



**GREATER OLNEY CIVIC ASSOCIATION, INC.  
2025-07-08 Representatives DRAFT Meeting  
Minutes  
APPROVED: DATE**

The 2025-07-08 Representatives Meeting of the Greater Olney Civic Association (GOCA) was conducted in-person at the Sandy Spring Vol Fire Department, Oak Ballroom and online via Zoom Web Teleconference. President Irina Norrell called the meeting to order at 7:04 pm EST.

A quorum was present.. V = attended virtually

**Officers**

- Irina Norell, President (Norbeck Meadows)
- Matt Post, Exec VP (Individual)
- Matt Quinn, Second Vice President (Cherrywood)
- Tina Crau, Treasurer (Individual)
- Kristen Quinn, Corresponding Secretary (Norbeck Meadows)
- Helene Rosenheim, Recording Secretary (Highlands of Olney)

**Members**

- Mindy Badin, (Olney Mill), Transp Comm Chair
- Bill Becker (Past President)
- Alden English (SEROCA)
- Diana Littlefield (Olney Acres)
- Mike Payne (Olney Oaks SF)
- Julie Small, (Lake Hallowell) - V

- Marie Balen - V
- Julie Small, (Lake Hallowell) - V
- Doug Bucci (Tanterra)
- Lindsey Bucci (Tanterra)
- Thomas Canavan (Hallowell), Community Affairs & Public Policy Comm, Chair
- Monica Caudillo - V
- Tara Cepaitis (Tanterra) - V
- Aaron Kraut, Chief of Staff, Dawn Luedtke, Montgomery County Council, District 7 - V
- Michele McLeod (Olney Crossing, President)
- Nina Nelly Mobala (Mid-County Hub)
- Jose Antonio Ortiz - V
- Cyndy Parr - V
- Earl Stoddard, (Lake Hallowell / County Executive)
- Nicki's phone -V

**Guests**

**Approval of the July 8, 2025 Agenda** - Agenda was approved as presented.

**Approval of June 10,, 2025 Minutes** - The minutes of the June meeting were approved with no additions or corrections

**Montgomery County Executive Update**

Irina N. welcomed County Executive Marc Elrich.

The topics the County Executive covered included:

- Economic development
- Old White Flint Redevelopment
- TIFF on east side of County
- Small Business Office
- Policies
- Schools
- Taxes
- A Council bill to compensate for loss of taxes from buildings converting from commercial to residential
- Energy

- Minority/Immigrant concerns
- Concerns about medical funding for NIH and National Institute of Standards and Technology (NIST)
- Agreements with Korea, India, Taiwan, to use Montgomery County as a launch pad for businesses in the US.

During a Q & A period County Executive Elrich was asked about:

- What the County can do to help businesses with AI in the absence of good Federal laws
- Funding for the renovations to the old Capital One bank building purchased by the State and transferred to the County for renovation and maintenance.
- Inviting County Executive Elrich to see the Harvest Church food bank
- Hang ups at the Maryland National Capital Parks & Planning in the approval process and the complication of needing approvals from both Parks & Planning and the County Council
- The status of the reopening of White's Ferry
- The status of the Purple Line

### **Proposed Rehab Center in Tanterra Update Presented by Tara Cepaitis & Lindsey Bucci**

- A goal of the Fair Housing ADA law is to integrate disabled individuals into a community rather than isolating them.
- As the code currently exists, anyone or any company can buy an unlimited number of homes in a residential zone and operate all of them together as a single business/facility as long as there are no more than 8 individuals in each home which the Tanterra Civic Association finds to be incompatible with the intention of the zoning code and inconsistent with residential use zoning.
- They cited examples of other facilities operated by the company proposing this facility being instructed to stop seeing patients or having 189 calls for service between Jan 2023-May 2025 and at least 5 Emergency Petitions, 7 overdoses/poisoning, 5 Suicide threats, and at least 14 calls for events like disturbance/behavioral problem/fight
- One purpose of the FHA and ADA is to prohibit the unjustified segregation of persons with disabilities in institutional settings where necessary services could reasonably be provided in integrated, community-based settings that enables individuals with disabilities to live and interact with individuals without disabilities to the fullest extent possible
- Cited news articles, court decisions and action by legislators in other states noting illegal and bad practices of other facilities operated by the company proposing this facility and to prevent these types of drug rehab facilities from being considered a residential use.
- They do not believe that housing individuals temporarily while receiving drug rehabilitation is different than permanent housing for individuals with disabilities.
- They believe the County should do the same kind of oversight of recovery facilities that they do over senior living facilities..

A brief Q & A session followed their presentation.

### **Committee Reports**

#### **Transportation Committee, Reported by Mindy Badin, Chair**

- A pedestrian recently died when she was struck on Muncaster Rd after getting off a bus and crossing at the bus stop rather than going to the corner crosswalk. This is similar to what happened to her son. Councilmember Leudtke is working to get more hawk beacon mid-block crosswalks. (NOTE: A hawk beacon (high-intensity activated crosswalk is a traffic control device used to stop road traffic and allow pedestrians to cross safely.)
- The Z-2 bus route has been eliminated, but some still need the connection that route provided them. Don Walleck, in Councilmember Leudtke's office is working on getting a bus there. They are trying to put a Flex-Bus near the Medstar Medical Center.

- She has arranged for the SHA representative for Montgomery County to come to the September GOCA meeting to discuss Olney issues and Mindy hopes to make it an annual event.
- She has put together an initial list of potential topics and invited everyone to email additional issues to the GOCA website:
  - Rte 108 & Village Center Dr
  - Queen Mary and Georgia Av - school buses arriving and leaving Olney Elementary
  - Mowing median grass around Rtes 97 & 108
  - Speeding traffic along Georgia Ave between Queen Elizabeth Dr & Gold Mine Rd
  - A traffic light at Georgia Ave & Owens Rd.
  - Tree trimming schedule on Rte 108

### **Public Policies & Government Committee**

- **Introduction of New Public Policies & Government Committee Reported by Thomas Canavan, Chair**
  - The committee previous called the Community Affairs & Public Policies Committee has been renamed to the Public Policies & Government Committee
  - The new committee will deal with essentially the same issues as the previous committee
  - Thomas Canavan was introduced as the new chair of the renamed Committee
  - Thomas invited anyone interested in working on issues that fall under this Committee, essentially anything not related to transportation, to contact him.
- **Mid-County Regional Services Center Report, Reported by Talia Beaulieu-Hains**
  - The next Mid County Advisory Board (MCCAB) meeting is scheduled for July 17th at 7 PM, featuring presentations on the Ag Reserve & renewable energy, and the Maryland National Capital Parks & Planning Commission's Neighborhood/Association Finder
  - They are accepting application for membership on the MidCounty Citizens Advisory Board
    - Deadline: July 23, 2025
    - Must live in the Mid-County area
  - The next concert in Wheaton is karaoke and Talia encouraged everyone to attend.
  - The Mid-County Community Grant application process is going digital.

### **Announcements**

- There is no August meeting, but we are planning a happy hour on August 12th, our regular 2nd Tuesday meeting night, details to follow.
- We are continuing to work with the Commission on Common Ownership Communities to set up a training session for the Olney area HOA's in September. This is training that is required for board members of homeowner associations in the County and to be refreshed every 3 years.

### **Adjournment**

Adjourned: 8:58 pm EST

Submitted by Recording Secretary Helene Rosenheim