



The A. J. Advisor



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WINER

On Odenton

**Politics
Trumps
Good
Government**



Here in Odenton, we have finally seen real progress in the county's focus and attention on making Odenton Town Center a reality. Three key areas are being addressed: sewer, water and Town Center Boulevard. Before we get too excited, let's review and analyze these moves.

Only one of those items is actually being fully funded and built by the county; the water line expansion, primarily because BRAC and Fort Meade need it. As an add-on, the longstanding needs of the area will also be met. It has been two years since the county realized it did not have enough available capacity in local sewer lines to accommodate the planned growth, notwithstanding their promise and landowners expectation that they did. It will take \$13 Million and probably four years more to make this happen. The County will front the money through their utility enterprise fund. Developers will still pay the county back the entire amount over time with a surcharge above and beyond what they already pay for sewer connection. The "risk" the county takes is that development will actually take place in the area they say is their land use priority number one, generating hundreds of millions in additional fees and revenues to the county over the next twenty years.

Town Center Boulevard will be built by a developer as well. They will receive credits against other fees they would have had to pay to offset their cost of approximately \$15 Million. It was determined this would be the fastest way to accomplish this project that had originally been promised by the current administration to be publicly funded and built as an investment in their commitment to Town Center. But then, this is an election year and these things tend to happen after prior delays all seem to have been worked out.

Talking and doing, studying and building, politics and good government, appear to me to be things that can be separated by huge distances, at least when it comes to the "public sector". The general rule is that year one of an administration is spent blaming the previous administrations for what it didn't do and taking a year to catch up. Year two and three is where the "work" begins, carefully crafted to take more time than one term. Year four is spent doing as little as possible to avoid trouble, reminding everyone that to continue the work started in years two and three, the administration

SUMMER HEATS UP BRAC IMPLEMENTATION

by Stuart Title



The summer heat of 2010 has certainly invaded the area, however, another invasion has also begun, the 2005 BRAC workforce implementation invasion.

500 of the more than 5,400+ employees of the Defense Information Systems Agency (DISA), the largest National Defense Agency moving to Fort Meade to date, have recently been imbedded there. Beginning in February thru July 2011, approximately 200 employees a week will begin moving into the new 1.4 million square foot building. This is only one of several agencies moving to the Post over the next 18 months, and then the addition of Cyber Command and the expansion of NSA onto Fort Meade (shhhh!) over the course of the 48 months thereafter.

With these government agencies come their private sector contractors supporting the individual missions of each agency. And this is really where the heat has been turned up for the region, especially Odenton. Actually since mid spring, we have seen more leasing activity and interest in and around the "BRAC Zone" (5 mile radius of the base)

then in the past 36 months. Limited inventory of older, existing office and R&D is beginning to thin out. This bodes well for inventory of recently constructed commercial buildings about to be online and those planning projects in the area.

Just six months or so ago the question was... "Is BRAC ever coming?" and now what has only just begun from my perspective and base of knowledge, has no end in sight. This is why we continue to show confidence to our clients by investing ourselves in Odenton, such as the expansion of the Odenton Health and Technology Campus with 64,000 square feet of medical and technology space now pre-leasing and due to be delivered in 2011. You can contact me for detailed information on this project at stuart@ajprop.net or any other of your commercial real estate needs in and around the greater Odenton.

DID YOU KNOW?

A video showcasing what is going on in Odenton Town Center was produced through a private/public effort. Jump on You Tube, watch & email us with your thoughts. *Odenton Town Center is Intersecting with Opportunity* http://www.youtube.com/watch?v=YQYmmC0_jaq

needs to be first re-elected. Can we imagine how many businesses would still be around if they followed this philosophy and method of operating? Would any of the executives running these companies last?

I am not one of those people who think Government should be run just like business. There are too many differences and responsibilities that come with government that are unique and not suited to the same sort of profit-driven philosophies and practices used by successful business. However, government could learn lots of good things from business in terms of how to effectively run an organization, make quick progress for the benefit of its customers and constituents and control costs while creating a quality product or service. Successful business is run by qualified executives. Government is run by politicians who may know how to get elected, but are very rarely also qualified executives. Ironically, the head of our county is called the County Executive.

I've been ruminating on this for a long time. How do we start to fix the political process to insure higher quality of representation and results? Here's my suggestion: there exists in Anne Arundel County and in almost every other jurisdiction in our state that is run by an "executive", a program called Leadership. Leadership Anne Arundel is a wonderful but very comprehensive (some would say exhaustive) program that trains its participants over a minimum of six and maximum of twelve months, exactly how the county is supposed to work. It educates by exploring issues every department of the county has to deal with in serving its constituents. Leadership AA County has a veritable who's who list of citizens, professionals and precious few politicians that have completed the course. Every politician elected to office in this county should not be allowed to take their position until they have completed some form of this leadership course. It may mean six months between election and inauguration, but we would all benefit by having an executive with at least some proper training to mold the fate of our county. We would all benefit from better government.



A Carrot & A Stick



The Morgan Road street sign has been changed to say Town Center Boulevard.



Still no "O" for the Odenton sign.



\$12.7 mil Sewer project was passed in the County budget. Now beginning Sewer Sub-Service District Legislation. Developers will pay a \$1,400+/EDU surcharge (in addition to regular fees) to repay County for fronting the cost.



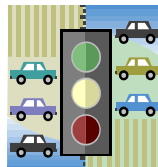
What was once lovely, is now unkempt, ugly & overgrown.



Public/Private Marketing video created to show plans for Town Center. Check it out on YouTube (Odenton Town Center).



The state spent tax dollars to put in new sidewalks along Route 170 at the old Nevamar Plant. These sidewalks will be ripped out for new development which is currently being planned. Carrot for the attention; stick for the waste.



A. A. County has spent time evaluating & planning for more efficient traffic movement in Odenton Town Center.



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