

Carol DeSoto

From: Julie Losh
Sent: Monday, July 25, 2022 4:14 PM
To: Carol DeSoto
Subject: FW: Newburg Septic Tier Map Change

Hi Carol ... see below for the record.
Thanks,



Julie A. Losh, MPH

Commissioner Specialist
Serving Commissioner Gilbert "B.J." Bowling, District 1

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From: Jack Reutemann <JReutemann@walton.com>
Sent: Monday, July 25, 2022 9:13 AM
To: Gilbert "B.J." Bowling <BowlingG@charlescountymd.gov>
Cc: David Peter <DPeter@walton.com>; Adam Morman <AMorman@walton.com>; Gregory Proctor <gsp@gsproctor.com>; mgoodwin@gsproctor.com; Mar'ce Banks <MBanks@walton.com>
Subject: Newburg Septic Tier Map Change

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Dear Commissioner Bowling:

Congratulations on your victory in the Primary.

On behalf of Walton Global, a real estate asset management company owning 500 acres of land in the Newburg area, **we strongly oppose the Newburg Septic Tier Map Change from Tier 2 to Tier 4 and ask that you vote NO to this change.**

As we and many stakeholders testified at the County Commissioner hearing on May 25, 2022, a sewer downgrade decision made before approving the proposed Newburg Sub-Area Plan would prevent a comprehensive and conclusive process. The most reasonable procedure for receiving diverse stakeholder input and appropriately planning for smart economic development in this important gateway to Charles County and the State of Maryland is through the Sub-Area Planning process. As we know the Planning Commission voted

and recommended this approach. Since 2011, Walton has invested nearly \$8M in the acquisition of the property as well as associated environmental studies, planning studies, property taxes, transfer fees, meetings, sewer upgrade options needed in the area, and local charities. We've continually maintained the property with active local farming partners at significantly lower market rates since acquisition. We have patiently waited for the Newburg Sub-Area Planning process to be initiated and are excited for the future opportunities that are coming to Charles County.

Walton would like to:

- Partner with Charles County's Economic Development team and the Planning and Growth Staff (among other stakeholders) in an inclusive Sub-Area Planning process.
- Explore opportunities for future job growth in this part of the county.
- Assist the county and other stakeholders identify long-term solutions to replace the existing Clifton Wastewater Treatment Plant and much needed safety enhancements to US 301, as well as capitalize on the new Harry Nice Bridge and future light rail to the County.

Please vote NO to the Newburg Septic Tier Map Change so that the inclusive Sub-Area Planning process can continue to move forward and include diverse input and ideas.

Respectfully,

JACK REUTEMANN | *Asset Manager (Maryland)*

Walton Global

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CC:

David Peter, Executive VP

Adam Morman, Senior VP

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