

Glenmont Exchange, Inc.
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Minutes of the October 28th, 2013 meeting

Attendees: Charlotte Crutchfield, Felton Mitchell, Vivian Malloy, John Bogasky, David Shaw, Dorinda Danneman, Pete Jervey, Melvin Tull, Bruce Lee.

Approval of the minutes was deferred.

Treasury balance is now \$190, after reimbursing David Shaw for Incorporation expense.

Bruce Lee, Preident, Lee Development Group discussed the proposal for a Wal-Mart on their property in Aspen Hill. He also discussed the high office vacancy rates in Montgomery County.

Lee Development Group owns several properties in Aspen Hill, including Northgate Plaza and the former Vitro site. Northgate Plaza was built in the late 1950's and the entire shopping center was renovated in 2011. After A&P filed for bankruptcy in 2010, and Lee Development Group got possession of the premises, the former Superfresh building was increased by 10,000 square feet from 46,000 square feet for Kohls. The building was rehabbed completely, including LEED roofs and lighting. Kohls spent about \$6M and LDC about \$7.5 M for the renovation. Northgate Plaza has 33 tenants. Sign approvals to rehang the existing signs took about 12 months and \$600,000 in legal and engineering fees.

The site proposed for Wal-Mart is approximately 9 acres on the corner of Aspen Hill Road and Connecticut Avenue, not including the Gas Station and Dunkin Donuts. BAE/Vitro moved out of the existing building in June 2010 and relocated to Rockville. The existing 265,000 square foot building is obsolete and does not conform to existing building codes. The property is currently zoned for office use and has been marketed for that use for 5 years with no one interested. The building has a central heating plant and is not appropriate for division into smaller units and would require extensive renovation to meet codes. Montgomery County is not interested in the building. In 2008 the tax assessment was \$24M, today it is down to \$9.5M.

Lee Development has explored many alternative uses for the site, including Costco, which went to Wheaton Plaza with a county subsidy, and now is seeking to have it zoned for retail use, similar to the Home Depot site, which had previously been owned by Vitro and zoned for office use. The next step is a Minor Master Plan hearing next year, the beginning of a process that may take a year.

The next Glenmont Exchange meeting will be held on November 25th, 2013.