

VILLAGE OF FRIENDSHIP HEIGHTS

4433 SOUTH PARK AVENUE
CHEVY CHASE, MARYLAND 20815

Phone: 301-656-2797

Fax: 301-907-3922

Email: info@friendshipheightsmd.gov

Website: www.friendshipheightsmd.gov

VILLAGE COUNCIL

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JULIAN P. MANSFIELD, *Village Manager*



Approved Minutes Friendship Heights Village Council Development Committee Wednesday, May 29, 2024

Council Development Committee members present: Bobby Pestronk; Michael Mezey; Cheryl Tyler.

Others present: Julian Mansfield; Alfred Muller; Patricia Canessa; Tino Calabria; Ken Niles; Sandra Youla; Kay Eley; Cameron Moody; Scott Dicke (Green Bank); David Forman (CCCFH).

At 4:30 p.m., Mr. Pestronk called the meeting of the Friendship Heights Village Council Development Committee to order. He referred to the meeting agenda.

Approval of Minutes

Ms. Tyler moved, Mr. Mezey seconded, to approve the minutes of the April 25 Council Development Committee meeting.

Vote: The minutes were approved unanimously.

Montgomery County Green Bank

Scott Dicke with the Montgomery County Green Bank spoke about potential resources with technical assistance for solar panel installation in the Village. Services offered by Green Bank include pre-project development and determining eligibility for financing to support projects. Green Bank can support feasibility studies and analysis of regulations including BEPS (building energy performance standards), including the requirement for properties to undergo benchmarking to measure current use and efficiency. Green Bank works to facilitate the County government's goal for all properties to diminish their onsite energy use. Technical assistance can include identifying what is technically and economically feasible at specific properties. Green Bank makes loans but doesn't take deposits. It operates as a fund that provides lending services geared towards advancing deployment of energy efficiency and renewals. Their interest rates are below market rates when underwriting financing.

Ms. Tyler asked if Green Bank could look at a cooperative program that would cover all the residential buildings in the Village, as opposed to each building trying to do something individually. Mr. Scott replied that this would be possible if they could identify a company or entity that has sufficient scale to do a study incorporating all of the buildings. He indicated that

single-family homes are not eligible, but the Village's two properties on North Park Avenue could be grandfathered in as they are not residential properties.

Ken Niles reported that the Willoughby has engaged a company to do their energy audit and is intending to switch from gas to electric for heating/cooling. Mr. Dicke said the Green Bank can offset costs on both the technical assessment side and the actual work for the project. Mr. Pestronk asked Mr. Dicke to follow up with Village Manager Julian Mansfield to provide his contact information and more details as needed.

Belmont: Mr. Pestronk noted that a local historian, Neil Ferguson, had been invited to discuss the history of the Belmont housing initiative in Chevy Chase but was not in attendance at the meeting. Village staff Julian will coordinate with Mr. Ferguson to do a public presentation on Belmont for the community.

Citizens Coordinating Committee on Friendship Heights (CCCFH)

David Forman, Chair of the CCCFH, reported that the group is very interested in the Friendship Heights Sector Plan and looks forward to collaborating with the Village on discussions moving forward. He discussed the County's attainable housing initiative, which proposes to use zoning text amendments to modify all zoning for all single-family neighborhoods to allow different types of housing units. He also mentioned that the County designated River Road as a growth corridor under the Thrive Montgomery 2050 plan, which was opposed by the CCCFH.

Mr Pestronk indicated that Mayor White represents the Village on the CCCFH and can relay any issues from the CCCFH back to the Village and from the Village to CCCFH, as needed.

Cameron Moody expressed the need for the Village to try to engage younger people in the community on development discussions. Ms. Tyler asked what would be the best way to reach the millennial group. Mr. Moody indicated the group meets periodically and he can arrange to have Village representatives invited to their next gathering.

The next meeting of the Council Development Committee will be Wednesday, July 10, at 6 p.m., at the Village Center.

No other action was taken by the Development Committee. The meeting was adjourned at 5:45 p.m.

Respectfully Submitted:



Bobby Pestronk, Development Committee Chair