

KINGS CONTRIVANCE BOARD MEETING MINUTES
REGULAR BOARD MEETING
WEDNESDAY, JUNE 7, 2023
THIS WAS AN IN PERSON ONLY MEETING AT AMHERST HOUSE

APPROVED:

The regular board meeting was called to order at 7:40pm by Barbara Seely, Board Chair. Board members Melissa Hogle, Jeff Richmond, Carol Huegel, Madeleine Borowski, and Vivian Feen were present, as was Keith O'Neil, KC Columbia Council Rep. Also present were Village Manager Beverley Meyers and Operations Coordinator Erika Cheney. In addition, three representatives from Kimco were in attendance: Skylar Jones (Mid-Atlantic leasing representative), Greg Reed (vice president of development), and Gordon Ashby (Mid-Atlantic regional vice president). Over ninety residents were also in attendance.

APPROVAL OF AGENDA AND BOARD MINUTES

Jeff made a motion, seconded by Melissa, to approve the agenda for June 7, 2023. The motion passed unanimously.

Melissa made a motion, seconded by Madeleine, to approve the minutes from the board meeting held on May 17, 2023. The motion passed unanimously.

RESIDENT SPEAK OUT

There were no residents present for Resident Speak Out.

KIMCO UPDATE

Representatives from Kimco gave an update on village center leasing and answered resident questions. Skyler Jones, the leasing rep for Kings Contrivance Village Center, is in active negotiations for all of the empty spaces; she is working on renewals for current merchants. Skyler explained that one deterrent to leasing is the lack of signage on the outside of the village center, as well as at the two entrances. The KC Village Board approved new signage, but the planned signage was denied twice by HRD (Howard Hughes) who currently controls the covenants for the village center. Residents can show support for the new signage by contacting HRD (Howard Hughes). Amherst House will post the contact information.

The Village will send their approval letter supporting the signs to Councilwoman Christiana Rigby and their Howard Hughes contact, Rashida George.

The Board offered to work with Kimco's marketing department to survey residents of their ideas for new tenants for the village center which could be used by Kimco to market the center.

Greg Reed, VP of development, stated that there are no plans for development of the village center. Kimco's plan is to upgrade the tenant mix, enhance the courtyard and foster a sense of community.

DONATION – VILLAGE IN HOWARD

After discussion, Madeleine made a motion, seconded by Melissa, to donate \$500 to the Village in Howard. All opposed and the motion failed.

CAPITAL EXPENSE – SOUND AND VISUAL SYSTEM UPDATE

After discussion, Melissa made a motion, seconded by Madeleine, to approve an additional \$7,189.00 for the purchase and installation of a sound system and display at Amherst House, to include protective glass installed on the screen. The motion passed unanimously.

BOARD MEMBER SPEAK OUT

The Board discussed the information that was provided by Kimco earlier in the meeting. It was agreed that the Board will contact HRD to advocate for Kimco's signage plan for the village center that was previously approved by the village board.

The village will also send information to CA President, Dennis Matthey for assistance in working with Howard Hughes. County Executive, Calvin Ball's office have also been contacted by Kimco regarding the signs.

Bev will contact KIMCO about creating a resident survey to better understand what residents would like to see in the village center. Bev will also check what Kimco is planning for next steps to market the village center.

COUNCIL REP'S REPORT

Keith reported that the CA Board has been receiving training.

No decision has been made pertaining to the proposed Lake Elkhorn Stream Restoration Project.

CHAIR'S REPORT

Barb had no report.

MANAGER'S REPORT

See attached.

Item #3 - the Board decided against expanding the Village Board at this time.

Item #5 – after discussion, *Jeff made a motion, seconded by Melissa, to send a letter to CA opposing CA's policy of not hiring siblings to work together. Carol abstained; the motion passed.*

The board will not meet on July 5.

ADJOURNMENT

At 9:44p.m. a motion was made and seconded to adjourn the meeting. The motion passed unanimously.

Respectfully submitted,

Erika Cheney
Operations Coordinator