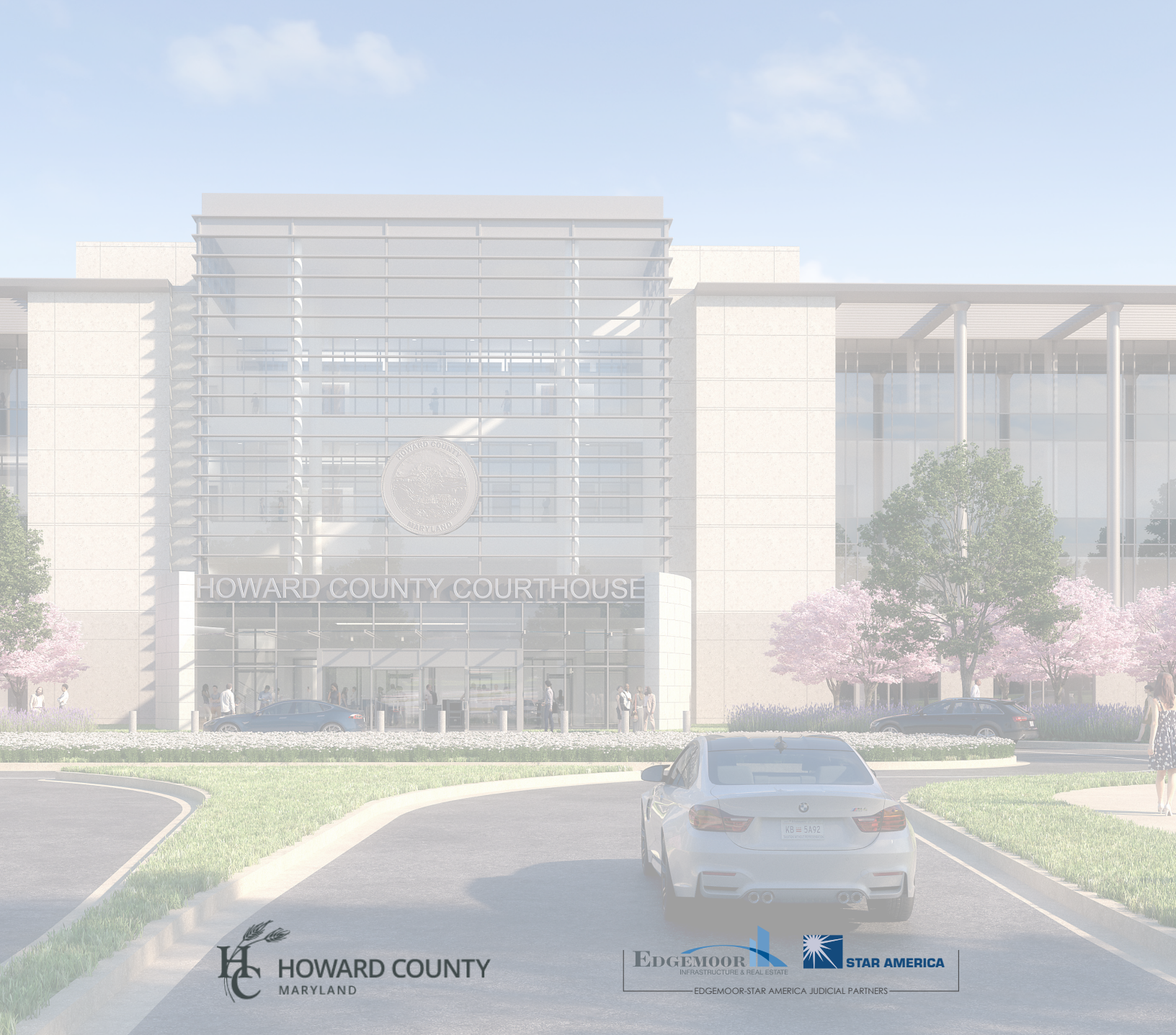


Howard County Circuit Courthouse

Department of Public Works Community Outreach Meeting Report



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MEETING SUMMARY

OVERVIEW

Time & Date: 6:00 – 8:00 PM Thursday, February 21, 2019

Location: Howard High School Cafeteria, 8700 Old Annapolis Rd, Ellicott City, MD 21043

The Outreach Meeting was held using an “open house” type format, with the room organized into a series of stations arranged to address a variety of topics regarding the proposed courthouse. Each station had printed presentation boards with information about the project and was staffed by members of the Edgemoor-Star America Judicial Partners (ESJP) Team and Howard County representatives. Over fifty Howard County residents and other interested stakeholders attending the meeting were free to circulate amongst the stations and engage with nearly 30 members of the ESJP Team and Howard County representatives in attendance.

The overall tone of the meeting was positive from the community and the open house format was well received. Because of the large number of individuals from both the ESJP Team and Howard County who staffed the event, residents of the community felt that there was someone qualified to answer their questions and plenty of individuals available with whom they could discuss the project.

OUTREACH MEETING STATIONS

- Interior Architecture
- Exterior Architecture
- Environmental Benefits
- Traffic Improvements
- Site Planning
- Construction, Schedule, EBO/Local Business Participation

The following images taken during the Outreach Meeting show how the stations and presentation boards were arranged in the Howard High School Cafeteria.



COMMUNITY FEEDBACK

INTERIOR ARCHITECTURE STATION

The Architecture – Interior Station included presentation boards with the building floor plans and interior views keyed to the floor plans. Each floor plan included a list of key public amenities and locations of key user groups or resources within the building.

The following meeting notes reflect the discussion topics, comments, and feedback received by the members of the ESJP Team and Howard County representatives staffing the station:

- Feedback on the monumental atrium stair was very positive and was viewed as a place for people to intermingle when visiting the courthouse.

- Most meeting attendees reacted very positively to the entry and believed the atrium will introduce a lot of natural light into the building and create a central gathering place.
- One attendee was worried about the noise from the atrium causing issues in nearby office spaces, despite the acoustic treatments and walls separating the office space from the atrium.
- One attendee thought the Atrium was very large and didn't have a specific program space within it.
- Attendees were pleased the plan included a variety of Multi-Use Community Rooms.
- Several attendees asked if the proposed cafeteria could be used after hours for community events.
- Representatives for two County Council Members (Districts 1 and 3) were particularly interested in the amount of Wellness Rooms/Lactation Rooms in the building. They were pleased that we provided one for the public, one for Jury Assembly and one for staff, but requested we look at a possible location for an additional public wellness room if space allows.
- Those same representatives were interested in the provisions for uni-sex and family restrooms and were satisfied with provisions for one per floor. All public restrooms will have diaper changing stations installed.
- One attendee was concerned that the facility was holding detainees overnight. The ESJP Team informed them that no detainees would be held overnight at the courthouse.
- One attendee was concerned that the Law Library was undersized compared to other Maryland county courthouse law libraries.

EXTERIOR ARCHITECTURE STATION

The Exterior Architecture Station included presentation boards with rendered views of the building exterior and aerial views of the building and site. Each of the boards highlighted key exterior features of the building.

The following meeting notes reflect the discussion topics, comments, and feedback received by the members of the ESJP Team staffing the station:

- Nearly all attendees were highly complimentary of the proposed building architecture and thought the new rendered views up Bendix road were a tremendous improvement to the community appearance.
- One attendee suggested the County add a covered walk from the garage to the main entry door.
- One attendee was concerned that one of the future buildings would be a new County jail.
- The only concern that was directly related to the exterior of the building was the height. The proposed building is less than 80 feet tall as allowed by the site zoning.
- Several attendees had questions about what type of expansion was planned and the schedule. The ESJP Team clarified there is no expansion budgeted at this time.

ENVIRONMENTAL BENEFITS STATION

The Environmental Benefits Station included presentation boards with rendered views of the building exterior and aerial views of the building and site. The boards highlighted key environmental features of the building and proposed site plan.

The following meeting notes reflect the discussion topics, comments, and feedback received by the members of the ESJP Team staffing the station:

- Attendees had many positive comments about the 50% reduction in impervious area, significant reduction in stormwater runoff, and improved stormwater management proposed by the new site plan.
- Attendees had many positive comments about the retention of existing trees and the addition of over 100 new trees to the site.
- Many attendees had positive comments about the sun shades, and solar glare control along the south façade.

- Several attendees expressed concerns about light pollution. The light pollution reduction criteria for US Green Building Council Leadership in Environment and Energy Design (LEED) program requirements will address site lighting and require shields and cutoffs for all exterior fixtures including those on the garage, information which was received favorably by those in attendance.
- One attendee requested a covered walkway from the bus stop to the main entry. It was noted that both vehicle drivers and bus riders share the same walkway to the main entry.
- Several attendees asked about general energy and water issues relative to LEED and building energy performance. Many attendees were very positive about the pursuit of LEED Silver certification. Some attendees asked about LEED Gold, which is currently under evaluation by the County.
- Several attendees asked questions about solar photo voltaic (PV) panels, geothermal (was evaluated but would have saved less than 1% energy) or greywater reclamation (was evaluated but maintenance would be substantial; project prioritized water conservation through fixture selection, elimination of cooling tower and irrigation system, which was received favorably).
- One attendee asked about pervious pavement and the ESJP Team emphasized that County Storm Water Management (SWM) requirements were being met by reducing impervious area by over 50%. Pervious pavement could be considered for surface parking areas but would add cost to the County and not make a meaningful change the stormwater runoff quantities.
- A question about green roof was received, and the ESJP Team emphasized County SWM requirements were being met by reducing impervious area by over 50% and that the Team had considered a green roof but was prioritizing the roof for potential solar PV site, which was received favorably by the attendee.
- A question was asked about historic artifacts on site, from “prior civilizations”. The ESJP Team and Howard County representatives noted there was no knowledge of any, given the existing site development, but if they were discovered during demolition, they would be handled appropriately.
- An attendee mentioned a building from the 1990s with sick building syndrome, and so the ESJP Team informed them of all the measures being taken to provide good indoor air quality inside the new courthouse, such as ASHRAE 62.1, enclosure commissioning, low emitting materials, entryway walk-off systems, isolation of janitors’ closets, CO2 sensors, MERV 13 air filters, construction Indoor Air Quality (IAQ) management, and IAQ testing. The same attendee also mentioned existing county buildings which are thermally uncomfortable, and the ESJP Team indicated a LEED innovation credit for Occupant Comfort Surveys was being pursued, which is something ESJP Facility Operator, Johnson Controls (JCI) does as part of its operations protocol. The attendee appeared satisfied and he had no further questions about those issues.
- Aides from Districts 1 and 3 came and were pleased with both the environmental sustainability aspects of the project as well as the human health and wellness approach included in several of the LEED credits pursued for the project.

TRAFFIC IMPROVEMENTS STATION

The Traffic Improvements Station included presentation boards showing the proposed improvements to the Bendix and Edgar Road intersection, Route 108 and Columbia Road intersection, and the proposed vehicle, bicycle, and pedestrian pathways to and from the site.

The following meeting notes reflect the discussion topics, comments, and feedback received by the members of the ESJP Team and Howard County representatives staffing the station:

- Most attendees who visited this station were concerned about existing Route 108 traffic. There was a wide spread misperception that every potential user of the site will arrive at the exact same time. The traffic and parking study for the project and the

existing courthouse traffic study show that traffic to and from the courthouse is spread out throughout the day and peak travel period in the morning is approximately 8 to 10 AM.

- Most of the residents from the Columbia Hills HOA were pleased with the restrictions on Edgar Road. There were two residents who noted they make a left turn from Edgar to visit a doctor on Bendix road and did not like the restriction.
- There was more than one request to eliminate the stop signs on Bendix Road for entering the courthouse site and making a left on Edgar.
- There were several questions concerning other developments in the area including a 400-unit residential development, a gas station, Starbucks, and the potential redevelopment/repurposing of old bank property on the corner of Bendix and 108.
- There was a request for traffic calming on Mellenbrook Road, but the recent approval of speed cameras does not allow traffic calming.
- Noting the number of parking spaces at the current Bendix Building seemed to alleviate most concerns about enough parking for the new courthouse. The courthouse traffic is not a net gain in traffic, unlike a new development on an empty site would be.
- There was not much interest in the Columbia Road improvements since the intersection is so far away.
- There was a request to see the Traffic Study, and the representatives indicated that the study will be included in the Site Development Plan (SDP) submission in March. The Traffic Study is also included in Appendix 4 of the Project Agreement which is accessible through the County project website.
- Questions were asked about bike trail connections. The courthouse provides a dedicated pathway to the nearby trail network, but no offsite bicycle improvements are part of the project.
- A resident of a nearby neighborhood wanted to have priority emphasis on pedestrian traffic to the new courthouse, while vehicular access should be secondary. The resident requested a more direct pedestrian path to the front door of the courthouse. The resident also indicated that the existing sidewalk

along the east side of Bendix is narrow and overgrown near the entry to the Columbia Association trail.

SITE PLANNING STATION

The Site Planning Station included presentation boards showing the proposed site plan and rendered aerial views of the site. Key site features were numbered keyed to the site plans.

The following meeting notes reflect the discussion topics, comments, and feedback received by the members of the ESJP Delivery Team staffing the station:

- Many positive comments were received regarding the planned landscaping, civic green, and the cherry trees planned in front of the new courthouse.
- Several attendees asked whether the landscape plans included native species, and a comment was received that cherry blossoms don't bloom very long and thus another flowering tree would be preferred.
- One attendee asked about site furniture for lunch breaks and it was pointed out that benches and café tables and chairs will be provided in several areas on site, which was well received by the attendee.
- A couple living in the residential community to the north was quite positive about the project -- they like the architecture and the proposed cherry trees. They, like others in their neighborhood, are a little concerned about traffic but realize the courthouse will have limited hours and will likely have less traffic than a commercial development.
- Another resident whose home is immediately to the north mentioned in the winter she can see the current Dorsey Building. Her concern is the courthouse will be much taller so she "will see more building when leaves are off the trees" in the woods behind her house. The ESJP Team explained the trees in the woodland are probably 60-70 feet tall so even if there may be more building visible through the woods during winter, the trees are tall enough that she is not likely to see the courthouse over top of the trees.
- An attendee mentioned that he is an architect and is very pleased with the design. The attendee asked, "where are the stormwater management bio-retention

facilities?”. The ESJP Team explained this project will decrease the impervious area by more than 50%, thereby exceeding the County and state requirements for stormwater management, to which he replied, “That’s great, not many development projects can do that...” He commented that it would be good if some green roof could be incorporated.

- Several people commented that they walk all around the current site and hope that they will still be able to do that. Sidewalks will provide safe walkable areas along the front of the building but the back (north side) will be a secured fenced area with limited access.
- A resident who just had a tour to the National Lynching Memorial in Montgomery, AL was wondering if there would be any memorial in the courthouse site. We showed the potential locations for the public art and suggested to leave a comment card regarding this subject.
- An individual who works at the current courthouse is happy to see the outdoor patio, furniture, and her future lunch spot.

CONSTRUCTION, SCHEDULE, EBO/ LOCAL BUSINESS PARTICIPATION STATION

The Construction, Schedule, and EBO/Local Business Participation Station included presentation boards showing the project schedule, and planned efforts to hire local small and minority businesses to build and maintain the future courthouse.

The following meeting notes reflect the discussion topics, comments, and feedback received by the members of the ESJP Team staffing the station:

- Several nearby residents were concerned about construction truck traffic taking short cuts through residential areas. It was noted this has occasionally occurred during the construction of a small building housing information technology network equipment near the site. The transportation plan during construction will require all construction traffic to use Bendix Road and Route MD 108 to access the site. Truck traffic through the Columbia Hills neighborhood will be discouraged.
- Residents of the Columbia Hills neighborhood asked the County to install No Parking signs along Edgar Road during construction. It was noted there is more than adequate parking on site for all trade workers employed on site constructing the facility and that parking along Edgar Road should not occur.
- Several attendees appreciated the effort to hire local firms to perform the work and the outreach events aimed at small and minority owned businesses.

WRITTEN COMMENTS & RESPONSES

Please note the following seven comments are all regarding traffic in areas near the planned new courthouse. The response to the concerns regarding traffic follows the seven comments below:

COMMENT 1

I have two concerns: 1.) The Pedestrian access to the courthouse is inadequate. It is possible to walk to the courthouse, but it requires most people to cross Mellenbrook and Bendix Road several times. 2.) No turn arrow (light) at Mellenbrook access to 108. *(Amy Wortman)*

COMMENT 2

Our concern is traffic at 108 & Bendix. I understand parking numbers gain about 100 spaces but wonder about traffic increase. *(John Wales)*

COMMENT 3

As a resident of the Thunderhill community across from the courthouse, I have concerns regarding the impact on traffic on our community. Specifically, the Rt. 108, Bendix-Mellenbrook Rd. intersection which is currently confusing and will be more problematic with added courthouse traffic. *(Patricia Bylsma)*

COMMENT 4

We need to see traffic patterns, studies and changes that will occur at 108/Mellenbrook & Bendix as it will impact the neighborhood of Thunderhill in the village of Oakland Mills. *(Sandy Cederbaum)*

COMMENT 5

I agree with other neighbors that more adjustments for added traffic are needed. I live maybe 0.6 miles away in Thunderhill / Guilford Downs. *(John Toner)*

COMMENT 6

I am concerned about the additional traffic on MD 108. Also, pedestrian and bike access to the courthouse from 108 is dangerous. *(Warren Wortman)*

COMMENT 7

I'm concerned about traffic problems at intersection of RT 108 and Mellenbrook / Bendix. I feel that courthouse traffic will negatively affect traffic flow pedestrian access across RT 108 needs improvement. *(Roger Bylsma)*

RESPONSE 1-7

Prior to locating the courthouse at the site of the existing Dorsey Building a comprehensive traffic study was conducted to evaluate the impact of increased traffic. The traffic study concluded the intersection of Route 108, Bendix Road, and Mellenbrook Road would continue to fall within an acceptable level of service range, per traffic engineering standards.

The new courthouse site provides parking for approximately 780 vehicles, and 682 of those parking spaces will be in the new parking garage. The current existing site provides parking for approximately 670 surface-parked vehicles. Thus, the new courthouse project represents an increase of 110 spaces on the site. The increase in parking is not expected to occur daily, Monday through Friday. Instead, maximum parking events will occur a few days each month when the court has a full docket and/or requires up to 200 prospective jurors to be at the courthouse. Observations and data gathered from the current courthouse show that traffic and parking needs are highest during mid-morning and then taper off through the afternoon. This pattern is expected to work well with existing traffic patterns at Route 108 and Bendix Road and will shift future courthouse traffic to off-peak times, particularly in the afternoon and evening.

Regarding pedestrian and bicycle safety at Route 108 and Bendix Road, there are crosswalks and sidewalks currently installed at this location. However, the County will conduct follow up meetings with the community to identify further improvements that could enhance safety and accessibility at this intersection. Howard County is investigating the feasibility of several suggestions that could be implemented outside of the courthouse project and be funded through other Capital Improvement Program accounts. Some improvements may include lane striping, signal timing adjustments and installation of some sidewalk. Any of the potential measures that could be implemented on Route 108 will need to be approved by the Maryland State Highway Administration (SHA). Howard County will initiate a conversation with SHA regarding the community concerns expressed in these comments.

Within six to twelve months after the courthouse opens the Howard County Government intends to conduct a second traffic study. This additional study would quantify actual traffic volume and flow and be used to identify additional improvements that may be warranted at that time.

COMMENT 8

Please consider putting in speed bumps on Winding Way + Parkvale. Prohibiting traffic from making left hand turns onto Judicial Way is insufficient to keep cars from cutting through the Columbia Hills neighborhood. Many cars already use that route to get to Long Gate Shopping Center. *(Steven DeWit)*

RESPONSE 8

Requests for traffic calming devices, such as speed humps are handled through the Traffic Engineering Division. You may contact the Division by phone at 410-313-2430 or email at Traffic@howardcountymd.gov.

COMMENT 9

Pedestrian connection to the existing pathway is good but that pathway does not connect very far or cross over MD 108. Either a pedestrian crossing at Bendix and 108 is needed or even better crossing at Red Branch Rd so that all the long branch neighborhoods have a safe pedestrian connection from their home to the courthouse. Think outside the limits of the project site to how people will plan a trip. *(Jessica Bellah)*

RESPONSE 9

The County's Office of Transportation will respond directly to the Columbia Association to work out possible solutions to this issue.

COMMENT 10

Proposed traffic control at Edgar Rd blocks ingress and egress from neighborhood to medical arts building on Bendix Road. *(Robert English)*

RESPONSE 10

To deter or prevent motorists from using Edgar Road to access the site of the new courthouse the intersection of Bendix and Edgar Roads will be reconfigured. This change was requested by members of the Columbia Hills neighborhood to prevent courthouse traffic from using Columbia Hills residential streets via Edgar Road to access the courthouse site. There are no restrictions from accessing the medical arts building from Route 108 and Bendix Road.

COMMENT 11

Plans for signage RT 108 monument sign? Plans for State's Attorney's space in Carroll Building. *(Joel Hurewitz)*

RESPONSE 11

Roadway signage along Route 108 will be installed to help direct motorists to Bendix Road and then to Judicial Way. There will be a monument sign at the entry to the courthouse on Judicial Way. The State's Attorney's space in the Carroll Building will be repurposed for other County agencies once the State's Attorney relocates to the new Courthouse.

COMMENT 12

Fantastic format. Great to meet project team in no-stress environment. Great looking project! *(Nick McNutt)*

RESPONSE 12

Thank you. Howard County and ESJP appreciate your feedback on the format for the event.

SIGN-IN SHEETS

Department of Public Works Community Outreach Meeting
Howard County Circuit Courthouse
Thursday, February 21st 2019

Name	Email	Address
John Papania	JSPL44@comcast.net	4666 STALLION CT EC, 21043
ARLENE BLUME	arlene.blume@yahoo.com	4665 PALOMINO CT EC 21043
Carolyn O'Brien	Carolob@verizon.net	9110 Winding Way Ellicott City MD 21043
CHARLES FRANKLIN	charles.franklin@mail.com	Pigeon Lick Columbia MD 21045
Tammy Reid	tammy.reid@mdcourts.gov	5585 Woodhurst Rd. Elkridge 21075
John & Cathy Thomas	JThomas@hometowneteam.com	9110 Sybert Dr. EC.
Emily Leclercq	eeleclercq@gmail.com	9214 Spring Valley Rd EC 21043
Dick Gelfman	dick.gelfman@gmail.com	9123 Rt 108 Columbia 21045
Nicole Drorak	ndvorak@howardcountymd.gov	Ellicott City, 21043
Sheri Stevens	sheri.stevens@cbmda.com	9242 Spring Valley Rd Ellicott City 21043



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Name	Email	Address
REGINA DIETRICH	RLD1027@GMAIL.COM	4634 DOWER DR. E.C., MD 21043
Brian & Cathy Donchee	bcdonchee@comcast.net	9133 Winding Way E.C., MD 21043
Robert English	ROBERTENGLISH@GMAIL.COM	4665 PALOMINO COURT E.C., MD 21042
Judy Devereaux	judejdevere@yahoo.com	9109 Winding Way Ellicott City, MD
RICHARD ELY		9221 WINDING WAY 21043
BETTY JARVIS	bettyj6@verizon.net	9241 Winding Way EC MD 21043
Warren Wortman	wortmanwj@yahoo.com	5215 Patriot Ln Columbia, MD 21045
Bill + Sheila Matlak	wmatlak@verizon.net	4610 S. Leisure Ct Ellicott City, MD 21043
BEVERLY J. DORSEY		
Felix Facchine	ffacchine@howardcountymd.gov	4220 Eden Brook Drive, Apt A203 Columbia, MD 21046



Department of Public Works Community Outreach Meeting
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Name	Email	Address
JOHN WALES		
STEVE KAUFFMAN	SKAUFFMAN@SKAUFFLAW.COM	
Roger Bylsma	rbylsma@gmail.com	
Patricia Bylsma	pbylsma@gmail.com	
Ben Nichols	BNICHOLS@HARKINSBUILDERS.COM	
John Toner	JFT@JohnAndAngela.com	9442 Penfield Ct 21045
CHUCK THOMAS	CT1933@GMAIL.COM	
Gary Smith	gsmith@registers.Maryland.gov	
Joel Williams	jpwilliams@pikejlliss.com	5130 Ger Falcon Rd 21044



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Name	Email	Address
Johnnie Perry	nive	4622 Down Ct Ellicott City, MD 21043
DAVID GREENBERG	DHG21045@YAHOO.COM	9237 WINDING WAY ELICOTT CITY, MD 21043
JOHN DEVEREAUX	jpdevere@yahoo.com	9109 WINDING WAY ELICOTT CITY MD 21043
David Marlowe	dmarlowe@ix.netcom.com	9210 Spring Valley Rd Ellicott City MD 21043
ROBERT + RENATE QUINN	BJQVINN711@VERIZON.NET	4601 STALLION DR ELICOTT CITY MD 21043
Jim Ehle	JimEhle43@gmail.com	9230 MELLOWBROOK COLUMBIA
Joanne Ehle		9230 Mellenbrook Rd Columbia, MD 21045
Jessica Ballak	Jessica.ballak@columbiassociation.org	6810 Hillside Ct Columbia MD
Stephen DUNBAR	sdunbar91@gmail.com	9201 Broken Timber Way Columbia, MD 21045
Wendy		



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Name	Email	Address
Andy Stack	andrew.stack@ca-bravel.org	—
Sandy Cederbaum	manager@oaklandmills.org	
Mark Praetorius	markprae@yahoo.com	
mark LUKASIEWICZ	markluke1960@yahoo.com	
Keith Tunell	Keith.Tunell@yaho.com	5326 Long Sky Ct
Stephanie Bridgeforth	stephanie@rileybridgeforth.com	—
Nick Malott	n.malott@mwthruste.com	



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Name	Email	Address
Marilyn Weeks	KIRKZ.WEKS@COMCAST.NET	—
Rebecca Grotfre	grotfrereb@gmail.com	
KAREN DELWITT	kydshop1@verizon.net	





Department of Public Works Community Outreach Meeting

Howard County Circuit Courthouse

WELCOME

Today's Community Outreach Meeting serves as an opportunity for the public to review the new Howard County Circuit Courthouse. Feel free to walk around to the six stations and speak with team members from Howard County and Edgemoor-Star America Judicial Partners (ESJP) to see more information about the site plan, traffic improvements, architecture, and construction. We welcome guests to move through the stations at their own pace and ask any questions that may arise. A comment card is provided for any written comments, which will be formally responded to in writing by Howard County and ESJP within 30 days of the Community Outreach Meeting. **A station guide is located on the back of this page.**

PROJECT OVERVIEW

The new Howard County Circuit Courthouse is a design-build-finance-operate-maintain (DBFOM) public-private partnership (P3) project scheduled to be completed July 2021. The 238,000 square-foot courthouse will include space for the State's Attorney, Sheriff, local Bar Association, Maryland Public Defender, Clerk of Courts, Register of Wills, and more. The project also includes a cafeteria, staff fitness center, and an adjacent 682-space parking garage. As design-builder, Clark Construction and Howard County-based Harkins Builders are responsible for all design and construction activities and schedule management.

The new courthouse will provide ample space to accommodate the County's growing needs through a transitional design that maximizes efficiency and functionality while benefitting the environment. The project is designed to LEED Silver certification under the U.S. Green Building Council standards. The entrance is in the direct sightline of vehicles and pedestrians approaching from the adjacent road, allowing the building to be easily recognizable to the residents and visitors of Howard County and giving it a stately presence.

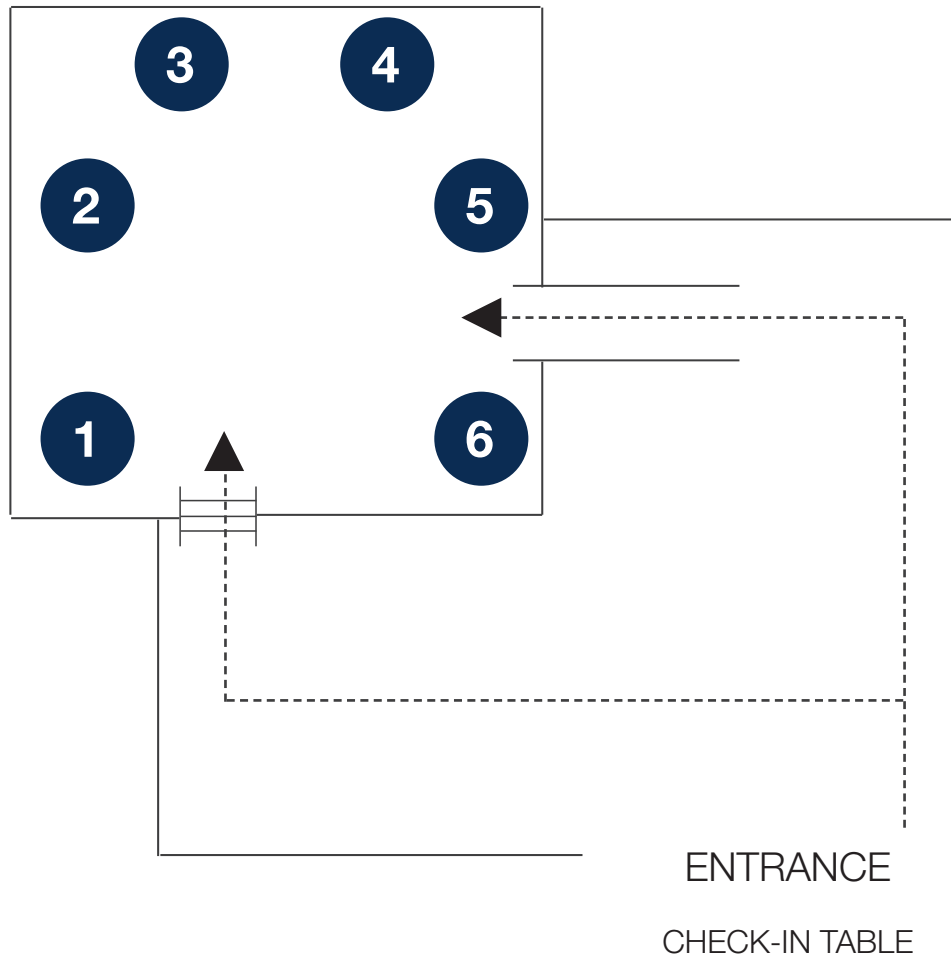
Please visit www.howardcountymd.gov/HowardCourthouse for more information.



Department of Public Works Community Outreach Meeting

Howard County Circuit Courthouse

Thursday, February 21st | 6 pm – 8 pm



STATIONS

- | | |
|----------------------------------|---|
| 1 Architecture - Interior | 4 Traffic Improvements |
| 2 Architecture - Exterior | 5 Site Planning |
| 3 Environmental Benefits | 6 Construction, Schedule, EBO/Local Business Participation |

 www.howardcountymd.gov/HowardCourthouse

 build@howardcountymd.gov

