



## Takoma Park City Council Meeting – July 6, 2016 Agenda Item 5

### **Work Session**

Discussion about Negotiations between Neighborhood Development Company (NDC) and the Takoma Park-Silver Spring Co-op (Co-op)

### **Recommended Council Action**

Discuss and provide staff with direction regarding potential mediation in negotiations between NDC and the Co-op

### **Context with Key Issues**

The importance of the role of the Co-op in the Junction and in the community has been emphasized throughout the Takoma Junction redevelopment process. The Council has affirmed its support of the Co-op as an anchor tenant and community asset and has set a clear expectation that NDC, the selected developer, work with the Co-op to negotiate their expansion as part of the project. While certain expectations regarding the Co-op's status as an anchor tenant will be specified in the finalized Development Agreement between the City and NDC, the negotiations between NDC and the Co-op, which have been ongoing for several months, have occurred independent of the City.

Based on information we recently received from both NDC and the Co-op, we understand that conversations to date have not yet resulted in a Letter of Intent. In the interest of making progress toward mutual agreement, the Council may wish to direct the City Manager to inquire with both parties about whether they would be interested in and amenable to mediation by a neutral third party to help advance negotiations. If Council decided to do so, the City would need to confer with both parties to determine what an acceptable mediation process would entail and how it would be financed. Both the structure of the process and the selection of a mediator must be mutually acceptable to be useful.

### **Council Priority**

Advance Economic Development Efforts

### **Environmental Impact of Action**

N/A

### **Fiscal Impact of Action**

To be determined

### **Attachments and Links**

- Takoma Junction Redevelopment Project Page:  
<https://takomaparkmd.gov/initiatives/takoma-junction-redevelopment/>