

July 9, 2021

Christiana Mercer Rigby
Chairperson
Howard County Zoning Board
c/o Robin Regner

Subject: ZB Case 1119M and Petitioner letter dated June 21, 2021

Dear Madame Chairperson,

I am Lisa Dean, Chair of the Board of Directors of Hickory Ridge Village Community Association, Inc. ("HRVB"). The HRVB is in receipt of a June 21, 2021, letter from Sang Oh, counsel to HRVC Ltd Partnership c/o Kimco Corp. ("Petitioner"), in which Petitioner requests that the Zoning Board reverse its decision to send ZB Case 1119M to mediation.

The HRVB is strongly in favor of mediation and requests that the Zoning Board NOT reverse its decision to wisely send the case to mediation.

While the HRVB shares some of Petitioner's frustration at the speed at which the Mediation and Conflict Resolution Center of Howard County, Inc. ("MCRC") has thus far exhibited in setting up mediation procedures and sessions, we believe that mediation may prove helpful and should proceed. If anything should change, the HRVB suggests that a different mediator should be selected.

As you may know, MCRC specializes in small-party community mediation, not complex, multi-party commercial mediation like the case at hand. The HRVB hereby requests that a mediator experienced in large, multi-party commercial mediation be selected to replace MCRC so that mediation may begin swiftly.

A copy of this letter is being supplied to our newly-retained counsel Macy Nelson.

Respectfully yours,

Lisa Harris Dean

Lisa Harris Dean
Chair, Board of Directors
Hickory Ridge Village Community Association, Inc.
6175 Sunny Spring
Columbia, Maryland 21044

cc: G. Macy Nelson, Esq.