



City of Bowie

15901 Fred Robinson Way
Bowie, Maryland 20716

Economic Development Committee

October 12, 2022 7:30 A.M.

City Hall Conference Room 243 (2nd Floor)

15901 Fred Robinson Way, Bowie, MD 20716

**** [Enter Front Door – Go Up Inside Staircase or Use Elevator] ****

NOTE: This is an IN-PERSON meeting and will not have virtual or streaming service.

1. Call to Order and Pledge (no later than 7:30 A.M.)
2. ACTION: Review and Approval of Minutes – Ms. Stukes (Secretary)

September 21, 2022 Regular Meeting
3. Chairman's Comments – Mr. Roud (Chair)
 - a. Welcome New Members
4. Staff Liaison Update – Mr. King
5. Access To Digital Facilities – John L. Eidsness,
Chair, Bowie Information Technology Committee
6. Old Town Bowie Revitalization Discussion – Mr. Roud (Chair)
7. Friendship Aspire Public School – Mr. Gardner (Council Liaison)
Joe Harris and Phong Tran, Guests
8. Next Meetings – **The next regular meetings are November 9 and December 14, 2022.**
9. Adjourn (by 9:00 A.M.)

MAYOR Timothy J. Adams

MAYOR PRO TEM Adrian Boafu

COUNCIL Michael P. Esteve • Henri Gardner • Ingrid S. Harrison • Roxy Ndebumadu • Dufour Woolfley **CITY MANAGER** Alfred D. Lott

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**CITY OF BOWIE ECONOMIC DEVELOPMENT COMMITTEE
MEETING MINUTES**

WEDNESDAY, September 21, 2022

In-person

Draft for Approval by Committee of the Whole

CALL MEETING TO ORDER

The Regular Meeting of the City of Bowie Economic Development Committee was held on Wednesday, September 21, 2022, as an in-person meeting. No virtual option was offered to committee members. Chair Roud called the meeting to order at approximately 7:33 AM. EDC member Kennedy volunteered to take minutes in the absence of the Secretary.

QUORUM WAS NOT ESTABLISHED WHEN THE MEETING WAS CALLED TO ORDER

The following members were in attendance: Chair Andrew Roud, Kevin Kennedy Jr., Billy D. Louis, Michael Oleru, Eddie Pounds, Sherman Ragland, Christopher Rizzi, and Leroy Tillery II.

Excused: Yolanda Muckle, Alicia Stukes, Arthur Rogers, and Phyllis Thompson

Unexcused members: Candi Dailey

Also attending: City Councilmember Henri Gardner, Council Liaison; John Henry King, Staff Liaison, Tiara Andrews, staff member, Sally Hein Community Services Director; guest speaker John Eisen; and guests Steven Carpenter, Verna Teasdale, Joe Clair, Adrienne Bigelow, William Green, Veronica Fountain, Clinton Truesdale, Ann L. Johnson

PLEDGE OF ALLEGIANCE TO THE FLAG Attendees pledged allegiance to the Flag of the United States of America.

REVIEW AND APPROVAL OF MINUTES

Quorum was established at 7:45 AM. EDC Meeting Minutes for May 11, 2022; June 8, 2022; July 13, 2022; and August 27, 2022 were presented and approved.

CHAIR'S COMMENTS

Mr. Roud welcomed guests and new EDC members Oleru and Pounds.

STAFF LIAISON UPDATE

Mr. King, the Staff Liaison, mentioned that Councilmember Ndebumadu is holding a District 4 event on Sunday September 25 at 2 PM at Allen Pond Park and is inviting all EDC members to attend.

DISCUSSION/PRESENTATIONS –Old Town Bowie Revitalization

EDC Member Chris Rizzi and his colleague from Bohler, Jon Eisen – a land planning expert, gave a detailed presentation about Old Town Bowie – current conditions and model redevelopment and/or economic

development strategies from other municipal locations such as Bethesda Row, Old Town Alexandria, One Loudon, and Crown Farm. Major themes emphasized included: taking inventory of existing assets and opportunities, outlining a long-term vision for redevelopment, and identifying pragmatic tools for promoting and managing redevelopment, as well as revisiting plans and making adjustments as necessary over a long time horizon.

After the presentation, EDC members and guests posed several questions to the presenters, primarily to Mr. Eisen, including the following:

Member Lewis asked about estimated cost and time ranges for a successful redevelopment project. Mr. Eisen responded that it is prudent to expect a full redevelopment to take 20-25 years and the costs to range between \$10's or \$100's of Millions of dollars depending on the location and scale of the project. He also recommended that the relevant authority use published development strategies to encourage private investment in the subject area.

Member Ragland asked about who should be in charge of developing, promoting, and managing the redevelopment strategy. Mr. Eisen responded that the local EDC and/or economic development office need to work with the existing community to establish redevelopment strategies and oversee implementation of all key points of the adopted strategy, such as business attraction, development and preservation standards, and periodic lookbacks to adjust or update strategy as needed.

Mr. Green (guest, representative from the Old Town Bowie Steering Committee) stated that this discussion is the second round of recent revitalization efforts for Old Town Bowie. He said that existing residents don't want a lot of new development and older residents are concerned about crowding from new development. Mr. Eisen responded that the needs of the existing community and the goals of the redevelopment strategy need to be balanced.

There followed some other questions and comments from EDC members regarding the existing situation in Old Town Bowie.

Member Oleru asked what is the existing main draw or attraction in Old Town Bowie. Mr. Green responded that a building had burned down in recent years and was replaced with a park that is a major draw for children and families. He also talked about significant historical businesses and locations that had been integral to the community in past areas, such as the Railroad Inn restaurant, Lewis's Grocery Store, Dr. Wise's practice, etc. Member Pounds asked who could tell these stories (i.e., African American history of Old Town Bowie). Mr. Green responded that he and Ms. Johnson (also a guest and member of the Old Town Bowie Steering Committee) were two people who are familiar with the history. Ms. Johnson added that when the historic business and amenities left or were closed down over the years, they were not replaced. This led to a loss of small town feel and family orientation in Old Town Bowie. Referenced the Old Town Bowie Grill as partially, but definitely not fully, replacing some of the lost amenities. She emphasized the need to maintain a "small town feel" in Old Bowie.

Councilmember Gardiner suggested that Mr. Green and the Steering Committee take an inventory of existing businesses and vacancies in Old Bowie. And that the EDC and Economic Development office consider strategies to promote pop up businesses such as retailers or even a short term grocery store in some of the vacant spaces.

Member Ragland asked the guests from Old Town Bowie if there was anything that has happened recently in the area that the community liked – such as farmers markets or festivals. Mr. Green said that there were events like these in the past, but their proprietors had either stopped holding the events or left the town. Chair Roud commented that the main thing needed for revitalization and redevelopment is

increased density to drive visitor traffic to the target area. He gave the extreme example of his major outlet mall project in the Netherlands and the more local example of smaller improvements and density increases in his home town Kensington, Maryland, which several EDC members recently visited.

Mr. Green stated that he is confident that revitalization will happen, since new families are moving in to Old Town Bowie, people are working to improve existing residential structures, and the County and City recently improved curbs and streetscapes. He added that Landlords need to do a better job to clean up vacant or under-tenanted commercial properties.

Chair Roud reiterated that the foot traffic needs to be the focus to increase the vitality and viability of rejuvenation in Old Town Bowie. He said that we need to concentrate on creating regularly scheduled activities to bring people in to Old Town and that it is a marathon, not a sprint. Member Ragland added that simple activities, such as farmers markets, food truck festivals, etc., are common activities in other municipalities that are relatively easy to emulate and quickly generate “activity on the street” that can eventually entice new businesses to consider locating in the area.

There followed a general discussion between several members and guests regarding other examples of local communities that hold this type of event, how often, reception in those communities, etc.

Since time was running long, Chair Roud suggested that this discussion be continued at the next meeting. He said he would follow up with City services to understand what goes into the existing Farmers Market to see if there are any approaches that could be adapted to new events in Old Town Bowie (i.e., food truck festival or similar). Mr. Green also suggested a follow up meeting with the Old Town Bowie community. He and Ms. Johnson indicated that they were generally in agreement with the direction of the discussion today.

NEXT MEETINGS AND TOPICS

The next meetings are October 12, November 9, and December 14, 2022.

ADJOURNMENT

Mr. Pounds motioned to adjourn the meeting at 9:39 a.m.

Respectfully submitted,

Kevin Kennedy for
Alicia D. Stukes
Secretary

EDC MEETING DATES FY 2023 as of 10-3-2022

Second (2nd) Wednesday of Each Month at City Hall

~~July 13 2022~~

- ~~1. FY2023 Topics and Meeting Dates – Chair and Vice Chair~~

~~August 27 2022 SPECIAL MEETING – Kensington Tour with City Council~~

~~September 21 2022 – Old Town Bowie Revitalization – revive, reposition, redevelop for future economic strength – (Rizzi)~~

October 12 2022 – Information Technology Committee Presentation (staff)

Old Town Bowie Discussion (Chair)

November 9 2022 – Luminis Health - (footprint in Bowie and plan to expand) (Oleru)

December 14 2022 – Legislative Preview – (Roud)

January 11 2023 – Bowie State University Visit – (Ragland)

1. Nominate New Chair
2. Elect New Vice Chair and Secretary

February 8 2023 – Bowie Town Center - (Management, Maintenance & Expansion plan) – (Louis, Pounds)

March 8 2023 T.B.D.

April 12 2023 – Education: A PGCPs Update with Dr. Goldson – (Roud, Kennedy, Pounds)

May 16 2023 – Anirban Basu – (staff and GBCC) This is a TUESDAY!

June 14 2023 – FY2024 Topics and Agenda – Chair and Vice Chair

July 12 2023 – FY2024 Topics and Agenda – Chair and Vice Chair

Possible Future Topics:

Growing Small Biz in Bowie – BBIC, MWBC, PTAP, SBDC

Housing – workforce and seniors

Regular EDC talks to City Council

Bowie Baysox – (Visible projects & collaboration w/ City of Bowie)

Digital Infrastructure for Bowie

Presentation to the City of Bowie Economic Development Committee October 12, 2022

John Eidsness

Chair, City of Bowie Information Technology Committee

JoAnn Marshall-Hobbs

Vice Chair

Richard Bleach

Secretary

Committee Members

City of Bowie Information Technology

- Owner of an Information Technology Company for Local Government Customers
- IT Specialist for the Department of Homeland Security
- Former CIO in the Department of Defense
- Former Federal Program Executive for a Telecommunications Company
- Network Engineer for the United States Congress
- Rosann Ndebumadu Council Liaison

City of Bowie MD
Council Ordinances and Resolutions

City of Bowie Dig Once Guidelines

- Ordinance O-2-1

City Development Plan

- The Economic Prosperity Section addresses Smart Technology

Smart Technology Resolution R-9-21

- Smart Technology Solutions for Residents and City Operations
- Address the Digital Divide

City of Bowie Small Wireless Facilities Design Guidelines, April 2019

All City Residents and Businesses Benefit from Access to Multiple Data Carriers

- As sound development or redevelopment is considered the City should recommend private developers assure residents and businesses have choices of current or future data providers.
- Residents and businesses should take advantage of the City's Dig Once policy and assure that pre-installed spare facilities are available from the public right away, across private property, into each building, and assure that more than one Internet provider would be economically available to tenants.
- This is in conformance with the City's resolutions on eliminating the digital divide.

The last mile of digital access should not be a defacto monopoly, nor should it be ugly

Dig Once

- One Trench With Spare Conduits For Future Use
- Prevent First Provider Capture
- No Choice in Competitive Service is a Digital Divide

Small Wireless Facilities

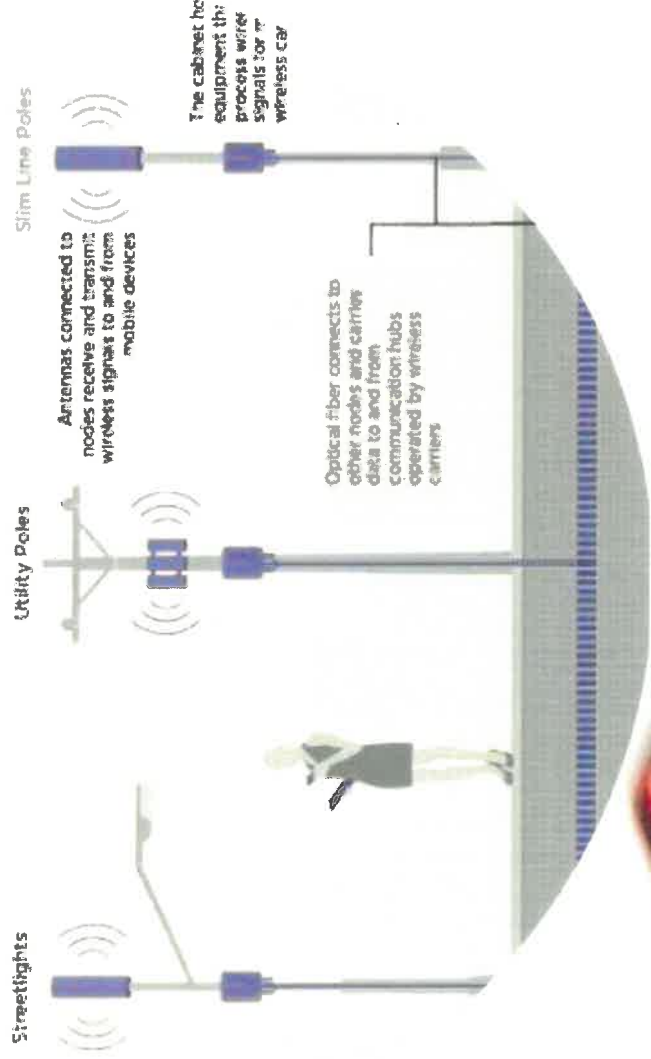
Design

- Demand for Antennas on Rooftops and Street lights is growing
- Bowie's Streets and Buildings Should Retain Their Character

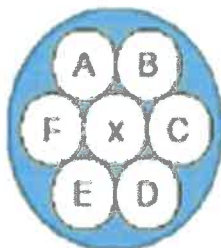
•DIG ONCE ... Pre-Install Spare Paths for Future Technology

•**DIG ONCE** with Multi-Cell Conduit wherever feasible – The first installation places multi-cell conduit with spare duct available for later installations.

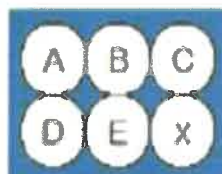
- Eliminate excavation for future installation
- Eliminate first provider site capture
- Spare duct management is common practice for telecom companies and has been adapted for private property easements and maintenance requirements
- See: Ocean City Boardwalk



Dig Once Duct Illustration



1.7" Duct
7 0.5" inner ducts
6 working
1 mandatory spare



1.2 x 1.7" Duct
6 0.5" inner ducts
5 working
1 mandatory spare

Dig Once - Concept of Operations.

Ideally a 7 cell conduit is laid at the same time as other buried utilities but can be laid at any time by the right of way owner or the first telecom installer for any new fiber optic construction.


If a telecom company (A) installs the multicell duct its agreement with the ROW owner must permit other carriers to use vacant cells for reasonable fees. Joint use agreements or regulations should be in place before the conduit is laid. This should apply to the right of way and the entrance to multi-tenant properties.

Companies B, C, D, E, F place their fibers in other cells according to rental or lease agreement. No new conduit dig is required. Company A is reimbursed for its capital. The right of way owner is compensated according to right of way agreements. If company B needs to construct a leg off of the original conduit or perform maintenance it must conform to the original agreement and retain spare cells for other telecoms.

A 0.5" inner duct can hold 48 or more fibers.

Cell x remains empty as a spare for maintenance agreements among the ROW owner and other Telecoms.

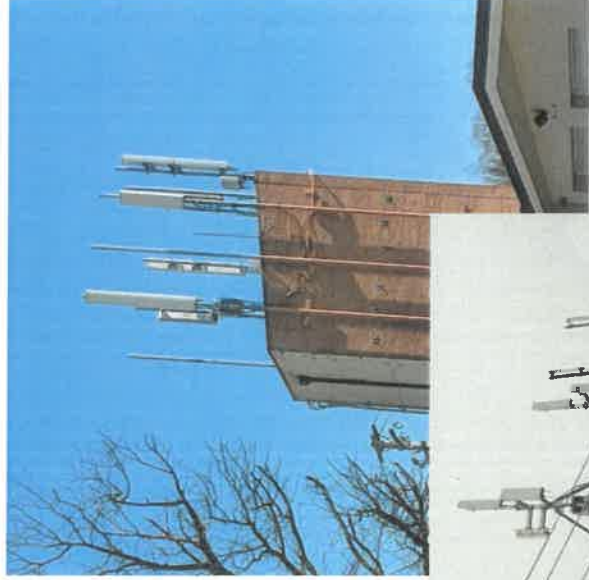
Other duct sizes and architectures are available.



Data Technologies Will Change _____ For Owners and Tenants

- Taller buildings are attractive for antenna installation
- Vertical shared conduit design should benefit adoption of future technologies
- Dig Once principles are beneficial for private developers
- New technologies need not require new excavation
- “How are you planning to accommodate antennas on your roof?”

Roof Lines Can Be Ugly or Maintain Original Character




Streetlights and Power Poles Will Also Acquire Antennas

"Small Cells"



Without collaborative City input:
"Small Cell" at 4471 Moraga Ave Oakland 
(bulky boxes, tacky bundles of wiring below unpainted antennas and noisy cooling fans)*

With collaborative City input:
Verizon at 1367 Jones Street in San Francisco 
(unobtrusive and noiseless)
320 built; another 200 expected for other carriers



Examples of small cell wireless installations in California. I prefer the example on the left for Maryland.

<https://medium.com/@omarmasry/part-2-example-photos-of-the-good-the-bad-and-the-downright-ugly-ea483f83fe7>

Questions?