

**CDC Formation Exploratory Committee**  
**March 6, 2019 Meeting**

- 1. Discuss/Accept Meeting Minutes from 2/27/19 Meeting**
- 2. Other Housekeeping Matters**
- 3. Tonight's Agenda:**

**What is a Community Development Corporation?**

- A CDC is a locally based, tax-exempt, non-profit corporation that helps rehabilitate neighborhoods, create jobs and promote physical and social improvements in communities facing unique challenges such as our effort to revitalize Ellicott City.
- CDC's can be effective vehicles to organize community resources, address problems and forge consensus in communities.
- CDC's work closely with local governments but they are not a government entity.
- As a non-profit, CDC's are tax exempt and may receive funding from public and private sources.
- CDC's are usually organized by community residents, local small business owners, church congregations, civic associations, governments and others. Board membership is spread generally among these groups.
- CDC's perform a wide variety of roles such as creating housing, leading commercial and mixed-use real estate development projects, leading community planning efforts, providing social services and assisting with community improvement programs.
- Some of the preliminary steps to be followed in the State of Maryland to form a CDC:
  - Define the community's geographic boundaries,
  - Define and assess the community's needs and what the CDC could contribute to these needs,
  - Form a steering committee like this one
  - Provide an open community forum to share ideas and gather information regarding the vision for the CDC,
  - Develop a mission statement,
  - Consider how the organization would be funded,
  - Develop and draft by-laws,
  - File with the State Department of Assessments and Taxation to become a non-stock corporation,
  - Obtain a federal Employer Identification Number
  - Apply for Federal tax-exempt status
- Not aware of any other entity that would have the planning, financial and implementation flexibility like a CDC to address the challenges of Ellicott City's revitalization.

## Unique Challenges of Ellicott City Watershed Area

*Why is Historic Ellicott City so challenging, what sets it apart from the rest of Howard County?*

- Other than Annapolis, Historic Ellicott City represents the largest intact concentration of mixed-use historic buildings in the region,
- Rich and visually engaging urban scale with use's mixing both vertically and horizontally,
- Historic Main Street retail not compatible with contemporary, auto-centric, strip retail, market convenience needs,
  - Creates unique economic development and re-development challenges,
- Its development pattern predates all County master plans and building codes with building systems that are being continuously retrofitted to meet modern code standards,
- Additional protective layers of historic preservation scrutiny,
- An unfortunate confluence of topographic and geological conditions that burden the district with increasingly devastating floods,
- Buildings reflect 250 or more years of ever evolving architecture and construction technologies. Configured in the ways of centuries past and built with materials that are either no longer available or economically viable,
- Constructed with code defying party walls, narrow alleys and overhead power line connections, raising fire prevention and emergency exit challenges,
- Streets and sidewalks are steep with grades that challenge handicapped and elderly pedestrians,
- Streets pre-date the automobile and do not embrace contemporary commercial district service loading and parking needs,
- Public parking constraints,
- Peak hour traffic volumes create near gridlock conditions,
- An eclectic uncoordinated blend of retailers with unique wares and hours of operation and marketing,
- Ellicott City is losing its diversity of ownership,

Questions:

- How should EC's pre-code development patterns be addressed?
- How to encourage EC's distinct authentic vitality?
- How should EC's natural setting be addressed?
- How should history and historic resources be addressed?
- How to support a diverse, euntrapinural, population?
- How to ensure success is not just economic?

**4. Next Meeting: March 13, 2019**

**5. I would propose the following work plan:**

- **3/13/19: Challenges of Current Oversight and Opportunities and Resources in the EC Watershed Area**
- **3/20/19: What has been done before in Frederick and other places. This would be the night to have someone from Frederick join us and to bring other CDC executives in. We need to find 2 – 3 speakers for this meeting**
- **3/27/19 and 4/3/19: Organizational Structure and Financing**
- **4/10/19: Recommendations to the County Executive**
- **4/17/19: Public Meeting**
- **4/18/19- 5/1/19: Draft, Circulate, Comment, Approve and Deliver the Recommendation to the County Executive**