

BAINBRIDGE DEVELOPMENT CORPORATION
BOARD MEETING – PUBLIC SESSION
BDC OFFICE

March 18, 2024 3:30PM

Minutes

TEAMS MEETING ID: 260 148 466 107

Password: xq4udq

Attendance: In Person- Carl Roberts, Bill Sorenson, Toni Sprengle, Jen Peterson

Virtual: Jim Reynolds, Matt Roath, Chick Hamm, Vicky Rinkerman, Roop Vijayan, Tom Sadowski, Brigette Peters, Joe Brant, Kat Mateer

Absent: Martha Barchowsky, Mario Gangemi, David Rudolph

CALL TO ORDER & WELCOME: Carl Roberts, Chairman, 3:32PM

AGENDA APPROVAL: *motion to approve agenda made by Treasurer Hamm, seconded by Director Brant. All in favor.*

ANNOUNCEMENTS:

Ethics Filing for Board Members – State & County- Reminder to board that filings are due by 4/30
Mocks and Socks – March 19th - Cecil County Chamber of Commerce
Cecil County Executive Candidate Forum – April 4th – will be held at Milburn Theater, Cecil College
CCU/Port Deposit Art Show – April 12-14th – Held at the Carriage House
Cecil Foundation Gala – April 13th – will be held at Rosewood Farm in Elkton
Legislative Wrap Up Breakfast- April 16th – Cecil College
Port Deposit Chamber Event – April 18th – Mixer at Lee’s Landing

APPROVAL OF MINUTES:

January 2024 (*action*)

Motion to approve January minutes made by Vice Chair Reynolds, seconded by Director Brant. All in favor.

FINANCIAL UPDATES: Raymond Hamm, Treasurer

Treasurers Report – February 2024

1.2 million in liquidity. Finances in good health, with \$4900 earned in interest from MLGIP. We are \$5k under budget for expenses. At two thirds of the way through the fiscal year we earned \$350 thousand in revenue with \$192 thousand in expenses. Treasurer Hamm recommends moving \$60 thousand from MLGIP account into the operating account to cover any expenses until we receive July’s developer payment. Treasurer Hamm’s recommendation noted as motion, seconded by Director. Brant. All in favor.
motion

COMMITTEE REPORTS:

Tome School – Joe Brant

Security measures at the campus are in working order, cameras and motion sensors are functioning properly. Toni, Jen and Brian are conducting regular security checks throughout the

week/weekends with special consideration during holidays when trespassing activity usually occurs. Maintenance on the grounds begins in April with mowing. The Port of Deposit Historical Park committee visited the campus earlier this year and is pleased with BDC's work at the campus. DNR would like to involve BDC with repairs and work moving forwards at the campus for the immediate future.

Environmental – Mario Gangemi

The MOU for the solar project has been signed.

The draft lease has been received – Roop to review it with the Executive Committee

Since we have been monitoring methane monthly at OBL, per MDE, we have had exceedances all but two months. Due to that, MDE has requested that action take place. We sent notice to NAVFAC and will be meeting with their staff on site March 21 to discuss the mitigation measures and begin the process of the 2025 5-year review.

Our updated monitoring plans have been approved by MDE.

EXECUTIVE DIRECTOR REPORT:

Phase 1- Tenant interest in Lot A. The same tenant has been interested but the process has been very long with the economic climate now.

The development team is interested in multi-family units on the 34-acre parcel. All involved entities: Port Deposit, Navy, MDE are aware.

Phase 2- There is a tenant that is very seriously interested in Lot 2D. Potential future subdivision/ ESCA activities.

Lot 2D has delineation complete, asbestos investigation has been done on foot and the soil management plan has been updated. Weston/Bohler will work on sediment and erosion control plans. ED Sprenkle expects that within 30-60 days the new ESCA will be awarded. The town of Port Deposit is initializing a rezoning process to expand the land use of the property.

Forest Conservation Act- This act has been pushed back to 2026 to implement legislative work.

NEW BUSINESS:

Office Improvements- Toni and Jen have been involved in the investigation of the high electricity bills. Vice Chair Reynolds, Delmarva, and an electrician have all thoroughly looked over the meter, wiring, HVAC and amp usage for the BDC office. It was discovered that when the BDC office heat comes on, it is pulling 80-90 amps of power. That is the same amount of usage as Building B on site. This investigation is ongoing, and possible solutions will be presented as soon as possible.

Rockfish sponsorship- Port Deposit Chamber event. Director Roath motions to approve \$2000, the amount of past sponsorships for the tournament. Seconded by Director Sorenson. All in favor.

MEDA sponsorship- MEDA Day in Annapolis. Treasurer Hamm motions to approve a \$1000 sponsorship, the amount of past sponsorships. Seconded by Director Brant. All in favor.

PUBLIC COMMENTS:

SUMMARY COMMENTS & ADJOURNMENT:

Motion to adjourn the meeting made by Director Brant, seconded by Treasurer Hamm. Roll Call Vote. C. Roberts-Y, VC. Reynolds- Y, T. Hamm-Y. D. Roath-Y, D. Sorenson-Y. D. Brant-Y. All in favor.

NEXT MEETING

April 15th – 3:30PM - BDC Office