

Metro Dhaba/Il Forno Pizzeria

10/1/23

John Schlichting
Director
Dept. of Planning and Code Administration
Gaithersburg, MD 20877

Subject: Walnut Hill – Potential Annexation Area

Dear Recipient,

Thank you for the information provided regarding the potential annexation of property, 8941 N. Westland Drive owned by Lalita and Joginder Nayar LLC by the City of Gaithersburg. Our understanding is that our neighbors in Walnut Hill Shopping Center petitioned the city for this annexation to get the changes they want to make to their shopping center approved.

As a result of this potential annexation The City of Gaithersburg wants to impose an estimated net increase in taxes of \$1479.23. This tax poses a hardship to my business. Our business is built around high-quality food offered at lower prices. We've been serving the community this way since 1989, 34 years. We offer 50% off to uniformed military, police and fire departments. We'd like to maintain our low prices and discounts and increasing taxes hurts that.

As a result we request the following from the City of Gaithersburg for this petitioned annexation:

-
1. We need tax abatement for as long as possible. We are requesting tax abatement for 10 years. This will give enough time for changes planned in the area by petitioners to materialize and hopefully add value for surrounding businesses like our restaurant, Metro Dhaba.
 2. We request that the existing business, building, it's signage, parking and all facets of its existence are grand fathered and no changes to anything existing for the restaurant needs to be changed as a result of annexation.
 3. We request that any permitting, inspections or any other fees should be waived for the existing business and property.
 4. We are interested in grants available for signage and upfitting the restaurant. In discussion with the city, it was mentioned that several restaurants/businesses were able to take advantage of these funds and this could be an advantage for us with our existing business. It appears based on documentation provided so far, we are not eligible for fit up because it states the space/business must be vacant for a year and there must either be an expansion or subsequent location. We'd like an exception to be made and the enhanced fit up grant (\$ per sq ft) be made available to us so we can renovate our business to match the level of up fit happening to surrounding businesses. We've also been told that we may be eligible for improved signage. There is a prerequisite documented that a business must have a minimum space of 20000 sq feet or be in specific locations, rt355 corridor. We'd like to have this grant made available to us in its full capacity. We would like to work with the City of Gaithersburg to understand true eligibility for these grants based on our specific situation. We really need these benefits to improve our space as part of the annexation and its eventual long-term costs for us.
 5. We were told that annexation letters were needed within a couple weeks of our first meeting. This letter is our initial response to that. We want to review the specifics being requested by our neighbors in Walnut Hill Shopping Center in terms of annexation. Our understanding is that transactions and documents held by the City about this annexation should be public information. We were told things are in a state of discussion, and that is not available at the

time of meeting. We assume our peers being annexed are under the same time frames. We'd like to provide an addendum to this letter after fully reviewing what the City is working out with all stakeholders in the area. If we are being annexed together, than we ask for transparency among all groups involved. We have discussed annexation with Granite Canyon Partners and would be happy for them to also review our requests aforementioned.

Respectfully,

J. L. Nayar

Joginder Nayar

8/19/2023