

LABQUEST Minutes for Wednesday, February 11, 2026
At WeAchieve, 10501 New Hampshire Ave

Rob Richardson facilitated the meeting.

MEDCO/UL Research Institutes

Today's meeting was arranged by Stacy Siber, with Lerch, Early & Brewer. There were 10 members of the development team present, including Tom Sadowski, MEDCO Chief Executive Officer & Executive Director and Kevin Mehaffey, ULRI Director of Facilities and Expansion. The LABQUEST members introduced themselves and provided a little information about themselves.

The Maryland Economic Development Corporation (MEDCO) is in the process of acquiring part of the unused land within the White Oak Federal Research Center from GSA. The purchase includes 160 acres in Montgomery County and 30 acres in PG County. That land is east of the Paint Branch stream adjacent to the Viva White Oak property. MEDCO plans to enter into a lease arrangement with UL Research Institutes (ULRI). The site will become the new headquarters for two of ULRI's leading research institutes, focused on fire safety and electrochemical safety. ULRI intends to create in Montgomery County, approximately 250 new skilled research and operations jobs and local employment opportunities. The new research building would be built a long distance from existing residential properties on Cherry Hill Rd and Viva White Oak residential properties along FDA Blvd. The initial buildings would be some 700K sq. ft., along with a future 200K sq. ft. building.

MEDCO plans to go through the Mandatory Review process at the Planning Board later in 2026. Construction would start in 2027 with occupancy in 2031/2033.

LABQUEST members felt that the proposed development is a good fit with the vision and development planned for the area. LABQUEST members requested that MEDCO/ULRI team coordinate with the them, especially VWO. LABQUEST members provided the following recommendations:

- Coordinate with MCB on infrastructure needs and improvements. Also coordinate with LABQUEST and others concerning off-site transportation needs.
- ULRI should visit FDA to understand what very expensive testing equipment is available and determine whether some sharing agreement can be worked out.
- MEDCO should consider a desire made years about by the Parks Department to use/acquire some of the land in both counties near the apartments along Cherry Hill Rd.

They were invited to become part of LABQUEST.

Viva White Oak (VWO)

Theresa Stegman, MCB, reported that the joint ECON/GO Council Committee meeting on January 28 went well and that the maximum TIF limit of \$420M will be approved on February 24. Since there were 8 or 9 council members at the Jan 28 meeting, the approval on Feb 24 will likely be uneventful. The next step before the council is to approve the first bond issuance, which is expected to be in the fall.

White Oak Medical Center (WOMC)

Anthony Stahl shared the following information via email after the meeting:

- **Parking Capacity:** Parking constraints are increasing as patient volumes grow. Multiple mitigation strategies are under review to address current and future demand.
- **Orthopedic Expansion:** A new orthopedic group, Anderson Orthopedics, has joined the WOMC campus and is now located in the Medical Pavilion. The group is nationally recognized, research-focused, and brings advanced, cutting-edge capabilities to our community.
- **Ambulatory Surgery Center (ASC):** Leadership continues to evaluate the operational and financial viability of the proposed ASC on the 6th floor of the Medical Pavilion.
- **Cardiovascular Surgery Recruitment:** Active recruitment is underway for a cardiovascular surgeon. We currently have several highly qualified candidates in process.
- **Community Engagement:** The annual Community Health Fair will be held on Sunday, June 26.

WeAchieve

Daphne Pallozzi reported they are working with state legislators to get a grant to cover the cost of a new roof and HVAC units. The legislature is considering a grant of \$250K for the HVAC system. Daphne made the point that the roof structural repair and replacement should come before the HVAC units, which would cost some \$1.14M. They would need the full amount since it is not practical to do it in sections.

Science Report

Charles Warr highlighted several items from his February 6 report, including the following:

- Mainz BioMed (Mainz Germany) announced positive top line results for its screening blood test for the early detection of pancreatic cancer ... and precancerous lesions with the potential to develop into pancreatic cancer - 100% sensitivity (true positive), 95% specificity (true negative)
- A recently presented study showed that patients with heart disease had a 52% reduction in heart attacks when maintaining a blood concentration of 40-80 ng/mL of vitamin D.
- Wind projects are back on track to be built after a judge ruled against the administration. See some of the projects in the science report.
- Nancy Grace Roman Space Telescope now stands complete in a clean room at NASA's Goddard Space Flight Center in Greenbelt, Maryland.

Montgomery County

Jewru Bandeh reported:

- The Executive's proposed operating budget will be submitted to the council on March 13 since March 15 (legal requirement) is on the weekend.
- The MEDCO/ULIS presentation will be given to the ECCAB on March 4. The MEDCO/ULIS team needs to work with the community/county on the development details since the development plans for the different efforts, especially VWO, need to be integrated for everyone's benefit.
- The county is looking into the impact from data centers. A report from Councilmember Glass on February 12 (after the meeting) indicated local consumers are paying more because of increased demand on the grid. The delivery cost to PEPCO from the grid has increased 33% since 2020 due to data centers opening in Virginia, Pennsylvania, and Ohio.

Submitted by Dan Wilhelm