

MEETING MINUTES

Largo Town Center Development Board

County Administration Building, Room 2027

14741 Governor Oden Bowie Drive

Upper Marlboro, MD

Monthly Meeting: June 12th, 2017

7:00pm – 8:30pm

Member Attendees: Dr. Jacqueline L. Brown, Dr. Rodney Harrell, Larry Hentz, Kenneth Baker, Nellvenia Johnson, John Lupo, Kierre McCune, Charles Renninger, Louise McNairn, David Iannucci, and Kelvin Robinson.

(Quorum Achieved)

Staff Attendees: Jackie Brown, Charlotte Aheart, Vanessa Akins, Jordan Exantus, Leroy Maddox.

Absent: Donny James, Armin Groeschel, Catherine Jones, and Mark Wasserman.

Visiting Guests: Heather Dlhopsky (Linowes and Blocher LLP), J. Mike Bellamy (Kaiser Construction), Jasmine Dixon, Warren Savoy, Kyle Welch (Capital Children's Dental Center), Jeff Wheeler (Capital Children's Dental Center), Kehinde Okunola, Christian Orenzie.

In order, according to the agenda:

I. Welcome, Approval of Meeting Minutes and Quarterly Reports – Dr. Jacqueline L. Brown

- i. Minutes were reviewed and approved unanimously.
- ii. A vote on approval of the Quarterly Reports was deferred to the next meeting so that board members had time to sufficiently review the materials

II. Project Update – Kaiser Permanente

- i. Heather Dlhopsky informed the Board that a new plan has been developed to enclose two medical trailers located behind the building so that they cannot be seen from the road. This effort seeks to address concerns from the Board and the community at large.
- ii. J. Mike Bellamy from Kaiser Construction informed the Board that they would be constructing brick enclosures for the trailers to match the existing building texture. The trailers will be moved inside the enclosures which will have “roll-up” doors. Trailers will be completely hidden from view during all hours.
 - a) Current applications are on hold, now that community concerns have been addressed, amended plans will be submitted to M-NCPPC.
- iii. Discussion
 - a) Mrs. Johnson – Have you spoken with DPIE?
 - Mr. Bellamy – Yes, have spoken with DPIE and are working to extend temporary permits. No indication of issues with enclosures have been expressed.
 - b) Mr. Iannucci – What is the long-term goal for the site?
 - Mr. Bellamy – Currently working on a master plan for future expansion
 - c) Mr. Renninger – There were many community meetings to determine how to deal with the enclosure of the trailers. This is a temporary solution. Kaiser will work with the community to make best future use in master plan process. Largo Civic Association has formally removed their request for a full hearing.

- d) Mrs. Dlhopsky – Kaiser will continue working with the community going forward.
- e) Char Brown – what are the next steps?
 - Mrs. Dlhopsky – currently revising the plans (previously in intake) and will re-submit soon. Looking at stormwater management issues.
- f) Mr. Iannucci – any Board action required?
 - Board members agreed to defer taking any action on the project to a future meeting after final plans are submitted to M-NCPPC.

III. Project Briefing – Capital Children’s Healthcare

- i. Mr. Wheeler introduced the Board to a specialized dental services project that CCH is looking to establish at Largo Town Center. The center will perform general anesthesia outpatient procedures (such as fillings and crowns) for children.
 - a) Studies show that there is a great need for dental services in Prince George’s County, and a shortage of surgical providers, especially for youth. Currently, there is a two-year backlog of children waiting to get served who are either too young or too anxious to get served without anesthesia.
 - b) Many dental providers in the region do not accept Medicaid, which is another barrier to youth getting treated in Prince George’s County
 - c) Hope to open by end of summer – August?
- ii. Discussion
 - a) Dr. Harrell – [you stated you are] targeting Medicaid customers, what are the mass transit options available to access your location?
 - Mr. Welch – we are near the Metro and there is a bus stop close-by
 - b) Mr. Renninger – is there a walkway?
 - Mr. Wheeler – we have been told that in order to install a walkway it must be heated which is cost prohibitive.
 - Chair – need to work with agencies to determine a way around regulation issue.
 - c) Mr. Baker – can patients take metro after outpatient procedures?
 - Mr. Welch – required to be transported by parent or guardian
 - Mrs. Johnson – there may be a taxi service available to patients
 - d) Mrs. Johnson – will business serve Medicaid customers exclusively?
 - Mr. Welch – approximately 90% of customers will be on Medicaid
 - e) Mr. Welch – we will be profitable by having “flex schedules” with multiple dentists that will ensure speed, efficiency and quality by offering a specialized service that can be performed at high volumes. We will be located in the Inglewood Business Center and will initially have one operating room and eventually expand to three.
 - Dr. Harrell – how many patients do you expect to serve per day?
 - Mr. Welch – the goal is to perform 6-8 procedures per day.
 - f) Mr. Iannucci – did the impending development of the regional medical center influence your siting decision?
 - Mr. Welch – number one reason was the demonstrated need, number two was access to Metro, the hospital was the “cherry on top”
 - g) Mr. Iannucci – where will your work force be coming from?
 - Mr. Welch – nurses will be from within 15 minutes, dentists vary and anesthesiologist will be coming from Bowie. The goal is to hire employees from as close as possible. The center will have thirty employees at full build-out.
 - h) Mr. Lupo – are there risks/issues associated with this type of work?
 - Mr. Welch – there are approximately 2 fatalities per year related to in office sedation and usually it occurs because facility did not have a full-medical staff. Our

center will provide a full nursing staff with ICU experience resulting in a high quality of care.

- i) Mr. Lupo – do you have a Certificate of Need (CON) for all three operating rooms?
 - Mr. Welch – we have a CON for one, we will work on the remaining two soon.
- j) Mr. Iannucci – when will you be submitting permits?
 - Mr. Wheeler – permits have already been submitted, we are in construction now.
 - Mr. Iannucci – this is a complementary use for the new Regional Medical Center.

IV. The Meeting was Adjourned

- i. Next meeting August 7, 2017