

April 24, 2024

## FY25 Budget - Needs vs Want

During the 2014 administration some Commissioners chose not to make use of an existing County-owned, 2-story, 90k sq ft property (Capital Clubhouse) but rather pay approximately 38% more over the previous \$2.5 million price tag for the commercial property which is now Waldorf Senior and Recreational Center.

First, let me state that I don't disagree that seniors and youth needed some sort new or modernized center or venue to engage in fitness and health, educational and personal enrichment opportunities, or arts and crafts. However, I seriously doubt seniors, youth as well as a vast majority of our taxpayers WANTED our previous Charles County Board of Commissioners to purchase an overpriced building when we have the Capital Clubhouse at our disposal.

Currently, the proposed fiscal year 2025-29 Capital Improvement Program (CIP) Governmental budget highlights an expedited construction of a new sports and wellness center beginning in the fiscal year 2026. To date, I have not seen one study, survey, or any factual data to justify why the rush without at least considering a feasibility study on the Capital Clubhouse. Now, in April or May of 2022, residents were told during the District 3 Commissioner town hall there was research/data to suggest some sort of study was done and concluded the Capital Clubhouse not to be a viable option.

However, according to my July 2022 Public of Information Act Request for meeting minutes, agenda, or any documentation associated with a comparison cost-analysis/feasibility study associated with the Capital Clubhouse and the Waldorf Senior Center and Recreational Center, no such documentation existed and still does not exist.

I urge the Commissioners to at least perform a feasibility study on the approximately 90k, two-story Capital Clubhouse to include a 17k sq ft ice rink (which I believe is not used by a vast majority of Charles County taxpayers but other counties) before spending any possible tax dollars to build a 59.4k sq ft Rec Center when you could easily renovate/modernized an existing 90k sq ft building.

As a Charles County citizen and taxpayer it is the expectation that our current elected officials be responsible stewards of our tax dollars and as some environmentalist would say..."stop tearing up land to build new and use the used land to renovate the old."

So the question is, will or can there be a feasibility study on the Capital Clubhouse to turn into an indoor-multi-sports plex?

Respectfully submitted,

Derrick Terry  
Waldorf, MD



CHARLES COUNTY GOVERNMENT  
**Office of the County Attorney**

**Wes Adams**  
County Attorney

Phone | 301-645-0555  
Fax | 301-645-0515  
Email | [CoAttorney@CharlesCountyMD.gov](mailto:CoAttorney@CharlesCountyMD.gov)

July 21, 2022

Mr. Derrick Terry  
6553 Cluster Pine Court  
Waldorf, MD 20603

**SENT VIA EMAIL**  
[terrydn@gmail.com](mailto:terrydn@gmail.com)

**RE: PUBLIC INFORMATION ACT REQUEST**

Dear Requestor:

The Office of the County Attorney for Charles County Government is in receipt of your Public Information Act submission through the online Public Information Act request system, in accordance with the Md. Code. Ann., General Provisions §§ 4-101-4-601. Specifically, you requested “Meeting minutes, agenda, or any documentation associated with a comparison cost-analysis/feasibility study associated with the Capital Clubhouse and the Waldorf Senior Center and Recreational Center.”

Charles County Government has completed its review of responsive records, and documents of a comparison cost-analysis/feasibility study concerning the two facilities requested does not exist. This response is being offered as final disposition of your request. Please feel free to contact me should you have any questions or concerns regarding the foregoing information. I can be reached by email at [mitcheld@charlescountymd.gov](mailto:mitcheld@charlescountymd.gov). You may also contact the Public Access Ombudsman pursuant to GP §4-1B-01, et seq, if you have any concerns about this response.

Thank you,

/s/

Danielle E. Mitchell  
Associate County Attorney