

**I. Video is available from the March 20, 2019 meeting**

**II. Opportunities and Resources of Ellicott City Watershed/District Boundary**

- There are a multitude of opportunities, challenges and resources in EC.
- EC is defined by its robust history, it's unintended national notoriety, a strong community with an almost irreplaceable built setting and environment tethered to a topography and infrastructure that is unique to an historic watershed area.
- EC is challenged by the heretofore untamed forces of nature, the absence of a robust organizational presence that can coordinate and lead revitalization, need for an implementable Master Plan vision and agreement on a creating a pathway to restore growth and innovation in the watershed area.
- These resources and challenges extend beyond Main Street. They complement each other and are unique in Howard County.

**III. Challenges of Current Oversight and Opportunities and Resources in the EC Watershed Area**

- Historic development: pre-code buildings and layout, dated building technologies, pre-automobile, retrofitted site and architectural infrastructures, etc.
- Howard County Government is not equipped with time, experience or resources to dedicate to EC. Its expertise is in overseeing tract and strip development on largely level former farm land.
- EC has benefited from an array of community organizations focused on specific promotional, cultural and preservation missions. Most of these organizations are staffed with volunteers with some administrative support.
- Are any of these organizations scaled to manage/implement the EC Watershed Master Plan and function as a redevelopment agency for an historic area with the unique challenges of Ellicott City?
- Don't we need a dedicated EC watershed agency to harness multiple resources and provide a dedicated holistic, proactive, long term, and collective multi- disciplined approaches?

**IV. Context**

- EC's future is tethered to more than the shops along Main St.
- EC's future is dependent on having a plan (Master Plan) and organization responsible for the plan's implementation. Currently there is no organization equipped to manage the rebuilding of EC.
- Redevelopment of EC and management of EC Watershed Master Plan requires executives and an organization:
  - skilled in contemporary placemaking within an historic context,
  - expert in real estate asset management and re-development,
  - financial genius,
  - experienced in creating and nurturing public private partnerships,
  - capable of soliciting and reviewing bids and proposals,

- experienced in negotiating contracts of all forms – leases; financing agreements; sales/joint venture/ground lease agreements; listing agreements; architectural, engineering and master planning agreements; construction agreements; the list of skills goes on and on....., and
- an ability to create and implement a community driven re-development plan replete with continuous collaboration with all stakeholders,
- A Master Plan and Management organization would not replace but rather complement and strengthen existing organizations now serving the EC area.

**V. What Recommendations Have Been Made Before?**

- Draft 2018 EC Watershed Master Plan recommends oversight
- Previous plans identified weak oversight, mainly voluntary organizations, reactive in approach, near term in strategy, Main Street centric, and lacking economic tools and redevelopment skills.

**VI. Guest Speakers:**

- Beth Woodruff and Bill Withers

**VII. Next Meeting – April 3, 2019 at 7:00 PM**