

# Beware the Rouse Project

By: Hiruy Hadgu | February, 22, 2021

The Rouse Project's mission calls for addressing the growing division and lack of diversity in the Columbia community. It also laments the poor amenities and the failure of villages. It says "the significant investments we make in our shared quality of life...should be invested in ways that reflect our values..."

Bullshit.

Whenever a group of people fitting the profile of the steering committee talks about diversity, hold on to your wallets, because that all they are after. This project is all about gaining control of the Columbia Association for the sole purpose of siphoning taxpayer dollars for private gain.

It says so in their list of priorities, to "Create accountable systems that direct resources more responsibly and effectively."

This post will detail that the systems that members of this steering committee created while serving in public office has created less accountability and has allowed them do direct resources to help their campaign contributors.

## [The Rouse Project Steering Committee](#)

The steering committee comprises of the who's who of the Howard County political establishment. This group of people has been feeding at the trough of public funds and grown accustomed to easy access to unaccountable grants approved by some of the same politicians at the helm of the committee.

Take for example, Democrat Ken Ulman. There has been no elected official who was more invested in the enrichment of Howard County's developers than former County Executive Ken Ulman. During his tenure (2006 to 2014), Howard County's zoning laws were written and rewritten to fit the developers' needs, constantly fine-tuning county code to create the most optimal and profitable environment while creating undue burden on the county budget and infrastructure.

The same goes for Republican Alan Kittleman, who oversaw the funding of the new courthouse through a shady public-private partnership (P3), the generous tax increment financing to Howard Hughes Corporation, and other disastrous zoning and land-use laws.

If it has not already occurred to the reader by now, Howard County is largely run by politicians who are beholden to wealthy developers. Mr. Ulman and Mr. Kittleman are prime examples of this bipartisan leadership toward continuous decline of the very infrastructure, which attracts families far and wide to settle here.

Today Democrat Calvin Ball has taken the reins and has not disappointed his campaign contributors as his administration contemplates hundreds of millions of dollars in corporate welfare via the General Plan update.

Name	Notable Affiliations			
<b>Victor Broccolino</b>	Former President - Howard County General			
<b>Brad Canfield</b>	Merriweather Post Pavilion	Campaign Contributor - Ken Ulman	Campaign Contributor - Allan Kittleman	Campaign Contributor - Calvin Ball
<b>George Carroll</b>				
<b>Regina Clay</b>	Former Constituent Services Liason - Ken Ulman	Howard County Democratic Central Committee Member		
<b>Larry Cohen</b>	Former Board of Education Member			
<b>Vince Cullotta</b>	Managing Partner - 18th and 21st			
<b>Rev. Paige Getty</b>	Senior Minister - UUCC			
<b>Dr. C. Vernon Gray</b>	Five-Term County Council Member			
<b>Jamison Hibbard</b>	VP CBC Financial			
<b>Sherman Howell</b>	Represents certain African American groups			
<b>Allan Kittleman</b>	Former County Executive			
<b>Jessica Mahajan</b>				
<b>David Nitkin</b>	Chief of Staff - Howard County General	Director of Communications, Director of Policy and Legislative Affairs - Ken Ulman	Former Baltimore Sun Editor	
<b>Toby and Hal Orenstein</b>	Beneficiary of \$55 Million tax payer dollars for the New Cultural Center			
<b>Jean Parker</b>	General Manager Merriweather Post Pavilion			
<b>Wendy Slaughter</b>	Realtor	Citizens's Election Fund - Commission member		
<b>Sabina Taj</b>	Former Board of Education Member			
<b>Frank Turner</b>	Six-term District 13 Delegate	Served with Senator Guy Guzzone		
<b>Ken Ulman</b>	Former County Executive	Former Lt Gov Candidate	Real Estate Consultant	

These are just the leading cast members of this audacious attempt to hijack the Columbia Association's election process, under the guise of diversity and inclusion. There are former council members, former board of education members, a former state delegate, former Columbia Association members, a current Howard County Democratic Central Committee member, former county staffers, former President of Howard County General, and the business interests who are likely the beneficiaries of this operation.

### The Political Establishment's Diversity and Inclusion Con

The members of this steering committee are skilled at manipulating the public and they employ a very familiar and handy playbook.

Establishment politicians rely on this playbook to embellish their credentials. Just a few months ago, national leaders donned African Kente clothing to show solidarity with

African Americans in reaction to George Floyd's murder, while those same leaders were and continue to be the authors of some of the most egregious pieces of legislation that have created and exacerbated income inequality and mass incarceration.

Howard County politicians draw from the same playbook.

Mr. Ken Ulman is no different. Just google "Howard County Racist Sheriff." Sheriff James Fitzgerald was elected the same year as the former county executive, in 2006. He received the endorsement of several prominent local democrats throughout his reign despite his widely known behavior. In an Office of Human Rights (OHR) investigation, one witness said "He's gotten away with it his whole career!"



Mr. Alan Kittleman, who vetoed legislation that would have made Howard County a Sanctuary County, is known for throwing around his dad's experience at the Howard County National Association for the Advancement of Colored People (NAACP) to burnish his credentials with the African American voter.

Mr. Calvin Ball, the first African American Howard County Executive, elected at a time of intense hostility against undocumented immigrants, who when he was a Council Member introduced the Sanctuary County legislation that Mr. Kittleman vetoed, is just another elected official with hollow political rhetoric. His administration continues to maintain a detention center contract with the Immigration and Customs Enforcement (ICE) and so far he has declined to take action on implementing a police body camera program.

And yet, all three politicians have spent their entire careers collecting hundreds of thousands of dollars from wealthy developers, while approving zoning laws and shepherding county-sponsored programs that asymmetrically accrue to the benefit of their developer backers. Sometimes in breathtaking ways.

So who are the rest of the key players of the Rouse Project cabal? Many of these people are responsible for the decline in the amenities and the diminished quality of life. Just look at the Downtown Columbia Plan and its giveaways to Howard Hughes Corporation (HHC).

The Rouse Project reeks of influence and self-dealing. It is a plot to take over the Columbia Association to clear the way for unhindered pillaging of taxpayer dollars in the name of "Rouse's Vision."

They have two interrelated possible motives. The first has to do with the Merriweather Post Pavilion. The other has to do with the General Plan. Why they are interrelated will become apparent.

Two of the members of the steering committee have a direct link to the Merriweather Post Pavilion: Brad Canfield and Jean Parker. The aforementioned bipartisan group of politicians are beneficiaries of their generosity. Historical campaign contributions of Mr. Brad Canfield and Ms. Jean Parker via Merriweather Post Pavilion shows that they have collectively contributed \$45,150.

What do they have to gain from having these politicians in their pocket?

Receiving Committee	Filing Period	Contribution Date	Contributor Name	Contribution Amount	Employer Name
Ulman, Ken Friends Of	2010 Annual	10/4/09	Canfield, Brad	\$ 50	
Ulman, Ken Friends Of	2010 Gubernatorial Pre-Primary1	5/18/10	Canfield, Brad	\$ 100	
Ulman, Ken Friends Of	2012 Annual	12/11/11	Canfield, Brad	\$ 4,000	
				<b>\$ 4,150</b>	
Coale, Tom Friends of	2014 Gubernatorial Pre-Primary2	5/27/14	Canfield, Brad	\$ 200	
Coale, Tom Friends of	2014 Gubernatorial Pre-General1 Report	8/14/14	Canfield, Brad	\$ 1,000	IMA Inc
Coale, Tom Friends of	2014 Gubernatorial Pre-General1 Report	8/15/14	Canfield, Brad	\$ 1,000	IMA Inc
				<b>\$ 2,200</b>	
Ball, Calvin Team, The	2018 Annual	5/12/17	Canfield, Brad	\$ 250	
Ball, Calvin Team, The	2018 Annual	5/12/17	Canfield, Brad	\$ 250	
Ball, Calvin Team, The	2019 Annual	12/19/18	Canfield, Brad	\$ 1,000	MPP
Ball, Calvin Team, The	2020 Annual	3/26/19	Canfield, Brad	\$ 1,500	Merriweather Post Pavilion
Ball, Calvin Team, The	2020 Annual	6/21/19	Canfield, Brad	\$ 2,000	Merriweather Post Pavilion
Ball, Calvin Team, The	2020 Annual	11/12/19	Canfield, Brad	\$ 1,000	Merriweather Post Pavilion
Ball, Calvin Team, The	2021 Annual	1/13/21	Canfield, Brad	\$ 1,000	Event Consulting & Mgmt Inc.
				<b>\$ 7,000</b>	
Kittleman, Allan Committee To Elect	2018 Gubernatorial Pre-Primary1	5/14/18	Canfield, Bradley M.	\$ 5,000	I.M.A., Inc., dba Merriweather Post
				<b>\$ 5,000</b>	
Watson, Courtney Friends Of	2014 Gubernatorial Pre-General2 Report	10/14/14	Canfield, Brad	\$ 4,000	Merriweather Post Pavillion
Watson, Courtney Friends Of	2014 Annual	2/12/13	Canfield, Brad	\$ 1,000	Merriweather Post Pavillion
				<b>\$ 5,000</b>	

Receiving Committee	Filing Period	Contribution Date	Contributor Name	Contribution Amount
Dixon, Sheila Friends For	2007 Baltimore City Pre-Primary	4/23/07	Merriweather Post Pavillion	\$ 1,000
Ebersole, Eric Elect	2016 Annual	8/21/15	Merriweather Post Pavillion	\$ 300
Lam, Clarence Friends of	2020 Annual	1/2/20	Merriweather Post Pavillion	\$ 2,000
Atterbeary, Vanessa Committee to Elect	2018 Annual	6/19/17	Merriweather Post Pavillion	\$ 250
Ebersole, Eric Elect	2020 Annual	9/17/19	Merriweather Post Pavillion	\$ 1,500
Ebersole, Eric Elect	2018 Gubernatorial Pre-Primary2	5/17/18	Merriweather Post Pavillion, Inc.	\$ 1,000
Sigaty, Mary Kay Friends Of	2018 Gubernatorial Pre-Primary1	3/26/18	Merriweather Post Pavillion	\$ 6,000
Weinstein, Jon Committee to Elect	2017 Annual	7/21/16	Merriweather Post Pavillion-Jean and Brad	\$ 750
Fox, Greg Friends Of	2016 Annual	9/24/15	Merriweather Post Pavillion	\$ 2,750
Atterbeary, Vanessa Committee to Elect	2020 Annual	9/3/19	Merriweather Post Pavillion	\$ 250
Lam, Clarence Friends of	2018 Gubernatorial Pre-Primary2	6/4/18	Merriweather Post Pavillion	\$ 1,000
Miller, Warren E. Friends of	2018 Gubernatorial Pre-General2 Report	9/4/18	Merriweather Post Pavillion	\$ 1,000
Atterbeary, Vanessa Committee to Elect	2017 Annual	10/12/16	Merriweather Post Pavillion	\$ 500
Rigby, Christiana Friends of	2018 Gubernatorial Pre-Primary1	3/19/18	Merriweather Post Pavillion	\$ 3,500
				<b>\$ 21,800</b>

To answer this question, the reader needs to be familiar with a few organizations and more names.

<b>It's My Amphitheater (IMA)</b>	IMA is the operator of the Merriweather Post Pavilion amphitheater
<b>Downtown Columbia Arts and Culture Commission (DCACC)</b>	A non-profit created to funnel taxpayer dollars in the name of theater and the arts. It became owner of the Merriweather Post Pavilion in 2016 as part of a deal with Howard Hughes Corporation.
<b>Inner Arbor Trust (IAT)</b>	Another non-profit created to funnel more taxpayer dollars to help facilitate the transfer of taxpayer dollars to a boondoggle project.
<b>Columbia Association (CA)</b>	Board Members of the CA in 2012 were instrumental in the creation of the IAT.
<b>Merriweather Post Business Trust (MPBT)</b>	A holding entity owned by Howard Hughes Corporation (HHC). It owned the Merriweather Post Pavilion, which was transferred to DCACC.
<b>Howard Hughes Corporation (HHC)</b>	HHC is the master developer in charge of implementing the Downtown Columbia Plan. Over the years, it has received hundreds of millions in economic giveaways from at least three county executives.

### It's My Amphitheater (IMA)

It's My Amphitheater (IMA) operates Merriweather Post Pavilion and is owned by Brad Canfield. Mr. Canfield, who also owns the entity that runs the Symphony of Lights, has contributed significant to politicians over the years stands to benefit from the Columbia Association takeover.

### Downtown Columbia Arts and Culture Commission (DCACC)

Downtown Columbia Arts and Culture Commission (DCACC) was established in 2013 as a 501(c)3. Before General Growth Properties (GGP) declared bankruptcy and sold its stake to Howard Hughes Corporation, County Executive Ken Ulman worked with GGP to arrange a massive economic giveaway program in exchange for so-called "community enhancements."

One of these community enhancements was to transfer ownership of Merriweather Post Pavilion to DCACC, which would also receive county grant funds to renovate MPP. The main beneficiary of this transaction were of course the developer Howard Hughes Corporation, the owner of MPP before it was given to DCACC and of course IMA.

The following is from CB58-2009, establishing the community enhancements.

PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 5,000,000 <sup>th</sup> SF OF DEVELOPMENT	
23.	GGP will provide \$1,000,000 towards the initial funding of a Downtown Circulator Shuttle.
24.	Transfer of ownership of Merriweather Post Pavilion to the Downtown Arts and Culture Commission for zero dollar consideration.

Some of the public fund contributions maybe found in its form 990, with an excerpt show below.

Form 990 Contributions and Independent Contractors of DCACC					
	2018	2017	2016	2015	2014
Gordon-Feinblatt LLC		\$ 389,568	\$ 110,435		
Executive Director Salary	\$ 172,485	\$ 167,269	\$ 34,808	\$ 7,000	
Government Grant	\$ 10,268,146	\$ 12,731,845		\$ 10,000,000	\$ 500,000
Other Contribution	\$ 23,995	\$ 12,905			

DCACC helps facilitate government resources to benefit IMA, the operator of MPP, in more ways than one. [Here's a story](#) of how the Howard County Police Department did not bill the Merriweather Post Pavilion for overtime shifts officers worked to provide security at events. Between 2013 and 2016, the county audit found that the department spent \$3.8 million in unreimbursed overtime.

### Inner Arbor Trust (IAT)

The Inner Arbor Trust (IAT) was also established in 2013 as another 501(c)3. County Executive Ken Ulman also played a role in forming this organization.

In February 2013, the president of the Columbia Association Phil Nelson prepared a memo of recommendations that outlined the plan to create IAT.

It would receive public money through county and state grants to facilitate the transformation of Symphony Woods to a park.



To: CA Board of Directors  
 From: Phil Nelson  
 Subject: Formation of a Trust for Symphony Woods Development  
 Date: February 13, 2013 – Updated from February 7, 2013 re: Recommendations

In his memo, Mr. Nelson states that county government wants to establish the Trust. County government was code for Ken Ulman. Ostensibly, the main purpose of this funding was to finance the boondoggle Chrysalis structure. This was just a portion of the so-called McCall plan as described in Phil Nelson's memo. In the memo, Mr. Nelson also described a straw-poll that was held in October 2012.

Background:

- CA recently received important approvals from the County Planning Board of its Final Design Plan for Symphony Woods Park. The approvals included the Merriweather/Symphony Woods Neighborhood Concept Plan, the Merriweather/Symphony Woods implementation Plan and the Final Design Plan for the first phase of Symphony Woods Park. These approvals provide the important foundation for the development, subsequent submission, and approval of park site development plans.
- The Planning Board placed conditions on the approvals related to: (1) the preservation of existing trees, routing of pathways and grading; and (2) the need for continued coordination between CA and the Howard Hughes Corporation. This past fall, management asked the CA Board for a pause in the process so that CA could work collaboratively with Howard County and Howard Hughes and gain a better determination as to what enhancements the Howard Hughes Corporation was going to make to Merriweather Post Pavilion, which comprises ten acres in the Merriweather/Symphony Woods Neighborhood, as designated in the Downtown Columbia Plan. During the Howard County development approval process it became quite apparent that the County, Howard Hughes, and other community leaders favored what has been referred to as the "McCall Plan" as a master plan for the entire neighborhood.
- While there has been talk about developing a joint venture to include CA, Howard County and Howard Hughes, development of the joint venture may be premature.
- Representatives of the Howard County government have indicated that they would like to proceed with development of the Merriweather/Symphony Woods Neighborhood via partnership of several different entities to form a multi-party trust.
- Management's recommendations herein are based on unanimous Board straw votes at the October 11, 2012 Meeting where the Board expressed support for the following actions:
  - Look at the possibilities of entering into a Trust.
  - Whether to continue with the plan approved by the County Planning Board or investigate other options for continuing through the County's approval process.
  - Consider placing a CA Headquarters Building in Symphony Woods Park.

There appears to be no meeting minutes for this straw-poll, except for the closed meeting summary shown here.

## Special CA Board of Directors Meeting

11 October 2012

**CA:** Michael Cornell, Gregg Schwind, Ed Coleman, Alex Hekimian, Regina Clay, Tom Coale, Suzanne Waller, Shari Zaret, Andy Stack, Phil Nelson, Jane Dembner,  
**Other People in Attendance:**

Meeting was called to order at 9:40PM by Chair Shari Zaret.

Vote to close the meeting 8-1(Alex)-0. Agenda approve 9-0-0. Motion to authorize CA President to go ahead with negotiations for new fitness facility approved 8-1(Alex)-0. Motion to open meeting and adjourn approve 9-0-0. Meeting opened at 11:14PM.

*Approved by the CA Board of Directors on 4/11/13  
 Approved for Release by the CA Board of Directors on 4/11/13*

Some of the names on the CA Board of Directors will be familiar. In fact, one of the members Ms. Regina Clay is on the Steering Committee of The Rouse Project.

Another notable item for the memo references the so-called "McCall Plan." Mr. Michael McCall would become the

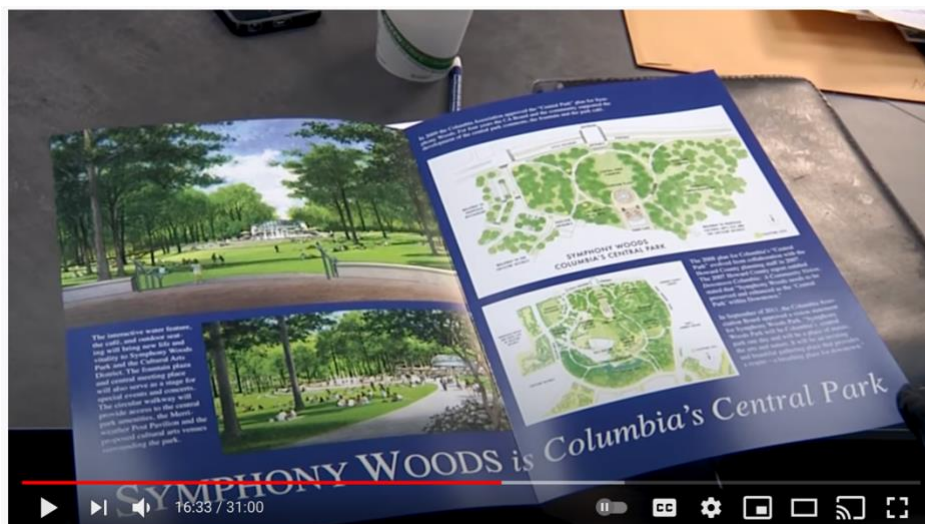
first president of the IAT. It can be seen from the IAT's form 990 filings that Mr. McCall received \$1,026,175 in direct compensation and payment to his firm Strategic Leisure Inc. The report also shows that IMA received \$254,569 in 2017 and 2018 as an independent contractor.

Michale McCall Income (Form 990)					
Filing Year	Reportable Compensation	Strategic Leisure Inc	Inner Arbor Trust Revenue	Government Grant	Other Contributions
2014	\$ 51,642	\$ 240,000	\$ 1,720,020	\$ 296,901	\$ 1,423,119
2015	\$ 117,964	\$ 240,000	\$ 713,630	\$ 474,837	\$ 238,793
2016	\$ 126,410	\$ 210,000	\$ 2,003,935	\$ 1,846,371	\$ 157,564
2017	-	\$ 40,159	\$ 3,111,316	\$ 2,896,453	\$ 214,863
2018	-	-	\$ 117,545	\$ 94,772	\$ 22,773

Top Independent Contractors of Inner Arbor Trust		
	2018	2017
It's My Ampitheater Inc	\$ 105,234	\$ 149,335
Zahner Company	\$ 255,290	\$ 1,316,022
The Whiting-Turner Contracting Co	\$ 1,357,897	\$ 1,352,460

At the time there were two competing plans. One was the "McCall Plan" while the other was the "Paumier Plan." The estimated cost of "Paumier Plan" was \$5 million. The cost just to build one structure of the "McCall Plan", the Chrysalis, was \$6.4 million.



The following clip from a documentary by the Howard County Citizens Association shows how the boondoggle option was picked over lower-cost option.

Here, County Executive Alan Kittleman, who is on the steering committee of The Rouse Project, notifies Mr. McCall of his latest windfall.



HOWARD COUNTY OFFICE OF COUNTY EXECUTIVE  
3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2013

Allan H. Kittleman  
Howard County Executive  
akittleman@howardcountymd.gov

www.howardcountymd.gov  
FAX 410-313-3051  
TDD 410-313-2323

September 18, 2015

Michael McCall, President and CEO  
c/o Inner Arbor Trust, Inc.  
10630 Little Patuxent Parkway  
Century Plaza, Suite 315  
Columbia, MD 21044


Dear Mr. *Michael* McCall:

Enclosed, please find Amendment Three to Grant Agreement (the "Amendment") between Howard County, Maryland and the Inner Arbor Trust, Inc. The County looks forward to the completion of the Chrysalis Amphitheater and the Butterfly Guest Services Building.

In accordance with the Amendment and the Grant Agreement, please provide the Chief Administrative Officer of the County with notice of any Board meeting, or subset thereof, to ensure that the County's review group will be able to attend and observe. Further, we look forward to negotiating an agreement related to the County's use and access to the Chrysalis.

Should you have any questions or concerns, please feel free to contact me.

Best regards,

  
Allan H. Kittleman  
County Executive

cc: B. Diane Wilson – Chief of Staff  
Lonnie Robbins – Chief Administrative Officer

## Merriweather Post Business Trust (MPBT)

Merriweather Post Business Trust (MPBT) is a holding company owned by Howard Hughes Corporation. The transfer of ownership of Merriweather Post Pavilion from HHC to DCACC was facilitated through this trust. As an aside, MPBT also owned and transferred the Trademark License for "Merriweather Post" to DCACC.

As an aside, a blog with the same name emerged in 2019 fencing "independent", "organic" and "researched" stories to the public that actually appear to be a PR operation for the Downtown Columbia Plan. The Blogger would not answer whether he received express or implied permission from DCACC to use the name.

### RECITALS

A. Through years of exclusive use, Licensor has developed valuable trademark rights in the marks MERRIWEATHER, MERRIWEATHER POST, and MERRIWEATHER POST PAVILION, and related designs, (the "**Marks**") in connection with various services and goods;

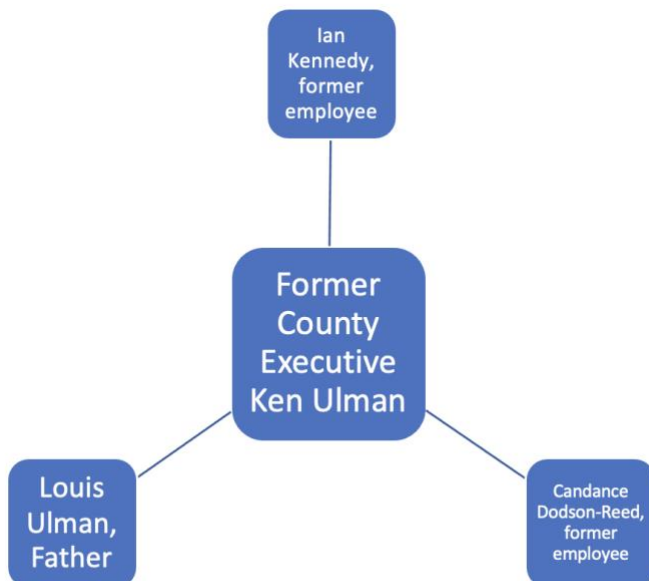


Columbia Association (CA)

Columbia Association (CA) played a pivotal role in the creation of the Inner Arbor Trust. The Association’s Board of Directors who voted for the creation of this trust are shown here.

2013 CA Board	2013 IAT Board	2021 DCACC Board
Andy Stack	Ed. Coleman	Deborah Ellighaus, Chair
<b>Regina Clay</b>	<b>Deborah Ellighaus</b>	Jeffery Lavis, Treasurer
<b>Tom Coale</b>	G. Kent Humphries	Candace Dodson-Reed
Ed Coleman	Philip Nelson	Maurice Bellan
Michael Cornell	Gregg Schwind	Vanessa Rodriguez
Cynthia Coyle	Michael McCall	Louis Ulman
Alex Hekimian	Beverly J. White-Seals	Ian Kennedy, Executive Director
Gregg Schwind		Darin Atwater
Suzanne Waller		
Shari Zaret		
<b>CA Staff</b>		
<b>CA President</b>	Phil Nelson	
<b>Chief Staff Liaisons</b>	Jane Dembner	
	Marc Kolp	
	Susan Krabbe	
<b>Governance Chief of Staff</b>	Rob Goldman	

Notable names are of course Ms. Regina Clay who worked for County Executive Ken Ulman, and is a member of The Rouse Project’s steering committee. Mr. Tom Coale is a lobbyist for some of the wealthy developers in Howard County and serves their interests in various capacity including through the podcast “Elevate Maryland.”



The current DCACC board chair, Ms. Deborah Ellighaus was one of the charter board members of the IAT.

Another board member of the 2021 DCACC, Ms. Candace Dodson-Reed co-hosts a podcast with developer attorney and 2013 CA Board member Tom Coale. She also worked in the Ken Ulman administration.

Next, Mr. Louis Ulman is of course Mr. Ken Ulman's father.

Last, but not least, the Executive Director Mr. Ian Kennedy also worked for Mr. Ken Ulman as his Chief of Staff.

The 2013 charter board of the IAT comprised of Mr. Ed Coleman who currently serves as a member of the Planning Board. A county body that serves as a rubber stamp to any and all development.

It also includes Mr. Phil Nelson, who helped shepherd the creation of the IAT as CA Board President and of course Mr. Michael McCall, who earned a nearly \$1.03 million windfall over four years courtesy of taxpayer dollars.

Or would it be courtesy of County Executive Ken Ulman, Delegate Courtney Watson, who served in the County Council from 2006 to 2014, County Executive Calvin Ball, who served as Councilmember from 2006 to 2018, and State Senator Guy Guzzone who would facilitate the requisite state bond bill in the State Legislature. See next page for a list of campaign contributions by the McCall's to the aforementioned politicians.

[Howard Hughes Corporation \(HHC\)](#)

Howard Hughes Corporation (HHC) is of course the glue that holds all of this deal together. It is the beneficiary of hundreds of millions corporate subsidy through direct cash payments via tax increment financing (TIF), zoning and land-use laws, and density bonus. The last time this group of people got together, the disastrous Downtown Columbia Plan was implemented.

These are the entities and individuals who stand to gain from the takeover of Columbia Association.

**State Of Maryland  
2017 Bond Bill Fact Sheet**

1. Senate LR #		House LR #		2. Name Of Project
Bill #	Bill #	Bill #	Bill #	
lr3289	sb0755	lr0780	hb0678	Chrysalis Pavilion in Merriweather Park at Symphony Woods
3. Senate Bill Sponsors				House Bill Sponsors
Howard County Senators				Howard County Delegation
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Howard County				\$250,000
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Chrysalis Pavilion in Merriweather Park at Symphony Woods				
7. Matching Fund				
Requirements: Equal			Type: The matching fund may consist of real property or funds expended prior to the effective date of this Act.	
8. Special Provisions				
<input type="checkbox"/> Historical Easement			<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title			Contact Ph#	Email Address
Michael McCall			410-740-0029/443-538-8030	michaelmccall@mac.com

Receiving Committee	Filing Period	Contribution Date	Contributor Name	Contributor Address	Contribution Amount	Employer Name	Employer Occupation
Ulman, Ken Friends Of	2006 Gubernatorial Pre-Primary	2/4/06	McCall, Barbara B.	11619 Lakewater Ln, Columbia, MD 21044-4355	\$ 200		
Ulman, Ken Friends Of	2006 Gubernatorial Pre-General	9/18/06	McCall, Barbara B.	11619 Lakewater Ln, Columbia, MD 21044-4355	\$ 200		
Ulman, Ken Friends Of	2012 Annual	11/10/11	McCall, Barbara	11619 Lakewater Ln, Columbia, MD 21044-4355	\$ 125		
Ulman, Ken Friends Of	2012 Annual	1/9/12	McCall, Barbara	11619 Lakewater Ln, Columbia, MD 21044-4355	\$ 100		
Ulman, Ken Friends Of	2013 Annual	4/5/12	McCall, Michael	11619 Lakewater Ln, Columbia, MD 21044-4355	\$ 125	Michael	
Ulman, Ken Friends Of	2013 Annual	9/12/12	McCall, Barbara	11619 Lakewater Ln, Columbia, MD 21044-4355	\$ 60	Barbara	
Ulman, Ken Friends Of	2013 Annual	11/24/12	McCall, Michael	11619 Lakewater Ln, Columbia, MD 21044-4355	\$ 125	Michael	
Ulman, Ken Friends Of	2013 Annual	1/9/13	McCall, Barbara	11619 Lakewater Ln, Columbia, MD 21044-4355	\$ 200	Barbara	
					\$ 1,135		
Watson, Courtney Friends Of	2014 Annual	3/27/13	McCall, Barbara B	11619 Lakewater Ln, Columbia, MD 21044	\$ 60	Strategic Leisure Inc.	Real Estate
Watson, Courtney Friends Of	2014 Annual	10/4/13	McCall, Barbara B	11619 Lakewater Ln, Columbia, MD 21044	\$ 250	Strategic Leisure Inc.	Real Estate
Watson, Courtney Friends Of	2014 Annual	10/17/13	McCall, Barbara B	11619 Lakewater Ln, Columbia, MD 21044	\$ 75	Strategic Leisure Inc.	Real Estate
Watson, Courtney Friends Of	2014 Annual	12/18/13	McCall, Barbara B	11619 Lakewater Ln, Columbia, MD 21044	\$ 500	Strategic Leisure Inc.	Real Estate
Watson, Courtney Friends Of	2014 Gubernatorial Pre-Primary1	3/21/14	McCall, Barbara B	11619 Lakewater Ln, Columbia, MD 21044	\$ 100	Strategic Leisure Inc.	Real Estate
Watson, Courtney Friends Of	2018 Annual	1/7/18	McCall, Barbara B	11619 Lakewater Ln, Columbia, MD 21044	\$ 100	Strategic Leisure Inc.	Real Estate
Watson, Courtney Friends Of	2018 Gubernatorial Pre-General1 Report	8/21/18	McCall, Barbara B	11619 Lakewater Ln, Columbia, MD 21044	\$ 100	Strategic Leisure Inc.	Real Estate
Watson, Courtney Friends Of	2020 Annual	6/2/19	McCall, Barbara B	11619 Lakewater Ln, Columbia, MD 21044	\$ 100	Strategic Leisure Inc.	Real Estate
					\$ 1,285		
Guzzone, Guy Friends Of	2018 Gubernatorial Pre-Primary2	5/24/18	McCall, Barbara B.	11619 Lakewater Ln, Columbia, MD 21044	\$ 100	Strategic Leisure, Inc.	Administrative and Management
Guzzone, Guy Friends Of	2014 Annual	10/17/13	McCall, Barbara	11619 Lakewater Ln, Columbia, MD 21044	\$ 100		
Guzzone, Guy Friends Of	2014 Gubernatorial Pre-General1 Report	6/9/14	McCall, Barbara B	11619 Lakewater Ln, Columbia, MD 21044	\$ 100		
Guzzone, Guy Friends Of	2015 Annual	1/2/15	McCall, Barbara B.	11619 Lakewater Ln, Columbia, MD 21044	\$ 125		
Guzzone, Guy Friends Of	2016 Annual	5/20/15	McCall, Barbara B.	11619 Lakewater Ln, Columbia, MD 21044	\$ 100		
Guzzone, Guy Friends Of	2017 Annual	5/25/16	McCall, Barbara B.	11619 Lakewater Ln, Columbia, MD 21044	\$ 200	Strategic Leisure	Administrative and Management
Guzzone, Guy Friends Of	2017 Annual	12/15/16	McCall, Barbara B.	11619 Lakewater Ln, Columbia, MD 21044	\$ 200	Strategic Leisure	Administrative and Management
Guzzone, Guy Friends Of	2018 Annual	5/12/17	McCall, Barbara B.	11619 Lakewater Ln, Columbia, MD 21044	\$ 200	Strategic Leisure, Inc.	Administrative and Management
Guzzone, Guy Friends Of	2018 Annual	1/3/18	McCall, Barbara B.	11619 Lakewater Ln, Columbia, MD 21044	\$ 250	Strategic Leisure, Inc.	Administrative and Management
Guzzone, Guy Friends Of	2019 Annual	1/8/19	McCall, Barbara B.	11619 Lakewater Ln, Columbia, MD 21044	\$ 100	Strategic Leisure, Inc.	Administrative and Management
Guzzone, Guy Friends Of	2020 Annual	5/10/19	McCall, Barbara B.	11619 Lakewater Ln, Columbia, MD 21044	\$ 100		
					\$ 1,575		
Ball, Calvin Team, The	2016 Annual	12/18/15	McCall, Barbara Butman	11619 Lakewater Ln, Columbia, MD 21044	\$ 200		
Ball, Calvin Team, The	2017 Annual	4/21/16	McCall, Barbara Butman	11619 Lakewater Ln, Columbia, MD 21044	\$ 200		
Ball, Calvin Team, The	2017 Annual	12/27/16	McCall, Barbara Butman	11619 Lakewater Ln, Columbia, MD 21044	\$ 200	Strategic Leisure Inc.	Real Estate
Ball, Calvin Team, The	2018 Annual	5/2/17	McCall, Barbara Butman	11619 Lakewater Ln, Columbia, MD 21044	\$ 200	Strategic Leisure Inc.	Administrative and Management
Ball, Calvin Team, The	2018 Annual	1/7/18	McCall, Barbara Butman	11619 Lakewater Ln, Columbia, MD 21044	\$ 100	Strategic Leisure Inc.	Administrative and Management
Ball, Calvin Team, The	2018 Gubernatorial Pre-Primary2	6/5/18	McCall, Barbara Butman	11619 Lakewater Ln, Columbia, MD 21044	\$ 100	Strategic Leisure Inc.	Administrative and Management
Ball, Calvin Team, The	2018 Gubernatorial Pre-General1 Report	8/21/18	McCall, Barbara Butman	11619 Lakewater Ln,Howard, Columbia, MD 21044	\$ 100	Strategic Leisure Inc	Administrative and Management
Ball, Calvin Team, The	2020 Annual	6/2/19	McCall, Barbara Butman	11619 Lakewater Ln,Howard, Columbia, MD 21044	\$ 100		
					\$ 1,200		
				Grand Total	\$ 5,195		

In June, 2020, Columbia Association and Inner Arbor Trust filed a lawsuit against the Downtown Columbia Arts and Culture Commission and It's my Amphitheater in Howard County Circuit Court to stop that year's annual Symphony of Lights.

### The Graft Agreements

According to the lawsuit, DCACC and IMA put on the Symphony of Lights event without approval from Columbia Association, which owns various land-use rights for Symphony woods, which surrounds Merriweather Post Pavilion.

Various agreements between DCACC, MPBT, IAT, CA, HHC, and IMA enable access to the Pavilion during events. The relevant agreement descriptions and dates are found here.

The 2019 event took place without express approval from IAT and by extension Columbia Association. Instead, Howard County Department of Planning and Zoning under the control of County Executive Calvin Ball issued a permit.

<b>Date</b>	<b>Agreement Description</b>
14-Feb-13	Columbia Association Board of Directors Approve Recommendations by CA President and CEO to establish IAT
11-Dec-13	Columbia Association and Inner Arbor Trust Easement Agreement
18-Dec-13	Grant Agreement Between Howard County and Inner Arbor Trust for \$6,395,000
2014	CB17-2014 Howard County Grant Agreement with Downtown Columbia Arts and Culture Agreement
6-Jun-14	MPBT & DCACC joint development agreement
31-Oct-14	Amended Grant Agreement Between Howard County and Inner Arbor Trust for \$6,395,000
1-Nov-14	IMA and MPBT enter agreement
6-Mar-15	IMA and IAT Enter into an Operating Agreement
24-Apr-15	Second Amended Grant Agreement Between Howard County and Inner Arbor Trust for \$6,395,000
1-Sep-15	Trademark License Agreement between MPBT and IAT
18-Sep-15	Third Amended Grant Agreement Between Howard County and Inner Arbor Trust for \$6,395,000
3-May-16	Chrysalis Use Agreement between Inner Arbor Trust and Howard County, MD
7-Oct-16	Symphony of Lights License between IAT and Howard Hospital Foundation and IMA

But DPZ and County Executive Calvin Ball had no right to issue any permits since the easement is owned by CA. In helping IMA and DCACC, County Executive violated a basic principle of property rights. Even the county has to enter into an agreement with IAT and CA to be able to use a CA-owned facility. By tipping his hand into this disagreement on behalf of IMA, County Executive Ball exacerbated the dispute and hurt IAT and CA.

**Chrysalis Use Agreement**

**Exhibit A**

**Other County Uses Section 2.2**

<b>Event</b>	<b>Anticipated Occurrence</b>
Traveling Band Concert	Weekday evening in July, estimated 4 hours
Spring Concert	Weekday evening in April, estimated 4 hours
Fall Concert	Weekday evening in September, estimated 4 hours
Lunch time Children’s Concert	June, July, or August any weekday, estimated 3 hours
Children’s Arts Camps in Collaboration with CA	Summer weekdays for one week, estimated 6 hours per day

Additional arts and cultural events and programs.

IAT Board Minutes are not that great, but an August 2019 board meeting shows that IMA was an “elephant in the room”, as the conflict was brewing.



5430 Vantage Point Road  
Historic Oakland, Suite A  
Columbia, MD 21044  
www.innerarbortrust.org

**Board of Directors Meeting Minutes**

**August 12, 2019**

**6:00 p.m.**

Attending: Lin Eagan, Ellen Flynn Giles, Janet Evans, Milton Matthews, Terry Eberhardt, Mary Ann Scully

Also Attending: Nina Basu, Chad D’Amore, Coleen West, Elliott Pfanstiehl

Approval of July 25, 2019 minutes

Moved - Ellen Flynn Giles, Seconded, Janet Evans, approved 6-0

How to financial assets / liabilities fit into this picture?

IMA / IMP elephant in the room

What qualifies as arts and culture?

Move to move forward - moved Ellen, second Dave, 6 for 1 abstention

The 2020 event took place despite multiple injunction attempts. The cabal got lucky for the second year in a row. But they may not be as lucky this year. So County Executive Ken Ulman got the band back together and added new band members.

He sprinkled the band with some people of color including former Board of Education Member Ms. Sabina Taj, who has used her platform to elevate developer events, et viola. The perfect performative playbook that can conceal the true motives, by deflecting any potential criticism because “diversity.”

He sprinkled the band with some people of color including former Board of Education Member

### Takeover Campaign

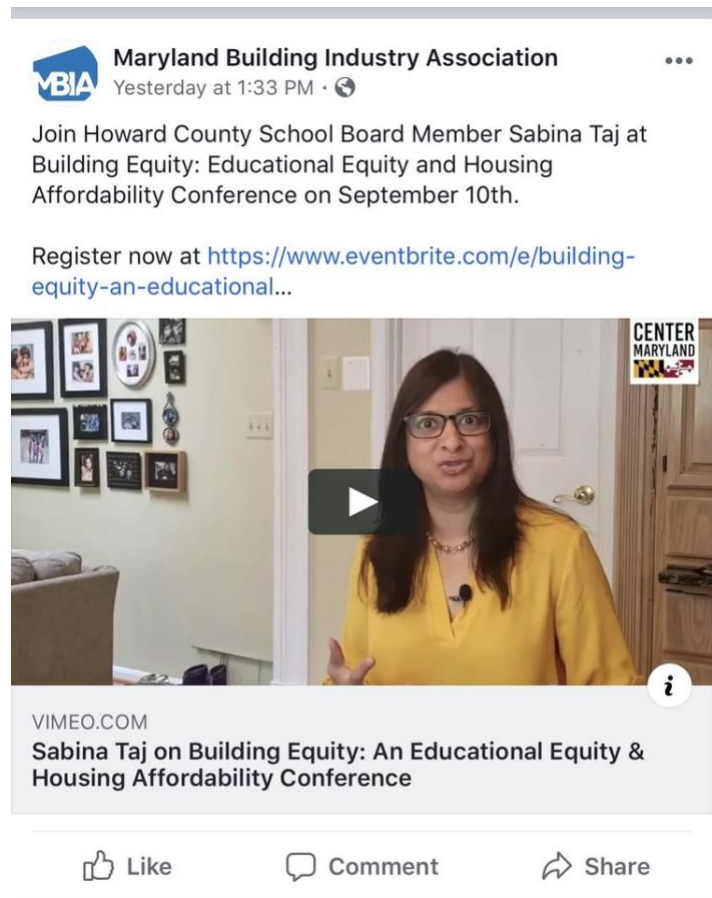
In reality, this venture allows the cabal to elect their preferred CA board members. One of their stated goals is to halt the search for a new CA president and CEO until the new CA board is installed, even though the current CA board is well within its rights to hire a new president and CEO.

Specifically they say “Seven of the ten CA Board Members responsible for choosing the next president are up for re-election on April 24th. Given the timing of these elections, it is in the best interest of the incoming President, CA staff, the new CA Board and the community at-large to have the Columbia Association’s new leader be selected by the people who will be in place when he or she is hired.” Furthermore, “We call upon the Columbia Association Board of Directors to delay selection of the next President/CEO until after their April 24 election.”

The reader will remember that in 2016, Senator Mitch McConnell denied confirmation of President Barack Obama’s pick to the Supreme Court, Merrick Garland, for almost identical reasons. McConnell said “I believe the overwhelming view of the Republican Conference in the Senate is that this nomination should not be filled, this vacancy should not be filled by this lame duck president.”

### A New Scheme to Siphon Public Dollars

The Rouse Project wants to elect its preferred CA board members, much like the 2013 board who would vote as instructed to pick a new CA president and CEO. And much like



The screenshot shows a Facebook post from the Maryland Building Industry Association (MBIA). The post is dated "Yesterday at 1:33 PM" and includes a globe icon. The text of the post reads: "Join Howard County School Board Member Sabina Taj at Building Equity: Educational Equity and Housing Affordability Conference on September 10th." Below this text is a registration link: "Register now at <https://www.eventbrite.com/e/building-equity-an-educational...>". The video thumbnail shows Sabina Taj, a woman with glasses wearing a yellow top, speaking in a room with framed pictures on the wall. A play button is overlaid on the video. The video title is "Sabina Taj on Building Equity: An Educational Equity & Housing Affordability Conference". At the bottom of the post are the interaction buttons: "Like", "Comment", and "Share".

Mr. Phil Nelson, this new president would concoct a new scheme to siphon public dollars for private gain and guide the CA board through the perfunctory voting process. One of the board's new tasks would be to make permanent the temporary and illegal county-brokered arrangement that allows IMA to access CA owned land with impunity.

Of course this is the short term goal. In the mid and long term, this board will remove any structural barriers that potentially stand in the way of HHC. It will also serve as a launching off platform for future central committee members, county executives, and council members.

The reader will remember that at the heart of many of these deals is a zoning and land-use deal that would not be profitable without taxpayer dollars.

### The Voter is Losing Trust in Government

Many view the results of the 2020 presidential election as a decisive victory for the Democratic Party, instead of seeing it for what it really is. The fact that nearly 74.3 million voters considered Trump as a viable alternative to Biden at a time when hundreds of thousands died due to criminal levels of negligence by Trump's administration should be viewed as a canary in a coal mine.

To many voters, governments, political parties, and elected officials are self-serving. For many the political party in power does not matter, because year-after-year, their quality of life continues to dwindle. They see the wealthy getting away with causing massive financial disasters while they face evictions or lose their entire livelihood for missing a single payment.

Yes, the Democratic Party is better rhetorically, but that is form over substance. When it comes to the bread and butter issues, we consistently see both parties benefiting special interests and their corporate backers.

The two parties have a different approach. The Democratic Party says "black lives matter" or "we are a nation of immigrants" while the Republican Party is openly hostile to these values. However, when it comes to the **money**, both parties have been singularly focused in helping it flow in one direction. To the wealthy. The only difference is that the Republicans actually keep their promise of taking away black people's freedom.

Let there be no doubt, the Republican Party has completely succumbed to fascism. Some will use that as a reason to give the Democratic Party the benefit of the doubt. This is a terrible standard. As far as the outcome of losing a Democracy or a free society is concerned, actions that decrease trust in government also lead to fascism.

Howard County's Democratic political establishment is simply a microcosm of what the voter is witnessing at the state and national levels.