



Committee: Directly to Council
Committee Review: N/A
Staff: Selena Mendy Singleton, Esq., Clerk of Council
Purpose: To interview
Keywords: #CouncilAppointments

AGENDA ITEM #3
October 12, 2021
Interview

SUBJECT

Montgomery County Planning Board (MCPB) interviews.

EXPECTED ATTENDEES (*REMOTELY*)

Carol Rubin
Roberto Pinero

COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

Not applicable.

DESCRIPTION/ISSUE

The Council received 5 applications from Democratic candidates to fill the partial term vacancy on the MCPB that occurred when Ms. Natali Fani-Gonzalez resigned in August 2021. Two applicants were selected for interviews, Ms. Carol Rubin and Mr. Roberto Pinero. Members serve four-year terms and are limited to two full terms. No more than three members of the Planning Board may be from the same political party, and each member must be a resident and registered voter of Montgomery County when appointed. Because Ms. Fani-Gonzalez was a Democrat, this partial term position must be filled by a Democrat.

Background

A person appointed to fill any vacancy for an unexpired term shall be a member of the same political party as was represented by the member who vacated the office.

Current board members are Chair Casey Anderson (Dem), Tina Patterson (Unaffiliated), and Partap Verma (Dem).

The following applicants will be interviewed remotely beginning at **10:40 a.m. on Tuesday, October 12:**

Carol Rubin (Dem)
Roberto Pinero (Dem)

SUMMARY OF KEY DISCUSSION POINTS

Not applicable.

This report contains:

Applicant List – page 1
News Release – pages 2-3
Letters of application, resumes & letters of endorsement:
Pinero – pages A-D
Rubin – pages E-M (endorsements from Citizens Against Beltway Expansion, Safe Silver Spring, Carderock Springs Citizens Assoc, Gabrielle Koeppel)

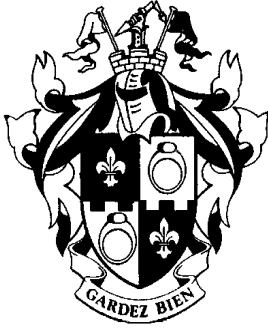
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MONTGOMERY COUNTY PLANNING BOARD (MCPB)

Qualified Applicants (applicant must be a Democrat)

Applicants to fill *partial term* on the MCPB. Natali Fani-Gonzalez resigned effective August 31, 2021 and will not complete her term which ends on June 14, 2022. Partial term must be filled by a Democrat, the same party as Ms. Fani-Gonzalez.

Applicants
Tia Ayoroa Silver Spring, MD 20902
James Hopkins Germantown, MD 20874
Roberto Pinero Silver Spring, MD 20906
Carol S. Rubin Kensington, MD 20895
Christa Tichy Rockville, MD 20853



Montgomery County Council

For Immediate Release

August 10, 2021

FOR INFORMATION: Anne.Brown@MontgomeryCountyMD.gov

Montgomery Council seeks applicants for Montgomery County Planning Board

Deadline for applications is Tuesday, August 31 at 5 p.m.

ROCKVILLE, Md., August 10, 2021—The Montgomery County Council is seeking applicants to fill a partial term on the Montgomery County Planning Board. Ms. Natali Fani-Gonzalez has announced that she will resign effective August 31, 2021 and will not complete her term which ends on June 14, 2022.

Applications must be received no later than 5 p.m. on Tuesday, August 31.

Members serve four-year terms and are limited to two full terms. No more than three members of the Planning Board may be from the same political party, and each member must be a resident and registered voter of Montgomery County when appointed. This position can be filled by a Democrat, Republican, a voter who is unaffiliated with a party, or a voter who is a member of another party officially recognized by the Board of Elections.

In addition to Vice Chair Natali Fani-Gonzalez (Democrat), current Boardmembers are Chair Casey Anderson (Democrat), Gerald Cichy (Republican), Tina Patterson (Unaffiliated), and Partap Verma (Democrat). Annual compensation for Boardmembers is currently \$30,000, and the chair currently earns \$215,727.

The Planning Board serves as the Council's principal adviser on land use planning and community planning. Planning Board members also serve as commissioners of the Maryland-National Capital Park and Planning Commission.

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The Planning Board's responsibilities with regard to planning include preparation and amendment of the County General Plan; preparation and amendment of master plans and functional plans; formulation of subdivision regulations; preparation of or recommendations on text amendments to the County Zoning Code; implementation of the subdivision process by reviewing and approving all preliminary plans, site plans and other plans for development; offering or providing advice on the planning implications of capital facilities and programs of the County government, Montgomery College, WSSC Water, and Montgomery County Public Schools; commenting, under its mandatory referral authority, on plans for public facilities of local, state and federal agencies; and approving of the work program and the annual operating budget for the Planning Department and the Commission's bi-county offices.

The Planning Board sits as the Park Commission and approves the annual Parks Department operating budget and Capital Improvements Program (CIP); land acquisition contracts and major development contracts for parks; development plans for individual park facilities; policies for park operations; and park user fees.

The Planning Board meets all day every Thursday, including many Thursday evenings, and will schedule other meetings, as needed. The entire Maryland-National Capital Park and Planning Commission meets the third Wednesday of every month. On average, a Planning Board member may spend two full days a week in scheduled and informal meetings. Additionally, substantial time is required for preparatory work and other activities related to Planning Board responsibilities.

Application Process and Deadline

Letters of application expressing interest, including a resume (no more than 4 pages) listing professional and civic experience, political party affiliation, home and office telephone numbers, and an email address, should be addressed to: Council President Tom Hucker and emailed to county.council@montgomerycountymd.gov, or mailed to County Council Office, Stella B. Werner Council Office Building, 100 Maryland Avenue, Rockville, Maryland 20850.

Letters of application and resumes are made public as part of the appointment process, and are available for public review (personal contact information is redacted). The interviews are conducted in public and will be televised.

Letters with resumes must be received no later than 5 p.m. on Tuesday, August 31. It is the Council's policy not to consider applications received after the deadline. After the closing date, Councilmembers will review the letters of application and select applicants for interviews.

Financial Disclosure

A financial disclosure statement of assets, debts, income and family property interests will be required to be filed by each applicant. The financial disclosure form will be sent to you after we receive your letter of application. Only the financial disclosure statement of the ultimate appointee will be made available to the public.

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August 25, 2021

Council President Tom Rucker

County Council Office

Stella B. Werner Council Office Building

100 Maryland Avenue,

Rockville, Maryland 20850

Dear Council President Rucker:

I am writing to express my interest in the vacant position of Planning Commissioner at the Montgomery County Planning Board. I feel very qualified for this position since I consider myself a subject matter expert on issues of urban planning and affordable housing. I have registered as a Democrat. I have a very strong academic record including a Master's degree in urban planning from Harvard university and Ph.D. studies from the University of California at Berkeley. I not only have the academic qualifications but also the experience having worked at GAO for the 25 years doing work related to urban planning, housing, and community development. During those years I advised Congressional majority and minority staff and provided objective and fact-based advice on these issues to members of Congress.

I also have a very extensive volunteer community service to Montgomery County where I have lived for the last 30 years. Some of my major contributions in community service include completing a one-year assignment as Chair of the Interagency Commission on Homelessness. I also served for 12 years on the Board of the Housing Opportunities Commission, the last four as the Chair. Some of the successes as the Chair included recruiting a new Executive Director, implementing the Rental Assistance Demonstration initiative, creating more housing choice vouchers for homeless veterans, and obtaining a higher share of low-income housing tax credits from the state.

I look forward to hearing from you and please do not hesitate if you need additional information.

Sincerely,
Roberto Pinero (signed)

ROBERTO R. PINERO

PROFESSIONAL EXPERIENCE

Senior Analyst, Financial Markets and Community Investment, U.S. Government Accountability Office, Washington, DC, March 1997 - September 2016. (Retired)

Reviewed and made recommendations regarding the housing programs administered by HUD and Treasury under the Recovery Act.

Reviewed and made recommendations on the consolidation of federal financial literacy programs administered by 15 federal agencies.

Assisted in Preparing Testimonies on FEMA's National Flood Insurance Program and on HUD's Project-Based Section 8 Program.

Reviewed HUD's Project-Based Section 8 Program and made recommendations to improve the program.

Reviewed EDA's Use of Excess Funds and Performance Awards which led the agency to implement the awards as required by legislation.

Reviewed EDA's Brownfield Program and made recommendations on how to streamline the program.

Reviewed HUD's Section 8 Program, High-Risk and Troubled Public Housing Authorities and recommended actions HUD can take to improve their operations.

- Reviewed the employment discrimination complaint process at USDA and recommended actions USDA can take to address the delays.
- Reviewed the proposed rescissions to FY98 USDA's budget incorporated in a report by the Office of General Counsel to the Congress.

Analyst, Resources, Community, and Economic Development Division, U.S. General Accounting Office, Washington, DC, October 1990 - March 1997.

Band Level I

- Undertook an assignment on USDA's Team Nutrition Initiative examining issues related to personnel and travel that resulted in referrals to the USDA's Inspector General and the U.S. Attorney for possible criminal investigation.
- Conducted a budget analysis of USDA that identified millions of dollars of potential reductions to USDA's appropriations for fiscal years 1997 and 1998.

- Worked with congressional staff on audits covering housing and community development issues, and more recently, on food and nutrition issues.
- Planned and participated in three major audits of housing and community development programs at the Federal Home Loan Mortgage Corporation (Freddie Mac) multifamily program, the U.S. Small Business Administration (SBA) surety bond assistance programs, and the Resolution Trust Corporation (RTC) affordable housing disposition program.
- Audits led to major revision in Freddie Mac, SBA and RTC operations and regulations, including the suspension of Freddie Mac's multifamily program.
- Special Commendation Award for detecting financial and management problems at Freddie Mac.

Special Assistant to the Director, Office of Management and Budget, Commonwealth of Puerto Rico, 1987 - 1990.

- Developed a long-range plan and integrated planning and budget system for the Commonwealth government.
- Represented the Director in meetings with Federal officials, bond underwriters, and national associations.
- Coordinated the budget and management divisions and designed the capital improvements office.
- Liaison with the Governor's Office and the Legislature in the preparation and execution of the budget.
- Supervised outside consultants hired to restructure the budget process.

Economic Planner, Governor's Economic Advisory Council, Commonwealth of Puerto Rico, 1986 - 1987.

- Directed efforts to design and restructure the budget process of the Commonwealth government.
- Coordinated the budget planning restructuring with outside consultants and the National Association of State Budget Officers (NASBO).
- Successfully advised the Governor's Office on ways to restructure the budgets of the Education Department and the Metropolitan Bus Authority, resulting in improved operations and major savings to the government.

Director of the Housing Element, Planning Board, Commonwealth of Puerto Rico, 1975 - 1979.

- Directed the design of a comprehensive housing plan for the island and its municipalities.
- Developed a housing information system and a model for allocating housing funds that was implemented by HUD's Caribbean Office for allocating

- housing and community development funds.
- Conducted housing market research and rendered various reports to the Legislature on housing cost and finance.
- Supervised a staff of 9 professionals.

OTHER WORK EXPERIENCE

Chairman, Interagency Commission on Homelessness of Montgomery County, November 2018-2019.

Housing Commissioner, Housing Opportunities Commission of Montgomery County, September 2003-2015. Chairman of the Commission, 2011-2015.

Member of the Board of Directors, Town Center Apartments of Rockville, Maryland (a senior low-income development), January 2004-2015.

Member of the Budget Review Committee, Montgomery County Public Schools, 1995-1997.

Member of the Commission on Children and Youth, Montgomery County, Maryland, 1995-1997.

Member of the Welfare Reform Task Force, Montgomery County, Maryland, 1996.

Visiting Professor, Graduate School of Planning, University of Puerto Rico, 1987.

Grants Coordinator, Office of Academic Affairs, University of California at Berkeley, 1984-86.

Adjunct Professor, National Hispanic University, Oakland, California, 1985-86.

Instructor, Graduate School of Business Administration, Inter-American University of Puerto Rico, 1976.

Planner, Puerto Rico Development Group, San Juan, Puerto Rico, 1975.

Junior Planner, Puerto Rico's Public Housing Authority, San Juan, Puerto Rico, Summer 1974.

Management Intern, New York City Planning Commission, New York, Summer 1973.

EDUCATION

Ph.D. Studies - City and Regional Planning, University of California at Berkeley, California, 1982-86.

M.S. -Sociology, University of Wisconsin at Madison, Wisconsin, 1979-81.

M.C.P. - City and Regional Planning, Harvard University, Cambridge, Massachusetts, 1973-75.

B.A. -Economics and History, Boston University, Boston, Massachusetts, 1969-73.

Also, studies at the University of Puerto Rico, Rio Piedras, Puerto Rico.

High School Degree, Colegio San Ignacio de Loyola, Rio Piedras, Puerto Rico, 1965-1969.

OTHER QUALIFICATIONS

Proficient in operation of Word, Excel, and Power Point

Proficient in English and Spanish. Somewhat proficient in Portuguese and French

CAROLS. RUBIN

August 16, 2021

Hon. Tom Hucker, Council President
Montgomery County Council
Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850

Re: Application to Montgomery County Planning Board

Dear Council President Hucker and Members of the Montgomery County Council:

This letter serves as my application and expression of interest in completing the remaining term of Natali Fani-Gonzalez on the Montgomery County Planning Board. Although I am currently on the staff of the Planning Department, I have already submitted my notice of retirement effective October 1, 2021. Therefore, upon an appointment, I will be available to step into this new role.

Public service has been an important focus of my career, with almost eight years in the County Attorney's Office and sixteen years at Park and Planning. I envision my contributions as a member of the Planning Board to be an exciting continuation of service to the community that afforded me tremendous opportunities as I raised my family in Montgomery County. I want to extend that same opportunity for all residents to thrive in Montgomery County. With the added advantage of having worked in the private sector, I have learned to approach issues from many angles before making a decision or judgement.

The Planning Board members must wear multiple hats to meet all of their responsibilities, and I am uniquely qualified to meet each of those duties.

- The Board is the land use advisor to the County Council. They must also assure compliance with laws and regulations during review of development applications that implement approved master plans. I served more than ten years as Principal Counsel to the Board to support these responsibilities, and I have a reputation for practicality.
- The Planning Board is also the steward of more than 37,000 acres of parkland in Montgomery County. This parkland serves its residents as accessible places to gather, enjoy the outdoors, and participate in healthy, recreational activities. All of these amenities have become even more relevant during the pandemic. I also have a keen understanding of parkland as a critical environmental resource that must be preserved and protected to increase our resilience in the face of climate change. I spent my first three years at the Commission as Principal Counsel of the Transactions Practice Team, representing both the Montgomery Parks and Prince George's Parks and Recreation Departments. More recently, as Special Project Manager for the 1-495 & 1-270 Managed Lanes Study, I have worked closely with technical staff to focus on the avoidance, minimization and mitigation of impact to parkland throughout the project area.
- The Montgomery Planning Board, together with the Prince George's Planning Board, sits as The

Carol. S Rubin

Maryland-National Capital Park and Planning Commission, a regional body established under state law. The importance of its independent status and structure could not have been more evident than during the early stages of the Managed Lanes Study because the Commission was able to assure that the County's policies were protected. I have not only been involved in corporate policies and practices of the Commission, but I have had a wealth of governmental and non-profit Board experience.

Although staff to the Planning Department and the Planning Board, I have often been tapped to take leadership positions in complex and difficult assignments. Some, for which I am most proud, include a land exchange with the Board of Education for the development of Farquhar Middle School to avoid the need to relocate its students; creating process incentives for the Amazon HQ proposal for the County; negotiations with the County for development of the Wheaton Headquarters; and creating various development processes to encourage urban design when called for in master plans.

As staff to the Planning Board and Planning Department, many of the views have publicly advocated may not reflect my personal positions. I take seriously my obligation and accountability to the interests of my client. In that light, I also understand and would take seriously the role of the Planning Board to further the interests of, and to take the lead from the County Council. I have fiduciary and ethical obligations to the Commission, but that goes hand in hand with protecting the values, policies, and interests of the Council. You were elected to represent your constituents. You appoint Planning Board members to further that representation, to provide you with advice, and to assist in implementation of the laws and regulations that you enact.

As you consider the relevant experience and subject knowledge I would bring to the Planning Board, I believe it is just as significant to reflect upon my character. As indicated on my resume, I am quite proud of my communication skills and the ability to express complex concepts in clear and straightforward language. I have always gone the extra mile to be responsive. When faced with disparate views, my creative thinking and experience with complex negotiations often allow me to reach consensus through practical approaches to the fundamental issues at hand.

There are critical issues coming before the Planning Board in the near-term such as transportation, housing policy, and impacts to critical natural, cultural, and environmental resources. In addition to the ALB to 1-70 Traffic Relief Plan, I have been closely following many of the projects and plans currently before the Planning Board that address those issues including the Silver Spring Downtown and Adjacent Communities Plan, the Corridor Forward Plan, and the Attainable Housing Strategies. With Thrive Montgomery 2050 on the horizon, the fundamental bases for the way we assess and adapt our approach to planning, I believe it is the perfect time for someone with my knowledge, experience, and character to join the Board. I appreciate your consideration of my application for appointment to the Montgomery Planning Board.

My resume is attached. I am available in the event you have any questions.

Sincerely,

Carol S. Rubin

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CAROL S. RUBIN

Party Affiliation: Democrat

Primary Skill

Outstanding oral and written communication with a talent to express complex concepts in clear and straightforward language.

Work Experience

Maryland-National Capital Park and Planning Commission

Montgomery County Planning Department

Special Project Manager

09/2018- Retire 10/1/2021

Specially assigned by the Directors of both the Planning and Parks Departments for Montgomery County to represent the interests of M-NCPPC, a Cooperating Agency in the NEPA process for the I-495 & I-270 Managed Lanes Study, in coordination with the Prince George's County departments. Major accomplishments through coordination of multiple technical teams and personnel has assured efficient, effective and harmonized M-NCPPC positions, regular briefings to M-NCPPC leadership and elected officials for Montgomery County and its state delegation, drafting and technical support for proposed legislation for sponsorship by members of the Montgomery County delegation to the General Assembly. My role includes responsibility as spokesperson for the Montgomery County side of the Commission in the community and to the media. Appointed to represent the Department on the M-NCPPC Diversity Council, and assigned to assist with additional special projects for both departments as needed.

Acting Deputy Planning Director

01/2018-09/2018

Interim Deputy Director with oversight responsibility for Divisions of Countywide Planning and Policy, Management Services, Information Technology & Innovation, and Research & Strategic Projects with minimal transition guidance and no disruption in services by any of those divisions. The lateral grade assignment was established to give the Director the time and opportunity to conduct a search in accordance with HR requirements after the departure by the previous deputy with little notice. Some major accomplishments included staff oversight of several major master plans at the Planning Board and County Council; guided the RSP division development of a new strategic platform; addressed various difficult and sensitive personnel matters within the department; 24-hour turnaround on review of all press releases for the department; coordinated establishment of new data center for the IT systems specific to the Montgomery County departments with ITT and Legal; served on IT Council through major transitions in M-NCPPC enterprise systems; provided support for various transition issues for Wheaton Headquarters, including position on M-NCPPC team negotiating with Montgomery County as the general developer; represented the Department during the State Legislative Session; assisted in restructuring the Director's office and served on the selection panel to hire new Deputy Directors.

Office of the General Counsel

11/2005-01/2018

Principal Counsel

Initial three years as lead counsel for the Transactions Practice Group that represented the Montgomery Parks and the Prince George's Parks and Recreation Departments, Procurement, and Finance issues related to parks acquisitions. Since January 2008 as lead counsel for the Montgomery Land Use Team managing assigned staff attorneys to provide legal support to the Montgomery County Planning Department and Planning Board. Provided legal advice and review of development applications and master plans, drafted associated documents, advised the Planning Board about legal issues in preparation for, and during hearings, and defended their decisions in court. Management responsibilities included review and approval of substantive legal work product, personnel oversight including performance reviews, and assisting the General Counsel with budget preparation.

ExxonMobil Corporation, Downstream Company

Office of the General Counsel, In-House Corporate Counsel

09/2000-11/2005

Developed and implemented processes and procedures to protect corporate assets from governmental takings, negotiated and implemented real estate transactions to support company's oil and gas sales, including leasing, acquisition and sale of gas stations throughout the US, negotiated environmental mitigation agreements, and provided oversight of outside counsel in major litigation.

Moore & Associates

General Counsel and Vice-President of Property Management

02/1997-06/2000

Provided general corporate legal support, including establishment of 401K, personnel actions and general real estate operations. As VP of Property Management was responsible for personnel management (concierges, property managers, engineers), asset management/budget development and physical operations and maintenance of seven commercial office properties.

Montgomery County, MD Government

Office of the County Attorney

10/1989-02/1997

Assistant County Attorney

Provided legal support to Department of Transportation, Office of Economic Development, Department of General Services/Facilities Management, Department of Housing and Community Affairs, Office of Management and Budget, Department of Finance and Office of Procurement. In January 1994, began direct assignment by the County Executive to serve as "General Counsel" to the Silver Spring Redevelopment Program. Major accomplishments included drafting the Silver Spring Urban Renewal Plan, procuring State approval for establishment of the Silver Spring Enterprise Zone, negotiated General Development and Partnership Agreements for redevelopment of downtown Silver Spring, acquiring property to implement the project, including the Silver Theater and historic shopping center, relocated and reestablished 55 business from the area, and served as the County's liaison to the Silver Spring business community.

Futrovsky and Weiner

09/1988-10/1989

Conroy, Fitzgerald, Ballman and Dameron

06/1983-06/1988

Attorney

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General legal practice with real estate focus while managing title services department at each firm.

Education

- Juris Doctorate, May 1985 UMD, School of Law, Baltimore, MD
- Bachelor of Arts, Government & Politics, May 1981 UMD, College Park, MD

Volunteer Boards and Memberships

- F. Scott Fitzgerald Literary Festival, Board Member 2021-present
- Gandhi Brigade Youth Media, Board Member 2016-present, Board Chair 2017-2021
- Roundhouse Theater, Volunteer Usher 1999-present
- Maryland State Bar Association, State and Local Government Section, Section Board 2006-2010, Vice-Chair 2007-2009, Chair 2010
- Silver Spring Chamber of Commerce, Board Member 1997-2000
- Silver Spring Urban District Advisory Board, Member 1997-2000, Chair 2000
- Leadership Montgomery, Class 2000
- Bar Associations for Montgomery and Prince George's Counties

September 3, 2021

Montgomery County Council
Council Office Building
100 Maryland Ave., 6th Floor
Rockville, MD 20850

We understand that Carol Rubin has applied to fill the vacancy being created by the departure of Commissioner Natali Fani-Gonzalez from the Maryland-National Capital Park and Planning Commission (M-NCPPC). On behalf of the Citizens Against Beltway Expansion (CABE), I urge you to appoint Ms. Rubin to complete Fani-Gonzalez' term on the Commission.

Over the last three years, CABE leaders and members have repeatedly turned to Ms. Rubin to help us sort through the 1-495/1-270 Managed Lanes Project and, especially, the details of the lengthy Draft Environmental Impact Statement. She has always been accessible and responsive, generous with her time, patient and thorough in her explanations. She has spoken at a number of CABE membership meetings where she has personified the adage that, "there are no stupid questions." Ms. Rubin has always given respectful and straightforward responses to all queries.

We have relied on Ms. Rubin to learn about the process and substance of the toll lanes project. She has helped us to understand the reasoning and practical effects of many of the decisions that the Maryland Department of Transportation has made about the project. We have seen firsthand that she is thoughtful and creative in her approach to transportation and planning challenges.

Carol Rubin would be an excellent member of the M-NCPPC. We urge the County Council to appoint her to complete the Fani-Gonzalez' term on the Commission.

Sincerely,

Barbara Coufal, Co-Chair
Citizens Against Beltway Expansion

From: Tony Hausner
Sent: Tuesday, August 10, 2021 7:30 PM
To: county council
Subject: Support for Carol Rubin's Application to the Planning Board
Attachments: CSR Resume 2021.docx

To members of the County Council

I would like to highly recommend Carol Rubin who has applied to be a member of the Planning Board. Carol has been extremely helpful to those of us who have been fighting the Governor's plans for 270/495 and we have greatly benefited from her knowledge and expertise of the planning issues.. Attached is a copy of her resume.

Tony

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Tony Hausner
Founder, ~~Safe~~ Silver Spring
safesilverspring.org
Past Chair,
AAll Chapter Leaders Executive Committee
aaii.com

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CARDEROCK SPRINGS
National Register of Historic Places

August 13, 2021

Montgomery County Council
Council Office Building
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

Dear Council President Hucker and Councilmembers Friedson , Albornoz, Glass, Jawando, Katz, Navarro, Rice and Riemer,

We are reaching out to you on behalf of Carderock Springs and South Carderock residents. It is our understanding that Ms. Natali Fani-Gonzales has resigned from the Montgomery County Planning Board. Since her seat will become vacant, our community strongly recommends a candidacy of Ms. Carol Rubin, currently a Special Project Manager for M-NCPPC Montgomery County.

Our community reached out to Ms. Rubin in February 2019 to invite her to our first community meeting focused on the proposed P3 and Beltway expansion plans. Ms. Rubin altered her weekend personal plans in order to provide invaluable input on a panel with SHA (State Highway Administration) representatives, County Delegates and State Representatives. As our community members were impressed with her level of expertise and communication skills, we have been inviting Ms. Rubin to all our community meetings related to the highway expansion. Her input has always been very informative and she willingly provides an expert assessment of the situation. We have found Ms. Rubin to be a highly responsible and trusted leader who does not hesitate to go above and beyond her duties to educate the public about transportation and environmental issues, discuss knowledgeably technical and process requirements and strive for a compromise in a discussion with others with different perspectives. She is able to think creatively and take into account varying perspectives and views on a project to suggest alternatives that can be a win-win for all involved.

We have no doubt that the Montgomery County Planning Board will be enriched with Ms. Rubin's combination of high technical expertise, extraordinary leadership and communication skills. We trust that you recognize Ms. Rubin's contributions and support her candidacy for the Montgomery County Planning Board. Please feel free to contact us if more information from us would be helpful.

Respectfully,

John Orrick, President, Carderock Springs Citizens Association

4813-6743-6790, v. 1

From: Gabrielle Koepfel
Sent: Monday, October 04, 2021 8:30 AM
To: county.council@montgomerycountymd.gov
Subject: Carol Rubin, Applicant for the PB Recommendation

The purpose of this email is to enthusiastically recommend Carol Rubin for the Planning Board. My name is Gabrielle Koepfel. I am a Real Estate Development lawyer. I have worked closely with Carol on the GBYM Youth Media Board of Trustees. I served as Vice Chair of the Board for a part of the time that Carol served as Chair. I am now the interim Chair of GBYM having stepped into this role when Carol's term as Chair ended. Her impact and contribution to GBYM is profound.

Carol is highly qualified and well respected. She is an accomplished professional who has a great balance of skills and judgement. She also is an excellent counselor, with a deep and substantive understanding of complex issues including best practice, governance, race and equity, leadership courage and team building. Carol is committed to excellence and works hard. She leads by example inspiring team members to engage and put in an equal effort. She is a great listener and accepts contributions from team members. She delegates well and has a great way of identifying strengths within a team. Carol is a joy to work with, she is always even keeled and pleasant. She is extremely collaborative and a great teacher.

I have worked for public real estate companies and served on various not for profit boards. As a result, I have worked with talented real estate professionals and non profit board volunteers. I have also worked closely with planning boards on land use and with community planning experts. Carol is a star in my eyes. She will be an outstanding member of the Montgomery County Planning Board!

Thank you,
Gabi
Gabrielle Koepfel