

CHASE LAND, LLC  
ANNAPOLIS JUNCTION HOLDINGS, LP  
14401 Sweitzer Lane, Suite 200  
Laurel, Maryland 20707

8420 Washington Blvd., Jessup, MD 20794 (Tax Map 43, Parcel 234, Parcel A),  
8601 Washington Blvd., Jessup, MD 20794 (Tax Map 43, P/O Parcel 235),  
8552 Washington Blvd., Jessup, MD 20794 (Tax Map 48, P/O Parcel 548, Parcel B),  
SE Pine Road, Jessup, MD 20794 (Tax Map 47, P/O Parcel 384),  
Mission Road, Jessup, MD 20794 (Tax Map 43, Parcel 485),  
Washington Blvd., Jessup, MD 20794 (Tax Map 43, Parcel 224),  
Route 1, Jessup, MD 20794 (Tax Map 43, Parcel 749, Lots 1 and 2),  
Guilford Mission Road, Jessup, MD 20794 (Tax Map 47, P/O Parcel 48, Lots 1, 2 & 3)  
I-95-Route 1, Jessup, MD 20794 (Tax Map 48, P/O Parcel 1)  
Approximately 497.44 acres, more or less

REPORT OF PRE-SUBMISSION COMMUNITY MEETING  
HELD AT 6:00 P.M. ON TUESDAY, NOVEMBER 13, 2018 AT  
RIDGELY'S RUN COMMUNITY CENTER  
8400 MISSION ROAD, JESSUP, MARYLAND 20794

A Pre-Submission Community Meeting was held to discuss a proposed Development Rights and Responsibilities Agreement (“**DRRA**”) pertaining to the above-referenced property.

The following people were in attendance at that meeting on behalf of the petitioners:

Caleb Gould (*petitioner representative*), Spurgeon R. Eismeier Sr. (*petitioner representative*), Sang Oh (*attorney*), and Dylan Springmann (*attorney*).

The petitioners gave a brief presentation of the anticipated DRRA. It was explained that the County government approached the petitioners, the owners of an established and operating quarry, years ago looking to acquire a portion of the petitioners’ land for the site of one or more public schools. After a long process, a portion of the petitioners’ property has now been approved as a site for such schools.

The petitioners wanted to ensure that the community was aware that there is a likelihood that the schools will be open for a number of years concurrently with the quarry’s operation. The purpose of the DRRA is to have an agreement in place with the County government in which the County will agree not to pass future laws that would affect the quarry’s existing approval or the petitioners’ current rights as to the remainder of their properties that will be included within the DRRA.

After the petitioners’ presentation, the following questions and comments were discussed:

1. Why would we not want the quarry to go away? *The reason we are here is because the County asked to purchase a portion of our property – we did not approach the County or initiate this. We have a significant investment in the quarry and went through years of*

*discussions with the community to reach an agreement about the quarry before even proceeding through the lengthy zoning approval process. We would never have initiated the quarry zoning process without the community's support. Once we received that support, we applied for and received zoning approval, and then we made our investment in the quarry itself. When the County came and asked for a school site, we thought that was a great thing for the community, but we could not agree to it if the result would be to shut the quarry down. Also, our agreement for the County to purchase the school site is under the threat of condemnation. The County could try to use eminent domain to take the land, but we are trying to cooperate since we believe the schools will be a good thing for the community.*

2. *Is all of the property on the presented area map intended to be part of the DRRA and re-zoned? That land will be part of the DRRA, but we are not asking for anything to be re-zoned and the DRRA will not result in any rezoning.*
3. *Is the plan for the schools and quarry to both be there for the remaining length of the quarry? Yes, we need to realize our initial investment on the quarry. This process is all about coming to the community to discuss this. We are mindful of the community's interests and are trying to make sure the DRRA will ultimately work.*
4. *The County conducted studies for this property, correct? What is the concern? Yes, the County has conducted studies. We have consistently said that we believe the site is safe for school uses, but we are not the decision makers – the school board is. They have made that determination now, but a different board could reach a different determination ten years from now. It is also important that the DRRA will have a “health, safety, and welfare” clause. If there is proof that the agreed-upon arrangement in the DRRA is harmful to health, safety, or welfare, then the County can change the law. But you are absolutely correct that the County has conducted its due diligence and agreed to proceed. The reason we are here is because a future government could change its mind. We are also doing this to be as transparent as possible. If there are any reservations, we would like to know now.*
5. *What will the term of the DRRA be? Most likely 20-25 years, but it is hard to say how long the quarry is going to last. The quarry currently has approximately another 15 years approved, but we could see it going longer depending on how much rock is left. (Note – upon further review, the quarry has approximately another ten years approved.)*
6. *I thought the quarry only had ten years left? We believe it has longer. (Note – upon further review, the quarry has approximately another ten years approved.)*
7. *So the quarry will remain until it is empty? Yes, that is the plan. It could be beyond 15 years.*
8. *What is this part of the process? Why the need for this meeting? To submit a DRRA, we are required to hold this meeting. The DRRA will ultimately need to be approved by the Howard County Council and signed by the Howard County Executive. There will be public hearings after the legislation is filed. The handout we provided explains the procedure.*
9. *What is all of the land shown on the area map that is not part of the quarry? This is land that we own that is not part of the quarry or the school site. Ultimately, it will probably be some sort of mixed use, lake community.*
10. *Are there current development plans for that land? No.*

11. I live on Concord Drive and my house backs up to wetlands. There used to be blasting three times per week. Who can I speak with about problems with my home? *You can speak with Caleb directly about any concerns.*
12. What do you have planned for the entire property, and what is the total land area for this DRRA? *The total land area is about 497 acres, excluding the school site. There is currently no plan for any new mixed use development, which probably will not happen for some time. In the future, we could see the property being developed with a mix of medium density residential, office, and other attendant uses, with the commercial being oriented towards Route 1. But for purposes of this DRRA, nothing is proposed in that regard. We are just trying to maintain the status quo as we know it today. The deal we have reached is that we are willing to sell the school property, but we have insisted on having this DRRA. If the DRRA is not approved, then our cooperation regarding the school site sale will have to be reconsidered. We think the school is great and want to work this out, but we cannot do something to hurt our remaining properties.*
13. Is there a draft document to review? *No, not at this time.*
14. Are you going to submit the DRRA to the current County Executive? Is there a Planning Board meeting scheduled? *We have not yet submitted the DRRA and are not yet scheduled before the Planning Board. Under the agreement with the County, we are required to submit the DRRA before the end of the year.*
15. Will the DRRA allow more intense uses? *No, the deal we agreed to goes both ways. We cannot do more than we have the right to do as of today, and the County cannot make us do less than we have the right to do as of today.*
16. How does the code rewrite work into this? *We are not sure. It will probably have no effect unless the County changes the zoning on us, which the DRRA should prohibit. The essence of the agreement is that we have uses we are allowed to do as of today, and the school should not change that.*
17. Is your goal that once the school is constructed, you do not want the County to do more to regulate the quarry than it currently is? *We need to be able to operate the quarry business in a cost effective manner. We receive oversight from the Maryland Department of the Environment and the federal government, which is very stringent. We do not want new regulations imposed, such as quarries in Howard County can only operate two days per week.*
18. One thing that will come up is blasting during school hours. I think the schools would want to be notified because it could be upsetting and jarring to students who are not expecting it. *We agree. That would be civil and a common courtesy, and doing so would not be an issue for us.*
19. How long was the initial quarry approval? *25 years. Regarding concerns about the school and quarry coexisting, the County conducted all sorts of due diligence tests, after which there seemed to be no concern that the quarry could cause issues for the school, including in terms of air quality and blasting. We encouraged the County to fully test the site, and they did for a long time. We wanted them to do all the testing they could and gave them free access to the property, and the school board made the decision to move forward.*
20. Would you be open to coming to the PTA Council to give a presentation? *As soon as we have a DRRA that has been made public, we would certainly talk to the Council. We support the school being in Jessup, and we hope that we can work this out.*

21. The County has done all sorts of testing, agreed upon this site for a school, and now hearing this I am thinking the school may not happen. Why was this DRRA not handled sooner? *The DRRA has been part of the discussions with the County for a while. This is the regular stage in the process to handle it. We started the work to create the school site, at our risk before having a deal in place, to help the County meet its timelines. For a long time, the County was deliberating another site, and we even thought at one point the County was not going to choose this property. We would really like to see this happen because we think it is good for the community, but we feel some vulnerability regarding the quarry and need to be sure we have this safeguard.*
22. Troy Park was being looked at for a school site, and it was adjacent to an industrial area. Would this process have happened there? Is this because of the zoning or the operation of the quarry? *It is a unique situation here. The County came to us and said that it wanted a part of our land for a school site. We said that is fine, but we are concerned about what the County may do regarding our remaining land and would like this DRRA since the County Council could change the zoning on our adjoining land. It is often the case that people do not realize what a property is zoned until a new use comes in, and we did not want any surprises for the community.*
23. Is the CSX railroad line still active? Are they asking for a DRRA? *Technically the line is still active, but we have not seen cars on it for some time. No, they are not asking for a DRRA to our knowledge.*
24. How are the blastings progressing? What will they be like in ten years? *The blasting will move further from the school. There is a piece of quarry wall on the school side that we could still take some off from, but that is fairly small. The quarry's progression is down and then toward Route 1. We have really created an end wall condition around the school side of the quarry. We just moved a crusher down in the quarry, and we will be taking the excavation towards Route 1. The section near the school site is essentially quarried to its perimeter. That said, the blasting vibrations are not perfectly predictable in terms of where they move, but we try to minimize vibration, and the Maryland Department of the Environment monitors the vibrations from the blasting.*
25. If the County Council decides not to approve the DRRA, what would be the secondary use for the school site land? *Most likely residential.*
26. Where will the entrances to the school site be located? *The County's engineer sent out a letter providing that they are going to hold a community meeting to discuss the preliminary plans for the school. That will show where the proposed entrances may be.*
27. Can you talk more about the health and welfare clause? *To our knowledge, this clause has never been invoked to get out of a DRRA. But essentially, the County needs the ability to look out for the health, safety, and welfare of its residents. If the County determines that the DRRA poses a health, safety, or welfare issue, then the County would not need to comply with the DRRA. The government would be the one making the determination that it would not adhere to the DRRA.*
28. Can we have access to the DRRA once it is filed? *Yes, you can get a copy when it becomes public information.*

The meeting concluded at approximately 7:00 p.m.