

**LABQUEST Minutes for  
Wednesday, September 10, 2025**

**Announcement: The next in-person LABQUEST meeting will be on Wednesday, October 8, 2025 at 12:30, in the GSA Trailer.**

Betsy Bretz thanked everyone for coming and asked everyone to introduce themselves. Rob Richardson facilitated the remainder of the meeting.

### **Medical Center (WOMC)**

As reported in the August minutes, WOMC would provide flu shots at the meeting if they were delivered in time. The announcement that the shots would be given was provided on Tuesday Sept 9. We thanked Janet Lutz for making arrangements to get the shots and for Ada Baklouti to administer the shots. In addition to shots, WOMC provided snacks and drinks. Janet indicated that Ada was employee of the year for all of Adventist, not just WOMC.

Janet handled out a flier for the “Triumph Trek and Health Fair,” which will be held on Sunday September 21, from 9am to 1pm. The 229th Army Band will be there and the hospital will have 60 booths. See the flier on the next page.

Anthony Stahl indicated the following:

- The Anderson Orthopaedics Clinic is now open on the fifth floor of the pavilion. They provide sports’ orthopedic care. He suggested taking a tour of their facility.
- The parking structure is completely full and there is a parking shortage. Dan Wilhelm indicated that Metrobus added and restructured its routes at the end of June that resulted in much improved service to WOMC and the area. Anthony noted the improved service is greatly appreciated, but the lack of parking still remains. The hospital is considering alternatives to address the problem.
- White Oak’s Got Talent show is coming later in October, at the center.
- WOMC is partnering with other medical facilities to provide medical care to those who can’t afford it, on September 25-27.
- Their internal budget process has started. Tariffs are impacting the cost of care they provide.

Rob Richardson reported that he, along with Peter Myo Khin and Dan Wilhelm, will be meeting with District 14, 20 and 21 state representatives on September 19. The discussion will concern the need for more beds (at WOMC and some other hospitals) and lifting budget restrictions, as reported last month. He also indicated we are meeting on September 18 with Adventist personal to understand the latest changes being considered in the Maryland health care system with the Federal Centers for Medicare & Medicaid Services (CMS) pulling out at the end of the year.

Join us for the

# Triumph Trek and Health Fair



**Move your way to wellness**  
as we build community, make friends,  
test our limits, share successes and  
have fun!

**When:** Sunday, September 21, 2025

**Where:** Adventist HealthCare  
White Oak Medical Center  
11890 Healing Way  
Silver Spring, MD 20904

**Time:** 9 a.m. – 1 p.m.

**Food, Fun and Health for the Whole Family!**

Join us for the Triumph Trek and Health Fair at White Oak Medical Center. This event honors individuals who have overcome serious injury or illness—and the loved ones and caregivers who support them.

**Activities include:**

- Walk celebratory laps on a beautiful lakeside path
- Participate in free health screenings
- Fun children's activities like a bounce house and face-painting
- Enjoy delicious food from diverse food trucks
- Connect with Adventist HealthCare's generous corporate partners

**Don't miss this family-friendly and uplifting day of community, wellness and celebration!**

**Register Today!**

*Registration is free! Register early to be guaranteed a t-shirt. All who register have the opportunity to help us raise awareness and funds, which benefit those served by Adventist HealthCare Rehabilitation and Adventist HealthCare Home Care Services.*



[AdventistHealthCare.com/TriumphTrek](https://AdventistHealthCare.com/TriumphTrek)





## Viva White Oak (VWO)

Theresa Stegman with MCB Real Estate give a 32-page presentation on the Viva White Oak (VWO) Development and general education on Tax Increment Financing (TIF) that the county is considering.

The VWO Development consists of 280 acres. An illustration of one possible development is provided below, viewed to the north from the back of FDA. US29 is off to the left and Cherry Hill Rd at the top. A proposed town center is near the top, left side of the development, near the

White Oak Medical Center (WOMC). That center will have a long mall where community events can be held. Retail is around the mall with parking in back. MCB estimates the development will create 17k construction jobs and 9k full time jobs. A Victory Housing Center will be included.

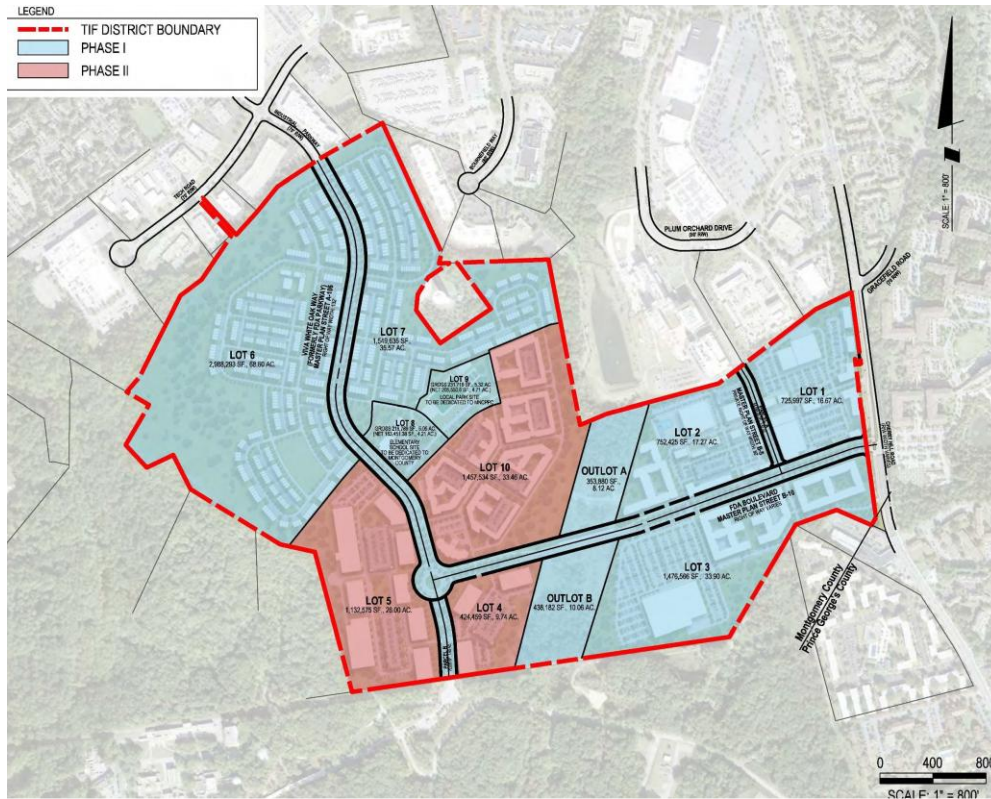


The diagram above does not include the Montgomery College Campus. MCB has had discussions with the college, but they are going through a site selection process as presented to the ECCAB earlier this year. If the College decides to locate in Viva, it would replace some of the Phase II envisioned development.

The current thinking on phasing is shown in the illustration on the next page. Note this diagram is turned 90 degrees from the one above. It has north at the top, with Cherry Hill Rd on the right and the WOMC is just north of Lot 2. The table that follows identifies the number of residential units, amount of commercial space, when construction would start, and when build-out would be completed. Financial data is also provided for Phase 1 use of the TIF.

Tax Increment Financing (TIF) is an economic development tool used by jurisdictions to advance projects that have a huge up-front infrastructure cost. Typically, those costs would be paid for via the county and state capital budget programs. Instead, the TIF is a self-financing mechanism that leverages the increased future value of the property taxes created by the development. The county would continue to receive the same property tax revenue as it did before the development. Bonds are issued to pay for the needed infrastructure and are issued as needed. New, incremental taxes pay the debt service on the bonds. If there is a shortfall in tax revenue, the developer is on the hook to pay the bonds and the bonds are not considered County debt. All revenue generated in excess of that needed to pay for the bonds goes to the County. After the bonds are paid off, the county receives all the tax revenue.

## VVO Construction Phases



## VIVA White Oak Phase Contents

	Phase I	Phase II
<b>Description</b>	Spine infrastructure, offsite improvements, town center with retail and apartments and for-sale housing	Life science development (Lots 4 and 5); additional mixed-use multifamily (Lot 10)
<b>Commercial SF</b>	758,200	1,8880,000
<b>Residential Units</b>	2,228	2,480
<b>Construction Start</b>	June 2026	April 2029
<b>First Open</b>	October 2028	May 2031
<b>Full Built-Out</b>	2033	2043
<b>Total Assessed Value</b>	\$1,253,296,109	\$1,561,476,441
<b>Total Annual Tax Revenues AFTER Bond Service</b>	\$33,124,619	\$61,821,202



<b>VWO Phase 1 Uses of Funds</b>	
Mass Grading	\$41,148,473
Environmental Remediation	\$671,586
FDA Boulevard	\$39,943,966
VWO Way (industrial Pkwy Extension)	\$39,889,943
Healing Way (to WOMC)	\$5,933,943
Utility Infrastructure	\$9,080,803
Paint Branch Sewer	\$10,473,145
Industrial Blvd Water Main	\$4,472,444
Tech Road and Industrial Parkway Intersection	\$3,888,757
US 29 and Industrial Parkway Intersection	\$6,110,904
US 29 and Tech Road Intersection	\$5,955,032
<b>Subtotal Spine Infrastructure Uses</b>	<b>\$167,568,995</b>
Additional Public Roads and Utilities	\$54,209,925
Town Center Parking	\$50,129,104
<b>Subtotal Phase 1 Public Infrastructure Uses</b>	<b>\$271,908,024</b>
<b>Private Investment</b>	<b>\$172,212,964</b>
<b>TOTAL PHASE 1 SOURCES</b>	<b>\$444,120,988</b>

<b>VWO Phase 1 Funding Sources</b>	
County Share of Road Cost – per Agreement	\$40,000,000
WSSC Credits for Mains	\$14,945,589
Private Investment (tied to LATIP costs for three intersections)	\$15,954,693
TIF Series A	\$96,668,713
<b>Subtotal Spine Infrastructure Sources</b>	<b>\$167,568,995</b>
TIF Series A (balance)	\$12,071,949
TIF Series B (tied to Town Center parking)	\$50,129,104
State Capital Grant	\$6,000,000
Private Investment	\$36,137,976
<b>Subtotal Phase 1 Public Infrastructure Sources</b>	<b>\$271,908,024</b>
Private Infrastructure	\$172,212,964
<b>TOTAL PHASE 1 Uses</b>	<b>\$444,120,988</b>

A TIF District must be created to satisfy state law and a development district to satisfy county law. Those districts have already been created by the council. The TIF district is the VWO property, while the development district is the same, except that FDA Blvd is excluded (it is federally owned and county maintained).

The Phase 1 infrastructure projects, their needed funds, and their proposed funding sources are listed on the last page. The ballpark schedule of events to create the TIF are:

- September 25 Planning Board identifies Adequate Public Facilities Projects
- Council Action to define and create the TIF: November and December 2025
- Bonds Issued: June 2026

## Science Report

Charles Warr highlighted some items from his September 5 report, including the following:

- Luxury water brands in Switzerland and France are covering up microplastic contamination. Expensive does *not* guarantee healthy. The FDA does not routinely review bottled water.

- The 5-year survival rate from pancreatic cancer is 13% because, after standard of care surgery/chemotherapy, stray cells bring it back. To kill those stray cells, the immune system needs to be engaged to hunt down the missed cancer, cell-by-cell. A gene mutation called KRAS is behind about 25% of all cancers. Researchers at UCLA are in Phase 1 human trials for a pancreatic/colon cancer vaccine that targets cells carrying this mutation. The early testing results are encouraging. This vaccine is on the FDA fast approval process.
- Medical associations are starting to provide recommendations concerning COVID vaccination because of confusing information and the push to ignore science evidence at the CDC.
- There is an update to the Apple watch that will provide blood oxygen levels.
- Shrimp is now being farmed inside a building in Missouri. Among the benefits is that consumers get fresher fish with fewer contaminants and better quality.
- Florida orange production is down 92% in the last 20 years due to freezes, hurricanes, fruit cancer, and greening disease. FDA has recently announced a reduction in the standard of required sweetness to accommodate the reduced quality of the crop.
- Joby Aviation has completed its first test flight of its eVTOL air taxi between two airports. This is an importation step toward FAA Type Certification.

## **FDA:**

Andrew Dempster was unable to attend the meeting but reported he was working with the County to provide a tour on October 7 for the County's South Korean sister city.

## **Montgomery County**

Jewru Bandeh reported the following for the East County Government Center:

- The County's Executive's community forum for the FY27 operating budget will be on October 6 in East County.
- The Planning Board will consider on September 25 the staff's report on the recommended adequate public facility projects needed to support VWO. That recommendation will be used by the council in its TIF decision process. The staff report will be available on September 15.

Submitted by Dan Wilhelm