

## May 19, 2026, GCCA Annual Meeting Minutes

**Attendees:** Marguerite Raaen, Mark Pankow, Pat Corey, and approximately 125 citizen attendees

**April Minutes were not addressed.**

**April Treasurer's Report was not addressed.**

**GCCA Vote for Board of Directors:** The meeting was called to order and a vote was held for Dan Wilhelm's nomination for President, Marguerite Raaen for Vice President, Mark Pankow for Treasurer and Pat Corey for Secretary. There were no objections and the election was approved by a raise of hands.

**Guest Speakers:** Colesville is divided into two legislative districts within the state: Districts 14 and 20. Senators Craig Zucker (District 14) and Will Smith (District 20) were the guest speakers at the GCCA Annual Meeting.

Senator Craig Zucker is the Chair of the Senate Budget and Taxation Committee and discussed what they accomplished in the past year without any state tax increases. He stated that federal actions including DOGE firings displacing thousands of workers, and reduced federal funding for crucial programs created economic uncertainty now and the immediate future. And, this was especially bad for Montgomery and Prince Georges County.

He also stated that the state needed 100,000 more affordable houses and that the state was losing populations due to this shortage. And, later, during questioning, noted that smart growth near major transit areas and other smart corridors and areas targeted for these housing projects have been designated. He did not suggest lowering fees, impact taxes, changing building codes or other means to make development less expensive and more competitive.

Senator Zucker said that the Blueprint for Maryland's Future was fully funded with \$10 billion invested in PreK-12.

Senator Will Smith is the Chair of the Judicial Proceeding Committee which is responsible for reviewing legislation related to the judiciary, court and related legal matters. He discussed what was accomplished with an emphasis on juvenile crime. He stated that until recently only Alabama prosecuted more juveniles as adults than Maryland. And, with convicted juveniles in adult detention facilities they weren't receiving the education, counseling and community intervention they should receive. And, that there wasn't as much emphasis on rehabilitation or security in adult facilities.

Senator Smith added that the Post article on the Cheltenham Youth Detention Center, formerly known as House of Reformation, where at least 230 Black boys and teens died had influenced the emphasis on juvenile judicial legislation this session.

Senator Smith also addressed the legislation to protect immigrant communities. This included banning 287(g) agreements and limiting local police cooperation between Immigration and Customs enforcement stating that local police should not be doing the work of federal agents; removing face masks from most agents and showing proper identification on uniforms; and limiting holding facility zoning standards.

He also said that he introduced a bill SB 821 directing the Department of General Services (DGS) to begin acquiring the abandoned Sears building by negotiating purchase or, if necessary, condemnation. The bill is narrowly drafted. It does not appropriate the purchase price, specify a reuse, override standard condemnation procedure, or authorize quick-take. It does force a market test: either the owners accept a negotiated price, or DGS files in Montgomery County Circuit Court and a jury will set just compensation.

**A Questions and Answer Session Followed:** Delegates Bernice Mireku-North and Pam Queen of District 14 joined Will Smith and Craig Zucker.

Most of the questions that were asked were more related to county issues and we noted County Council Members were not attending due to the opposition to the Notley development project. This was followed by an explanation of the legal exparte reasoning involved for the Council members not attending. Both Senators found this unusual and Senator Smith said he would look into this.

Several questions about the elimination of the \$692 Income Tax Offset Credit (ITOC) were asked and it was noted that it was done by the county not by the state. They pointed out that it places a higher tax on lower asset valued homes. And, Will Smith said he would help with anyone's tax assessment if asked.

Following a question about private school tax relief it was pointed out that Broadening Options and Opportunities (BOOST) was available for rebates. It directly subsidized private school tuition for eligible families.

A question about the state passed laws allowing short term rentals, but not restricting or stating how local residents can be protected from out of state buyers or corporations buying homes used exclusively for short term rentals for parties etc. Both Will and Craig said that they would look into this.

An explanation of a 1% paint tax was explained to cover the disposal of the unused paint.

A question was asked about considering exempting citizens over 65 years-old from the taxes for schools on their property taxes like NY and GA recently have done.

Questions were asked that with only Kristin Mink representing our area how other members would know about our positions, needs and desires and not vote against our wishes.

Both Senators Smith and Zucker stressed the need to be more involved with our County Council member and now more so with the County Council members with the election for County Executive.

Submitted by Pat Corey.