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Prince William County*

**COG BOARD OF DIRECTORS MEETING**

**DATE:** Wednesday, July 13, 2005  
**TIME:** 12:00 Noon  
**PLACE:** COG Board Room

**PLEASE NOTE:** Chair Davis will begin the meeting promptly at Noon.  
Lunch for members and alternates will be available at 11:30 a.m.

**A G E N D A**

1. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**  
(12:00 Noon)  

**Chair Judith Davis**  
**Mayor, City of Greenbelt**
2. **APPROVAL OF MINUTES OF June 8, 2005**  
(12:00 – 12:05 p.m.)
3. **ANNOUNCEMENTS**  
(12:05 – 12:15 p.m.)  

**Chair Davis**

  - a) Highlights of NARC Annual Conference
  - b) Preview of COG Retreat
  - c) Washington Area Housing Partnership Toolkit
  - d) Executive Director's Report
    - Outreach
    - Letters Sent/Received
    - Legislative Report Update
4. **AMENDMENTS TO AGENDA**  
(12:15 – 12:20 p.m.)
5. **ADOPTION OF CONSENT AGENDA ITEMS**  
(12:20-12:25 p.m.)

**RECOMMENDATION ACTION:** Adopt Consent Agenda Item 9.A. & 9.B. & 9.C. & 9.D.

**6. CHESAPEAKE BAY UPDATES  
(12:25p.m.-12:45p.m.)**

**a. Review of Frederick County Agricultural Forum**

**John Lovell  
Commissioner, Frederick County  
Chair, Chesapeake Bay Policy Committee**

On June 10, 2005, COG's Chesapeake Bay Policy Committee (CBPC) sponsored an agricultural forum and tour in Frederick County to highlight the efforts farmers are making to improve water quality. COG Board Chair Judith Davis and several members of the Committee attended this day-long event. Mr. Lovell will present highlights from the forum and identify how lessons learned may be incorporated into the work of the CBPC.

**RECOMMENDED ACTION: Receive briefing**

**b. Presentation of Chesapeake Bay Finance Panel Implementation Proposals**

**Penelope Gross  
Supervisor, Fairfax County Board  
Member, Chesapeake Bay Policy  
Committee**

On April 13, 2005, the COG Board adopted Resolution R11-05, "Supporting the Creation of a Chesapeake Bay Financing Authority," which supported creation of such an authority provided that credit is given for existing state and local expenditures to meet water quality goals and that the Funding Authority provides new funding for Bay restoration.

The committee charged with preparing the recommendations for the Finance Authority has met for the last time and is working to complete its recommendations by the July 1 deadline. Ms. Gross, who is a member of the committee, will summarize the work to date along with the anticipated next steps and indicate where further COG input may be warranted.

**RECOMMENDED ACTION: Receive briefing**

**7. UPDATE ON OUTCOMES FROM THE "REALITY CHECK ON GROWTH" EVENT  
(12:45-1:05 p.m.)**

**Len Forkas  
Chair, Urban Land Institute – Washington**

On February 2, the Washington District Council of the Urban Land Institute (ULI Washington) hosted "Reality Check on Growth," a one-day participatory GIS-based exercise similar to those recently completed in Los Angeles and Utah. Nearly 300 regional political, business, development, community, and environmental leaders were invited to collaboratively analyze and develop alternative growth scenarios for our rapidly growing region. Mr. Forkas will present the video and summary report of outcomes from the "Reality Check on Growth" event and discuss next steps in the process.

**RECOMMENDED ACTION: Receive Briefing**

8. **ANALYSIS OF THE IMPACTS OF THE U.S. DEPARTMENT OF DEFENSE (DoD) PROPOSED BASE REALIGNMENT AND CLOSURE (BRAC) AND SECURITY-RELATED ACTIONS IN THE WASHINGTON REGION**  
(1:05-1:45)

**Paul DesJardin**  
Chief of Housing and Planning, COG

**Ron Kirby**  
Director of Transportation Planning, COG

**John McClain**  
Deputy Director, Center for Regional  
Analysis, George Mason University

On May 13, 2005, U.S. Department of Defense (DoD) Secretary Donald H. Rumsfeld forwarded the Department's recommendations concerning the closure, realignment or expansion of military and other defense-related facilities to the Base Realignment and Closure (BRAC) Commission. Included in Secretary Rumsfeld's recommendations are a number of proposed changes to DoD facilities located in the District of Columbia, Maryland and Virginia. In addition to the base-specific BRAC recommendations, DoD has also recommended not renewing leases for buildings that do not meet the Department's Unified Facilities Criteria (UFC) Minimum Antiterrorism Standards for design and security. On June 8 and June 15, respectively, the COG Board of Directors and the National Capital Region Transportation Planning Board approved a proposed work program to analyze the employment, transportation and other impacts of the proposed BRAC and DoD changes.

**RECOMMENDED ACTION: Receive Briefing and Adopt Resolution R25-05.**

**9. CONSENT AGENDA ITEMS**

**(a) Resolution on Refinancing of COG Headquarters**

In 1987 COG, the International City/County Management Association and the ICMA-Retirement Corporation formed the Center for Public Administration and Service, Inc. (CPAS) to collectively purchase an office building in order to jointly control and stabilize their long-term occupancy costs. COG's Executive Director serves as member of the Board of Directors of CPAS. The building was constructed in 1989 and the parties occupied the building in 1990. The original construction loan matured in 2000 and was refinanced at that time with a 10 year loan at approximately 7.71% through the Bank of America.

Due to current favorable interest rates, the CPAS Chief Financial Officer and the Chief Financial Officers of the individual members of CPAS are recommending that the current 10 year loan be refinanced. The current loan has an early payment penalty of approximately \$3 million. The refinancing will be at an approximate rate of 4.6%. The payback for the early payment penalty will be in 2.2 years. The refinancing of the current loan will be for a period through 2015 and COG's office lease will need to be extended through the term of the loan. It is anticipated that the new loan will be a non-recourse loan.

The Board will be asked to adopt Resolution R26-05 authorizing COG's Executive Director, as a member of the CPAS Board, to approve a financially favorable refinancing loan, as recommended by the CPAS Chief Financial Officer, and to extend COG's lease of its office space through 2015.

**RECOMMENDED ACTION: Adopt Resolution R26-05.**

**(b) REQUEST FOR AUTHORIZATION TO FILE A GRANT APPLICATION WITH THE FEDERAL AVIATION ADMINISTRATION FOR PHASE XXIII OF THE CONTINUOUS AIRPORT SYSTEM PLANNING PROGRAM**

Board authorization will be sought for COG to file a grant application with the Federal Aviation Administration (FAA) for Phase XXIII of the Continuous Airport System Planning (CASP) program for the National Capital Region. This application would be in an amount not to exceed \$309,357 for Phase XXIII of the program, which includes the following tasks: 1) Process Regional Air Passenger Survey, and 2) Update Ground Access Forecasts – Phase 1. The FAA will provide funds for ninety-five percent (\$293,889) of the project total. The five percent match, \$15,468 will be provided from local funds. The Board will be asked to adopt Resolution R27-05, authorizing the submission of the grant application.

**RECOMMENDED ACTION: Adopt Resolution R27-05.**

**(c) RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT A FUNDING APPLICATION TO THE MORRIS AND GWENDOLYN CAFRITZ FOUNDATION FOR SUPPORT OF COG's WASHINGTON AREA HOUSING PARTNERSHIP.**

The Executive Director or his designee is authorized to submit a funding application to the Morris and Gwendolyn Cafritz Foundation for support of COG's Washington Area Housing Partnership. Grant funds in an amount not to exceed \$20,000 will be requested. No additional COG matching funds are required.

**RECOMMENDED ACTION: Adopt Resolution R28-05.**

**(d) RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A FUNDING AGREEMENT WITH THE D.C. DEPARTMENT OF HEALTH FOR THE CITIES READINESS INITIATIVE**

The Board will be asked to adopt Resolution R29-05 authorizing the Executive Director or his designee to execute a contract with the District of Columbia Department of Health. The DC Department of Health has requested, on behalf of the region, that COG utilize funds, generated by the Department of Health in the amount \$680,000 to support its efforts on the Cities Readiness Initiative mass distribution of medical prophylaxis planning and purchases. The Board will also be asked to authorize the Executive Director or his designee to enter into one or more contracts totaling not more than \$544,000 to provide subject matter expertise and purchase equipment. No COG matching funds are required.

**RECOMMENDED ACTION: Adopt Resolution R29-05.**

**THE BOARD DOES NOT MEET IN AUGUST.  
THE NEXT BOARD MEETING WILL BE ON WEDNESDAY, September 14<sup>th</sup>, 2005.**

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