



Avenel Community Meeting

September 16, 2025

Agenda

- Welcome, Introductions and Background
- Requests for Information Update
- Outreach to Other Equestrian Facilities
- Avenel Property Update
- Update on County/WSSC Water/Avenel/TPC Meetings
- Questions & Answers

Presenters

David McDonough, Deputy General Manager Mission Support

Nina Hickson, Chief of Staff/General Counsel

Tom Natelli, CEO of Natelli Communities

Avenel Property History




- WSSC Water bought 395 acres from Rock Run developer in 1988 to construct an Advanced Wastewater Treatment (AWT) Plant
- WSSC Water conveyed 225 acres to PGA/TPC at Avenel for golf course development
- The original plan for WSSC Water's 170 acres, which includes the land on which the barn sits, was for an AWT Plant
- TPC golf course and WSSC Water-owned land was intended to create a buffer between the plant and the community

Avenel Property Current Uses

- Public ballfields/recreational areas at no cost to the community
- Environmentally protected land, which was swapped with land used for Avenel Swim and Tennis Club
- Avenel HOA landscaping storage, at no cost to the community
- TPC driving range/access roads/land to support the PGA golf tournament
- Monopole provided to cellular carriers
- Equestrian trails, temporary barns for Ms. Evans' horses



Legend:

-  WSSC Water property
-  Other property boundaries (not WSSC Water property)
-  Avenel Swim and Tennis Club

Transparency

- All Request for Information (RFI) responses
- Presentations from all community meetings
- Full 263-page Equestrian Center Condition Assessment and Executive Synopsis
- Original Agreement for Sale and Master Agreement related to the Avenel property
- Additional documents and links will be made available moving forward



All available info:
wsscwater.com/avenel

What We Will Cover Tonight?

Overview of
Request for
Information
Process and
Results

Updates on the
property and its
future uses

Community update on
meetings between WSSC
Water and community
stakeholders, Montgomer
y County, TPC Avenel and
Natelli Communities

Questions
& Answers



The RFI Approach

Market Research Tool

Gathers information about available solutions, capabilities and market conditions

Vendor Identification

Identifies qualified contractors and service providers in specialized industries

Informed Decision-Making

Improves procurement outcomes by understanding market capacity and technical feasibility



RFI Benefits

No Commitment Required

Information gathering only, no obligation to proceed with any respondent

Improved Procurement Strategy

Informs future RFP/RFQ development with market insights

Industry Engagement

Builds relationships with potential future partners

Transparency

Demonstrates due diligence and open, competitive process

The Process

RFI Details:

- Equestrian Center Management Services
 - Qualified operators for comprehensive facility management
- Barn Facilities Rehabilitation/Rebuilding
 - Contractors for stable, riding rings and facility construction/renovation

Marketing:

- Industry Publications.
 - The Horse of Delaware Valley (online)
 - The Equiery (print/online)
- Normal solicitation channels via Procurement Office and Office of Supplier Diversity & Inclusion

Timeline Extension: September 6, 2024 → September 20, 2024

The Results

Formal

- Equestrian Center Management Services RFI
 - 2 responses through WSSC Water Procurement Portal
- Barn Facilities Rehabilitation/Rebuilding RFI
 - 2 responses through WSSC Water Procurement Portal

Informal

- 2 informal responses not through WSSC Water Procurement Portal
 - Community advocate provided extensive feedback on industry best practices
 - Individual expressed fundraising interest

Key Takeaways

Equestrian Center Management Services

- Detailed responses came from qualified candidates with relevant experience
- Market for these services is limited but includes capable vendors
- Responses did not articulate concrete strategies for securing capital to fund major improvements
- One respondent recommended a market analysis to assess demand, fees and funding opportunities

Barn Facilities Rehabilitation/Rebuilding

- Structural rehab/rebuild responses were strong
- Industry and vendors appear experienced and capable of addressing future needs, if any

RFI Responses: wsscwater.com/avenel

Outreach to Other Equestrian Facilities

Nina Hickson, Chief of Staff/General Counsel

Equestrian Facility Outreach



Maryland Thoroughbred



Maryland Horse Council



Maryland Horse Industry Board of the
Maryland Department of Agriculture



Wyndham Oaks



Equestrian Partners in Conservation



Metropolitan Equestrian Team, Inc.

Avenel Property Updates

David McDonough, Deputy General Manager Mission Support



Maintaining Safety & Equine Presence at Avenel

- At Gannett Fleming's recommendation, access to the barn has been restricted and fencing around its perimeter remains in place
- Installed five-stall barn and hay storage container on site to accommodate Ms. Evans' horses
- Extended License Agreement with Ms. Evans through December 1, 2025, free of charge



Updates



WSSC Water conducted an assessment of future operational needs for the Avenel Property



Reviewed the barn assessment conducted at the community's request



Provided RFI responses to the Avenel Community Association and Montgomery County



Began meeting with community stakeholders and Montgomery County



Discussed potential options with partners including the Montgomery County Revenue Authority



Feasibility Study

Planning level feasibility assessment of the Avenel property for four utility-related uses over the next 20 years:

- Water Treatment Facilities
- Wastewater Treatment Facilities
- Drinking Water Storage Facilities
- Maintenance Depot

Assessment considered:

- Future system demands, operational needs, geography, logistics and land use.



Feasibility Study Results

Assessors determined that
none of the potential
operational needs was
feasible at the Avenel Site

No wastewater treatment
plant or other water utility
use is feasible at this time

Community Takeaways



No future Advanced Wastewater Treatment Plant

Site does not appear technically viable for WSSC Water Operations



Next steps for the property are being evaluated



Meeting with community stakeholders and Montgomery County will continue

Updates on Stakeholder Meetings

Tom Natelli, CEO of Natelli Communities

The background consists of several overlapping, wavy, horizontal bands of different shades of blue, ranging from a very light, almost white-blue at the top to a deep, dark navy blue at the bottom. The waves are smooth and fluid, creating a sense of depth and movement.

Questions?