

SWORN DECLARATION OF ADAM FRANK

I, Adam Frank, being over 18 years of age and of sound mind state as follows:

1. I currently serve as a member of the Board of Representatives of the Takoma-Park Silver Spring Cooperative, Inc. ("Co-op"). I am also the Board's Treasurer.
2. I also served on the Co-op Board and was Board President. That period of my service on the Board included the years when the Co-op planned and completed its move from its original Store at 623 Sligo Avenue, Silver Spring MD, to its current Store at 201 Ethan Allen Avenue, Takoma Park, MD.
3. Around 1996, the Co-op Board became aware that the family-run Turner Electric Supply store in Takoma Park was looking for a new tenant for its building, with Mr. Turner ready to enter retirement. The Turner Electric building was attractive to the Co-op because of its central location in the City of Takoma Park, and because the building was originally built as a Safeway grocery store.
4. Co-op representatives met with representatives from The City of Takoma Park and the Turners at the City's Municipal Building in 1997.
5. City staff helped us negotiate a lease with the Turners, and the City also provided the Co-op assistance in our efforts to secure financing for the move.
6. The most challenging issues for the Co-op were how to create a safe and efficient loading dock for our deliveries, as well as space for trash and recycling.
7. While we originally had planned to use the "Sycamore lot" on the west side of the building by improving the entrance on that side of the building to accommodate truck deliveries, that approach was opposed by residents who lived on Sycamore Avenue and other nearby neighbors.
8. The neighbors had multiple reasons for their objections, but the most significant was concern over the safety of children who cut through the parking on during their daily walk to and from the nearby elementary and middle schools. The prospect of delivery trucks mixing with school children caused a lot of consternation.
9. The neighbors also raised concerns about noise and traffic congestion resulting from large delivery trucks on a very narrow residential street, as well as the lack of adequate space on the Sycamore lot and adjacent residential street to accommodate the wide turning movements required for large vehicles.

10. I and other Co-op representatives met several times with local citizen groups and with City Council members and the Mayor then in office, to discuss these concerns.
11. In those discussions, the City stressed that the safest place that deliveries could be made to the Co-op would be the City-owned lot on the west side of our building; and the City offered to lease a portion of the Takoma Junction Parking Lot for both customer parking and deliveries.
12. The lawyer for the City sent us a letter laying out the terms the City would agree to for a license to use the Parking Lot primarily for loading, but also for trash and recycling as well (the City specified in the letter that they would allow the recycling trucks to collect from the city lot and we just had to work it out with Public Works).
13. The Co-op had very little money at that time, but we incurred a significant \$50,000-\$60,000 expense to build a loading dock on the City lot side of our Store building. We also began to pay the City a yearly license fee (\$12,000 a year in 1998, which grew to \$22,000 in 2017, the last full year we rented the lot directly from the City).
14. The following three photographs, taken by Co-op General Manager Michael Houston on May 6, 2021, provide an accurate depiction of the only access into the Co-op directly from the Sycamore Lot.



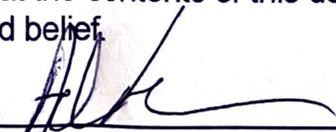
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15. The following three photographs, taken by Co-op General Manager Michael Houston on May 6, 2021, provides an accurate depiction of the loading area that the Co-op built within the Takoma Junction Parking Lot, as described above in pars. 12 and 13.



I solemnly affirm under the penalties of perjury that the contents of this document are true to the best of my knowledge, information, and belief.


Adam Frank, Board Member and Treasurer
Takoma Park-Silver Spring Cooperative, Inc.

Dated: 5/6/2021

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