal – cost estimates for removal forth coming
    a. Alternate Locations
        i. Blackwater Crossing on Rte. 16
        ii. Phillips Factory
        iii. Richardson Museum Site
        iv. Berm location on the Sailwinds property
6. Next Steps
    a. Ward 3 holding a community meeting Thursday night, February 11th
    b. Council work session will result in comments back to the committee
    c. Follow up with Sage Group regarding alternate field trip locations
    d. Potentially hire new staff person to replace Natalie to facilitate the Sailwinds project and other projects in the City

e. Broker vs no Broker –
    i. David Orr said he will help with the circulation of the RFP
    ii. Broker fee could be used elsewhere

Next Meeting February 23rd – MUC conference room